



2/21/2024 | 6:00 PM

REVISED 2.20.24

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

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1. Consent Agenda

- a. Review of the January 17, 2024 BZAP Hearing minutes.
- b. 2560 Westmont Boulevard (VAR-07-24) - To allow a detached garage addition to encroach nine inches into the three-foot minimum side yard setback and to allow a two-story addition to encroach up to 1'-8" into the side yard longwall setback.
- c. 2040 Tremont Road (VAR-08-24) - To allow an addition to encroach up to three feet into the eight-foot minimum side yard setback, up to 7'-2" into the 40-foot rear yard setback (4'-5" encroachment previously approved), and up to 1'-10" into the rear yard profile (existing). The addition also results in a full third-story, when a half-story is permitted (existing but being expanded).
- d. 2181 Arlington Avenue (VAR-09-24) - To allow an addition to encroach up to 2'-6" ~~3'-10"~~ into the 37'-6" rear yard setback, up to 2'-3" into the side yard longwall setback, and up to 3'-6" into the rear yard profile.
- e. 2015 Arlington Avenue (VAR-10-24) - To allow a two-story addition to project up to five feet into the rear yard profile limit.
- f. 2179 S. Parkway Drive (VAR-11-24) - To allow an open porch encroach up to eight feet into the 40-foot platted front yard setback, when a six-foot encroachment is permitted.

2. Variance/Conditional Uses

- a. 2490 Wickliffe Road (VAR-12-24) - To permit the construction of a new home and detached garage that does not meet neighborhood compatibility requirements of Article 7.17.

3. City Business

- a. Update from the Community Development Department.

1/17/2024 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

Members Present: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

Members Absent: Daniel Barringer, Donald Osterhout

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Assistant City Attorney Darlene Pettit, Deputy City Clerk Abbie Emison

1. Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:06 pm.

Mr. Westbrook moved, seconded by Ms. Mitchell, to excuse Mr. Barringer and Mr. Osterhout.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Donald Osterhout

ABSTAIN: None

The motion carried (5-0).

2. Consent Agenda

- a. **Review of the January 3, 2024 BZAP Work Session minutes and November 15, 2023 BZAP meeting minutes.**

- b. **3109 Mountview Road (VAR-03-24) - To allow additions that encroach up to 1'-4" into the eight-foot minimum south side yard setback (existing), up to three feet into the eight-foot minimum north side yard setback (existing four-foot encroachment), and results in a side yard sum of 11'-8" when 16 feet is the minimum (10'-8" existing).**

Finding #4 was noted in the Staff Report.

- c. **1560 Cardiff Road (VAR-04-24) - To allow a two-story addition to encroach up to six feet into the 20-foot minimum front yard (unplatted) setback. 3003 Sudbury Road (VAR-06-24) - To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.**

Finding #4 was noted in the Staff Report.

- d. **3003 Sudbury Road (VAR-06-24) - To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.**

Findings #1 and #4 were noted in the Staff Report.

Mr. Westbrook moved, seconded by Ms. Mitchell, to accept the consent agenda.

VOTING AYE:	Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Donald Osterhout
ABSTAIN:	None

The motion carried (5-0).

Ms. Emison administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

3. Variance/Conditional Uses

- a. **1912 Collingswood Road (VAR-01-24) - To permit a detached garage to be 20'-6" in height, when 17 feet is the limit.**

Ms. Kelly gave an overview of the detached garage project. Currently, there is a two-story house that sits behind the setback and has an existing detached garage. The homeowner would like to add office space to a new



City of Upper Arlington

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detached garage. The home is located behind the 40-foot front yard setback, resulting in a somewhat constrained backyard. The proposed new garage meets the size limits for the property but requires a height variance. To achieve the office space the homeowner desires on the second floor, they would like to exceed the 17-foot height limit.

Ms. Kelly referenced similar detached garage cases that came before the Board at the November hearing. At that time Staff suggested increased setbacks to mitigate the additional height; however, the Board decided that was unnecessary. Staff is recommending approval for this application, but because this is a newer type of request, Staff wanted the Board’s review.

Juliet Bullock, architect for the applicant, reminded the Board of her previous testimony at the November meeting. She stated that this particular site is unique because the house is set 62 feet back from the street, limiting the homeowner’s buildable area. The house has recently undergone renovations to the front and the homeowner does not want to make any changes to those renovations. Adding habitable space on the second floor of a detached garage provides a good solution to adding more space without impacting the footprint. In addition, as part of this project, the homeowner plans to modify the existing patio to meet development coverage requirements.

Ms. Mitchell asked for clarification on modifications to the back patio. Ms. Bullock explained that they are putting in a smaller patio to reduce development coverage.

Chair Tolliver asked for public comment; there was none.

Motion by Ms. Mitchell, seconded by Mr. Westbrook, to approve the 1912 Collingswood Road variance (VAR-01-24).

- VOTING AYE:** Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
- VOTING NAY:** None
- ABSENT:** Daniel Barringer, Donald Osterhout
- ABSTAIN:** None

The motion carried (5-0).

b. 4462 Summit Ridge Drive (VAR-02-24) - To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard

setback, up to five feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback.

Mr. Milam gave an overview of the property located just south of Henderson Road. The applicant came before the Board approximately one year ago and received approval for a front yard variance and a garage variance. Once the building permit was issued the contractor found structural issues and the homeowner chose not to proceed with the remodel. The homeowner decided it would be more prudent to rebuild completely. The City recently issued a demolition permit and the house is currently in the middle of demolition.

Mr. Milam explained that all new construction must meet current code; however, the applicant is requesting variances for the new house. The Staff Report outlines what was previously granted compared to what is in the current proposal. The footprints are largely the same and the elevations are similar. However, the new proposal changes the house from a split-level to a full two-story house. Historically, it is difficult to get a variance for a new house, but Staff believe there are some challenging conditions including topography and setbacks.

The application is for three variances: front yard setback, west side yard setback, and east side yard setback. Last year the Board approved similar variances. The applicant has attempted to follow the spirit of the previously granted variances. Staff is supportive but has asked the applicant to simplify the roof pitches and materials upon recommendation by the third-party architect.

Ms. Pettit explained that this item has to come back before the Board, even though it is very similar to what was granted last year because the wording of the previous variance was specifically for a front porch and an addition.

Chair Tolliver asked for clarification on the roof pitches and materials. Mr. Milam said the Board could make these a condition of approval.

James Ross, the applicant's builder, said they were open to making aesthetic changes, but haven't had time to address them yet. The plan is to figure out the details once the project gets approved.

Chair Tolliver asked for public comment; there was none.



Mr. Carpenter said he normally is opposed to variances on new builds, but this is a unique site with special circumstances, and he is supportive of the application.

Mr. Ross said the house was just too damaged to renovate and was sliding down the ravine.

Mr. Carpenter asked how the builder will ensure that the new house will not have issues with sliding in the future. Mr. Ross said the rear footers are seven feet wide and 12 inches thick and contain rebar. Mr. Carpenter asked about the depth of the footers. Mr. Ross said they are approximately four feet deep and the foundation walls are almost 13 feet tall. For the garage, the most important aspect is having the slabs over the poured walls and tied together with rebar. The width of the footers is the key to making sure the house is stable.

Motion by Ms. Mitchell, seconded by Mr. Carpenter to approve the 4462 Summit Ridge Drive variance (VAR-02-24), with the following conditions: simplify the materials selection and roof design subject to review and approval by Staff.

- VOTING AYE:** Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
- VOTING NAY:** None
- ABSENT:** Daniel Barringer, Donald Osterhout
- ABSTAIN:** None

The motion carried (5-0). Findings #1 and #8 were noted in the Staff Report.

c. 4300 Riverside Drive (VAR-05-24) - To allow a six-foot tall fence to project up to 32 feet into the front yard setback, when a maximum 42-inch tall fence that projects up to 15 feet is permitted.

Ms. Kelly provided an overview of the application, which is for the construction of a fence in the front yard. She said this is a variance the Board has not typically approved; however, unique conditions are present in this case. The homeowner recently applied for a pool permit and due to the site, they are having difficulty siting the safety fence appropriately and retaining backyard space. The house sits on a hill along Riverside Drive and Stratford Drive. It currently has a fence that was approved via a previous variance in the 1990s. The homeowner would like to replace the existing

fence in the same location, but with a six-foot privacy fence to act as pool security and provide a buffer from Riverside Drive.

Ms. Kelly said the applicant has submitted three options, with Option A being the preferred option. Given all the unique site characteristics and the landscaping that will act as a screen, Staff recommends approval for Option A.

Ms. Mitchell asked if the current landscaping is in good shape. Mr. Milam said it will be cleaned up and expanded so that the fence will not be visible from the street.

Chair Tolliver asked for clarification on the pool fence height requirement. Ms. Kelly responded that one of the options offered shows the minimum required for pool safety (four feet) along the front yard setback. Code allows a maximum of 42 inches for fences in the front yard, which is insufficient for pool safety.

Marc Duff, the applicant, stated the homeowner would like to keep the fence where it is and simply add to the height to provide additional privacy and security. Mr. Duff said that to make the fence code compliant it would need to be right up against the patio and the homeowner would prefer to keep some yard space, thus the preferred Option A. Mr. Duff also added that the existing hedges are approximately six feet tall and will remain; additional buffering and screening are also planned.

Chair Tolliver asked the applicant if he agrees with Staff's condition to keep the existing landscaping and add screening. Mr. Duff confirmed he agrees.

Chair Tolliver asked for public comment; there was none.

Mr. Carpenter stated that the site is unique and the fence will not be seen from the street. While the fence is in the front yard, it is also on Riverside Drive. He is supportive of Option A. Chair Tolliver concurred that the arrangement of the site and house is unique. Ms. Mitchell agreed that Option A is the best.

Motion by Mr. Westbrook, seconded by Mr. Carpenter, to approve Option A of the 4300 Riverside Drive variance application (VAR-05-24), with the condition that existing landscaping be retained to screen the six-foot tall fence from view.



VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None

The motion carried (5-0). Findings #1 and #4 were noted in the Staff Report.

4. Development/Site Plans

**a. 3200-3240 Tremont Road and 3181 Northwest Boulevard (DEV-06-23)
– Review of a Graphics Plan for the Bob Crane Community Center and parking garage, senior housing building (The Coventry), and apartment building (The Kingston) at Kingsdale.**

Mr. Milam noted that the freestanding signage for The Coventry has been removed from the agenda by the applicant due to costs. They may bring a proposal back in the future.

Mr. Milam said the City is working with Giant Eagle to build a parking garage in the current parking lot, just south of the apartment building. The garage will block signage for some tenants; the City is looking at ways to add signage to the garage. Mr. Milam said they are looking to bring that before the Board in February.

Mr. Milam gave an overview of the signage for the apartment building (The Kingston). He noted this is the only item the Board will be voting on as part of this application. The signage follows the overall plan that the Board approved for the Kingsdale development. There are four building signs, all halo-lit and in scale with the building, including blade signs (similar to Homewood Suites on Lane Avenue). Mr. Milam noted that there are two parking signs because the apartments are located on top of a parking garage. Overall, there is minimal signage and Staff is supportive of this.

Matt Wilhite, the applicant, offered to answer any questions.

Ms. Mitchell asked if any of the signage included the address. Mr. Wilhite said he will make sure that there are address numerals posted. Mr. Milam said the numerals are not included in this package, but Staff will work to make sure it is handled.



Motion by Ms. Mitchell, seconded by Mr. Westbrook, to approve the 3181 Northwest Boulevard exterior signage package (DEV-06-23) for the apartment building (The Kingston) at Kingsdale.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Donald Osterhout

ABSTAIN: None

The motion carried (5-0).

Mr. Milam noted that he will review the signage for the Community Center at the end of the meeting.

5. City Business

- a. **1480 W. Lane Avenue and 2455 North Star Road (APP-01-24) – Appeal submitted by Mr. Daniel Callanan of the Community Development Director’s decision to issue Certificate of Zoning Compliance #23-3185 to allow parking lot improvements for OhioHealth.**

Chair Tolliver asked Ms. Pettit to review the appeal process. Ms. Pettit stated that the appeal process is slightly different than the typical items that come before the Board. With an appeal, the Board is acting in a quasi-judicial capacity. The decision before the Board tonight is whether to grant (i.e., overturn the Community Development Director’s approval) or deny the appeal (i.e., confirm the Community Development Director’s approval). Procedurally, Staff will give an overview of the project in question, Mr. Callanan will present his arguments, OhioHealth will have the opportunity to cross-examine any witnesses and present their arguments, and Mr. Callanan will have the opportunity for cross-examination. Ms. Pettit also noted that the Board can allow public comment if they desire. The Board will then deliberate; because this is a quasi-judicial proceeding, this can be done in Executive Session. All votes and a record of the findings will need to be done in the open meeting. Ms. Pettit said that because there are only five Board members present tonight, a simple majority (three votes) is needed to grant or deny the appeal.

Mr. Milam gave an overview of the project and the Certificate of Zoning Compliance (CZC) that was issued. The subject property includes a three-story medical office building and associated parking lots. OhioHealth



purchased the property in 2022 and is currently renovating the building. In addition, they purchased the property directly to the north (currently a parking lot). This property previously held a three-story office building from 1972 to approximately 2017 when it was demolished. It was used as a state government building until approximately 2010 when it became vacant. While these two parcels are currently separate, OhioHealth plans to combine them.

Mr. Milam stated that in July 2023, a CZC was submitted to improve the northern rear parking area. Improvements included like-for-like replacement of parking areas and driveways, as well as improvements to landscaping and screening. This includes repairing or replacing an existing brick wall and enhancing and beautifying parking.

The Planning, Engineering, Fire, and Parks and Forestry departments were involved in ensuring all ordinances and rules were followed. The CZC was issued in October 2023.

From a zoning perspective, surface parking is a permitted use in the Lane Avenue Planned Mixed-Use District, even if it is a standalone parking area. However, OhioHealth intends to combine the two parking areas. In addition, the City has an agreement with OhioHealth to use some of the spaces in the rear parking area during off hours.

Once the CZC was issued, an appeal was filed within 10 days. OhioHealth began work on the area at their own risk. If the appeal is upheld, Staff would have to deny the zoning permit and work to find a resolution.

Since the CZC was issued, OhioHealth has resurfaced the existing driveway and parking area and added a sidewalk connection. Mr. Callanan owns the medical research office building to the south. The driveway is approximately six inches from his property line. There is a curb between the driveway and Mr. Callanan's property to prevent any cross-access. Before OhioHealth resurfaced, the parking area was not in good shape and many items, such as lighting, were not compliant. There is a connection to the main OhioHealth parking lot so that users can access both Lane Avenue and North Star Road. Mr. Milam noted that facilitating the flow of traffic via cross-access is a high priority for Staff and the Board.

Mr. Milam said Staff has spent a considerable amount of time trying to mediate the issue with Mr. Callanan and OhioHealth. One of Mr. Callanan's requests is to move the driveway further north from his property; however,



OhioHealth determined that the cost would have been substantial and with the move, there could be impacts to City infrastructure (i.e., sanitary sewer and storm sewer line, as well as fiber). Mr. Callanan also asked for additional landscaping or bollards, but there is not enough space on OhioHealth's property, and anything installed would be offsite. Mr. Milam said that there were also concerns with cross-access traffic, but this is something the City tries to encourage (even between different owners) to facilitate the flow of traffic. In addition, it is allowed per the UDO.

Additional items noted in Mr. Callanan's appeal relate to the cut-through, traffic, financial burden, and negative impacts on his office tenants. Staff did not believe these items were applicable.

Mr. Milam stated that as the Senior Planner in the Community Development Department, the Community Development Director allows the Senior Planner to make decisions related to CZCs, building permits, as well as other permits. During review of this particular CZC, he evaluated all seven articles of the code to see if approval of an existing parking lot would require approval by the Board. This review determined that Board review was not required. The parking lot is a permitted use and it is conforming. Mr. Milam stated that when the OhioHealth building and associated parking lot development came to the City it did not include the additional parking area to the north. However, the Community Development Director did not feel that it was a substantial amendment to include the additional rear parking area, as noted in Article 4.05 of the UDO. Mr. Milam stated they also looked at Article 5, which relates to uses; surface parking and medical offices are both permitted uses. Articles 6.07 and 6.08 relate to landscaping and screening, all of which are being met by OhioHealth.

Mr. Milam stated that Staff is requesting that the Board deny the appeal and uphold the decision to issue the Certificate of Zoning Compliance.

Mr. Carpenter requested more information about the project timeline; it appears that the Board approved the development plan in 2004. He asked when the expansion of the site to include the adjacent parking lot occurred. Mr. Milam said that occurred during review of the zoning permit in July/August 2023. OhioHealth already owned the property; it was purchased in 2022. Mr. Milam stated the building that was previously on the site was torn down in 2017, but the driveway and parking area have been in place since the 1970s. Ms. Mitchell asked where the former building was located. Mr. Milam stated it was located in the grassy area to the north of the driveway. This is also where the sanitary sewer and fiber lines are



located. Mr. Milam stated that OhioHealth approached Brassica and Mr. Callanan about making connections to their parking lots and driveways, but it would require a cost share and they were not interested.

Dan Callanan, the appellant, provided his basis for appeal. He said that two parcels comprise the project, but they are not currently joined. The rear parking area was a self-contained 510-foot-long parking lot when he purchased the adjacent property (2447 North Star Road) in 2019. He stated that he is here tonight as a result of a variety of occurrences, including City Council's approval of the lease of the rear parking area and the permitted connectivity between the two OhioHealth parking areas. By joining these two parcels and permitting access off of North Star Road it is creating harm to the community, a dangerous situation for the driveway, and creating errant driveway access to Mr. Callanan's property. He said that if a driver misses the OhioHealth driveway on North Star Road, they will use his parking lot as a turnaround. This will generate additional traffic.

Mr. Callanan stated that the Certificate of Zoning Compliance is not the appropriate permit; it should be a major site plan. He said that even if the CZC is the correct permit, what is being created is an alleyway, not a driveway. The permit was for the existing driveway, with modifications for lighting and pavement, not for widening the driveway to create an alleyway. Mr. Callanan said the driveway was anticipated to be 17 feet 8 inches wide and showed the OhioHealth Lane Parking Lot Modification Private Site Improvement Plan (attached hereto and incorporated herein as Exhibit A). There is an existing 10-foot setback on the northern edge of the property line that remains. Mr. Callanan is asking to center the driveway, which he believes will not interfere with the fiber optic lines or give the southern property line the same setback of 10 feet.

Mr. Callanan stated he made this request on February 15, 2023, just prior to OhioHealth closing on the property. He said it was brought to the City and this was always the main sticking point with any of the modifications. Mr. Callanan said that the Board may hear about gates and other modifications, but none of those are in the proposal or have been submitted. He said that this connection is creating enhanced traffic issues with visitors, patients, deliveries, etc. Mr. Callanan also stated that the excavation and connectivity of the two lots were done in advance of the approval by the City.

Mr. Callanan said he filed an appeal on October 31, 2023, and has had one business day to prepare for this meeting after seeing the Staff Report.



Mr. Callanan referenced a picture of the original driveway (attached hereto and incorporated herein as Exhibit B) to illustrate what was supposed to be replaced—a 17-foot 10-inch driveway—not for anything wider or an alley. Citing another picture (attached hereto and incorporated herein as Exhibit C), Mr. Callanan said that the excavation and work on the wall were completed prior to the CZC being issued. In another picture (attached hereto and incorporated herein as Exhibit D), Mr. Callanan showed a current sign that is guiding people out of the North Star Road exit, creating additional traffic, and showing drivers how to cut through from Lane Avenue.

Mr. Callanan referenced Article 4.05, Section 2.03 of the UDO—the definition of connectivity. He said the definition discusses a path or passageway, not an alleyway. What has been designed and implemented is an alleyway. Mr. Callanan said the eligible connectivity in a CZC is very clear that it is a path or a passage. He referenced the definitions of an alley and a passage in the City of Columbus code (attached hereto and incorporated herein as Exhibit E). He believes what is being created fits the definition of an alley. He also said that what is being designed and implemented is not a 17-foot 10-inch straight driveway.

Ms. Mitchell asked if Mr. Callahan believed the driveway was larger than 17-feet 10-inches. Mr. Callanan confirmed he believes it is wider. The plan submitted to the City showed the driveway as 17-foot 10-inch straight back to the parking area. However, he said that regardless of the width or any type of gate, the driveway will still be used as a cut-through.

Mr. Callanan stated that City Council has, or will have, a 15-year lease with OhioHealth for the rear parking area to be used as public parking. He said this will make it impossible to control the amount of traffic coming in and out of the driveway. The thoroughfare between Lane Avenue and North Star Road will become a highly congested alley. Mr. Callanan also said that the flares of the existing driveway already extend four feet past the property line. He said that at the very least he is requesting a 10-foot setback similar to what is at the northern edge of the property. However, he would prefer it to comply so that the end of the flare does not extend past the property line. He believes the driveway has been redesigned as an alley of approximately 23.5 feet.

Mr. McGrath summarized Mr. Callanan's arguments as: 1) Previously, there was parking lot access and a new curb and pavement was added, but it was



installed wider than it should have been and 2) The driveway should have been installed in a straight line.

Mr. Callanan said that he would like the driveway to be located 10 feet off of his property line.

Mr. Milam stated that driveways, alleys, and streets can be located along a property line. A driveway flare cannot cross over the property line; however, if it is pre-existing, it is allowed to remain and be replaced. If the parking were to continue out towards North Star Road, the code would require a ten-foot setback with fencing or a wall in addition to landscaping, subject to the Board's review.

Mr. Carpenter asked Staff why this project did not qualify as a major site plan, which would require Board approval. Mr. Milam said that because the project is located within a planned mixed-use district, a development plan applies, not a major site plan (as specified in Section 4.05 of the UDO). He provided a similar example with Upper Arlington Lutheran Church.

Mr. Carpenter asked if the development plan was reviewed by the Board, in accordance with Section 4.05(g) of the UDO. Mr. Milam said that Staff determined that the Board reviewed the development plan in 2004 and the addition of the rear parking lot did not substantially change that plan, therefore no additional review was required. Mr. Carpenter is concerned because the project now includes a different property, which at the time of the development plan approval was owned by a separate entity. Mr. Milam said that the parcels are now owned by the same entity and will be consolidated under the same address.

Mr. Callanan asked Staff if they can request the Board review a major development plan. Mr. Milam stated that the code would not allow it.

Mr. Callanan asked Staff if the parking lot improvements are in conformance with the plans that were submitted. Mr. Milam said that what is constructed is different from what was approved on the CZC. It is Staff's understanding that OhioHealth plans on resubmitting plans, but they wanted to wait until this process was resolved.

Mr. Callanan asked the Board to consider reducing the cut-through traffic and the errant entrance into his property by requesting that the setback be at least 10 feet, and more preferably the driveway be centered.



Mr. McGrath asked how moving the driveway would reduce traffic. Mr. Callanan said it will reduce the amount of errant traffic into his property and, if it is tree-lined, it will be clearer that the driveway is for OhioHealth and not a cut-through. Mr. Westbrook said he believes it will make no difference if the driveway is moved ten feet. Mr. Callanan said it may not eliminate the traffic, but it will reduce it. Mr. Callanan said with the driveway moved north, drivers would not be able to see Lane Avenue and anticipate the driveway as a cut-through. Ms. Mitchell asked if there is errant traffic now, and Mr. Callanan confirmed there is.

Roland Tokarski, Vice President for Real Estate Construction and Facilities for OhioHealth, gave an overview of OhioHealth's interest in the property. In 2021 OhioHealth started to explore expanding its services in Upper Arlington at the site on Lane Avenue. One of the services they are planning for this particular site is neuro services (e.g., Parkinson's). They are concerned with safety and access for these vulnerable patients. When investigating all of the access points, the rear parking lot offered an interesting addition. Key aspects were the additional parking spaces, an existing roadway and curb cut, and a way for visitors to access Lane Avenue without having to make a left turn onto Lane Avenue. OhioHealth purchased both parcels in 2022. OhioHealth submitted plans to the City, they were approved, and OhioHealth moved forward with construction. They intend to open in March 2024. Mr. Tokarski pointed out that OhioHealth is planning to add a gate between the two parking areas to restrict access.

Ms. Mitchell asked what type of services OhioHealth plans to provide at the site. Mr. Tokarski said they are primarily neuro services. She also asked for specifics on the gate location. Mr. Tokarski said it would be where the exit to North Star Road sign is located; between the two parking areas. He also said OhioHealth is open to any type of signage along North Star Road, speed bumps, etc.

Mr. Carpenter asked why the entrance off of North Star Road was built differently than the plans. Mr. Tokarski said that as the project progressed they felt widening the driveway would provide a safer path; however, the curb cut remains the same. He said they notified the City of the changes.

Aaron Heironimus, Director of Construction for the OhioHealth project, said they expanded the drive aisle up to 24 feet. The 24-foot driveway allows better two-way traffic flow, this is particularly important given the type of patients planned for this facility.



Mr. Carpenter asked if the City was aware that OhioHealth was expanding the driveway. Mr. Heironimus confirmed that they notified the City. Mr. Carpenter asked if the building permit was modified. Mr. Milam said they were aware of the driveway expansion, but the revised plans have not been submitted. Mr. Carpenter asked if the plan moving forward is to submit updated as-built plans after this process is concluded. Mr. Heironimus confirmed that is OhioHealth's plan.

Mr. Carpenter asked if they plan to add anything to limit access to the parking off of North Star Road. Mr. Tokarski said they have no plans to limit access to this parking area because the City will be using it for public parking. He said this access point will allow patients to easily access Lane Avenue going east.

Ms. Pettit noted that last year City Council approved Ordinance 20-2023, authorizing the City Manager to enter into a 15-year lease agreement to use the rear parking area as public parking after hours.

Chair Tolliver asked for public comment; there was none.

Motion by Ms. Mitchell, seconded by Mr. Carpenter, to enter into Executive Session in order to deliberate in the Board's quasi-judicial capacity.

<u>Roll Call</u>	<u>Vote</u>
Carpenter	Aye
McGrath	Aye
Mitchell	Aye
Tolliver	Aye
Westbrook	Aye

Motion carried and the Board went into Executive Session at 7:51 pm, held in the Council Committee Room.

Motion by Mr. Westbrook, seconded by Ms. Mitchell, to end the Executive Session.

<u>Roll Call</u>	<u>Vote</u>
Carpenter	Aye
McGrath	Aye
Mitchell	Aye
Tolliver	Aye
Westbrook	Aye



Motion carried and the Board ended Executive Session at 8:25 pm.

Mr. Carpenter said there are several issues related to the appeal and the parking lot modifications. Issue 1: Per the UDO, driveways can be located on the existing property line, and the subject property had a driveway that was located on the property line that has subsequently been expanded to the north. However, it is essentially located in its original location. Issue 2: Increased errant traffic does not change if you move the driveway further to the north. Issue 3: This relates to financial burden and Mr. Carpenter said that this is not typically the purview of the Board. Ms. Pettit said it would be relevant on an issue of standing, but she did not hear that in the testimony tonight. Item 4: There was no testimony related to negative impacts on the working environment at 2447 North Star Road and Mr. Carpenter does not believe this is the purview of the Board.

Mr. Carpenter said he does have some concerns regarding changes to the approved plans and wants to make sure the as-built plans are submitted so the City has a record. He supports cut-throughs, especially given the use of these facilities, and eliminating left turns onto Lane Avenue.

Mr. McGrath agrees with Mr. Carpenter. He believes that the majority of the arguments in the appeal focus on centering the driveway, but this does not appear to have a basis in the code.

Motion by Mr. Carpenter, seconded by Ms. Mitchell, to grant the appeal at 1480 W. Lane Avenue and 2455 North Star Road (APP-01-24).

<u>Roll Call</u>	<u>Vote</u>
McGrath	No
Mitchell	No
Tolliver	No
Westbrook	No
Carpenter	No

The motion failed (0-5).

6. Zoning Map/Text Amendments

- a. Review and recommendation to City Council of proposed amendments to the Unified Development Ordinance (UDO).**



City of Upper Arlington

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Mr. Milam reviewed the proposed UDO changes related to utility stations. Many of these stations are located within enclosed buildings that were constructed in the 1990s. Since that time, the City adopted the UDO in 2002 and the code doesn't address these types of structures. Staff are beginning to anticipate improvements from utilities, such as AEP, Columbia Gas, etc., and want to ensure there are appropriate guardrails in place to protect the public. Mr. Milam cited upcoming utility work in Marble Cliff and Clintonville.

The proposed changes include definitions, particularly for utility stations. Mr. Milam said these generally follow the current code and processes for utility structures (e.g., small cable boxes). He noted that none have come before the Board yet but would be conditional uses if they did. Staff did include standards that all the equipment for the utility stations would be housed in a structure that blends in with the existing character of the area.

Mr. Milam stated that Staff is asking the Board for a recommendation to City Council. City Council would like to review these changes before Spring Break. He noted two additional items: 1) the definition of development cover has changed (gravel and grass pavers and any part of the principal structure in the front yard setback do not count) and 2) the definition of a structured parking lot was updated.

Ms. Pettit added that Staff simplified the UDO changes, but the City is limited on what it can control with utilities. The City wants to ensure stations located in residential areas blend into the areas, therefore, these types of structures will come before the Board for review. Utilities have a lot of special rights that other property owners do not have.

Mr. Westbrook asked if pedestals were included in this new definition. Mr. Milam confirmed they are not. Pedestals are utility structures, not utility stations. Ms. Pettit noted that pedestals can still be located in the right-of-way or easements.

Mr. Carpenter suggested that Section 6.10(C)(11)(b)(iv) be changed to read "A Building Permit shall be required for any new and/or replacement utility station(s)." Mr. Milam and Ms. Pettit agreed to the change.

Motion by Ms. Mitchell, seconded by Mr. Carpenter, to recommend the proposed amendments to the UDO to City Council with the addition of "or", as noted above.



VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None

The motion carried (5-0).

7. Community Center Update

a. Bob Crane Community Center Signage

Mr. Milam presented the signage plan for the Bob Crane Community Center. Signage includes a halo-lit UA Parks and Recreation logo with the Community Center title on the north exterior. Ms. Mitchell asked if they had considered making the signage larger. Mr. Milam confirmed he has spoken with the Parks and Recreation Department about this issue, but they are confident the lettering is large enough. Mr. Milam noted the Community Center address is on the Tremont Road side of the building. A vertical halo-lit sign is located facing south along Tremont Road. There is another smaller sign at the south entrance. Also, along Tremont Road are two signs, one on the vertical post and the other on the first-floor siding. Mr. McGrath asked about the cladding. Mr. Milam said he believes it is masonry. Mr. Westbrook asked Staff to confirm. Overall it is not a great deal of signage. Ohio State is not getting any signage, nor is the café. Staff does not anticipate any temporary signage.

Mr. McGrath asked if there is wayfinding signage. Mr. Milam said it is still in progress.

Chair Tolliver asked why the Board does not need to approve the signage plan. Mr. Milam stated it is because it is a City facility, although the Board could make recommendations if they desired. Mr. Milam stated Staff will come back with parking garage signage soon.

8. Adjournment

Mr. Westbrook moved, seconded by Ms. Mitchell, to adjourn.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None



City of Upper Arlington

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The motion carried (5-0) and the meeting was adjourned at 8:50 pm.

ATTEST:

CHAIR:



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 21, 2024

Subject: 2560 Westmont Boulevard (VAR-07-24) - To allow a detached garage addition to encroach nine inches into the three-foot minimum side yard setback and to allow a two-story addition to encroach up to 1'-8" into the side yard longwall setback.

Site Description/History

The subject property, 2560 Westmont Boulevard, is located on east side of the street, mid-block between W. Lane Avenue and Northam Road; it is zoned R-1c, One-Family Residence District. It is identified as Lot #20 in the College Hill subdivision and measures 70' x 165', similar in size and configuration as others in the neighborhood. An 1,893-square foot Cape Cod-style home is situated along a 40-foot building setback line; it was built in 1954 and purchased by the applicant in June 2014. Access to the site is from a driveway along the north property line that leads to a two-car, 484-square foot detached garage. An existing shed is located behind the detached garage. The property is enclosed with a variety of fencing styles and heights. The Board previously granted a front porch variance in 2020.

Proposal

The proposal includes two parts: a detached garage addition and a two-story addition to the home. The detached garage addition is a single-story design located behind the existing building and is 15'-6" tall with siding and shingle roofing to match. The additional footprint is 14' deep x 20' wide and would be utilized for storage. The two-story addition would be located at the southeast corner of the house, and include a first-floor family room and a second-floor primary bedroom/bathroom. It is 21'-7" tall, below the height of the house, and includes horizontal siding on the first floor and vertical shake siding on the second floor. All coverage figures are compliant with City standards.

Zoning Code Requirements

- To allow an addition to a detached garage to encroach nine inches into the three-foot minimum side yard setback (Article 6.09); and
- To allow a two-story addition to encroach up to 1'-8" into the eight-foot minimum side yard setback.

Alternatives



The applicant has looked at shifting both additions out of the two setbacks, but this would greatly impact the floor plan. The expanded storage area would shrink and a nine-inch notch in the building would be strange. For the side yard longwall, the needed family room and bathroom space is already minimal.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal extends the footprint of an existing detached garage for additional storage space and adds a family room and a primary bedroom/bathroom. Staff is typically not supportive of variances for detached garages. However, the encroachment is minimal and matches existing conditions (Finding #6). As for the side yard longwall request, the design blends well with the home, is modest in size and scale, and follows the spirit of the requirement by not having a long, continuous, blank wall plane. For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	2560 Westmont Blvd Variance App
2.	BZAP Staff Report Pics - 2560 Westmont Blvd





24-248

Variance Application

Status: Active

Submitted On: 1/19/2024

Primary Location

2560 WESTMONT BL
UPPER ARLINGTON, OH
43221

Owner

Amanda Crawford Hicks
WESTMONT 2560 Westmont
Blvd Columbus, OH 43221

Applicant

 Amanda and Scott Hicks

 248-877-7881

 crawfoaj@gmail.com

 2560 Westmont Blvd
Columbus, OH 43221

BZAP Information

BZAP Case

VAR-07-224

Status

Pending

BZAP Determination Date

02/21/2024

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage addition to encroach 9" into the three-foot minimum side yard setback and to allow a two-story addition to encroach up to 1'-8" into the side yard longwall setback.

BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to allow garage addition to encroach 9" into 3' side yard setback.

Request variance to allow new 2-story addition to encroach 1'-8" into long wall side yard setback.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

As is consistent with most additions you see today, including those in Upper Arlington, we would like for both our house and garage additions to flow naturally with the existing structures. Although this conflicts with the two ordinances, we feel strongly that this will lead to a more appealing look for the front, back, and sides of our home, both for ourselves and surrounding neighbors.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

No, our design is consistent with others in the community that were previously granted similar variances.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

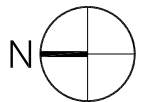
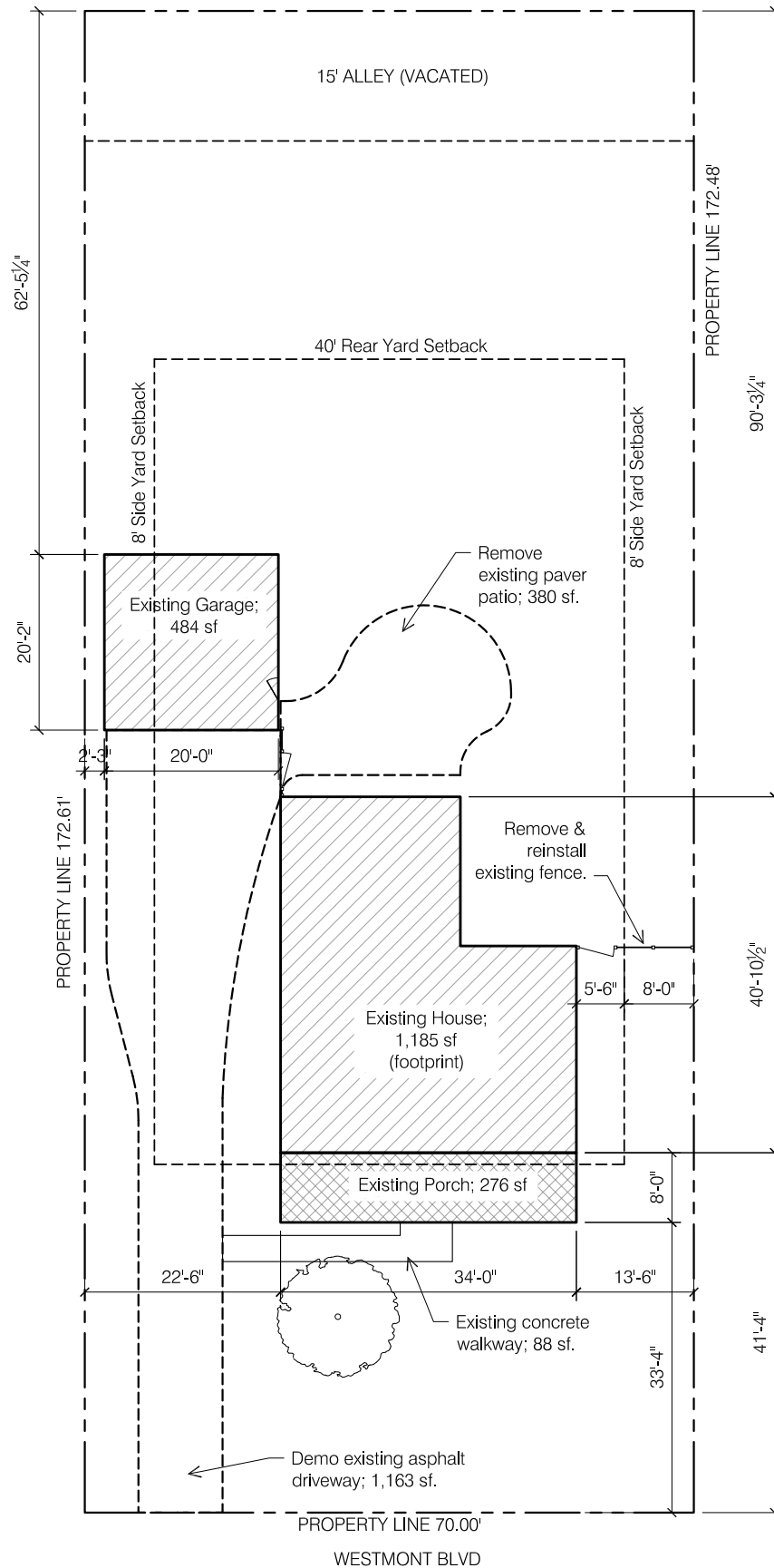
No. This project will only increase the value of our home and therefore, increase the value of the homes on our street and in our neighborhood.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes, we have engaged with an architect for over 2 years on several designs and conferred with several contractors. The experts in each field have investigated the space, and their recommendation is for us to proceed with the current design which requires the noted variances in order to keep the integrity of the house, street, and neighborhood.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Of course we could sell our house without these additions, but our home value would undoubtedly increase with the additional bedrooms, bathrooms, and garage space.

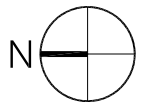
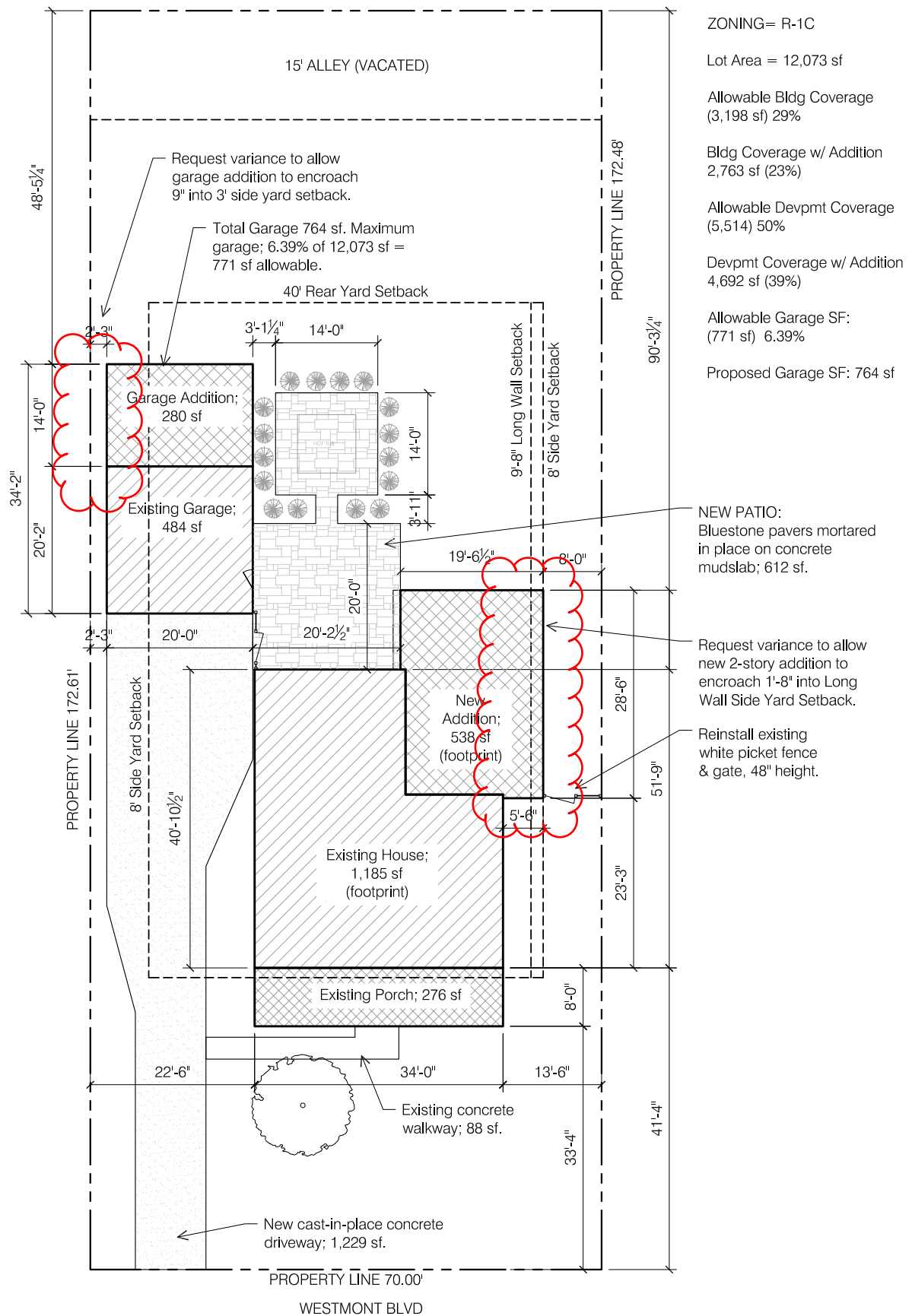


SITE PLAN - Demo

Scale: 1"=20'-0"

2560 Westmont Blvd

November 29, 2022

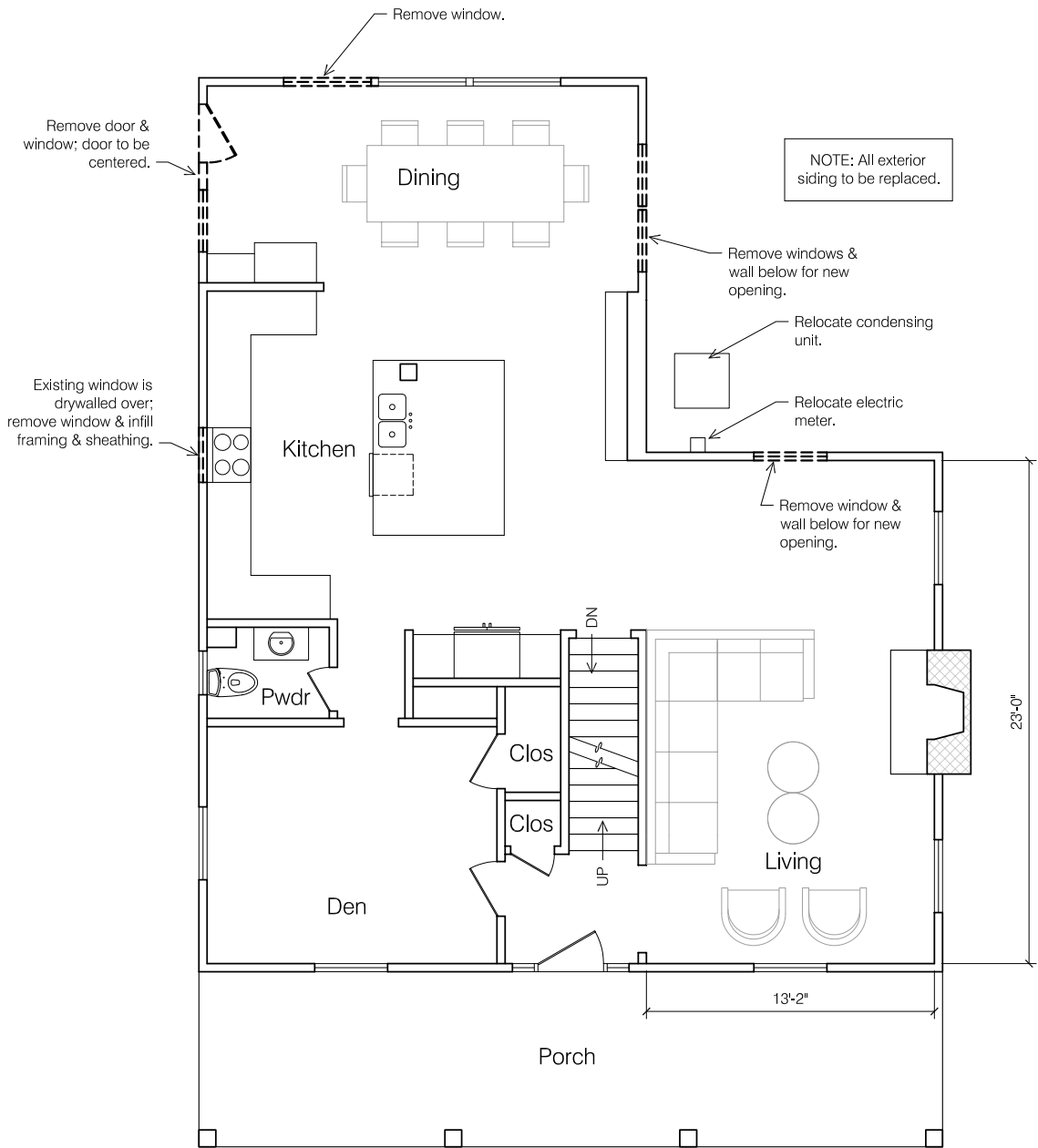


SITE PLAN - New Work

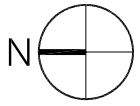
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2560 Westmont Blvd

November 29, 2022

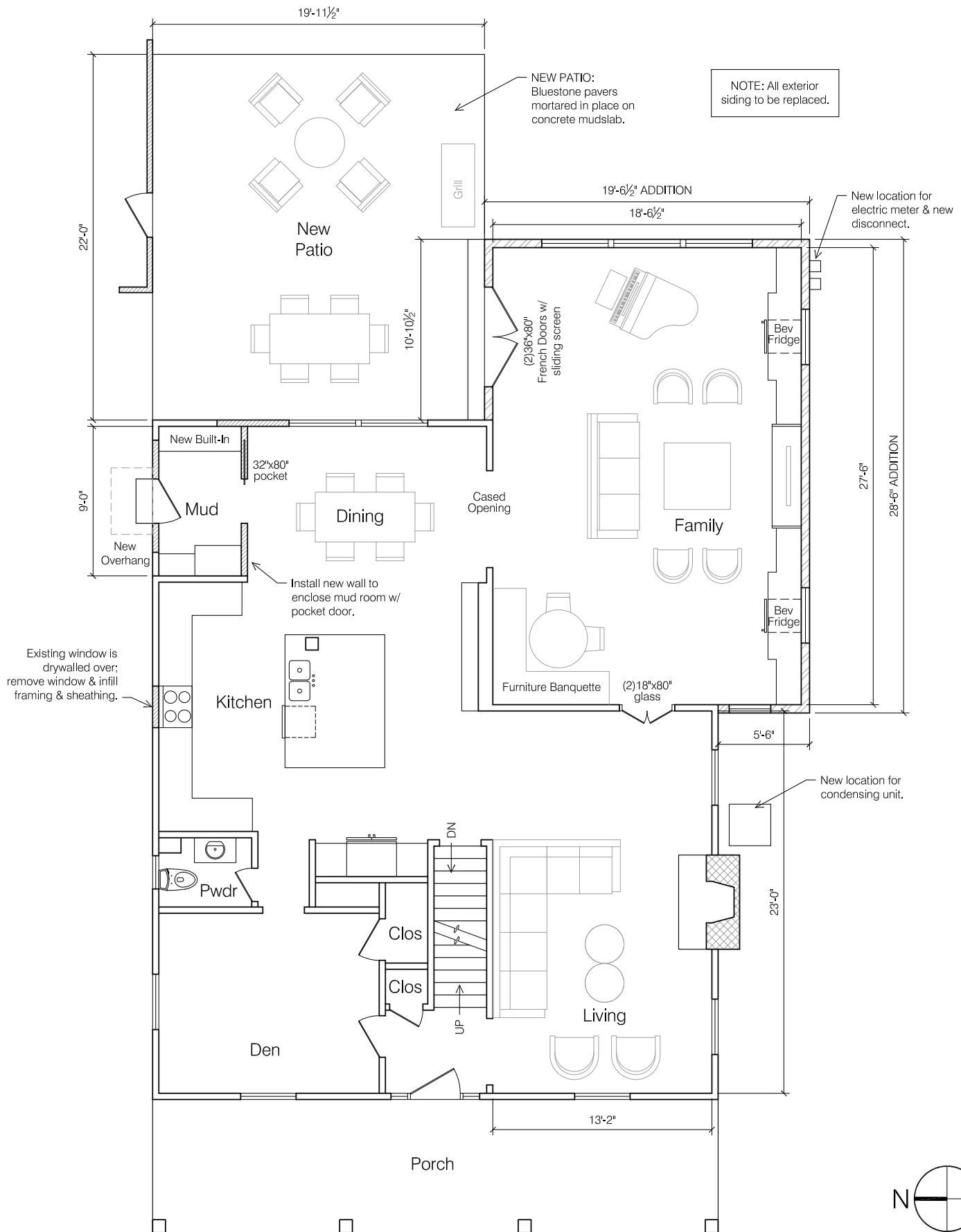


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FIRST FLOOR - Demo
 Scale: 1/8" = 1'-0"

2560 Westmont Blvd
 November 29, 2022

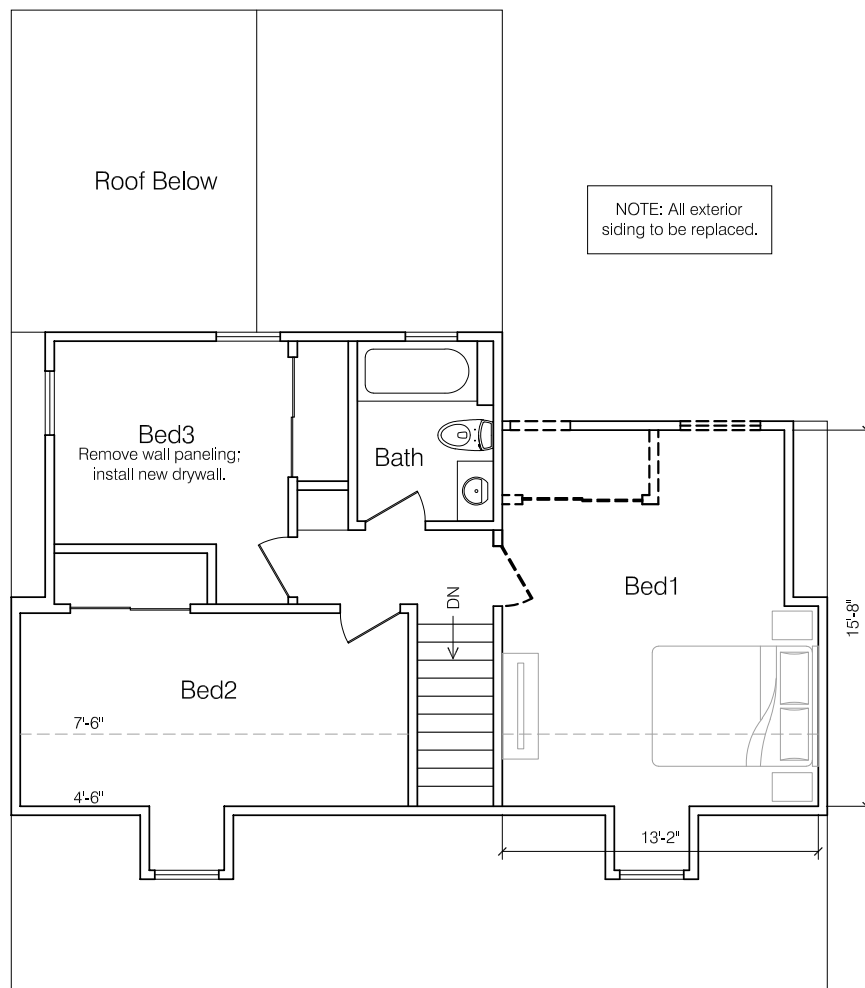


FIRST FLOOR - New Work

Scale: 1/8" = 1'-0"

2560 Westmont Blvd

November 29, 2022

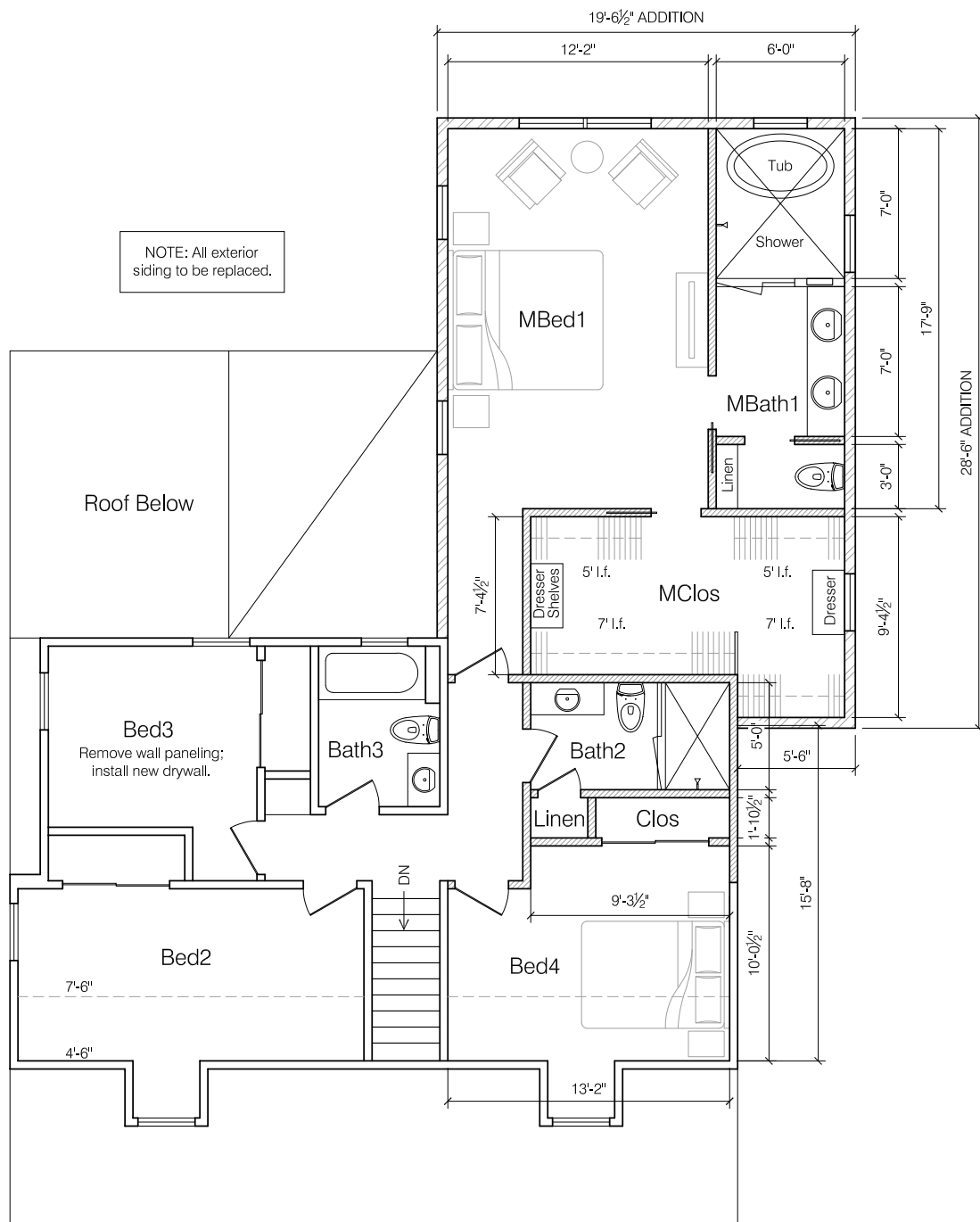


SECOND FLOOR - Demo

Scale: 1/8" = 1'-0"

2560 Westmont Blvd

November 29, 2022



SECOND FLOOR - New Work

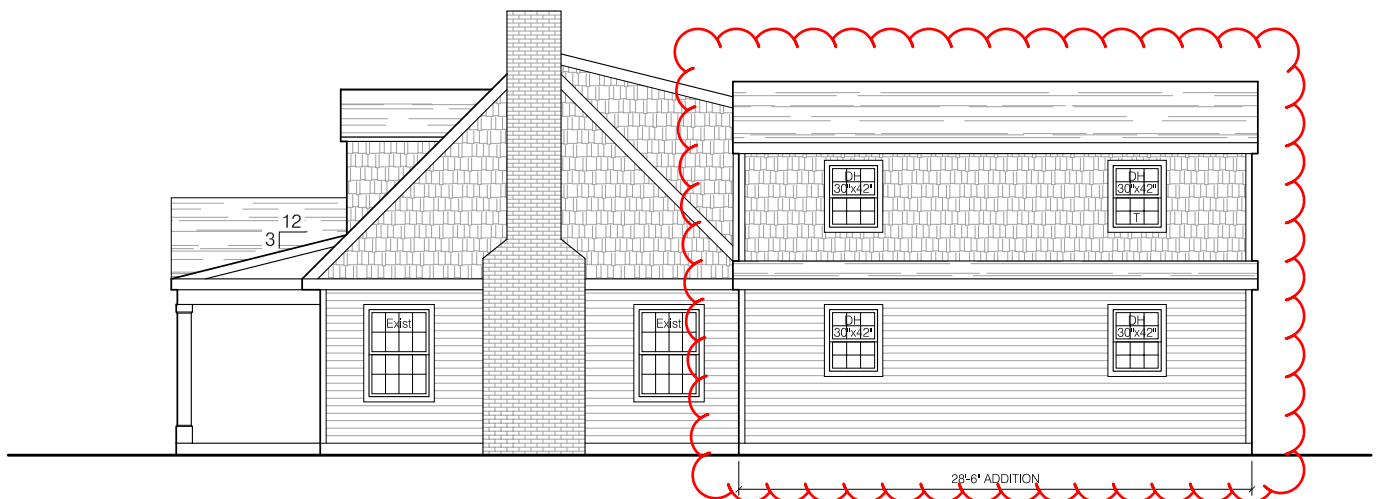
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2560 Westmont Blvd

November 29, 2022



WEST ELEVATION - FRONT



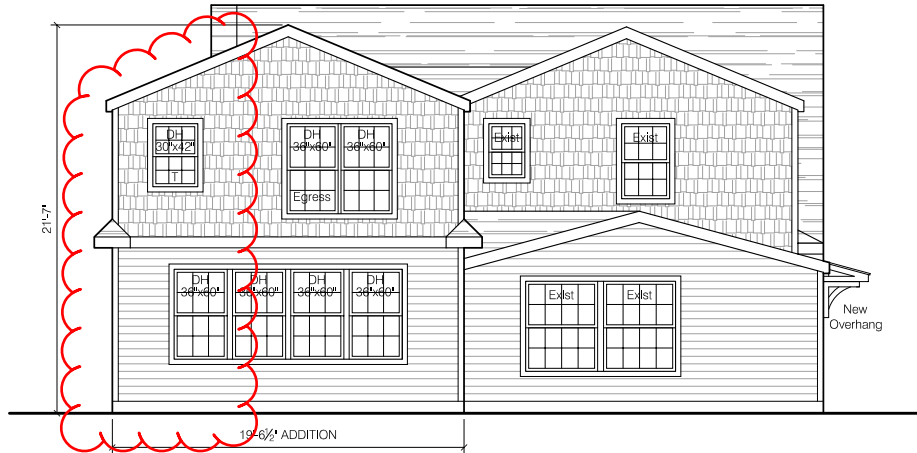
SOUTH ELEVATION - SIDE

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2560 Westmont Blvd

November 29, 2022



EAST ELEVATION - REAR



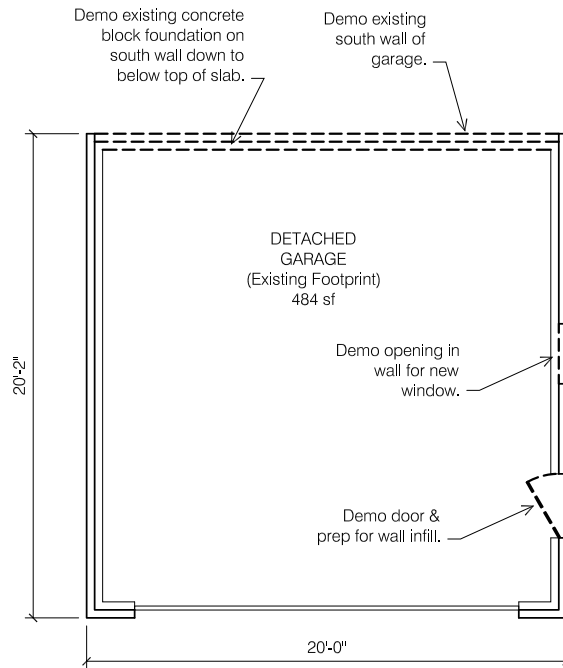
NORTH ELEVATION - SIDE

EXTERIOR ELEVATIONS

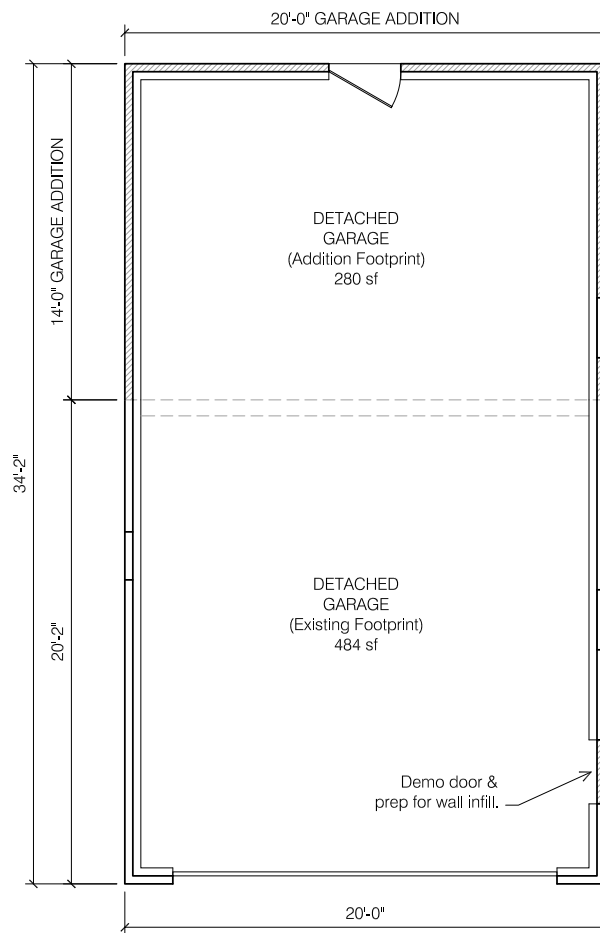
Scale: 3/32" = 1'-0"

2560 Westmont Blvd

November 29, 2022



GARAGE PLAN - DEMO



GARAGE PLAN - NEW WORK



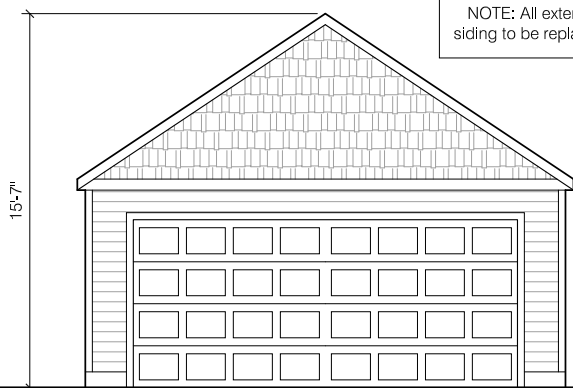
GARAGE PLANS

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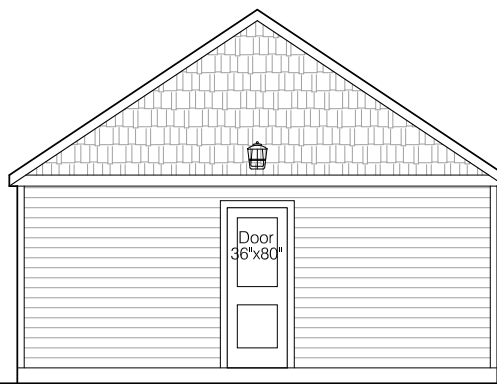
2560 Westmont Blvd

November 29, 2022

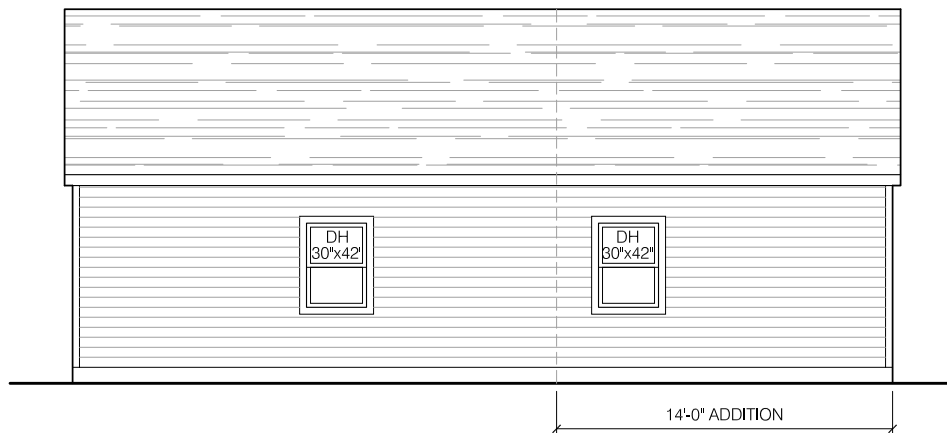
NOTE: All exterior siding to be replaced.



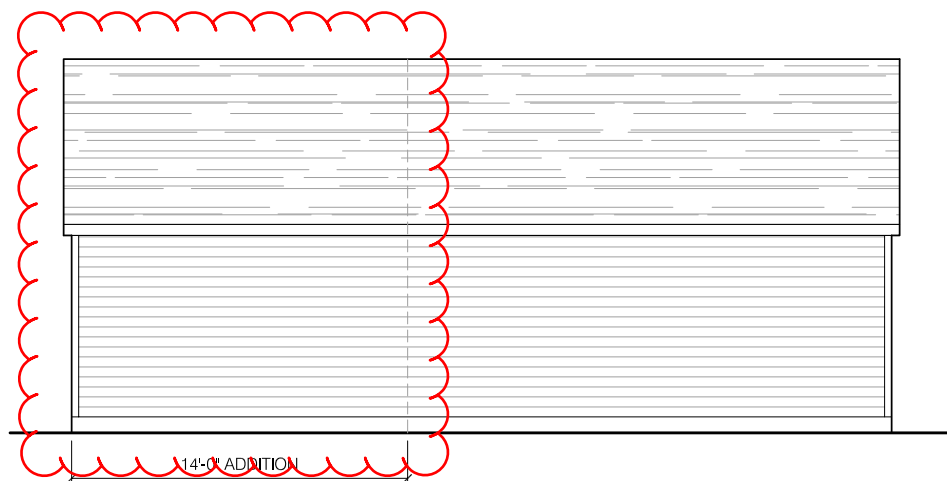
GARAGE WEST ELEVATION



GARAGE EAST ELEVATION



GARAGE SOUTH ELEVATION



GARAGE NORTH ELEVATION

GARAGE ELEVATIONS

Scale: 1/8" = 1'-0"

2560 Westmont Blvd

November 29, 2022



Revised: May 2023

Certification of Notice

Applicant Name: Scott & Amanda Hicks

Location of property subject to BZAP request: 2560 Westmont Blvd

This application will be heard by the Board of Zoning and Planning on: 2/21/24 @ 6pm

Describe activity which requires Board of Zoning and Planning review:

House and garage addition

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
<u>2577 Westmont Blvd</u>	<u>Maitland & Susan Place</u>	<u>Maitland & Susan Place</u>	<u>1/18/24</u>
<u>2544 Westmont</u>	<u>Christine Butcher</u>	<u>Chris Butcher</u>	<u>1/18/24</u>
<u>2552 Westmont</u>	<u>Whitney Briggs</u>	<u>Whitney Briggs</u>	<u>1/18/24</u>
<u>2559 Westmont</u>	<u>LeAnn Cave</u>	<u>LeAnn M. Cave</u>	<u>01-18-24</u>
<u>2576 Westmont Blvd.</u>	<u>Nancy Aiello</u>	<u>Nancy Aiello</u>	<u>1-18-24</u>
<u>2567 Westmont Blvd</u>	<u>William C. Mohr</u>	<u>William C. Mohr</u>	<u>1-18-24</u>
<u>2561 Mt. Holyoke</u>	<u>Mary Kniedel</u>	<u>Mary Kniedel</u>	<u>1/18/24</u>
<u>2543 Mt Holyoke</u>	<u>Christine Butcher</u>	<u>Christine Butcher</u>	<u>1/19/24</u>
<u>2551 Westmont</u>	<u>Grace Kennedy</u>	<u>Grace Kennedy</u>	<u>1/19/24</u>
<u>2553 Mt Holyoke</u>	<u>CS Allison</u>	<u>CS Allison</u>	<u>1/19/24</u>
<u>2579 Mt Holyoke Rd</u>	<u>Constance Swartz</u>	<u>Constance M. Swartz</u>	<u>1/19/24</u>
Applicant Signature: <u>[Signature]</u>			Date: <u>1/19/24</u>

Revised: May 2023

Certification of Notice

Applicant Name: Scott & Amanda Hicks

Location of property subject to BZAP request: 2560 Westmont Blvd

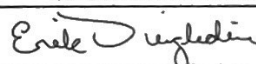
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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2568 Westmont	Erik Dingledine		01/18/2024
Applicant Signature: 			Date: <u>1/18/24</u>

Certification of Notice

Describe activity which requires Board of Zoning and Planning review:

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

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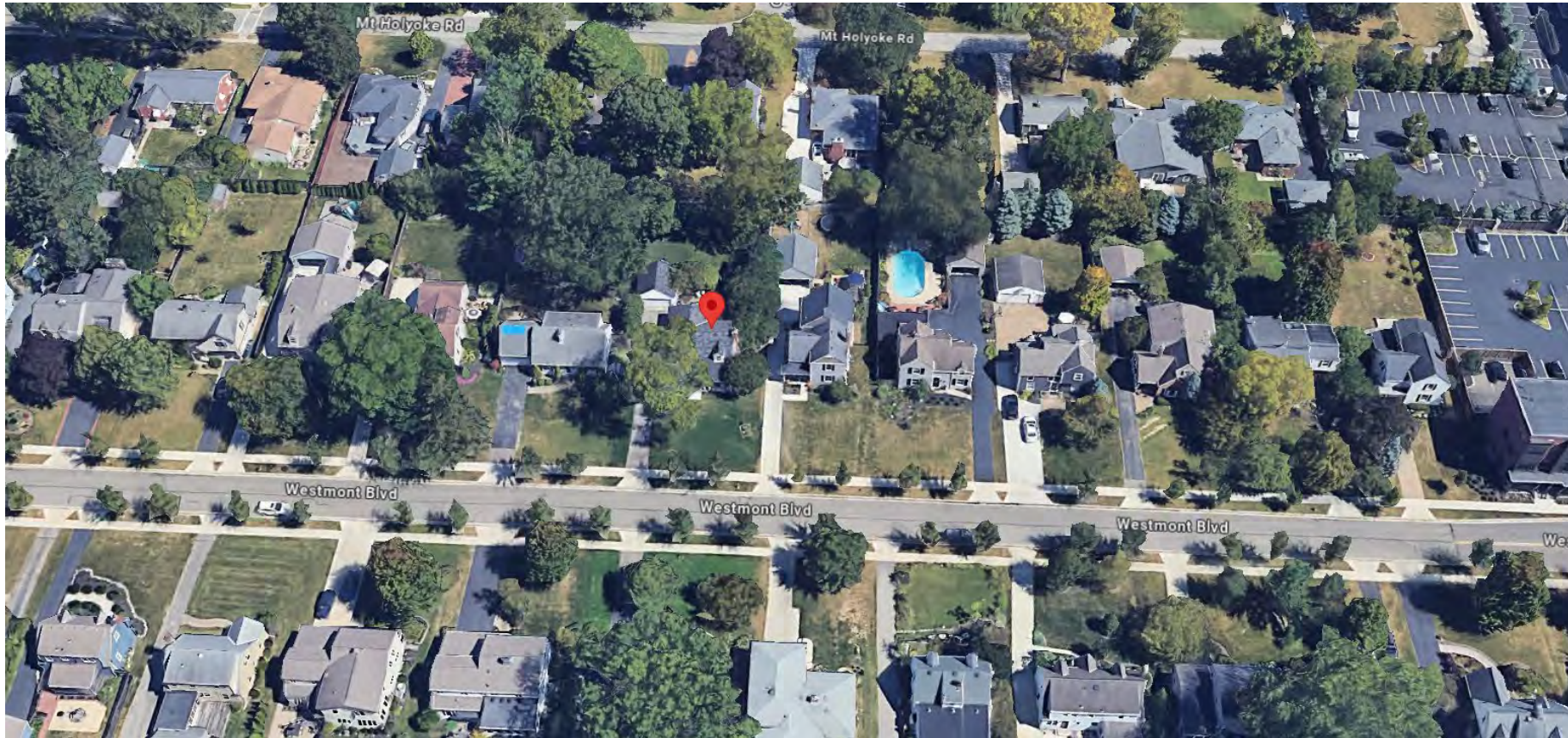


2560 Westmont Blvd

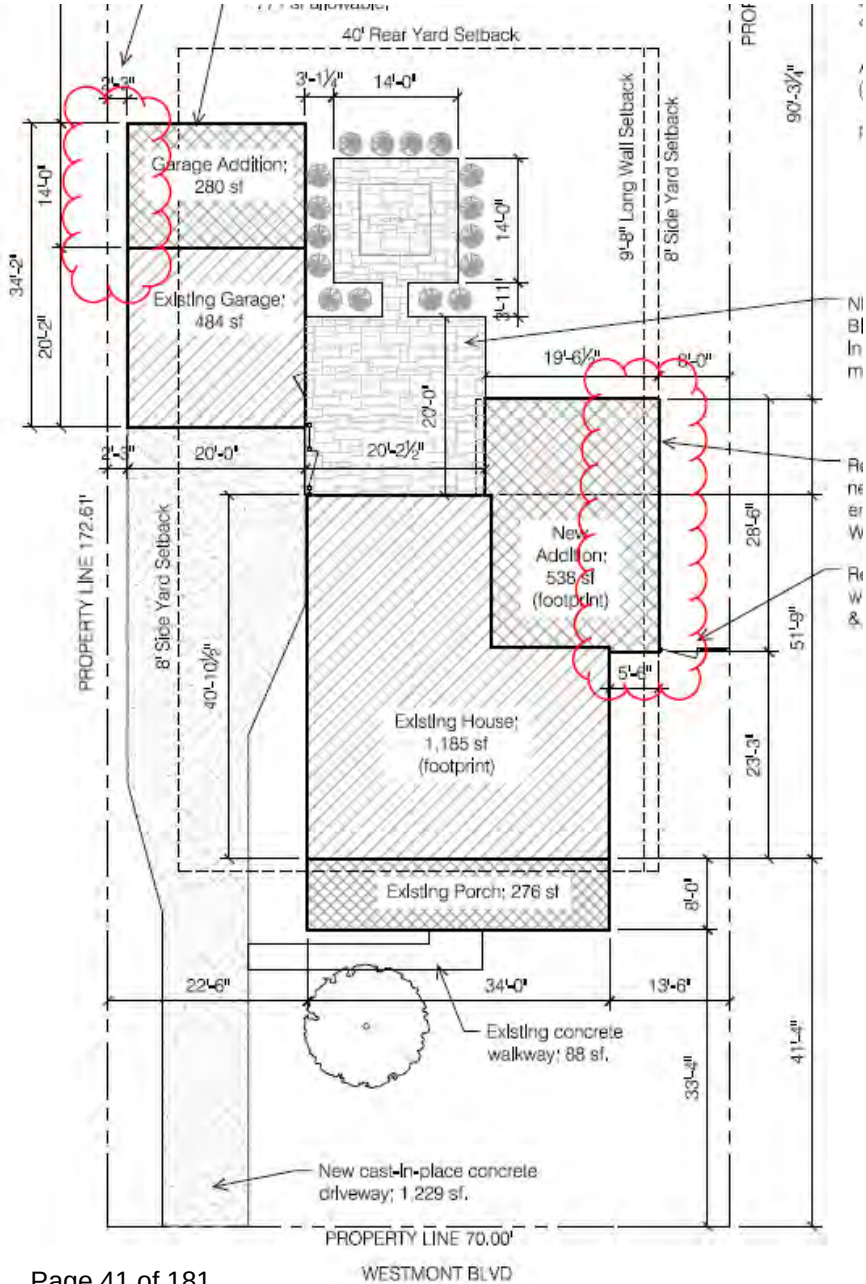
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking East



Proposed Site Plan



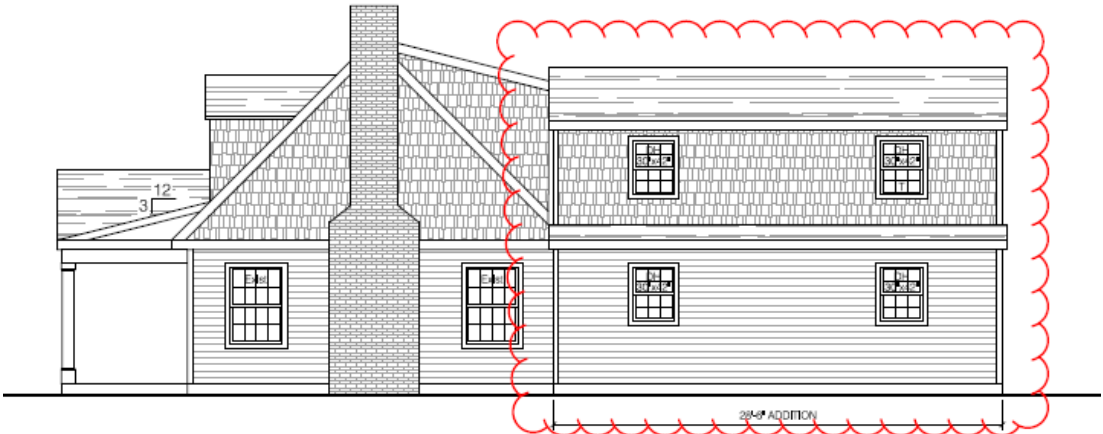
Existing Elevations



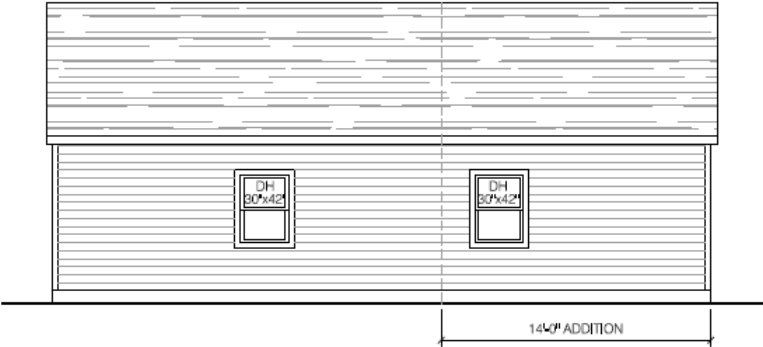
Proposed Elevations



WEST ELEVATION - FRONT



SOUTH ELEVATION - SIDE



GARAGE SOUTH ELEVATION



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: February 21, 2024

Subject: 2040 Tremont Road (VAR-08-24) - To allow an addition to encroach up to three feet into the eight-foot minimum side yard setback, up to 7'-2" into the 40-foot rear yard setback (4'-5" encroachment previously approved), and up to 1'-10" into the rear yard profile (existing). The addition also results in a full third-story, when a half-story is permitted (existing but being expanded).

Site Description/History

The subject property, 2040 Tremont Road, is located on the northeast side of the street, just south of Guilford Road, and is zoned R-1c, One-Family Residence District. The property, identified as Lots #4-5, Block #35 in the [Upper Arlington subdivision](#), has 73 feet of frontage with a 40-foot front building setback line and a depth of 150 feet. A 2.5-story, brick home built in 1920 sits over 10 feet behind the building setback line, a similar orientation to other homes on this street segment. The home is a Contributing Structure in the Historic District. A two-car detached garage is located in the rear yard. In 2017, the property received a variance to allow a one-story addition to encroach 5'-10" into the rear yard setback. The applicant purchased the property in June 2023.

Proposal

The proposal includes a 2.5-story addition to the side of the home, which encroaches into the side yard setback, and a one-story addition to the rear, which encroaches into the rear yard setback. The additions total 1,176 square feet of living space across three floors. The addition to the side of the home is 2.5-stories at the center, finished with brick and a gable roof, with a two-story, shed-roof portion to the front of the home, and one-story hipped-roof portion to the rear, both finished with siding. This will accommodate increased living space on the main floor, an owner's suite, laundry, and closet space on the second floor, and additional flex-space on the third floor (variance required). *The existing third-floor is being expanded by 120 square feet (653 square feet total), while the second floor is being expanded by 360 square feet (1,459 square feet total). This results in a continued non-compliance of the third-floor, where it is 45 percent of the area of the floor below (existing 49 percent), resulting a full story.* To the rear of the home, the existing one-story addition (variance granted in 2017) will be expanded for a new kitchen. The property would remain compliant in coverage requirements.

Zoning Code Requirements



- To allow an addition to encroach up to three feet into the eight-foot minimum side yard setback (Article 5.02);
- To allow an addition to encroach up to 7'-2" into the 40-foot rear yard setback (4'-5" encroachment previously approved) (Article 5.02);
- To allow the home to encroach up to 1'-10" into the rear yard profile (existing) (Article 5.02); and
- To allow a full-third story, when a half-story is permitted (existing but being expanded) (Article 5.02).

In all residential zoning districts, a maximum of 2.5 stories is permitted. A story is determined by comparing the floor to the square footage of the floor below:

Story, half: means a partial story under a gable, hip or gambrel roof, whose rafters bear on the floor plate of such story, or the wall plate of the story below. If this partial story exceeds one-third ($\frac{1}{3}$) of the area of the next floor below, or if this story uses a shed dormer on one (1) or more sides, it shall be deemed a full story.

Alternatives

As an alternative to the existing plan, the homeowner could explore options for an addition to the front of the home, since the home is 10 feet behind the building setback. However, this would alter the front elevation of a historic home, which is not recommended.

Requested Action and Findings

Staff has reviewed the application, visited the site, and met with the applicant. The additions, although substantial in size, result in relatively minor encroachments into the side and rear yard setbacks, and create an architecturally complementary addition to this historic home (Finding #4). The third floor, although being expanded, is existing and will still appear as a half-story from the street and surrounding property; it is also not expected to impact the privacy of neighbors because of the limited windows. Given these factors, Staff recommends approval of this application as submitted.

Attachments

1.	BZAP Staff Report Pics - 2040 Tremont Road
2.	2040 Tremont Rd Variance App

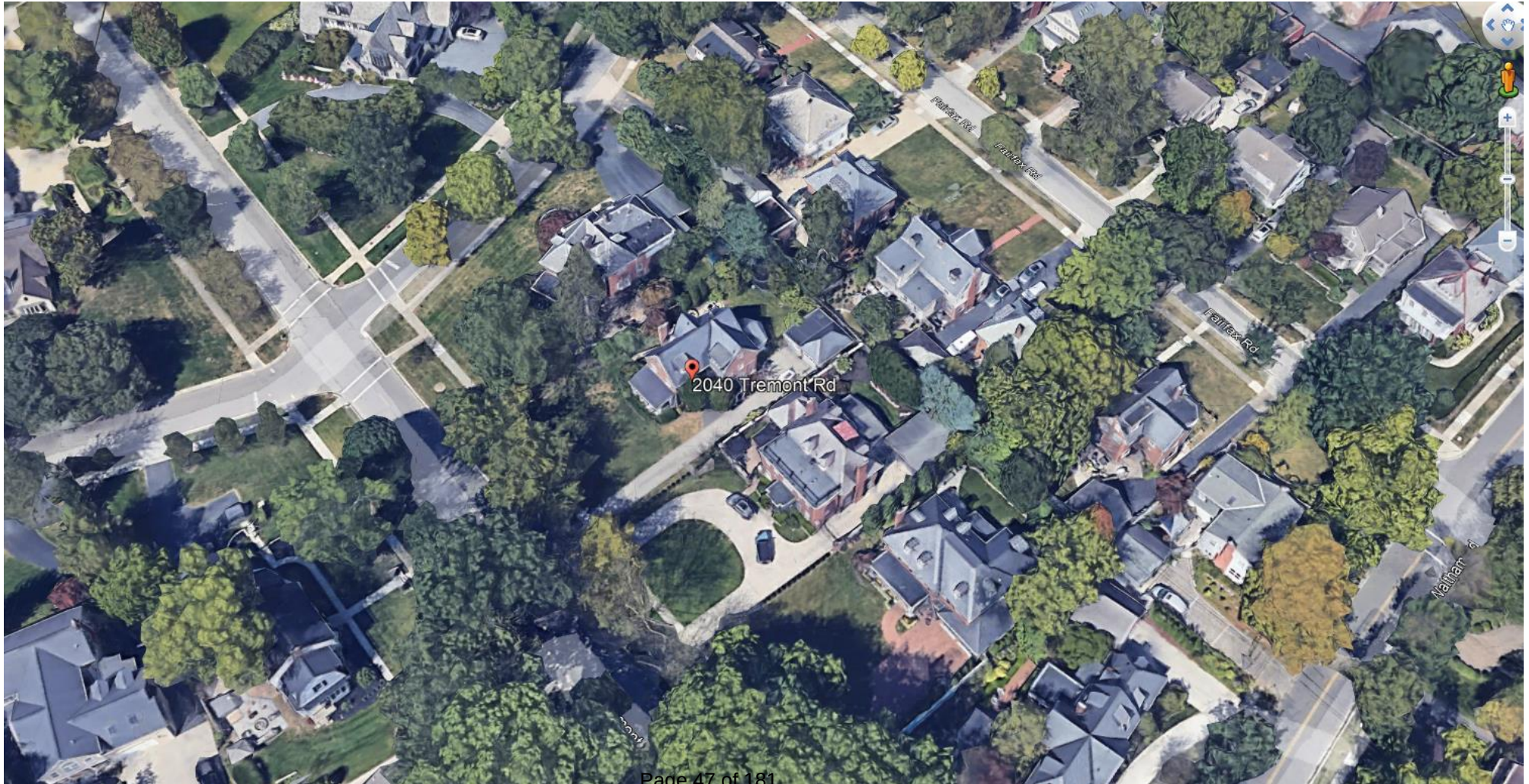


2040 Tremont Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



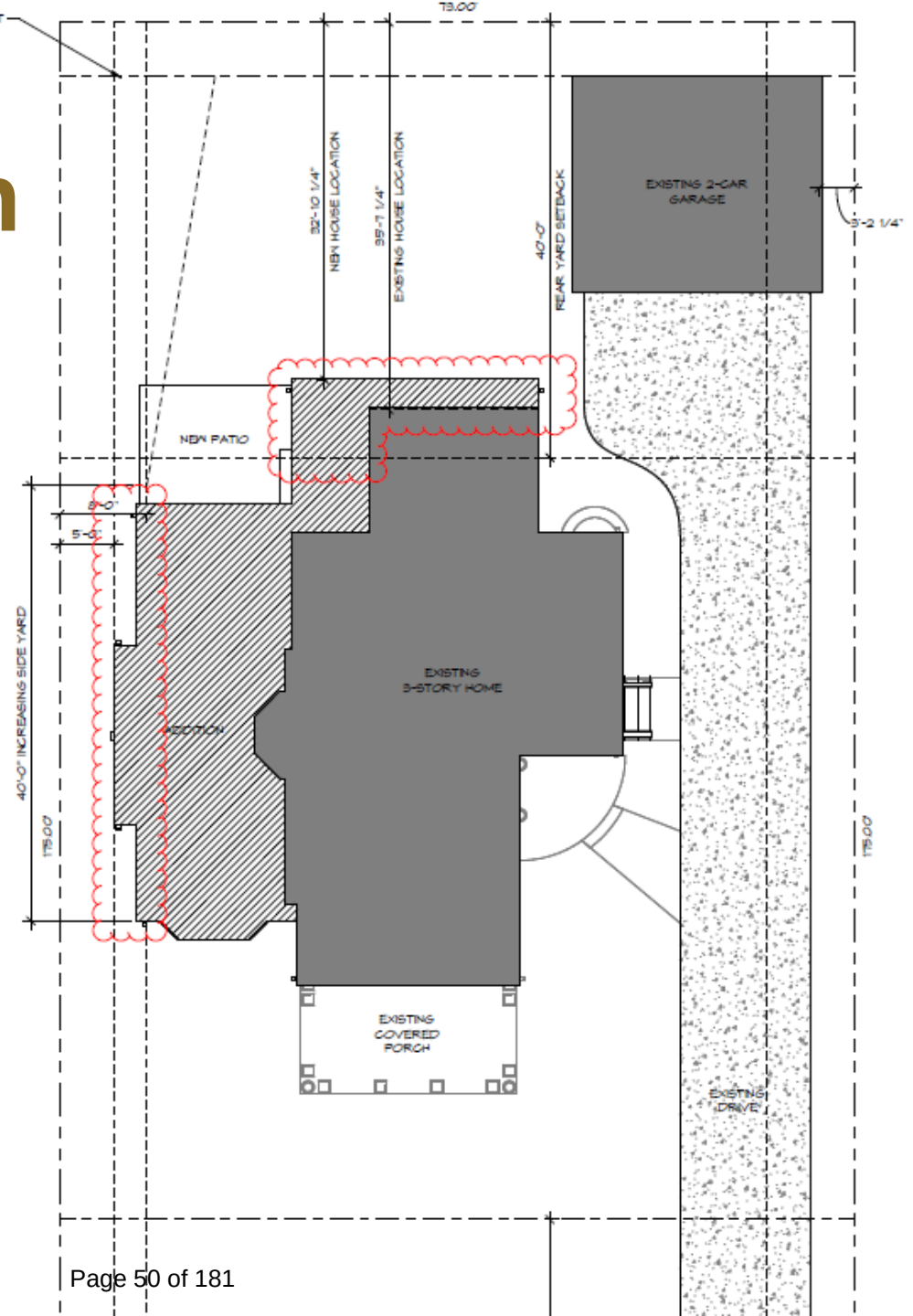
2040 Tremont Road



2040 Tremont Road



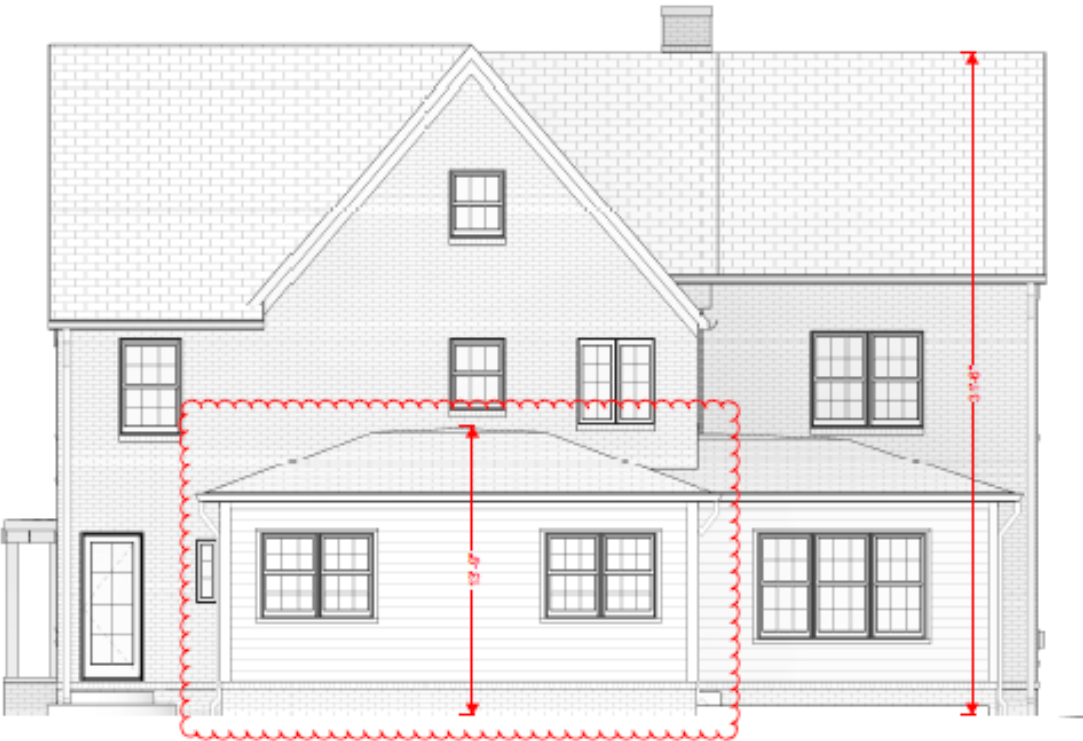
Proposed Site Plan



Rear/Front Elevations



Rear/Front Elevations



REAR ELEVATION

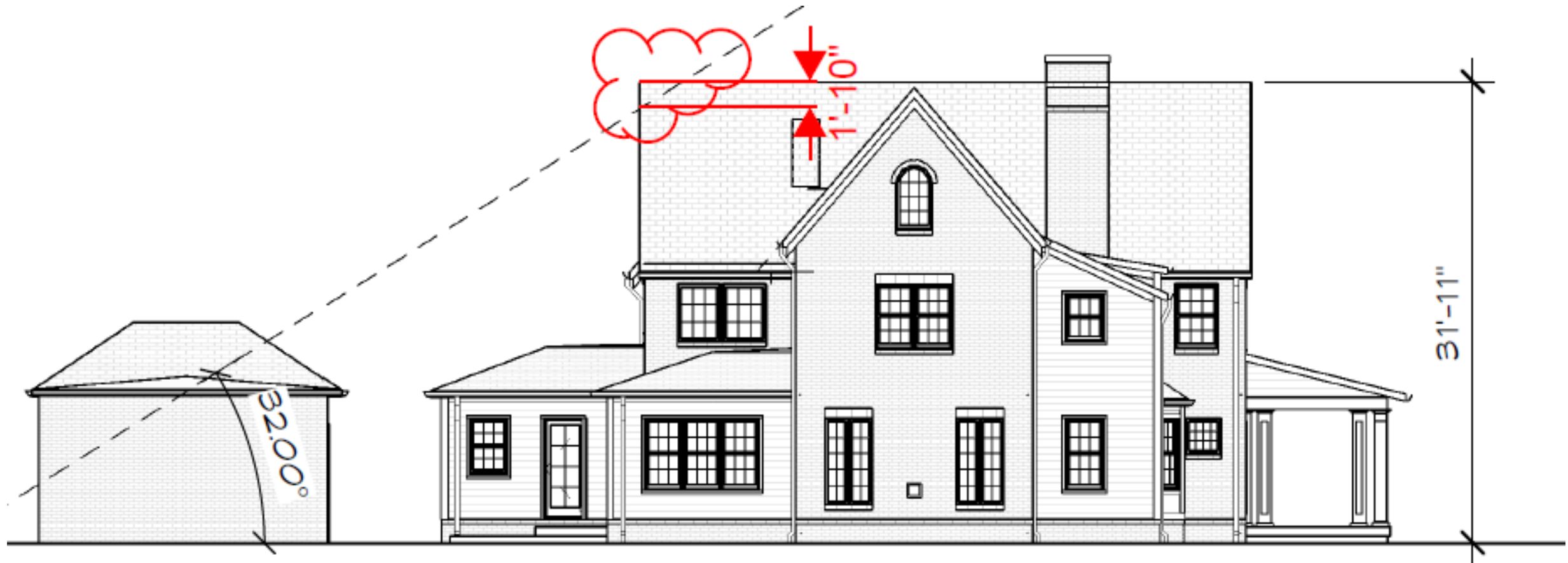
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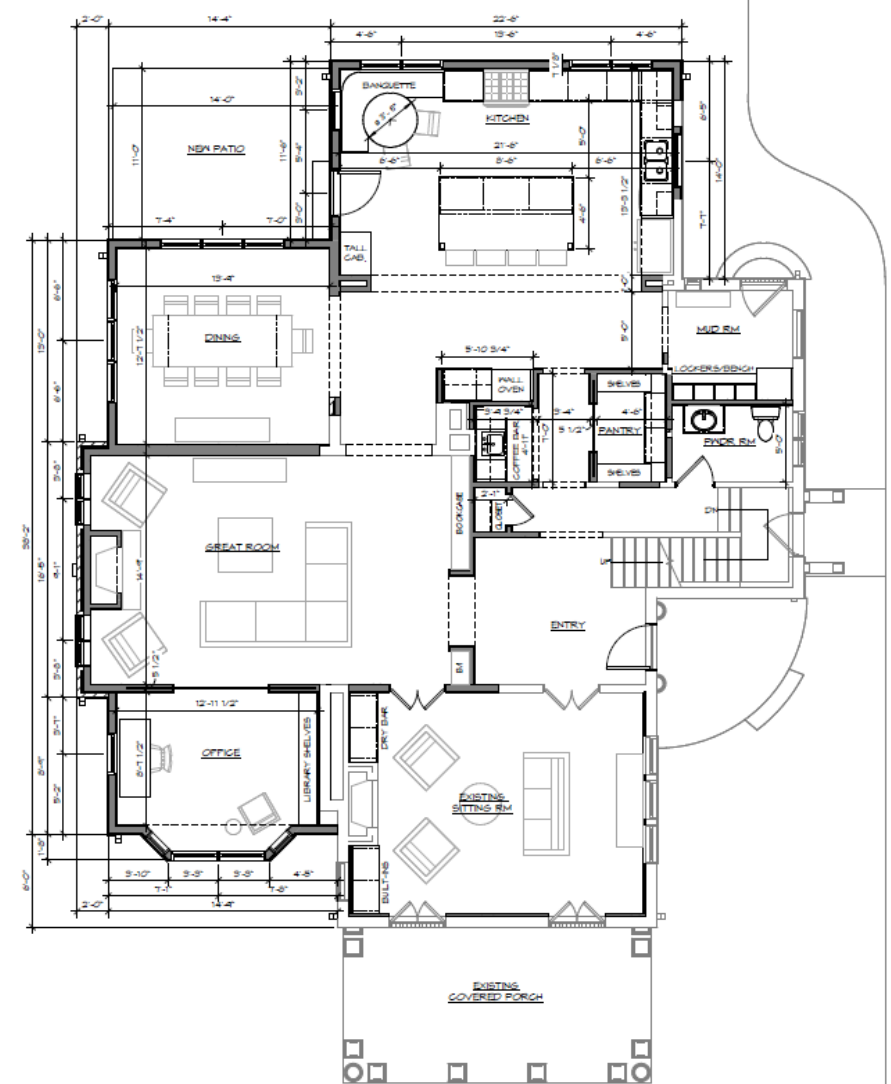


FRONT ELEVATION

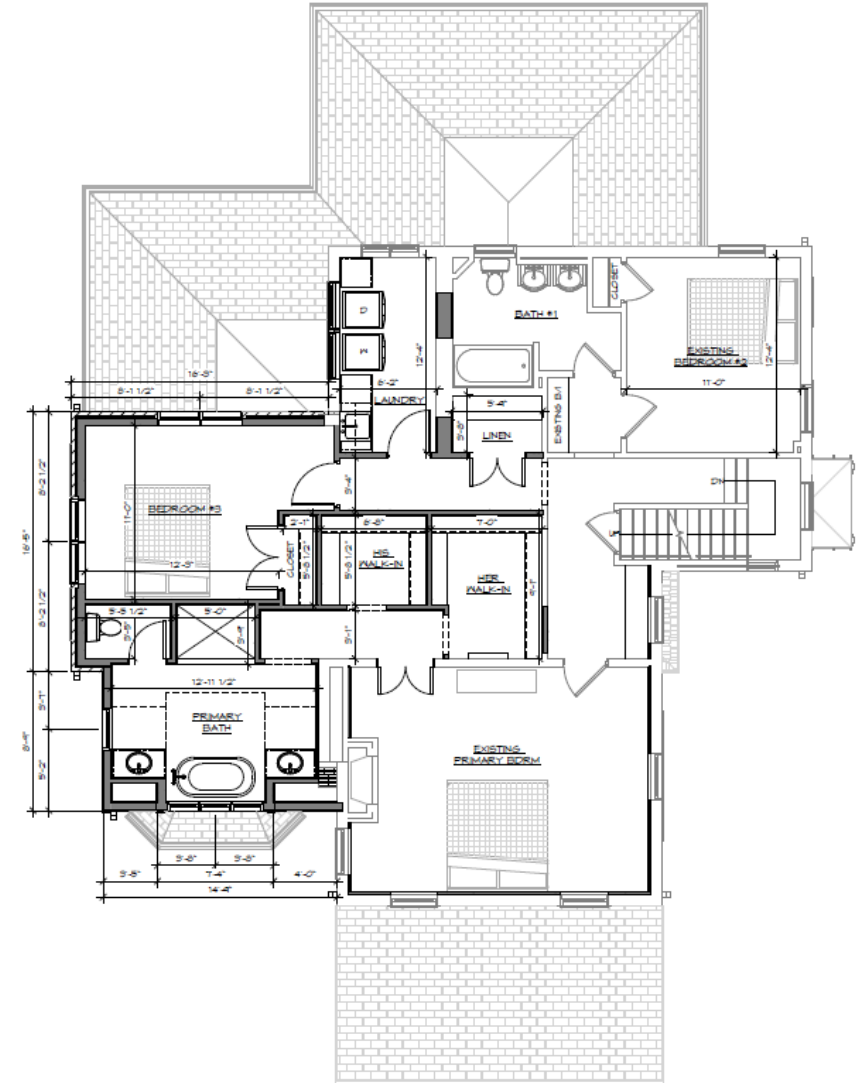
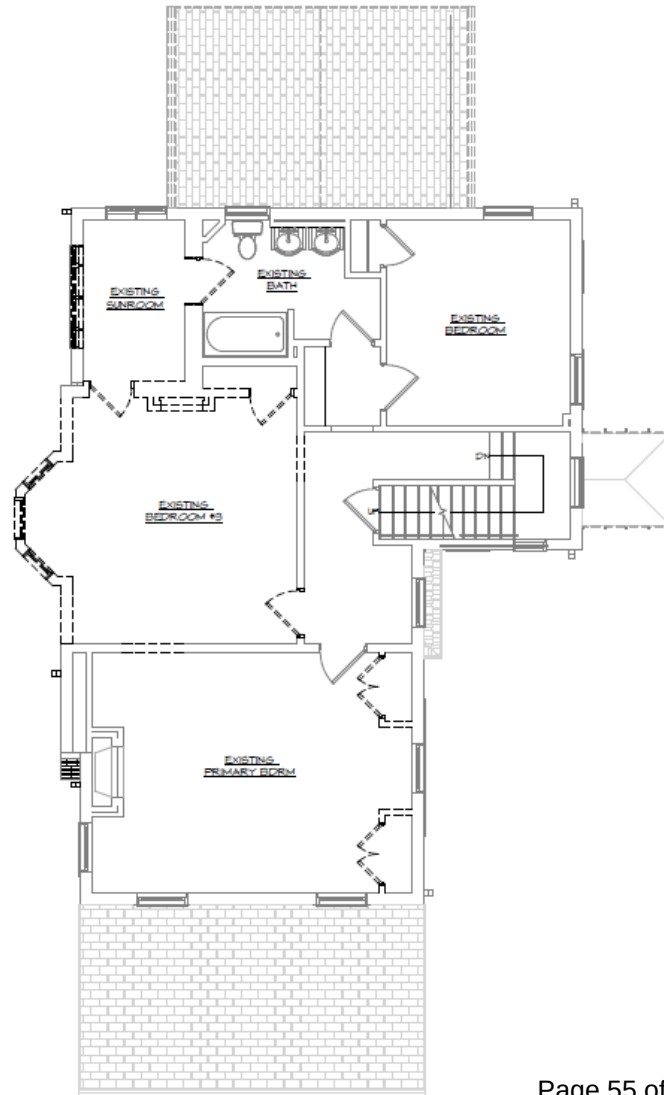
SCALE: 1/4" = 1'-0"

Rear Yard Profile Projection (Existing)

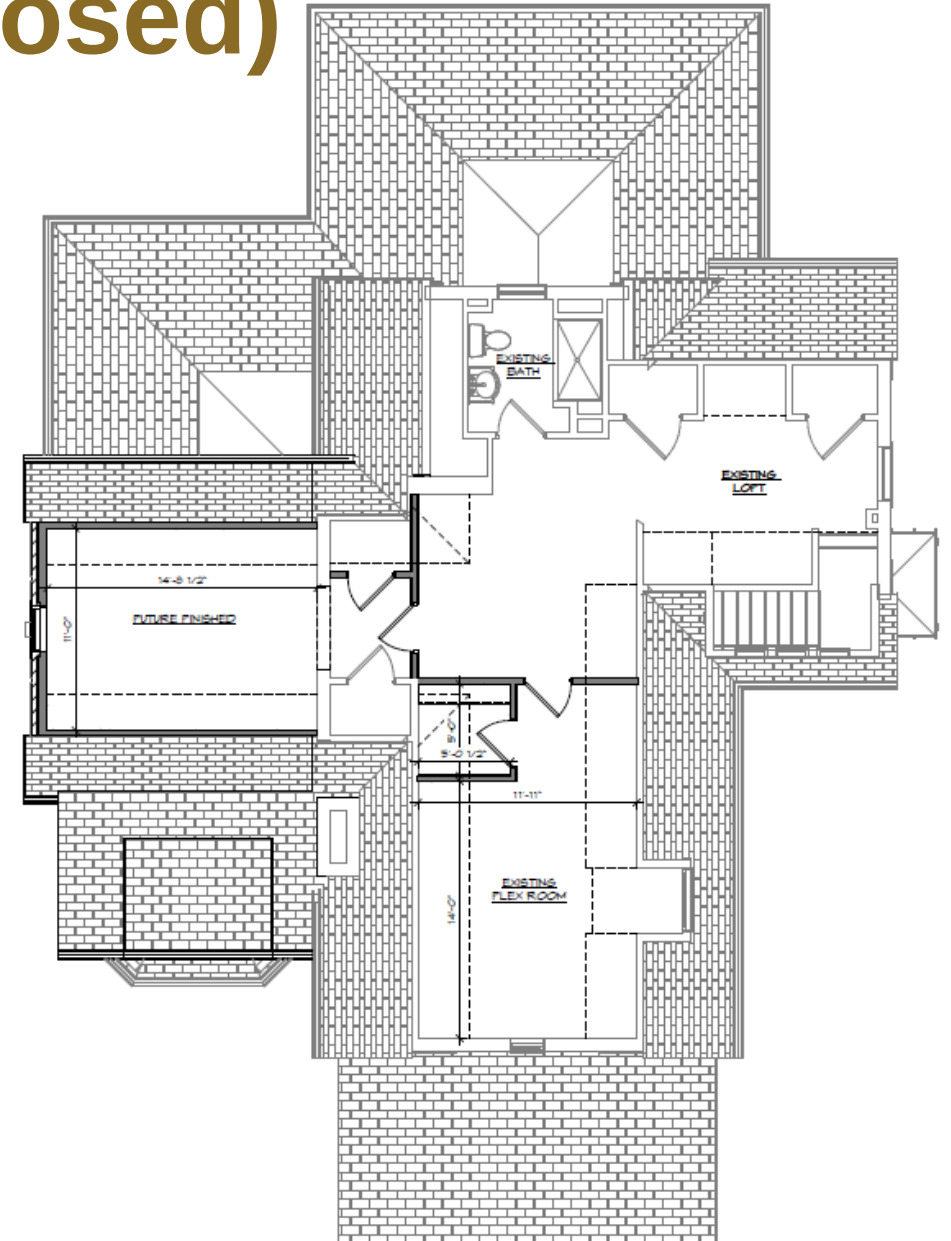
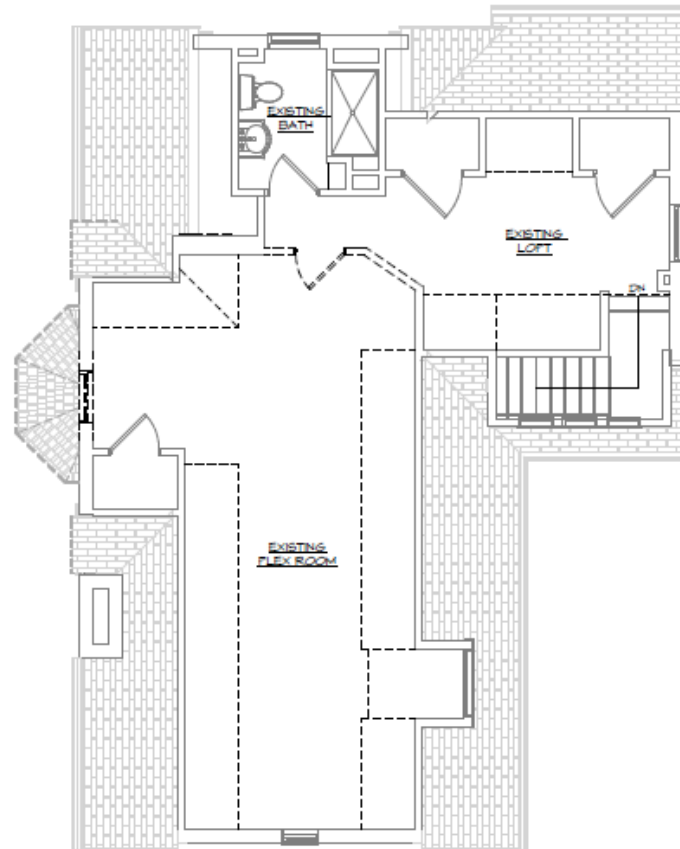




Second Floor (Existing/Proposed)



Third Floor (Existing/Proposed)





24-291

Variance Application

Status: Active

Submitted On: 1/23/2024

Primary Location

2040 TREMONT RD
UPPER ARLINGTON, OH
43221

Owner

JOHN & TAYLOR GERMAIN
TREMONT 2040 UPPER
ARLINGTON, OH 43221

Applicant

 Greg Miller
 614-884-8888
 gmiller@new-avenue.net
 4740 Reed Road, Ste 201
Upper Arlington, Ohio
43220

BZAP Information

BZAP Case

VAR-08-24

Status

Pending

BZAP Determination Date

02/21/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow an addition to encroach up to 3 feet into the 8-foot minimum side yard setback, up to 7'-2" into the 40-foot rear yard setback (4'-5" encroachment previously approved), and up to 1'-10" into the rear yard profile (existing). The addition also results in a full third-story, when a half-story is permitted (existing but being expanded).

BZAP conditions

Variance Information

Describe Variance Request ?

- Construct an addition that encroaches 3 feet into the side yard setback.
- The addition will also encroach 7 feet into the rear yard setback, although the current home is already over the rear yard setback by 4'-5".
- The existing 3rd floor space is currently over the 33% of 2nd floor square footage max. The addition will slightly make that better but will still be over the max percentage.
- The rear coefficient is currently not compliant with the existing roof. We will not be making any changes to that roof.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The existing home is situated on the center of the property and pushed back more than 10' from the front yard setback. We did not want to change the front of the home so that has necessitated the addition to the side and the rear.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

The addition is following similar precedents in the area.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

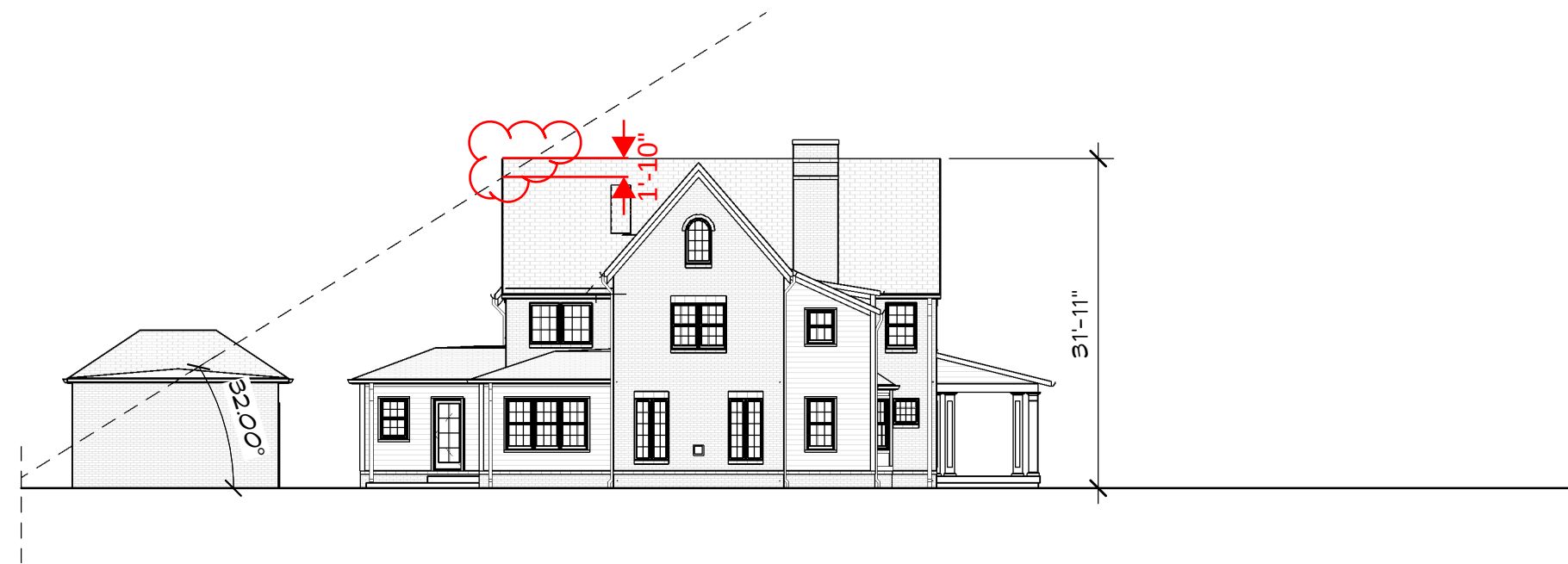
The main objective of the addition design was to match the existing character of the home. We plan to maintain the existing fence and landscaping on the north side with the addition.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

We have looked at a few options, but this seems to be the best way to get the most functional rooms needed. The majority of the addition is only 2' over the setback. We only bumped out to the 3' in a small area where it was needed.

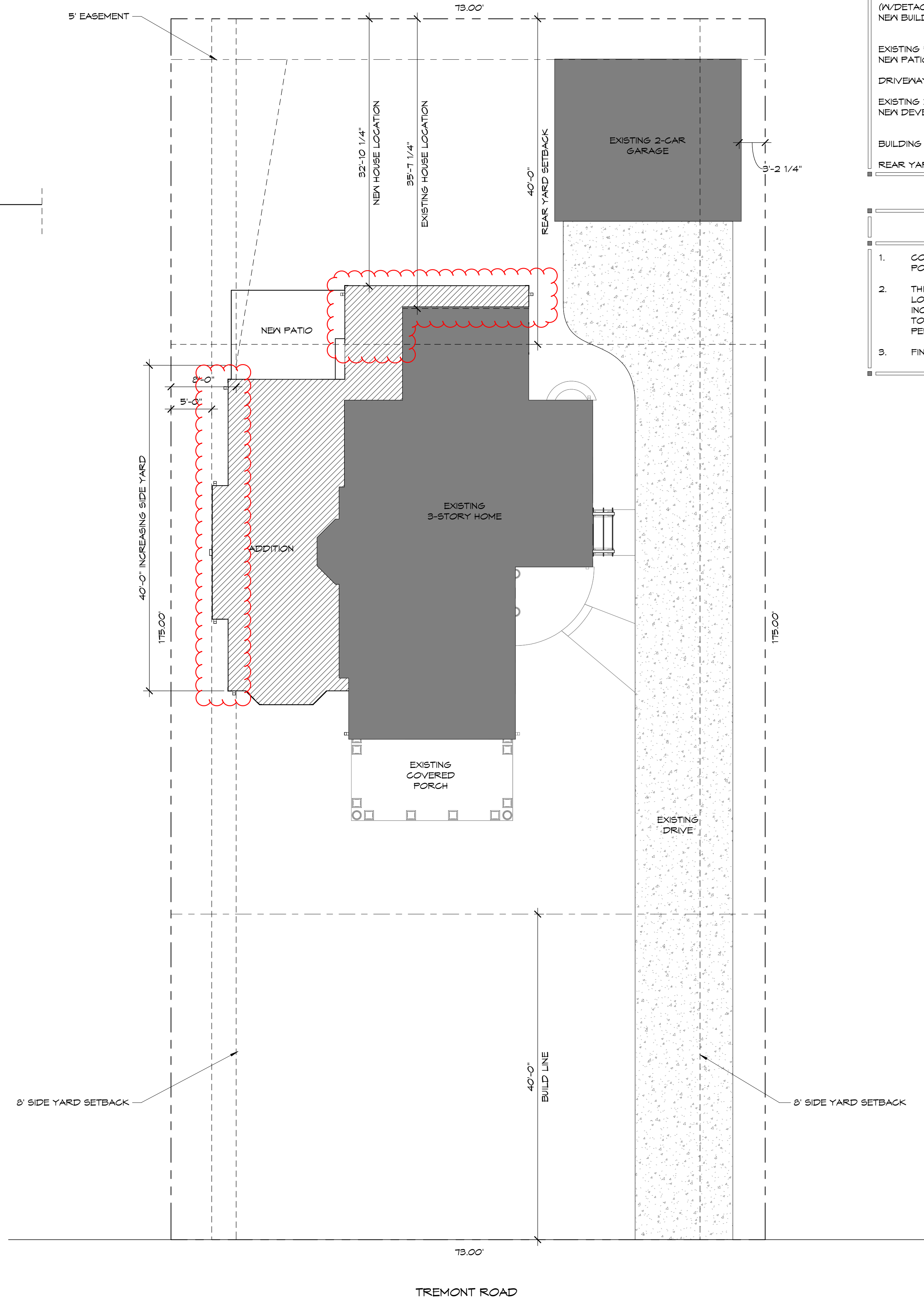
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

The footprint of this home is smaller than most in the area, so the addition will bring it closer to the scale of the neighboring properties.



REAR YARD PROFILE

SCALE: 1/16" = 1'-0"



SITE PLAN

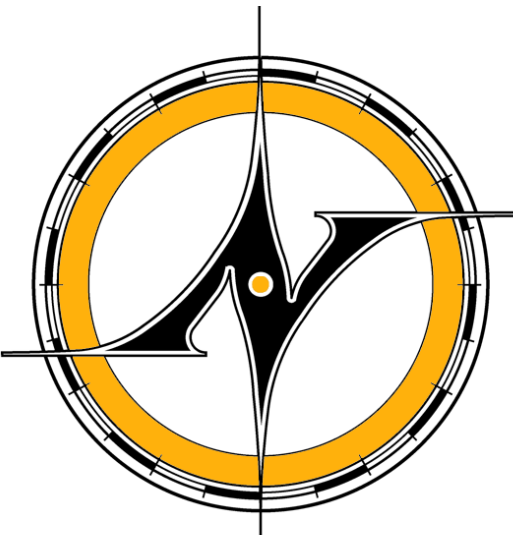
SCALE: 1/8" = 1'-0"

SITE ANALYSIS

ADDRESS:	2040 TREMONT ROAD UPPER ARLINGTON, OHIO 43221
LOT AREA:	0.25 ACRES (10,450 SF)
EXISTING BUILDING FOOTPRINT: (W/DETACHED GARAGE)	1,734 SF
NEW BUILDING FOOTPRINT:	2,434 SF (3,176 SF ALLOWED)
EXISTING PATIO AREA:	280 SF
NEW PATIO AREA:	152 SF
DRIVEWAY:	1,640 SF
EXISTING DEVELOPMENT COVER: NEW DEVELOPMENT COVER:	3,654 SF 4,506 SF (5,475 ALLOWED)
BUILDING HEIGHT:	31'-11" (35' ALLOWED)
REAR YARD COEFFICIENT:	12/1.6 = 7.5' RISE PER 12' RUN

SITE PLAN GENERAL NOTES

- COORDINATE ALL FINISH GRADES WITH OWNER IN FIELD. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING ON EACH SIDE (2% MIN.).
- THIS SITE PLAN HAS BEEN PREPARED TO PROVIDE BUILDING LOCATION AND LOT COVERAGE INFORMATION ONLY. A SITE PLAN INCLUDING FINAL GRADINGS/ELEVATIONS AND DRAINAGE INFORMATION TO BE COMPLETED BY SURVEYOR SEPARATELY IF REQUIRED FOR PERMIT APPROVAL.
- FINAL LANDSCAPING PLAN SHALL BE PREPARED BY OTHERS.



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SCHEMATIC SET	11/10/2023
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PRELIM SET	08/04/2023
PRELIM SET	07/13/2023

Germain Residence
Single Family Addition/Remodel

2040 Tremont Road
Upper Arlington, Ohio

OWNER:
John & Taylor Germain

BUILDER:
Sullivan Builders

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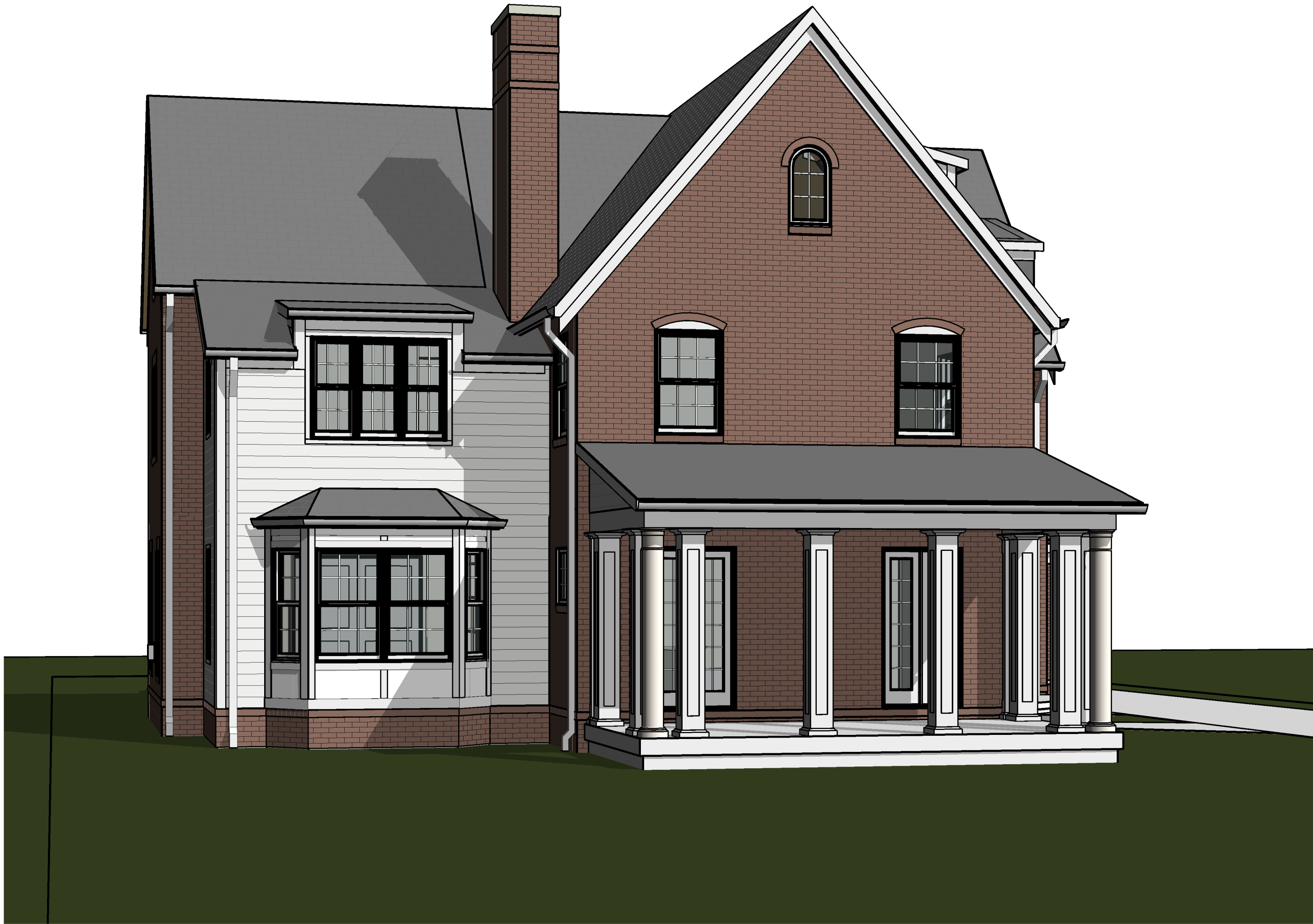
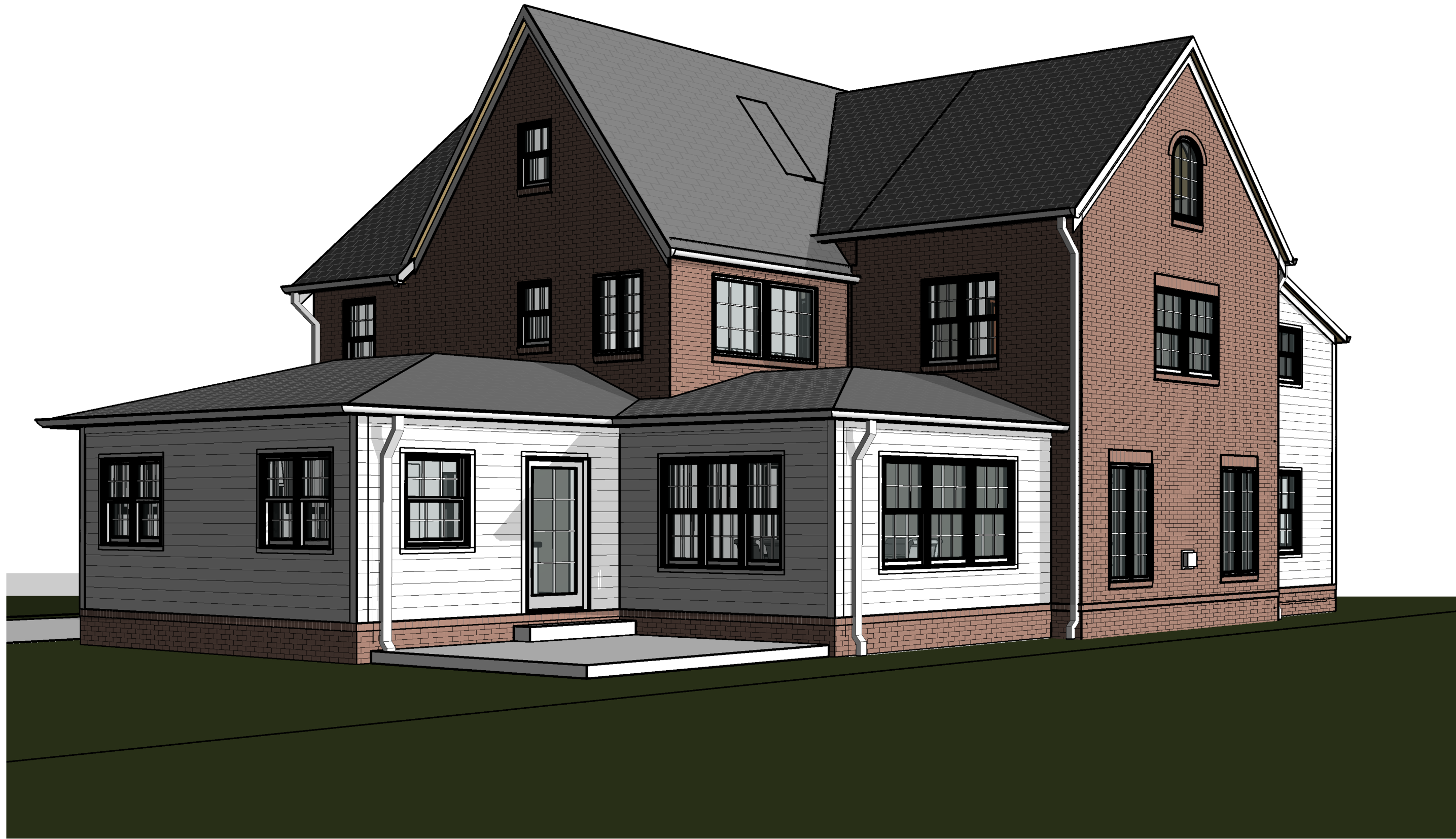
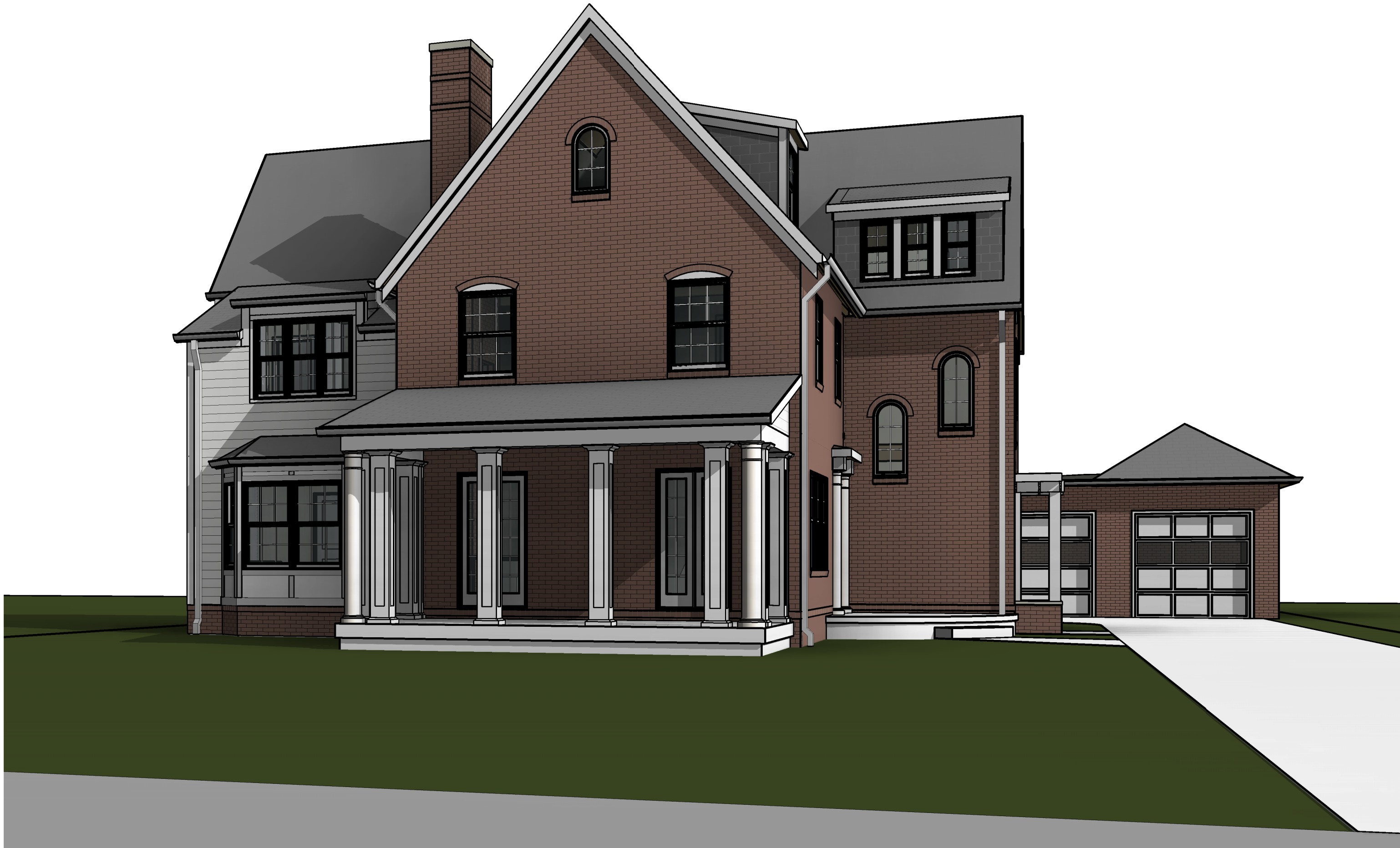
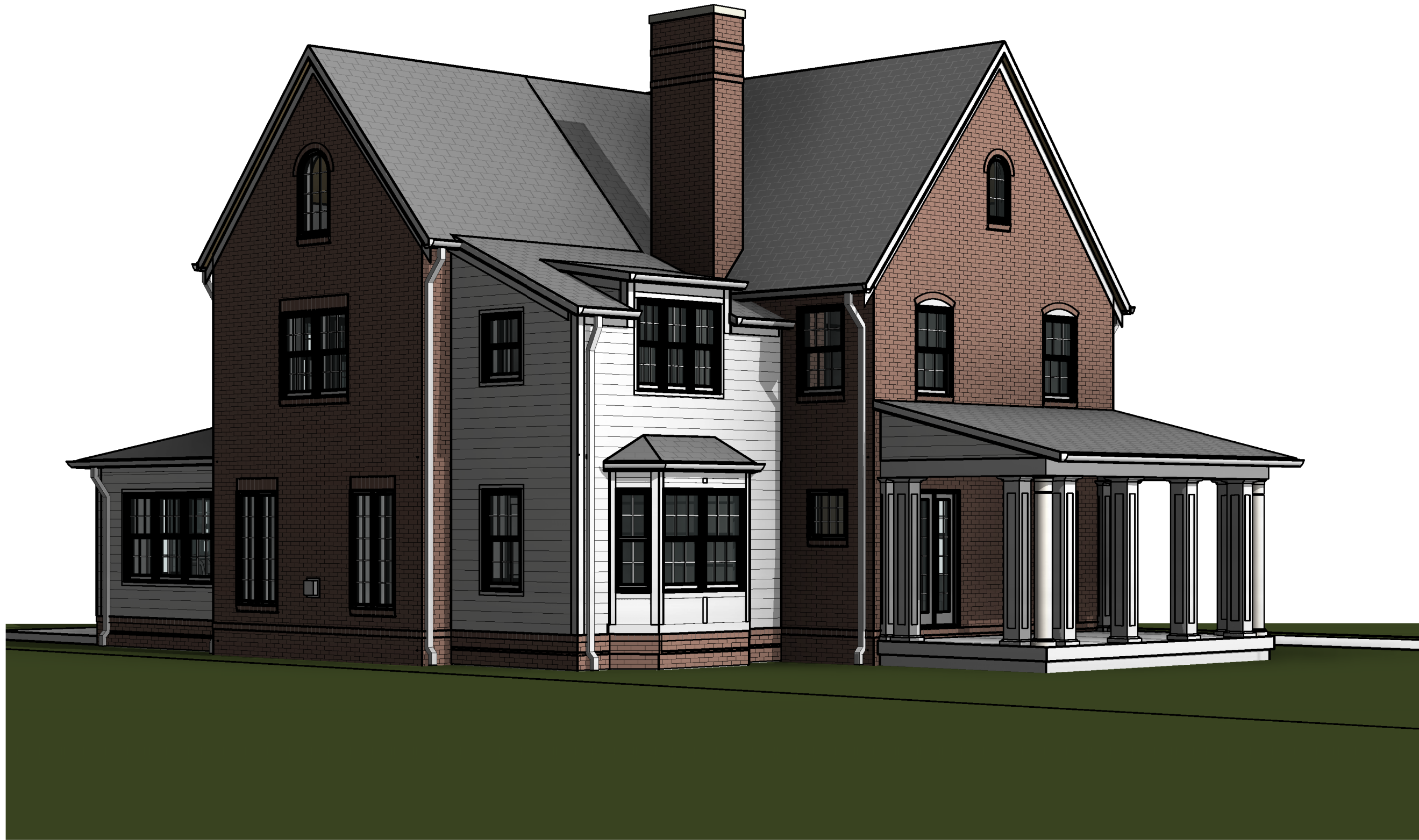
Project No: 23-0039

LOT SITE PLAN

SP1.1

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3D VIEWS

A10.1

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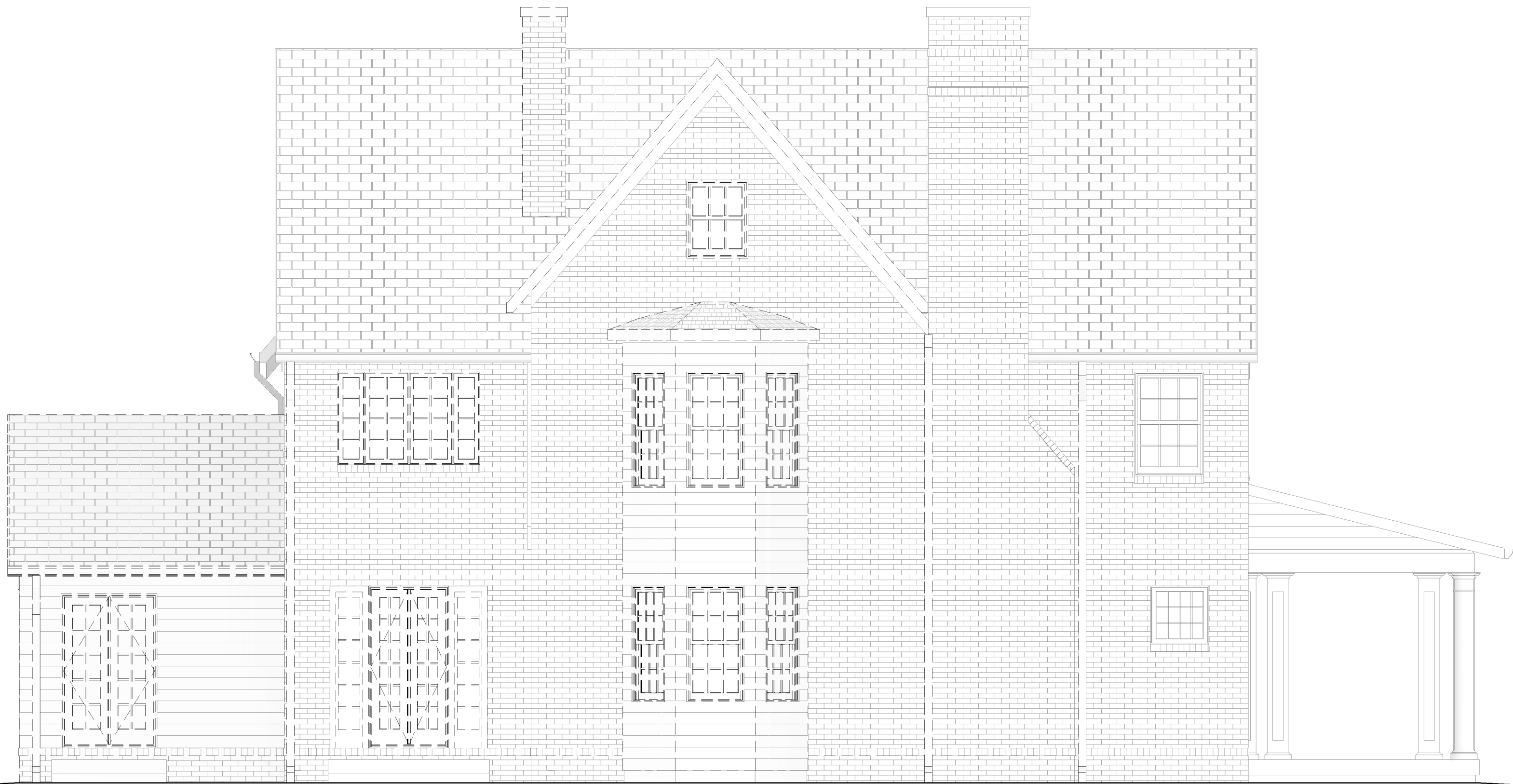
RIGHT ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



LEFT ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



REAR ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



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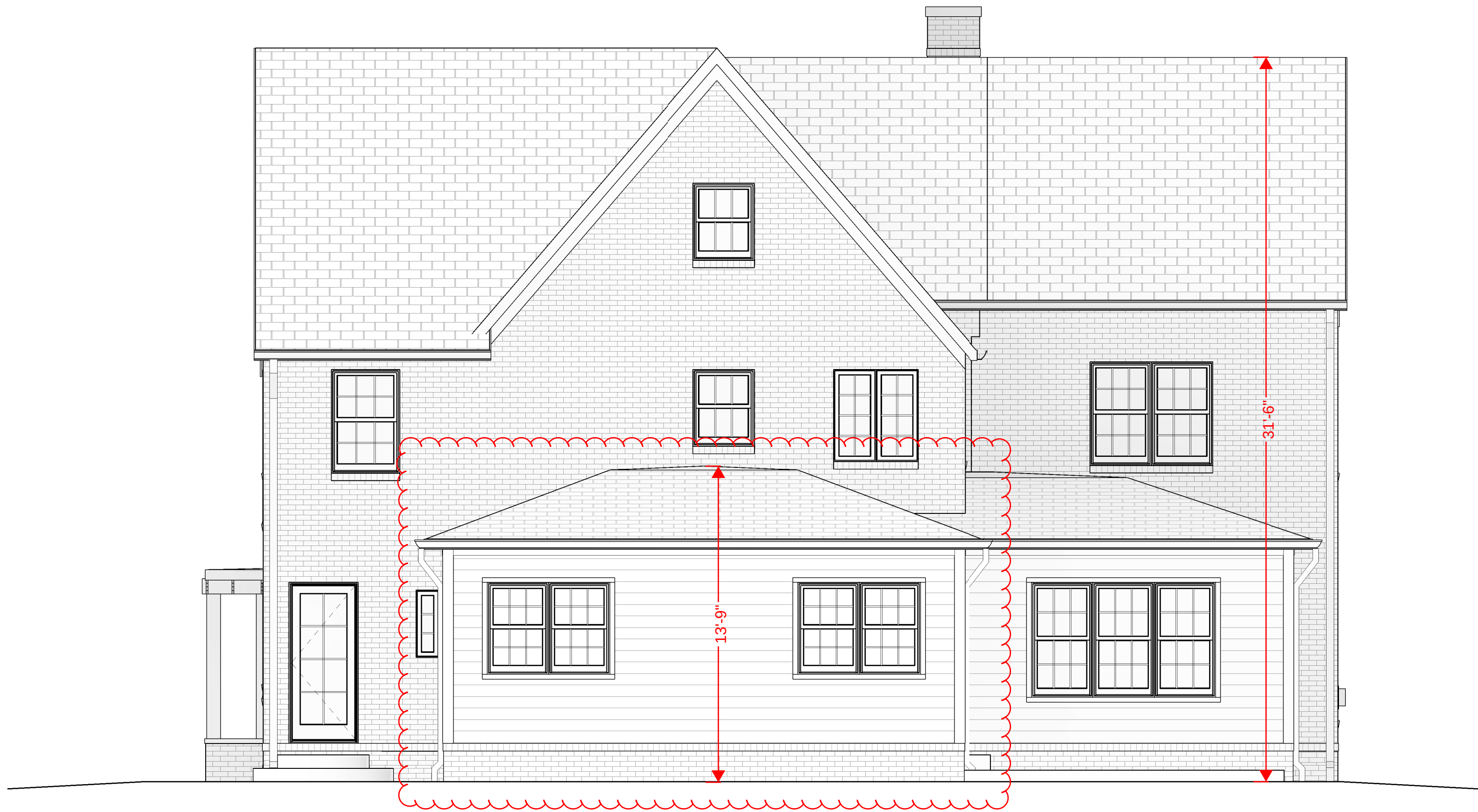
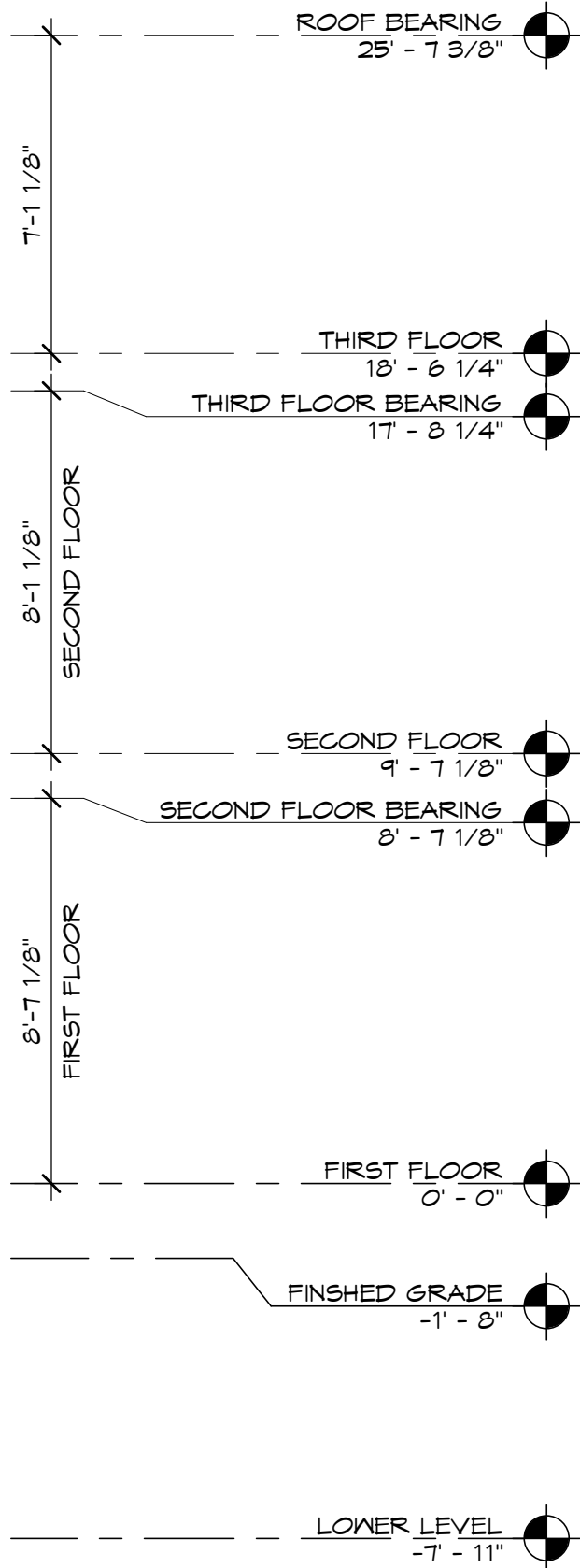
EXTERIOR
ELEVATIONS
EXISTING

A2.0



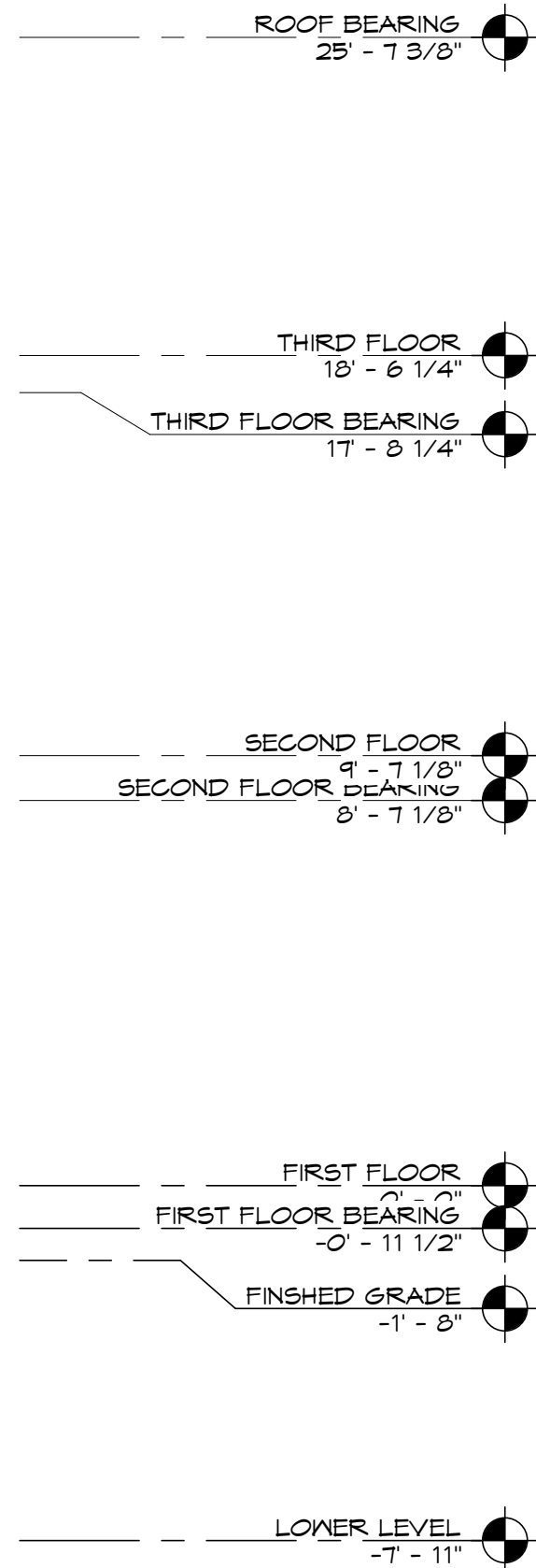
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



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EXTERIOR
ELEVATION

A2.1

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



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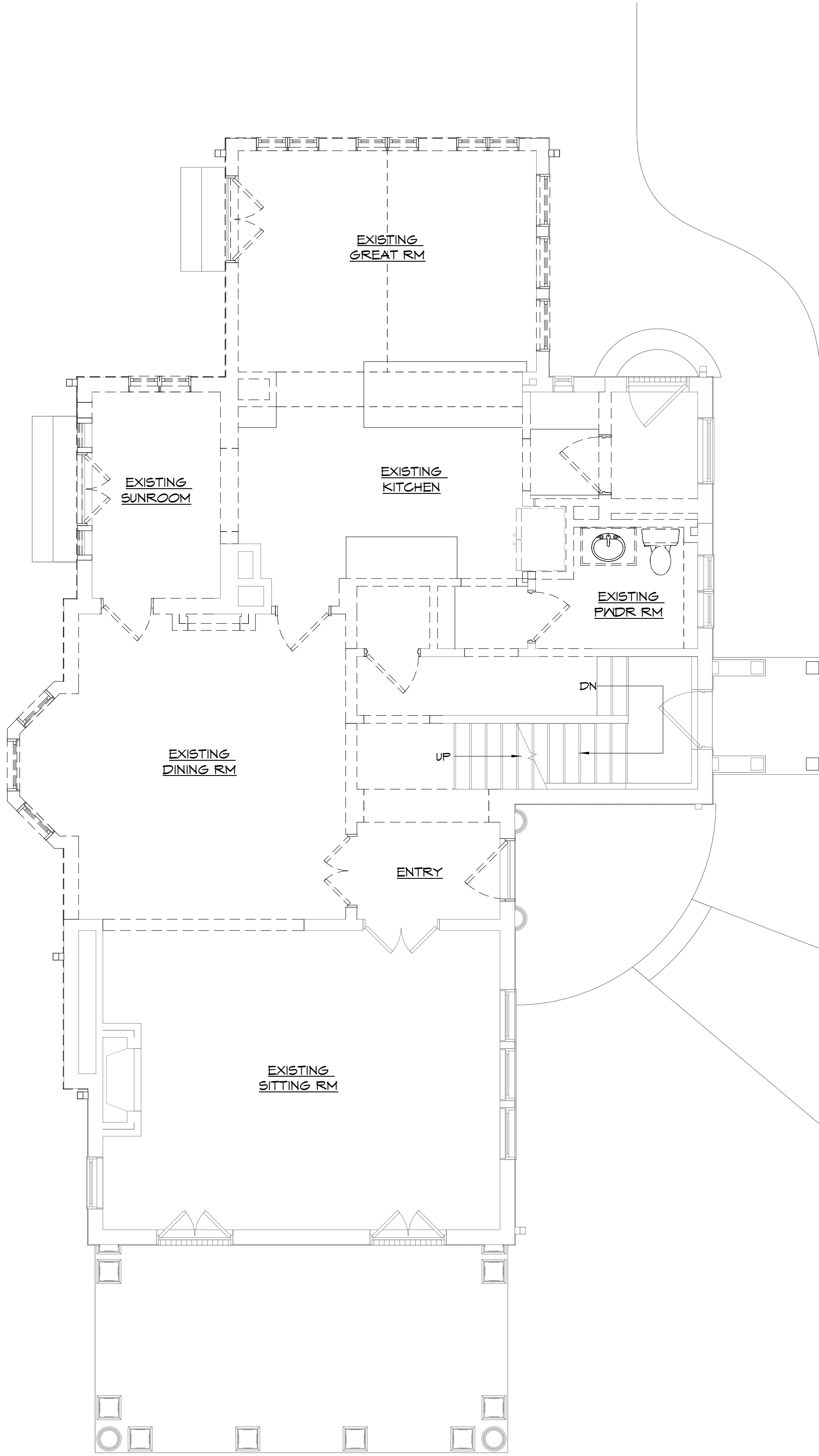
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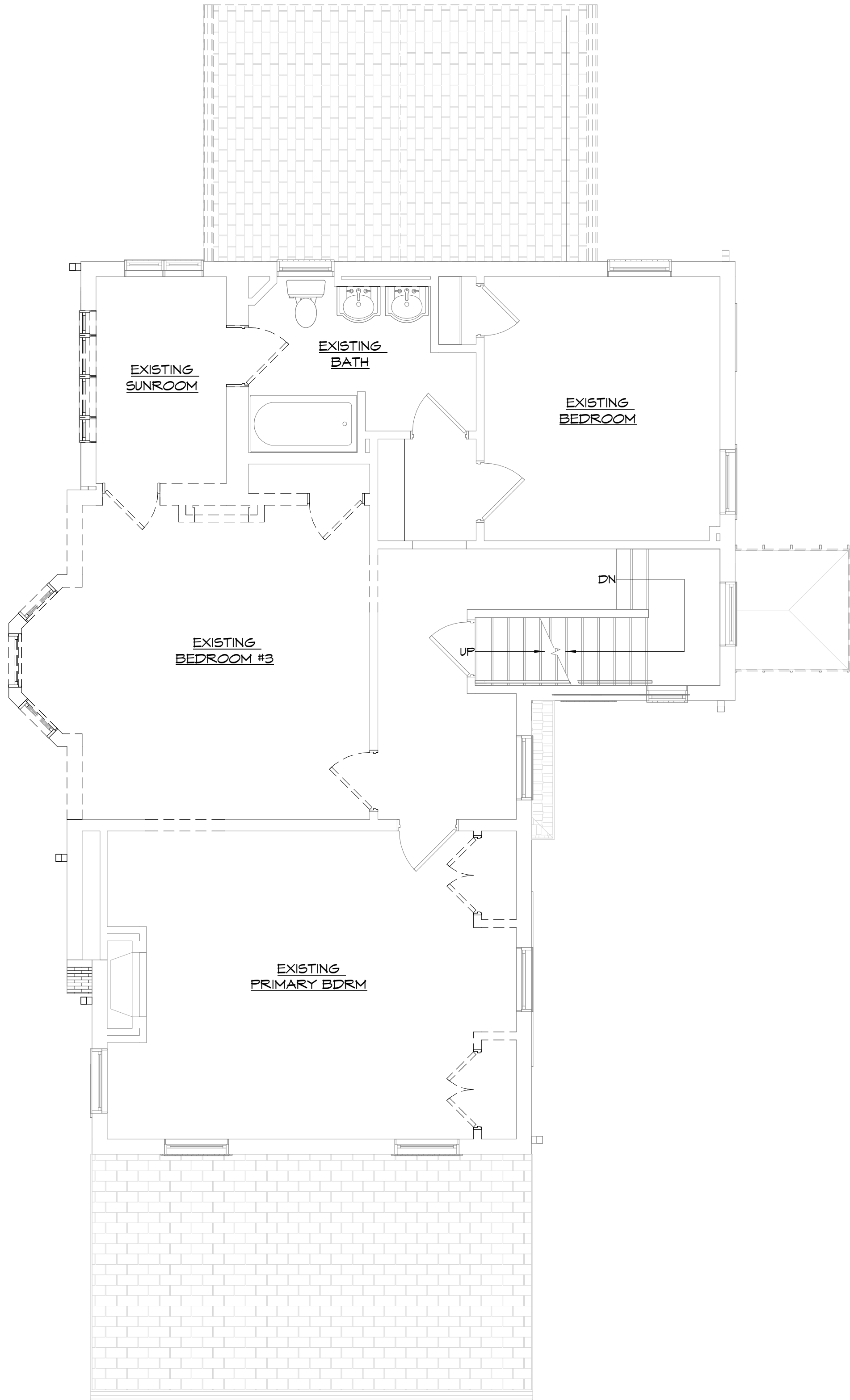
EXTERIOR
ELEVATION

A2.2



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR

SCALE: 1/4" = 1'-0"



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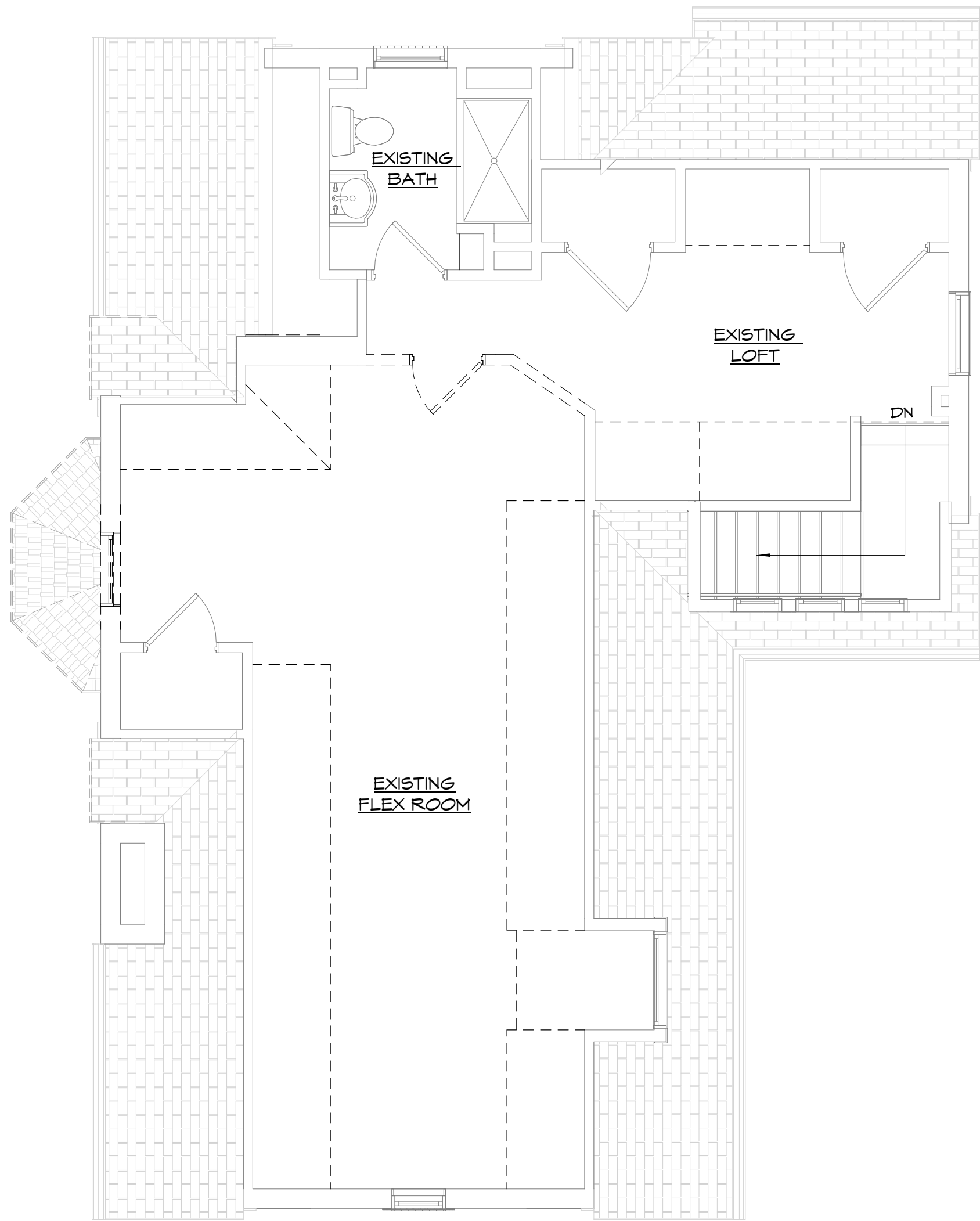
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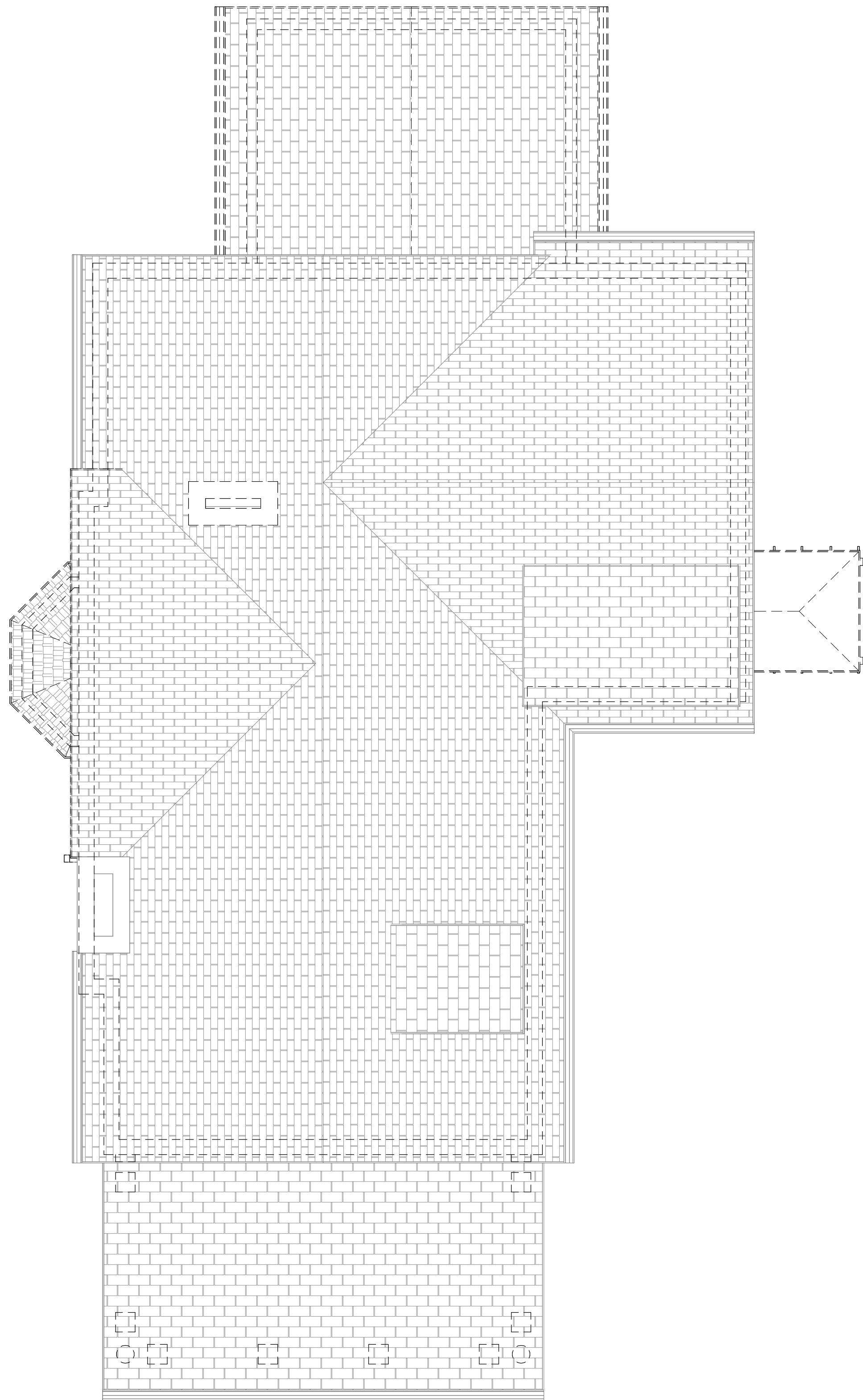
EXISTING/DEMO
FIRST & SECOND
FLOOR PLANS

A1.1



EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



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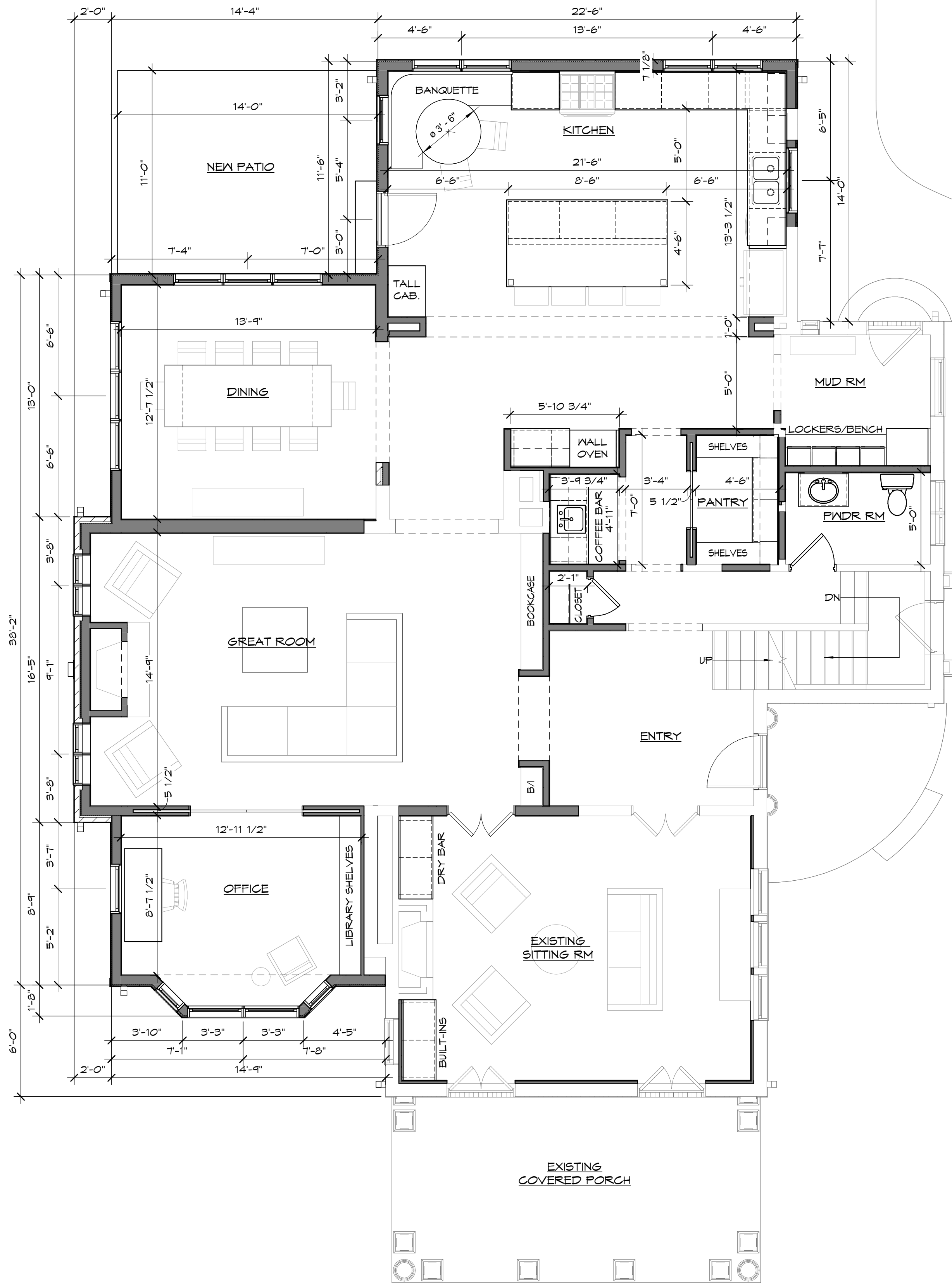
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EXISTING/DEMO
THIRD FLOOR &
ROOF PLAN

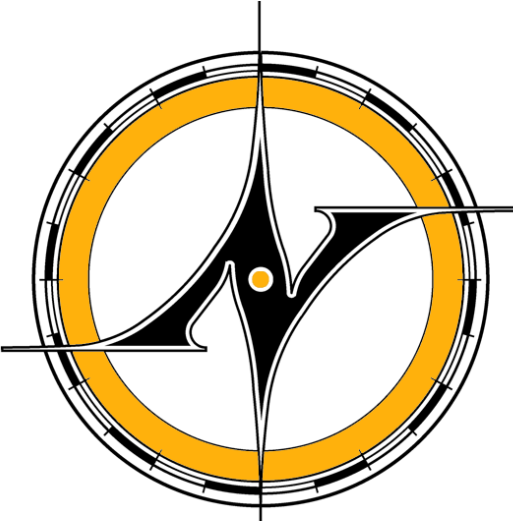
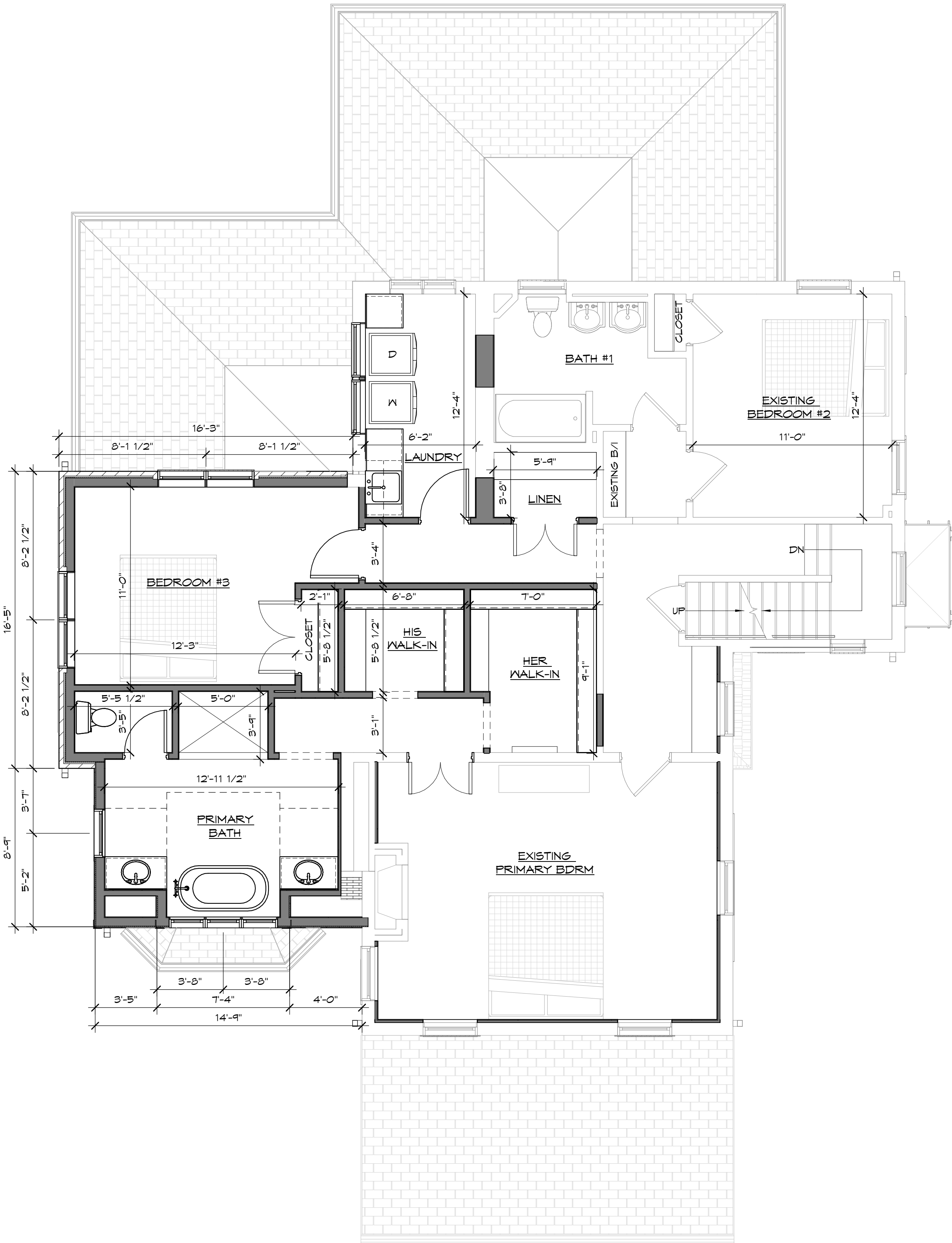
A1.2



FLOOR PLAN GENERAL NOTES

- INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. U.N.O.
 - EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. U.N.O.
 - INTERIOR DOORS ARE 6'-8" HIGH U.N.O.
 - SEE STRUCTURAL SHEETS FOR WINDOW, DOOR AND OPENING HEADER SIZES
 - GARAGE SHALL BE SEPARATED FROM RESIDENCE WITH 5/8" TYPE X GYPSUM BOARD APPLIED TO GARAGE SIDE OF COMMON WALLS AND CEILING. 20 MIN. FIRE RATED DOOR OR 1 3/4" SOLID WOOD DOOR REQUIRED BETWEEN RESIDENCE AND GARAGE.
- U.N.O. INDICATES "UNLESS NOTED OTHERWISE"
- SG INDICATES IMPACT RESISTANT GLAZING
- FAN INDICATES EXHAUST FAN
- F/L INDICATES EXHAUST FAN / LIGHT COMBO
- SD INDICATES SMOKE DETECTOR
- SC INDICATES COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR (SEPARATE SMOKE AND CARBON MONOXIDE DETECTORS MAY BE INSTALLED AT THIS LOCATION)

NOTE: ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE BATTERY BACKUP AND UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGY



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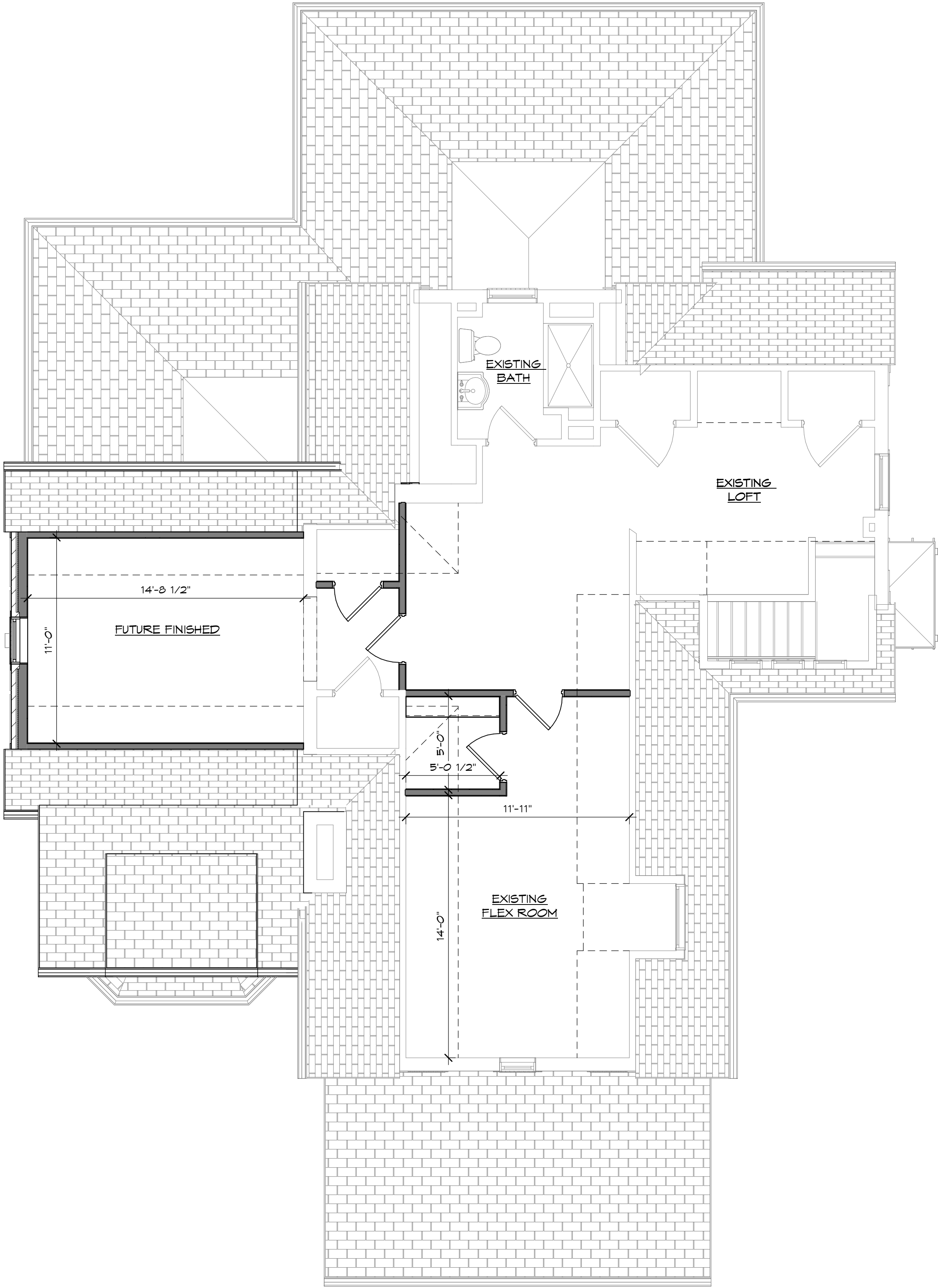
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FIRST & SECOND
FLOOR REMODEL
PLANS

A1.3



THIRD FLOOR PLAN - REMODEL

SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. U.N.O.

2. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. U.N.O.

3. INTERIOR DOORS ARE 6'-8" HIGH U.N.O.

4. SEE STRUCTURAL SHEETS FOR WINDOW, DOOR AND OPENING HEADER SIZES

5. GARAGE SHALL BE SEPARATED FROM RESIDENCE WITH 5/8" TYPE X GYPSUM BOARD APPLIED TO GARAGE SIDE OF COMMON WALLS AND CEILING. 20 MIN. FIRE RATED DOOR OR 1 3/4" SOLID WOOD DOOR REQUIRED BETWEEN RESIDENCE AND GARAGE.
- U.N.O. INDICATES "UNLESS NOTED OTHERWISE"

SG INDICATES IMPACT RESISTANT GLAZING

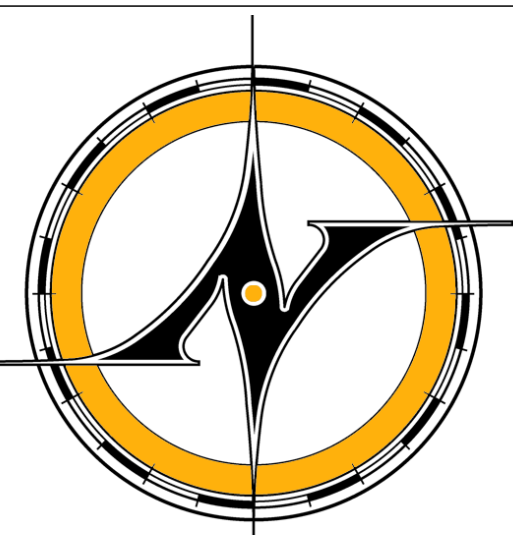
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Germain Residence
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THIRD FLOOR
REMODEL PLAN

A1.4

The Germain Residence - *Single Family Additon/ Remodel*

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Project No: 23-0039

COVER SHEET &
SITE LOCATION
INFORMATION

G0.0

Building Summary:

Structure:	2 - 1/2 Story, Single-Family Home
Exterior Wall:	
Foundation:	7'-0" Existing Rubble Foundation New 7'-0" Concrete Foundation Wall on Concrete Footer
First Floor:	8'-0" Wood Stud Walls
Second Floor:	8'-0" Wood Stud Walls
Floor Construction:	
Lower Level:	Concrete Slab
First Floor:	
Second Floor:	
Roof Construction:	Pre-Engineered Wood Trusses & Conventional Framing

Scope of Work:

This project shall consist of design and construction drawing preparation for an addition and interior remodel for the above two-story single-family home with approximately 3,400 finished square feet, with a detached garage. The addition work will include a new great room, office and dining area on the first floor. A re-design of the second floor to allow for an ensuite for the owner's bedroom with bath and two walk-in closets, an additional guest bedroom and new bath will be included in the addition. Third floor attic area will be added, but as unfinished space. The interior remodel will include a new expanded kitchen, pantry and mud room. Upstairs the existing guest bedrooms and bath will be updated. The exterior of the home will maintain the existing style with matching exterior materials, trim and detailing.

Drawing List:

Sheet:	Sheet Name:		
G0.0	COVER SHEET & SITE LOCATION INFORMATION		
SP1.1	LOT SITE PLAN		
A1.1	EXISTING/DEMO FIRST & SECOND FLOOR PLANS		
A1.2	EXISTING/DEMO THIRD FLOOR & ROOF PLAN		
A1.3	FIRST & SECOND FLOOR REMODEL PLANS		
A1.4	THIRD FLOOR REMODEL PLAN		
A1.5	ROOF PLAN & ATTIC VENTILATION		
A2.0	EXTERIOR ELEVATIONS EXISTING		
A2.1	EXTERIOR ELEVATION		
A2.2	EXTERIOR ELEVATION		
A10.1	3D VIEWS		

Project Areas:

Existing Living Area:		Outdoor Living Area:	
First Floor - Existing	1,277 SF	Existing Front Porch	198 SF
Second Floor - Existing	1,099 SF	New Patio	154 SF
Third Floor - Existing	761 SF	Entry Porch	73 SF
Total	3,136 SF	Total	426 SF
	533 square feet		
	2,909 square feet		
New Living Area:			
First Floor - Addition	696 SF		
First Floor - Existing	1,277 SF		
Second Floor - Addition	360 SF		
Second Floor - Existing	1,099 SF		
Third Floor - Addition	181 SF		
Third Floor - Existing	761 SF		
Total	4,373 SF		
	120 square feet		
	533 square feet		
	4,085 square feet		

General Requirements:

- Builder shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
- Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- Use of these Documents beyond the construction of a single family home, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
- Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to upper floors are included. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted and two-story spaces are not included. We adhere to the National ANSI Standard Z765, as recognized by the National Association of Home Builders.
- The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

Building Code Information:

Applicable Codes:	
Building Code:	Residential Code of Ohio (RCO) - 2019
Mechanical Code:	Residential Code of Ohio (RCO) - 2019
Plumbing Code:	Residential Code of Ohio (RCO) - 2019
Electrical Code:	National Electrical Code - 2017
Energy Code	☒ Residential Code of Ohio (RCO)-2019 Prescriptive ☐ Residential Code of Ohio (RCO)-2019 OHBA Alt. Path A ☐ Residential Code of Ohio (RCO)-2019 OHBA Alt. Path B ☐ IECC 2018 - HERS REM/Rate (By Others)

Climate & Geographic Design Criteria:

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Temp	Ice Shield Underlayment Required	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Depth	Termite	Decay				
20	107	B	Severe	36"	Moderate to Heavy	Slight to Moderate	5	Yes	2000	50

Street Elevation





Revised: May 2023

Certification of Notice

Applicant Name: Greg Miller

Location of property subject to BZAP request: 2040 Tremont Road

This application will be heard by the Board of Zoning and Planning on: 02/21/2024

Describe activity which requires Board of Zoning and Planning review:

We are submitting for a variance to build an addition on the home located at 2040 Tremont.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2030 Tremont	Stacy Lilly	9589071052701430763913	1/23/2024
2020 Tremont	Randy Dean Lorri Gorno	9589071052701430763906	1/23/2024
2050 Tremont	Matthew & Maria Whisler	9589071052701430763890	1/23/2024
2025 Tremont	Daniel & Robin Roe	9589071052701430763937	1/23/2024
2035 Tremont	Mark & Leslie Heath	9589071052701430763944	1/23/2024
2075 Fairfax	Kurt & Elizabeth Yoder	9589071052701430763951	1/23/2024
2069 Fairfax	Brent & Elizabeth Taggart	9589071052701430763968	1/23/2024
2061 Fairfax	Jan & Inge Schwab	9589071052701430763975	1/23/2024
2055 Fairfax	William & Barbara Weaver	9589071052701430763982	1/23/2024
2047 Fairfax	Peter & Jarmila Banovic	9589071052701430763999	1/23/2024
2041 Fairfax	Heidi & Kevin Munc	9589071052701430763920	1/23/2024
Applicant Signature: 			Date: <u>1/23/2024</u>

Date: January 23, 2024

To:

Please be advised that John and Taylor Germain have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2040 Tremont Road, Upper Arlington, Ohio 43221.

The zoning variances include:

- Reducing the north side yard setback from 8'-0" to 5'-0".
- Reducing the rear yard setback from 40'-0" to 32'-10" (The current home has a setback of 35'-7")
- The existing 3rd floor space is currently over the 33% of 2nd floor square footage max. We are adding both 2nd and 3rd floor area and will still be over the max sf.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, February 21, 2024 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com/. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,
Greg Miller

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: February 21, 2024

Subject: 2181 Arlington Avenue (VAR-09-24) - To allow an addition to encroach up to 2'-6" 3'-10" into the 37'-6" rear yard setback, up to 2'-3" into the side yard longwall setback, and up to 3'-6" into the rear yard profile.

Site Description/History

The subject property, 2181 Arlington Avenue, is located on the southwest side of the street, at the terminus of Suffolk Road. The property is rectangular in shape, with 70 feet of frontage and 150 feet of depth, similar to others in the neighborhood. It is platted as Lot #12, Block #71 of the Upper Arlington subdivision and is a Contributing Structure in the Historic District. The property is zoned R-1c, One-Family Residence District. A 1.5-story, stone and stucco home was built in 1941 with a detached garage in the rear yard. The home sits 21 feet behind the 40-foot platted front yard setback and is compliant with all setback and coverage requirements.

The applicant attended the November 1, 2023 BZAP Work Session to get feedback on their plan before applying for a variance. The Board did not have major concerns with the one-story portion of the addition but did encourage the applicant to look at additional options for the two-story portion that better aligned with the code and the massing of the main home.

Proposal

Since the Work Session, the two-story portion of the addition has been modified to include an irregular hipped roof at the front and rear of the addition that reduces the area of projection into the rear yard profile. The roof angle remains the same as the existing main roof (45 degrees). The rear yard setback was also corrected on the plans, which originally showed a 40-foot setback when it is actually 37'-6".

The proposal includes an addition to the side and rear of the home for an attached garage and additional living space on the first and second floors. Along the side yard of the home, the addition is one-story and a maximum of 11 feet in height, while the portion to the rear of the home increases to two stories and 31 feet in height. This is approximately 5'-6" taller than the main home (25'-6"). Approximately 140 square feet of the addition encroaches over the rear yard and side yard longwall setbacks. The addition will be finished with stucco to complement the existing stone and stucco home. The plan is compliant with all other building setback and coverage limitations.



Zoning Code Requirements

- To allow an addition to encroach up to 3'-10" into the 37'-6" rear yard setback ([Article 5.02](#));
- To allow an addition to encroach up to 2'-3" into the side yard longwall setback (Article 5.02); and
- To allow an addition to project up to 3'-6" into the rear yard profile (Article 5.02).

The City's third-party architect shared the following comments in relation to the massing of the addition (see related sketch in attachments): *"I'm having a hard time understanding how the proposed solution was generated. The shape of the addition seems incredibly contrived to me (inappropriate for the existing home). Why not simply extend the existing main roof and add big shed roof dormers on the side? It appears that new shed roof dormers would pick up much more interior space than the proposed submittal."*

The applicant's architect responded: *"Extending the main house roofline creates narrow rooms with the existing roof slope. Large dormers would indeed be quite large and we lose the space in the corners as functional space. We still have knee walls in this concept but we don't lose as much sidewall space."*

The homeowner has noted to Staff that they would be open to considering a 1.5-story addition with dormers, similar to the recommendation from the third-party architect.

Alternatives

The applicant could explore options for a 1.5-story addition that aligns with the massing of the main home and may reduce the projection into the rear yard profile. Additionally, a compliant addition to the front of the home could be possible. However, this would significantly alter the front facade of this historic home, which is not recommended.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. In this case, Staff has found the siting of the home, 21 feet behind the front yard setback, creates a condition that limits options for a compliant addition while preserving the historic features of the home. Staff also appreciates the homeowner modifying the design to better meet the rear yard profile requirement. However, Staff and the City's third-party architect share concerns with the two-story nature of the addition on a home with a 1.5-story massing profile, especially given the historic nature of the home and neighborhood. Therefore, Staff would be supportive of a 1.5-story design that does not exceed the height of the main home. The Board may consider Findings #1 and #3 with this application.

Attachments

1.	2181 Arlington Ave Variance App
2.	2181 Arlington Ave - City Arch Comments 2.13.24
3.	2181 Arlington Ave Revised Elevations 2.13.24
4.	BZAP Staff Report Pics - 2181 Arlington Avenue



5.	2181 Arlington Ave - Revised Plans 2.20.24
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24-311

Variance Application

Status: Active

Submitted On: 1/24/2024

Primary Location

2181 ARLINGTON AV
UPPER ARLINGTON, OH
43221

Owner

BIRD JUSTIN AND LAUREN
ARLINGTON 2181
COLUMBUS, OH 43221

Applicant

 Justin Bird
 614-214-2358
 justinbird7@gmail.com
 2181 Arlington Ave.
Columbus, oh 43221

BZAP Information

BZAP Case

VAR-09-24

Status

Pending

BZAP Determination Date

02/21/2024

Vote Tally

Primary Variance

Rear yard

Findings of Fact for Approval/Denial

Variance Request

To allow an addition to encroach up to 3'-6" into the 37'-6" rear yard setback, up to 2'-3" into the side yard longwall setback, and up to 3'-2" into the rear yard profile.

BZAP conditions

Variance Information

Describe Variance Request ?

The request will be for an addition to encroach into the rear yard setback, rear yard profile, and into the side yard (longwall) setback.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

Homes along this block of Arlington Ave. were setback +/- 20' from their front yard setback, diminishing the buildable area within the rear yard setback of the home. It would not be appropriate to build to the front of the home due to its contributing historical nature and consistent setbacks to other homes on the block.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

No. Three of the homes that we share a rear property line with (and that front on Fairfax) have all made additions to the rear of their homes. Since these homes were built to their front yard setbacks, their buildable envelop to the back was not diminished.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

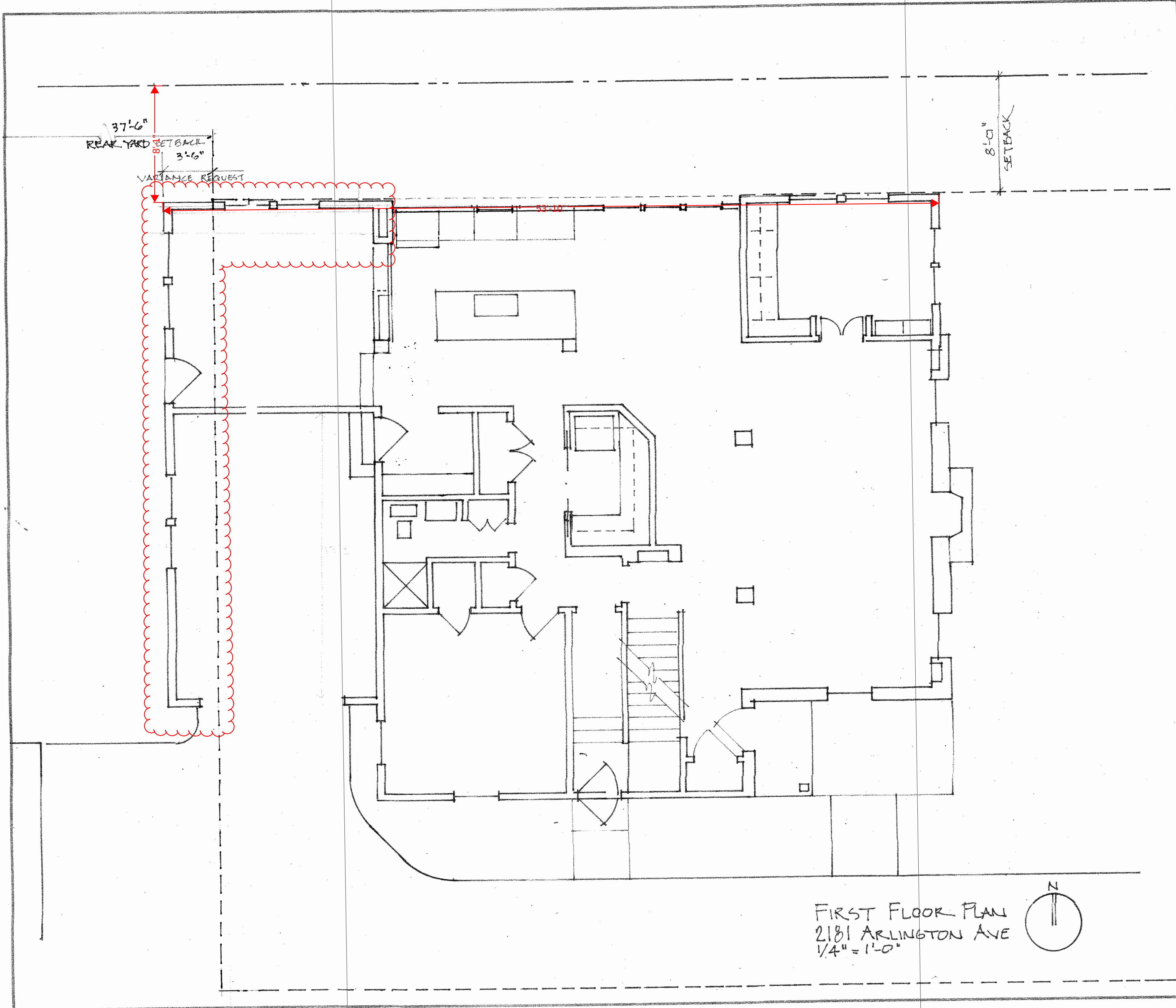
No. The program that we are proposing is consistent with other homes in the neighborhood. Most of the homes around our immediate periphery have made additions which are consistent to what we are proposing.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes. Since presenting the plans to the informal review board, we have made alterations to the rear yard profile and the 'longwall' elevation. We will need the encroachment variance into the rear yard setback in order to accomplish our building program.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

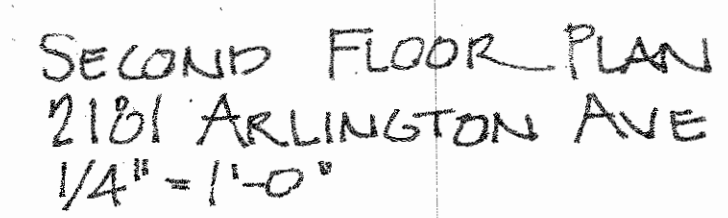
Without the variances, the property would remain a 1-1/2 story home with two bedrooms upstairs. This does not meet the needs of a family of four.



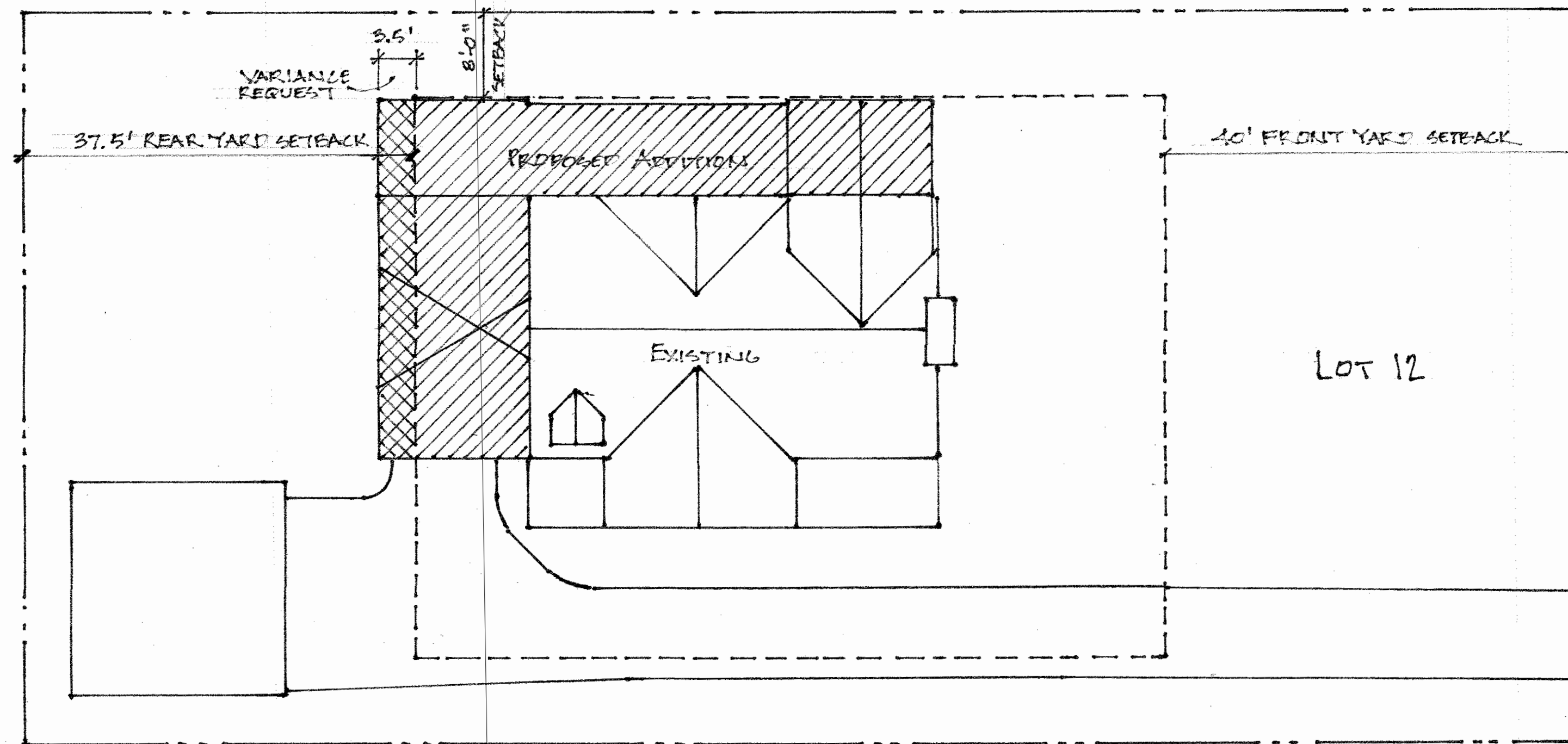
FIRST FLOOR PLAN
2181 ARLINGTON AVE
1/4" = 1'-0"



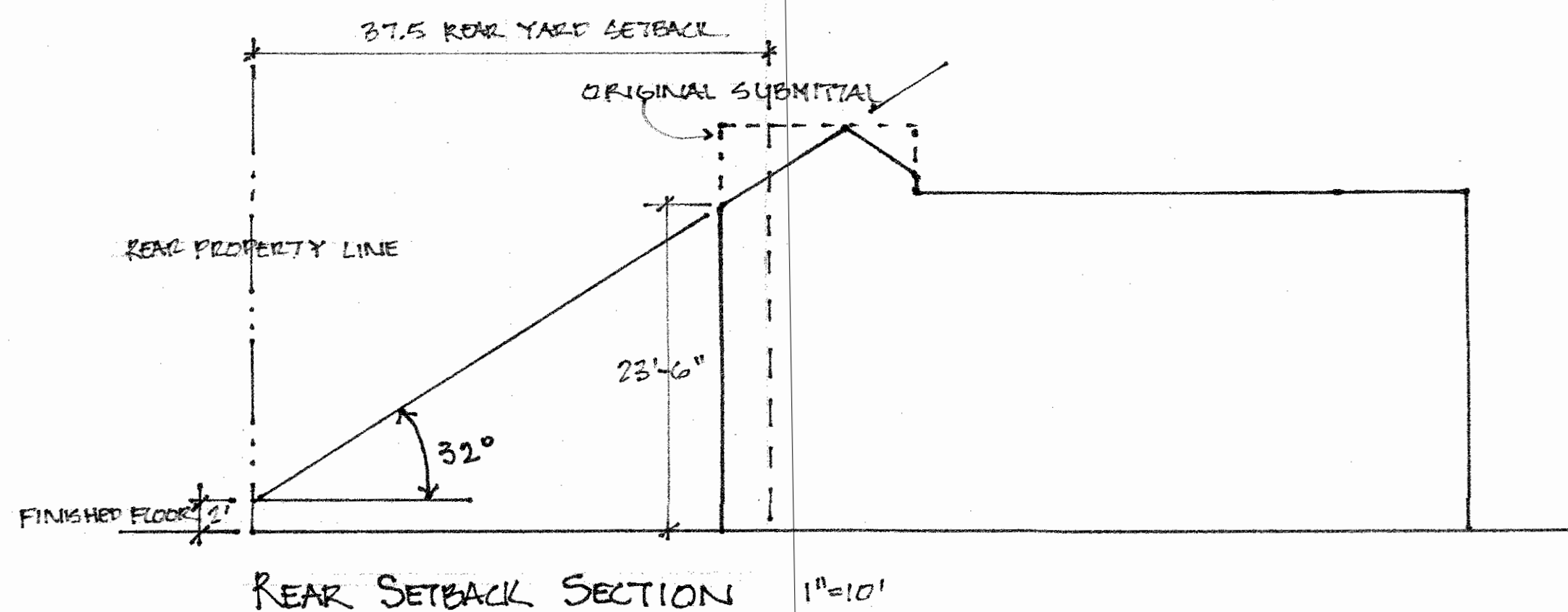
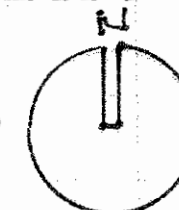
REVISIONS		BY
RESIDENCE OF JUSTIN & LAUREN BIRD		UPPER ARLINGTON OHIO
2181 ARLINGTON AVENUE		
Date		
Scale		
Drawn		
Job		
Sheet		
Of		Sheets



RESIDENCE OF JUSTIN & LAUREN BIRD 2181 ARLINGTON AVENUE UPPER ARLINGTON OHIO	Date
	Scale
	Drawn
	Job
	Sheet
Of	Sheets



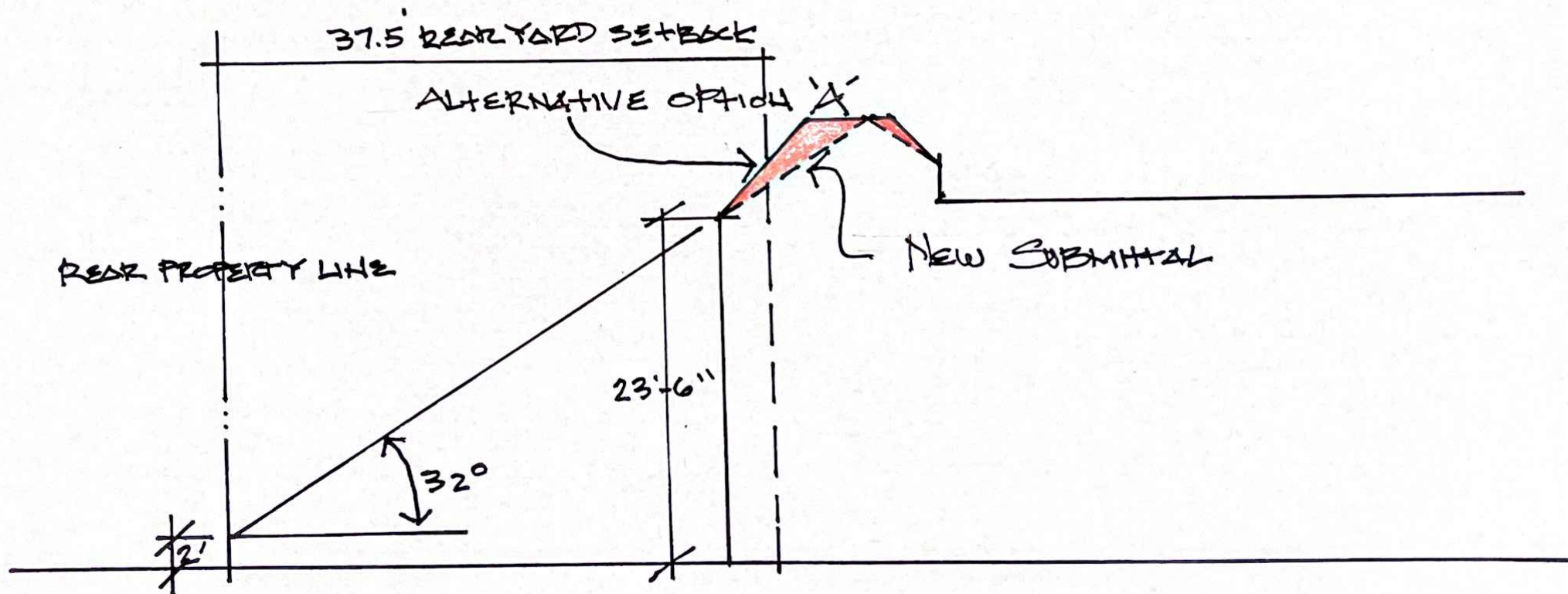
SITE PLAN
1"=10'



REVISIONS	BY

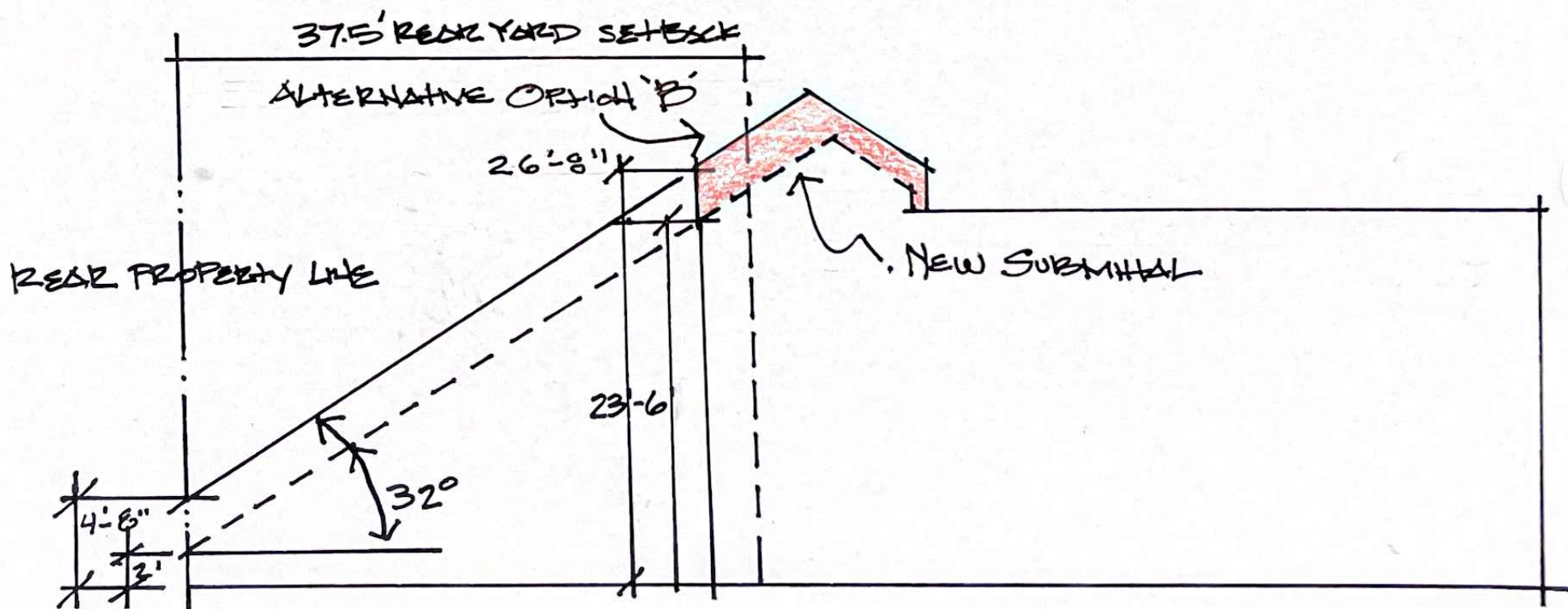
RESIDENCE OF JUSTIN & LAUREN BIRD
2181 ARLINGTON AVENUE UPPER ARLINGTON OHIO

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Of	Sheets



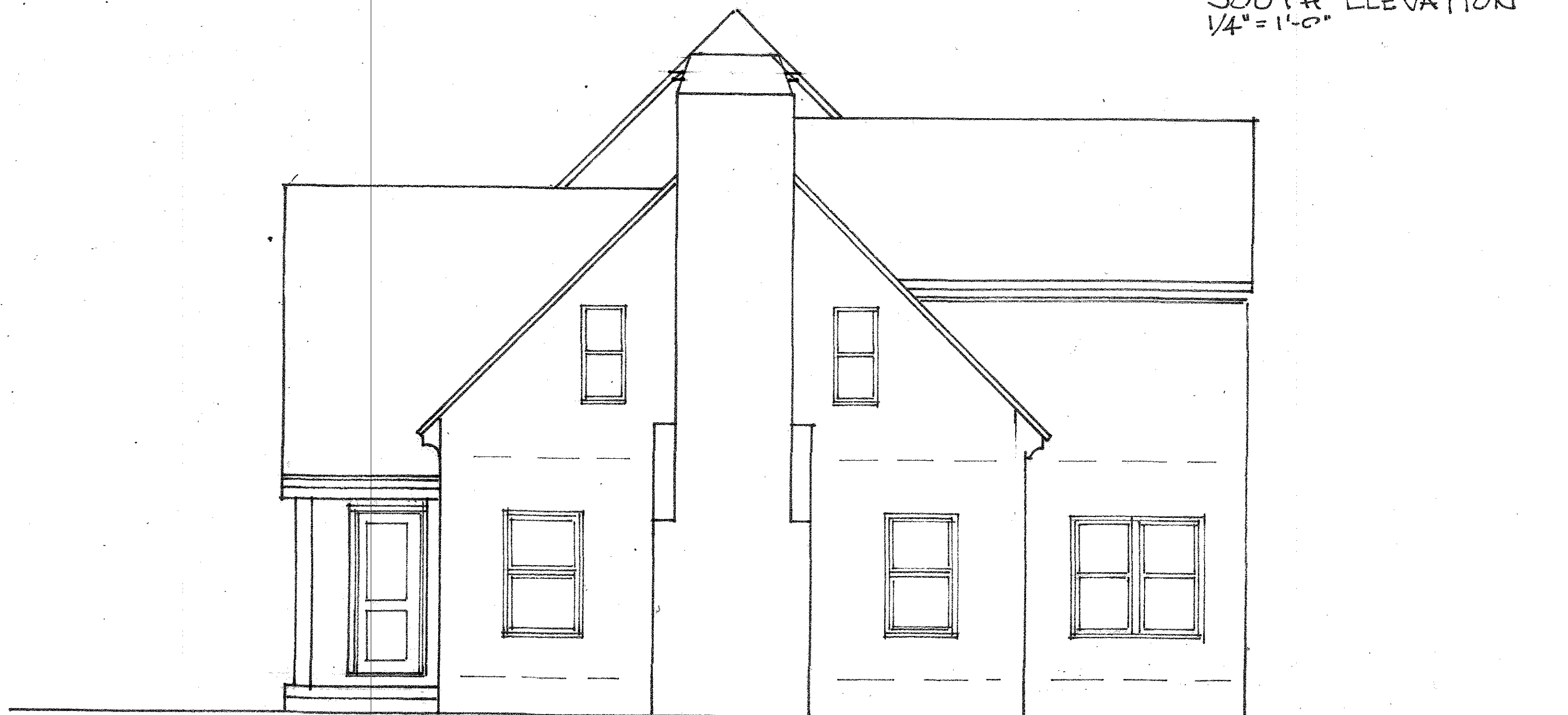
REAR SETBACK SECTION ALT. OPT. A

1" = 10'





SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

RESIDENCE OF JUSTIN & LAUREN BIRD
2181 ARLINGTON AVENUE UPPER ARLINGTON OHIO

Date
Scale
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Of Sheets



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

RESIDENCE OF JUSTIN & LAUREN BIRD
2181 ARLINGTON AVENUE UPPER ARLINGTON OHIO

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

Revised: May 2023

Certification of Notice

Applicant Name: Justin and Lauren Bird

Location of property subject to BZAP request: 2181 Arlington Ave., UA, OH., 43221

This application will be heard by the Board of Zoning and Planning on: 2/21/2024

Describe activity which requires Board of Zoning and Planning review:

The request will be for an addition to encroach into the rear yard setback, rear yard profile, and into the side yard (longwall) setback.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2161 Arlington Ave., UA, OH 43221	Sherman Hanna & Suzanne Lindamood		1/23/2024
2172 Fairfax Road, UA, OH 43221	Robert and Laura Geil		1/23/2024
2154 Fairfax Road, UA, OH 43221	John and Elizabeth Easton		1/23/2024
1210 Stanhope, Columbus, OH., 43221	Christopher Conie		1/23/2024
3145 N. High Street, Columbus, OH., 43202	2164 Arlington LLC		1/23/2024
2144 Fairfax Road, UA, OH. 43221	Orin and Jessica Hemminger		1/23/2024
2187 Arlington Ave., UA, OH 43221	William and Rachael Sorboro		1/23/2024
2201 Arlington Ave., UA, OH. 43221	Dan and Alicia Shaw		1/23/2024
2065 Tewksbury Road, UA, OH., 43221	Kristin Robbins		1/23/2024
2164 Fairfax Road, UA, OH. 43221	Matthew and Elizabeth O'Donnell		1/23/2024
Applicant Signature:			Date:

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☐ Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$5.08	

Sent To: 21604 LINDA G. HALL LLC
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3145 Holliston Street
City, State, ZIP+4®: Columbus, OH 43202

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Street and Apt. No., or PO Box No.
21604 FAIRFAX ROAD
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Sent To: Kristy Robbins
Street and Apt. No., or PO Box No.
2065 Leukersburg Road
City, State, ZIP+4®: Columbus, OH 43221

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Sent To: Sorbora
Street and Apt. No., or PO Box No.
2187 Sawdust Ave.
City, State, ZIP+4®: Columbus, OH 43221

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Sent To: Christopher Caine
Street and Apt. No., or PO Box No.
1210 Stallings Drive
City, State, ZIP+4®: Columbus, OH 43221

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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To: Dal & Alicia Shaw
Street and Apt. No., or PO Box No.
2201 Sawdust Ave.
City, State, ZIP+4®: Columbus, OH 43221

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Sent To Robert & Laura Gell
Street and Apt. No., or PO Box No. 2172 Fairfax Road
City, State, ZIP+4® OK OHIO 43221

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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To Paul & Jessica Hammer
Street and Apt. No., or PO Box No. 2144 Fairfax Road
City, State, ZIP+4® OK OHIO 43221

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To Matthew & Elizabeth Lindner
Street and Apt. No., or PO Box No. 2161 Arlington Ave.
City, State, ZIP+4® OK OHIO 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To John & Elizabeth Epton
Street and Apt. No., or PO Box No. 2134 Fairfax Road
City, State, ZIP+4® OK OHIO 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Justin and Lauren Bird
2181 Arlington Ave.
Columbus, OH. 43221
(614) 214-2358

01.24.2024

Kristin Robbins
2065 Tewksbury Road
Upper Arlington, OH., 43221

Dear Kristin,

A variance application will be heard for the property at 2181 Arlington Avenue by the Upper Arlington Board of Zoning and Planning (BZAP) on Wednesday, February 21, 2024, at 6 PM at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, OH 43221. The request will be for an addition to encroach into the rear yard setback, rear yard profile, and into the side yard (longwall) setback. A hardship exists for accommodating this variance because the home was setback 20 feet from the front yard setback.

We would be happy to discuss our plans with you over the phone or in person. Please feel free to reach out to Justin at the contact number above.

Thank you,

Justin and Lauren Bird

Preferred Roofline

Roofline under 32 degree rear profile

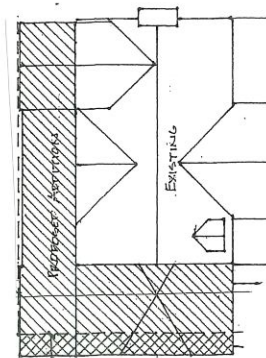


SOUTH ELEVATION
1/4" = 1'-0"

SUBMITTED SCHEME

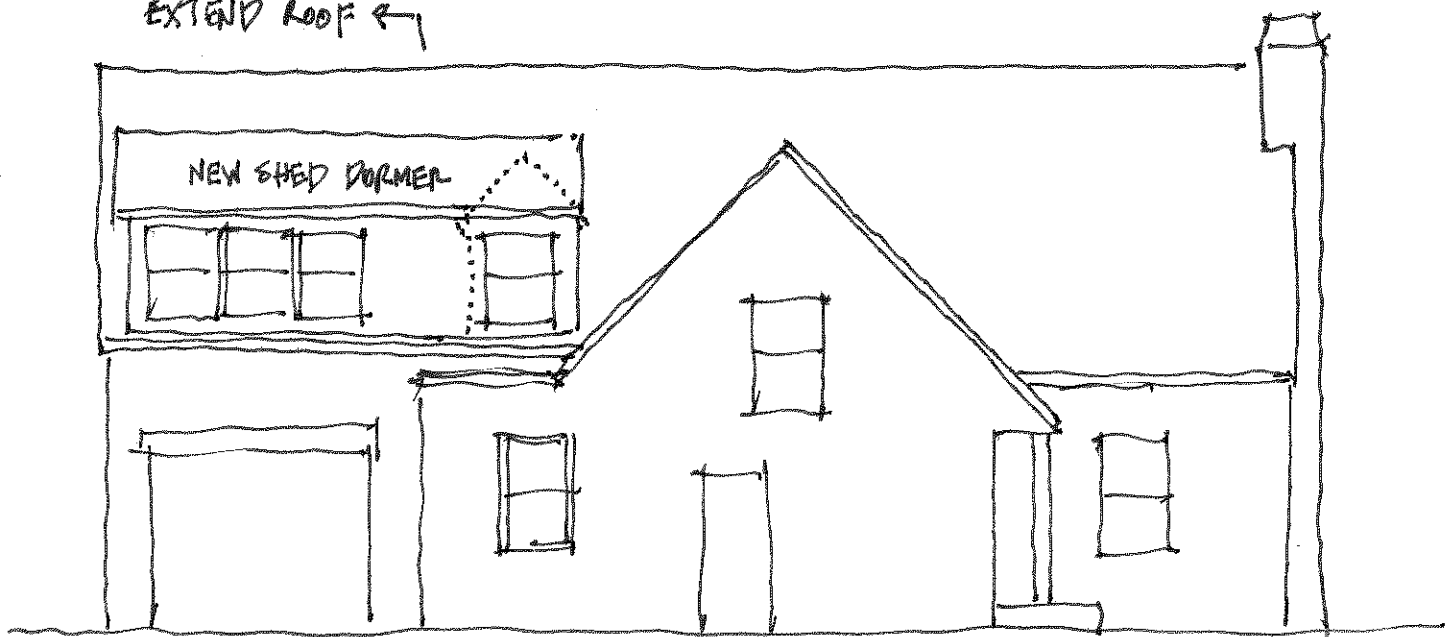


WEST ELEVATION
1/4" = 1'-0"

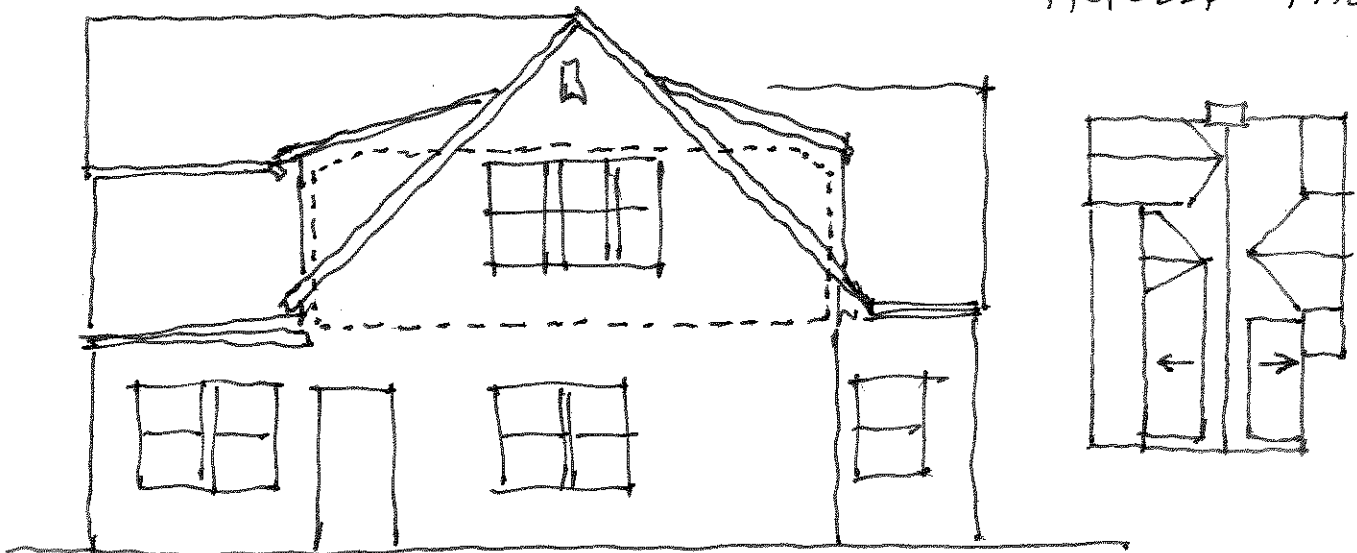


NORTH ELEVATION
1/4" = 1'-0"

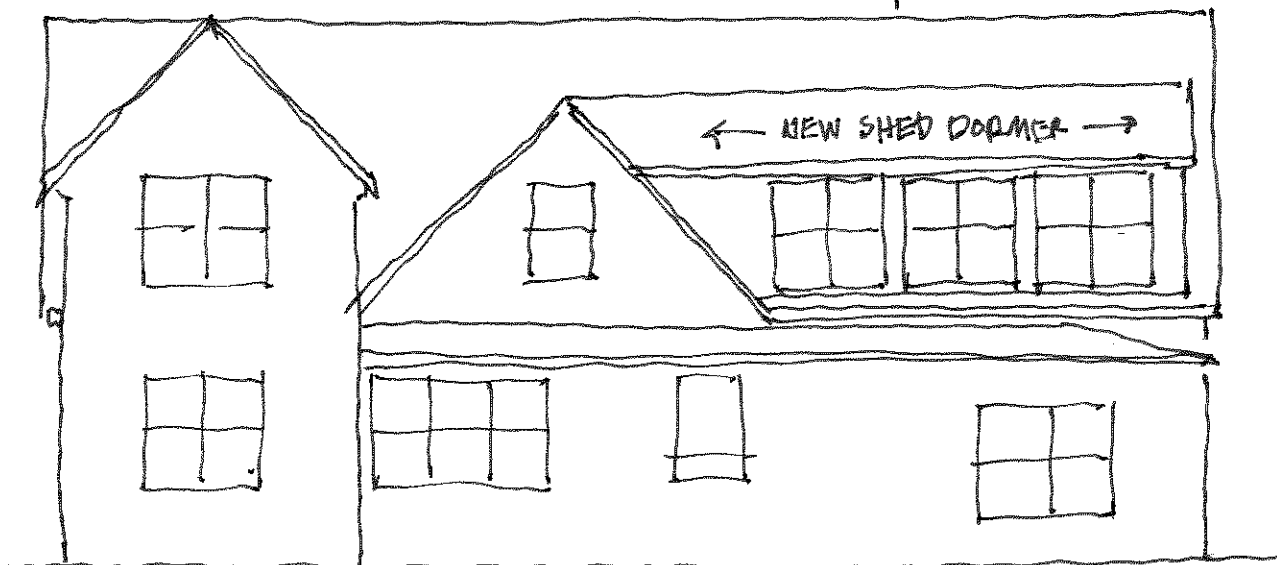
EXTEND ROOF ←

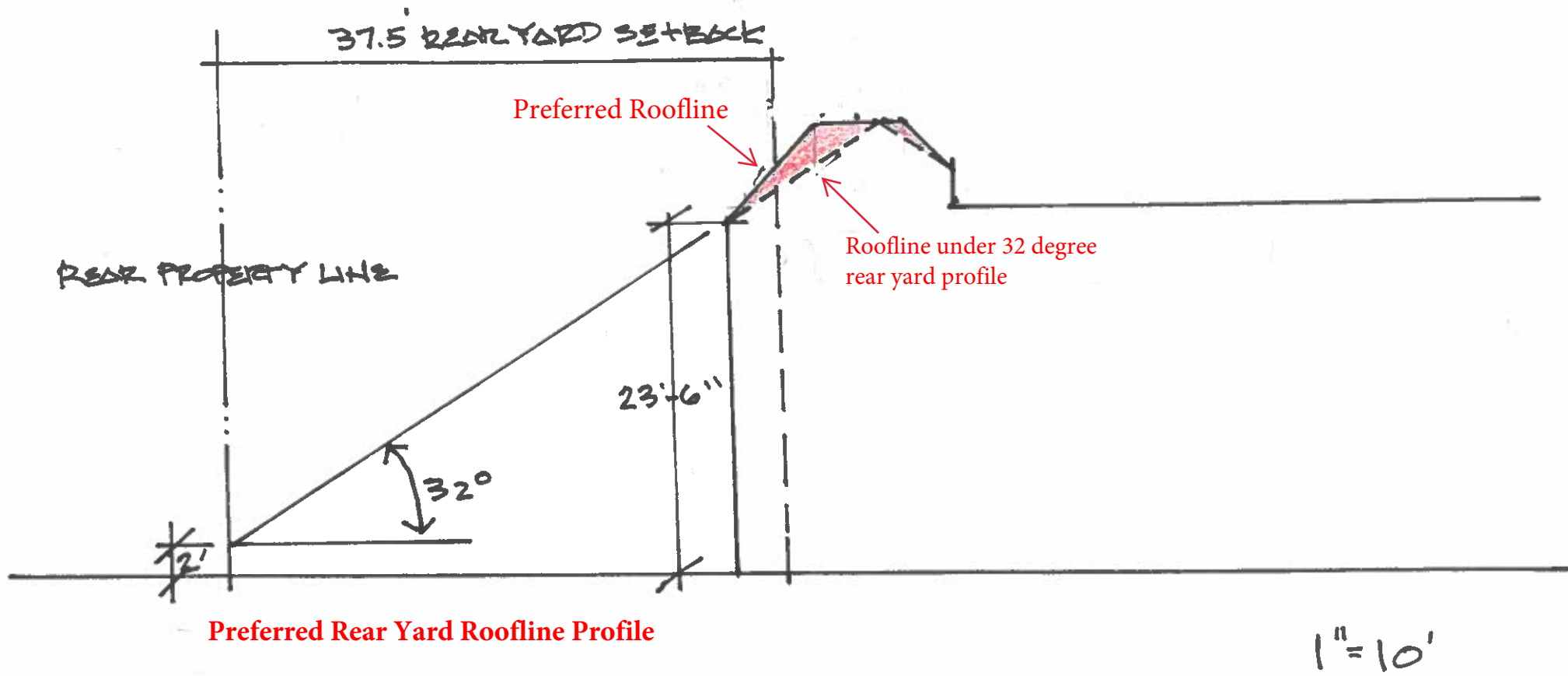


PROPOSED OPTION



→ EXTEND ROOF





Preferred Roofline

Roofline under 32 degree
rear profile



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

RESIDENCE OF JUSTIN & LAUREN BIRD
2181 ARLINGTON AVENUE UPPER ARLINGTON OHIO

Date	
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Job	
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Of	Sheets

2181 Arlington Avenue

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



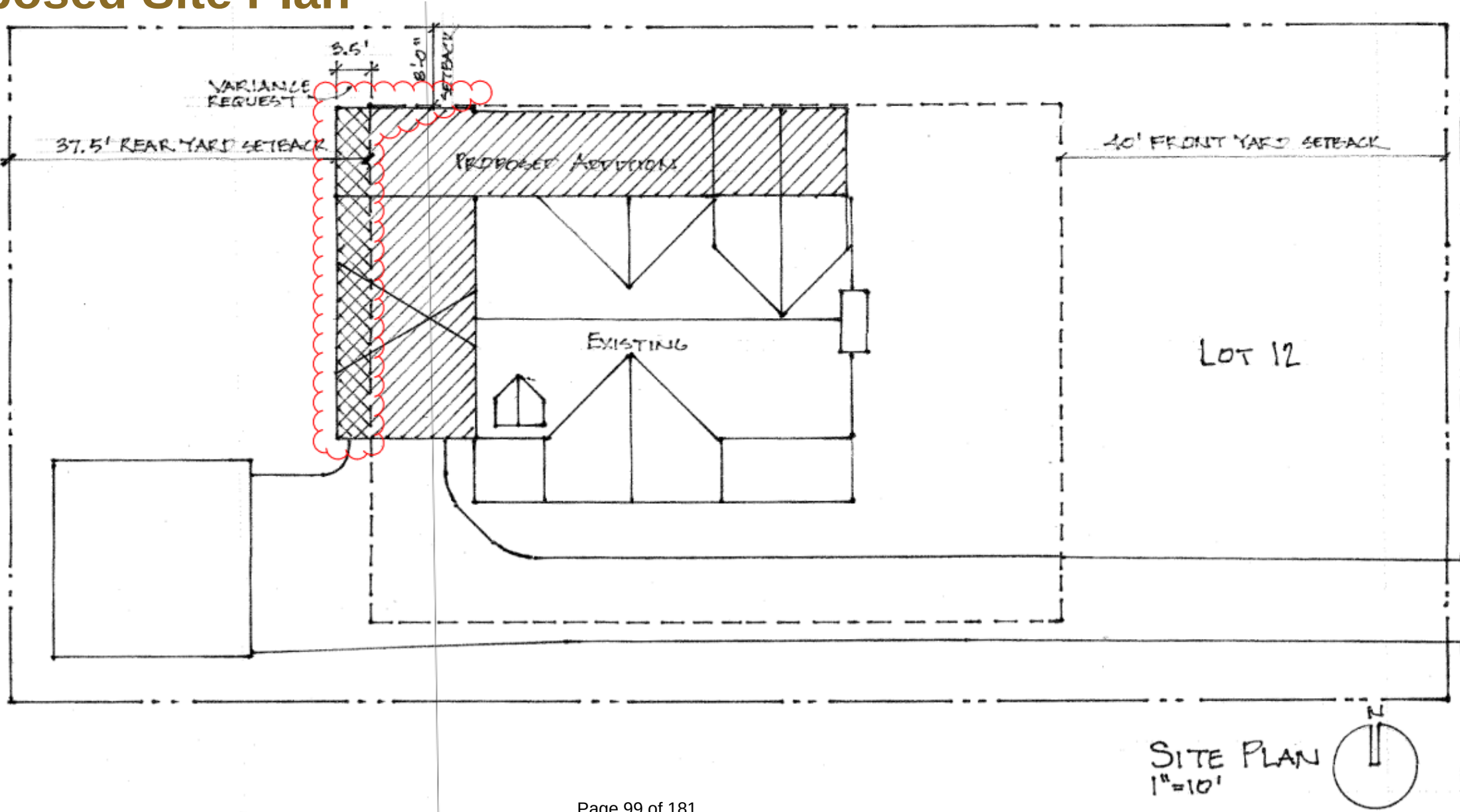
2181 Arlington Ave

2181 Tremont Road





Proposed Site Plan



Side Elevation



Front/Back Elevations

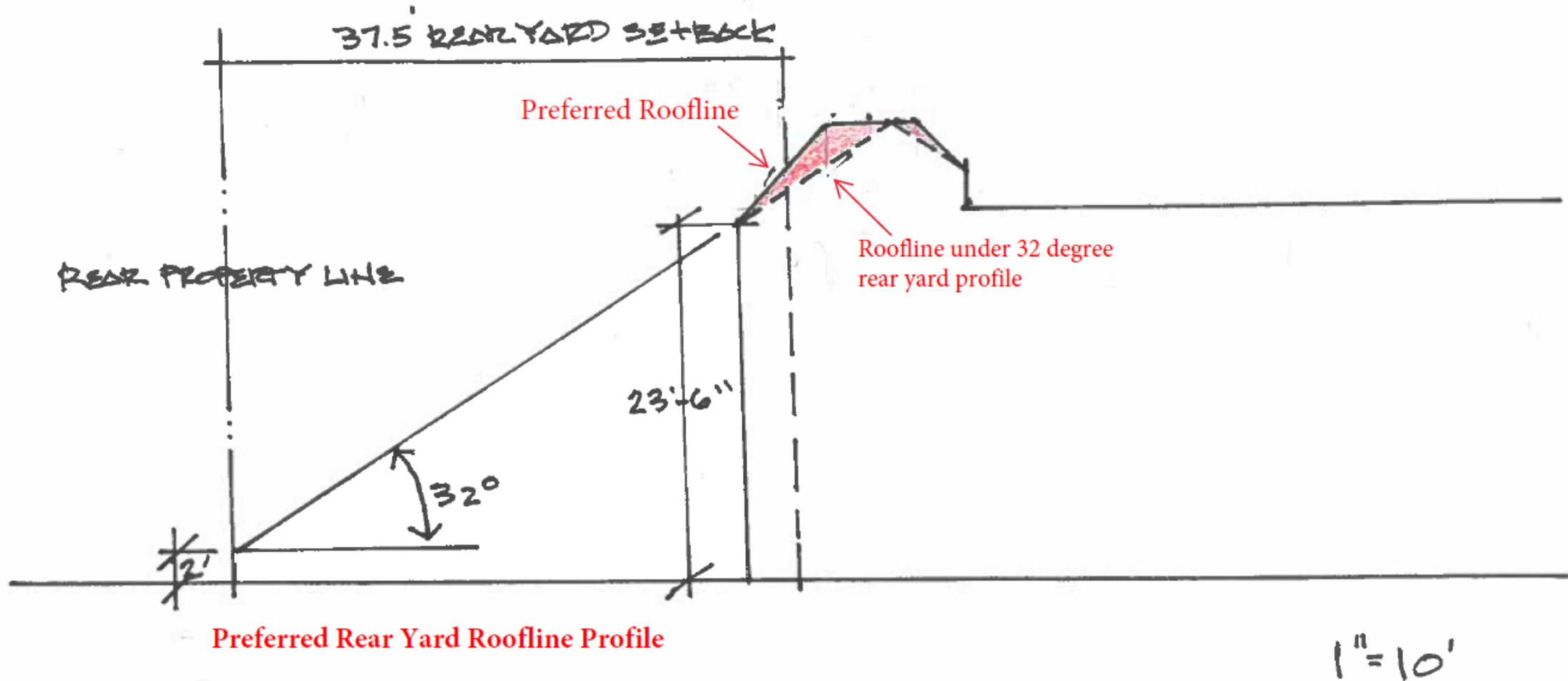


EAST ELE
1/4"=1'-0"

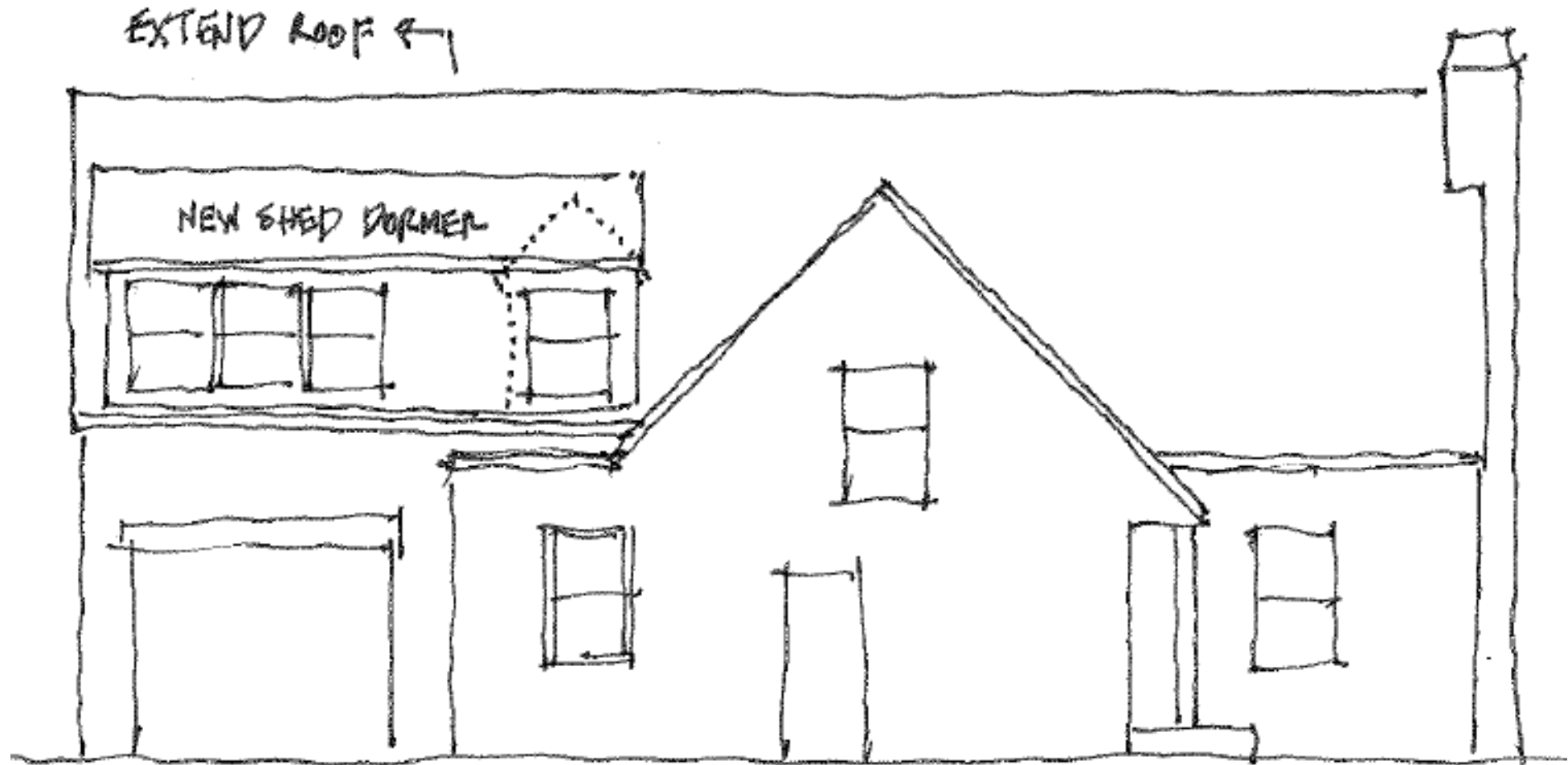


WEST ELEVATION
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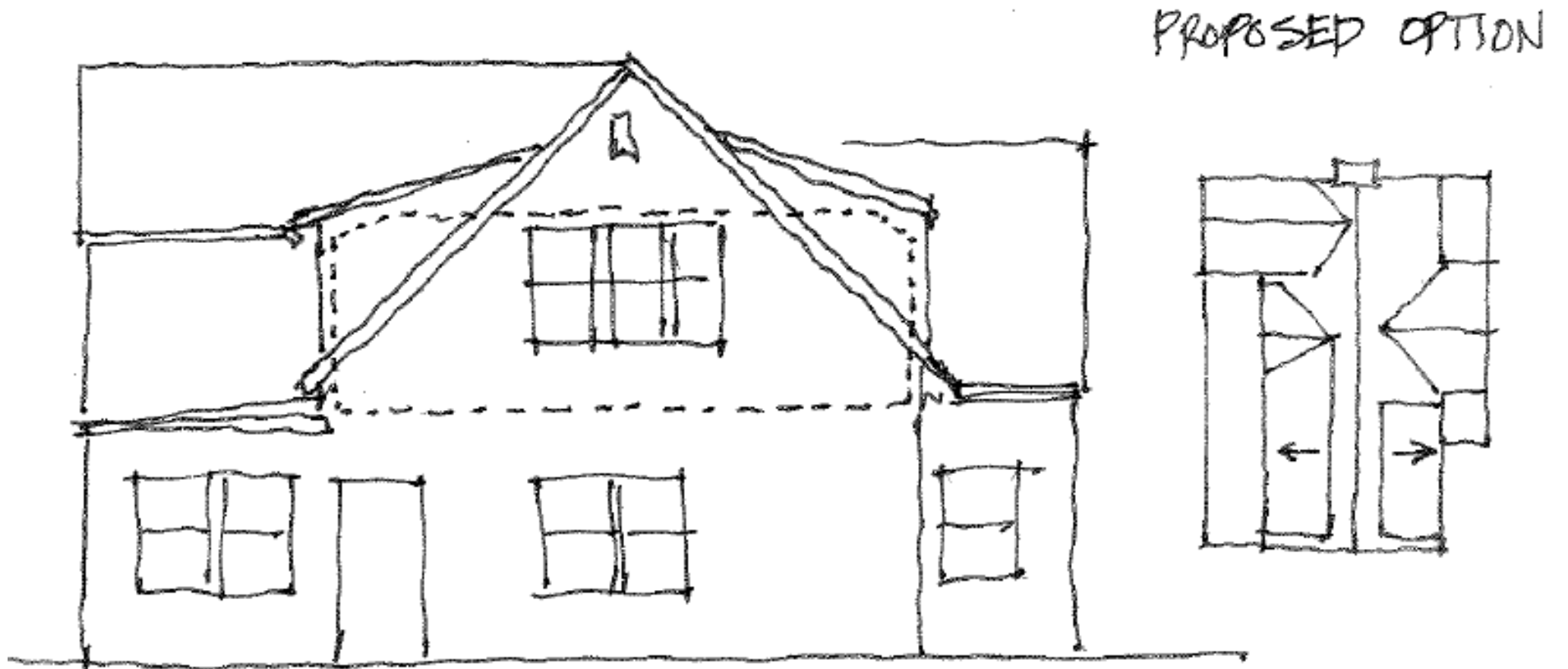
Rear Yard Profile Projection



Third-Party Architect Sketch (Side)



Third-Party Architect Sketch (Rear)



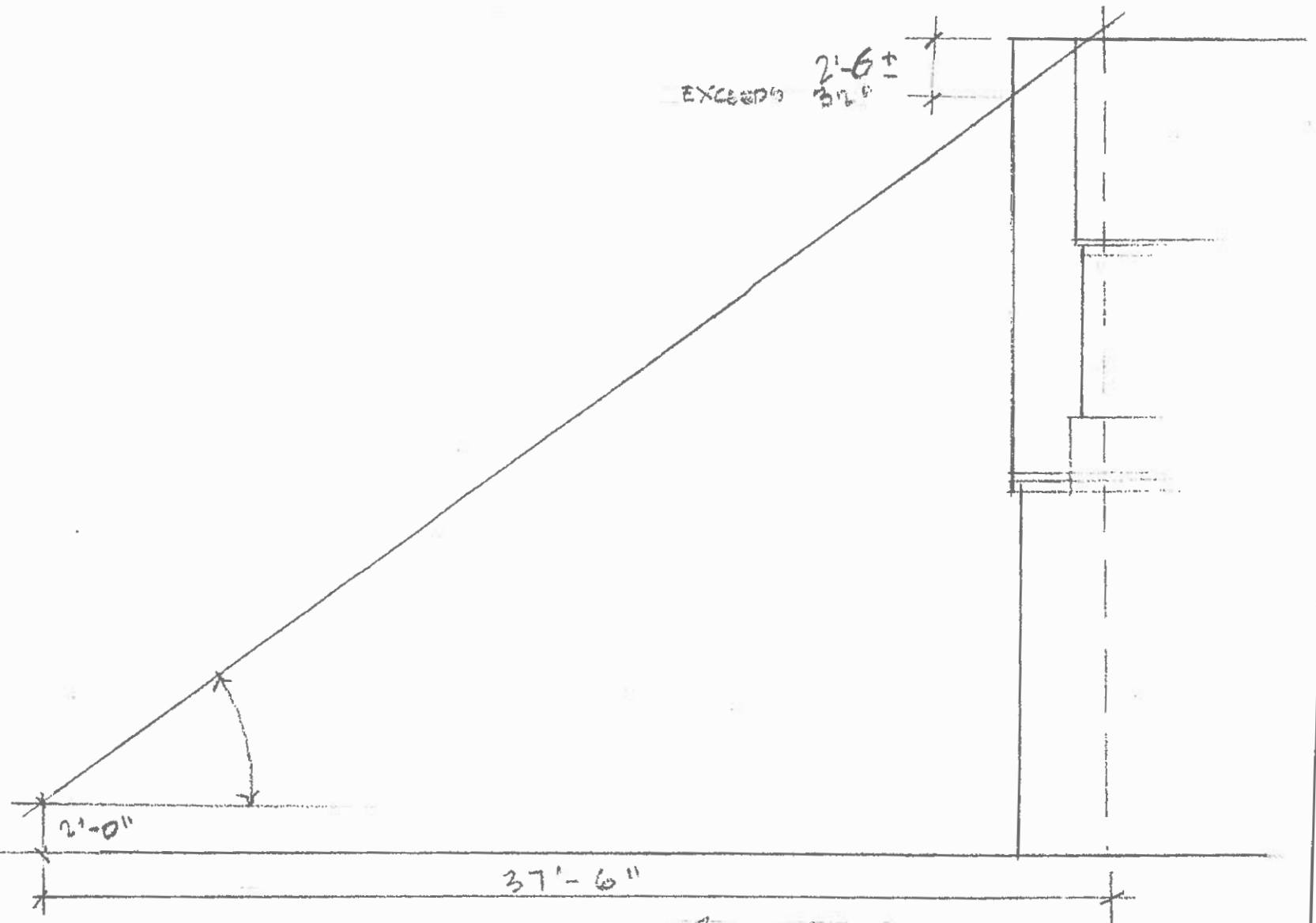


NORTH ELEVATION



SOUTH ELEVATION





SITE SECTION

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 21, 2024

Subject: 2015 Arlington Avenue (VAR-10-24) - To allow a two-story addition to project up to five feet into the rear yard profile limit.

Site Description/History

The subject property, 2015 Arlington Avenue, is located on the west side of the street, one property south of Waltham Road; it is zoned R-1c, One-Family Residence District. It is identified as Lot #11 in the Upper Arlington Subdivision, with 70 feet of frontage and irregular and shallow depths of 90 feet on the north side and 127 feet on the south. A 1,700-square two-story, wood-sided home is located along the platted 40-foot building setback line. The home is located more toward the north end of the site, being only 2'-8" from the north property line, which creates a large southern side yard setback. The rear yard includes fencing that appears to grant more rear yard area for the neighbor to the north; the entire property is enclosed with fencing. Two neighboring detached garages are also clearly visible from the rear yard. The home is noted as a Contributing Structure and was built in 1920. The applicant purchased the property in October 2023.

Proposal

The proposal includes several different parts, only one of which requires a variance. A two-story addition is proposed on the rear of the home and includes a family room and bedroom on the second floor. The 578-square foot addition would project five feet into the rear yard profile. It is 21'-6" feet tall, six feet below the height of the existing home, and includes new horizontal LP siding- the entire house would be wrapped in new horizontal LP siding. A bedroom would be added above the attached garage. A new deck and patio would also be added in the rear yard, in addition to interior renovations. The plan is compliant with all building setbacks and coverage limitations.

Zoning Code Requirements

- To allow a two-story addition to project up to five feet into the rear yard profile (Article 5.02).

This code provision was established decades ago to prevent potential looming impacts on rear yard neighbors. For lots that are irregular in shape, the rear yard profile is taken from the midpoint of the rear property line.



Alternatives

The applicant has investigated adjusting the rear gable roof to a hip roof, which would meet the rear yard profile. However, the gable roof is much more fitting to the strong character of the home.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. While a variance could be avoided with a roof design change, Staff agrees with the applicant that the proposed design is better with the gable roof versus the hipped roof. Potential impacts on rear yard neighbors are minimal due to existing detached garages and the low height of the addition (Finding #4). The lot is also exceptionally shallow and irregular; no setback variances are requested (Finding #1). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	2015 Arlington Ave Variance App
2.	BZAP Staff Report Pics - 2015 Arlington Ave
3.	2024.0122 2015 Arlington Gable vs Hip Roof Study





24-317

Variance Application

Status: Active

Submitted On: 1/24/2024

Primary Location

2015 ARLINGTON AV
UPPER ARLINGTON, OH
43212

Owner

Annie Cute
Grace Lane 1800 Upper
Arlington, OH 43220

Applicant

 Brenda Parker
 614-586-5514
brenda.parker@cbusarch.com
 930 Northwest Blvd
Columbus, Ohio 43212

BZAP Information

BZAP Case

VAR-10-24

Status

Pending

BZAP Determination Date

02/21/2024

Vote Tally

Primary Variance

Rear yard profile

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story addition to project up to five feet into the rear yard profile limit.

BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to encroach into the rear yard profile 4'-3" (20 sf) for a new 2-story addition.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The existing property at 2015 Arlington Avenue consists of a trapezoidal lot formed as Waltham Road & Arlington Avenue come together. The lot is very shallow compared to the lots as they progress down the street. The short side of the lot is only 90' deep. Due to the shallow nature of the lot, there is very little buildable area on the property. The existing house has a strong architectural character with a steep two-story gable. A single-story attached garage exists to the north of the main house. The attached garage sits very close to the north property line.

The existing footprint of the house is small for the program that is necessitated by today's standard of living. Therefore, a two-story addition is planned for the rear of the property. The first floor would allow for a new family room and the second floor would allow for a new primary suite. The footprint size of the addition is fairly modest at 14' deep by 20'-8" wide. This is due to the pinch point created by the 25'-2" rear yard setback line being trapezoidal in shape.

The exterior configuration of the addition was designed to be complimentary to the strong architecture of the existing house with a gable facing the rear and dormers to gain useable space at the sides. This matches the character of the front of the house. When this configuration is laid beneath the rear yard profile line, the gable ends up encroaching into this projected line.

The project also consists of an addition at the north side of the house to allow for the fourth bedroom suite. This addition was held back from the edge of the garage to be within the side yard setback line.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

The variance will not confer a special privilege that is denied to other properties in the same district. This is an extremely shallow lot with a trapezoidal configuration making it difficult to comply with the rear yard setback and the rear yard profile.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

The essential character of the neighborhood area will not be substantially altered due to the variance request. The owners will be enhancing the curb appeal of this house by removing the rustic shingle siding and replacing it with a more historically appropriate siding. The gable configuration of the rear addition is in line with the original architecture with maintaining the gable roof and dormer characteristics.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

A hip roof configuration was studied to avoid this variance request. The owner felt the hip roof configuration was out of place with the strong architectural gable features of the existing house. Shifting the addition to the south build line was also explored, but the gable roof still encroached into the profile line.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Allowing the encroachment into the rear yard profile will allow this property to get the same utilization as a deeper lot. If this house and addition were on the lot to the south, the project would easily comply with the rear yard setback and the rear yard profile.

Owner:
2015 Arlington LLC
1800 Grace Lane
Upper Arlington, Ohio 43220

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

GENERAL INFORMATION

Address: 2015 Arlington Avenue
Upper Arlington, Ohio 43212

- Scope of Project:
- Demolition of the existing 3-Season room at the rear.
 - Demolition of the existing deck at the rear.
 - Construction of a new two-story addition over crawl space at the rear of the house.
 - Construction of a new addition at the north side of the house above the existing attached garage.
 - Reconfiguration of the first floor with new kitchen, mudroom, & open plan.
 - Reconfiguration of second floor with primary suite, laundry, and bathroom renovation.
 - Exterior improvements to include siding & trim replacement, window replacement, and all new roofing.
 - New rear deck & rear patio.

Franklin County Lot #: 070-000283-00

First Floor Existing SF: 885 sf
First Floor Addition SF: 289 sf
Total First Floor SF: 1,174 sf

Second Floor Existing SF: 932 sf
2nd Floor Rear Addition SF: 289 sf
2nd Floor Side Addition SF: 285 sf
Total Second Floor SF: 1,506 sf

TOTAL HOUSE SF: 2,680 sf

Attached Garage & Shed SF: 476 sf
New Deck SF: 147 sf

ZONING: R-1C

Number of Floors	Actual	Zoning Req't
Existing:	2	1 to 2.5 flr (35')

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	7,609 sf	n/a
Lot Width:	70'	n/a

Addition Setbacks	Actual	Zoning Req't
Side Yard South:	13'-8"	8'-0"
Long wall setback (41' - 40' = 1' x 2' = 8'-2")		
Side Yard North:	9'-1"	8'-0"
Rear Yard East:	27'-0"	25'-2"

Building Cover Limit	Actual	Zoning Req't
Bldg Cover w/ Additions:	1,650 sf (22%)	2,206 sf (29%) Meets zoning

Development Cover Limit	Actual	Zoning Req't
Dvpmnt Cover w/ Additions:	3,019 sf (40%)	3,804 sf (50%) Meets zoning

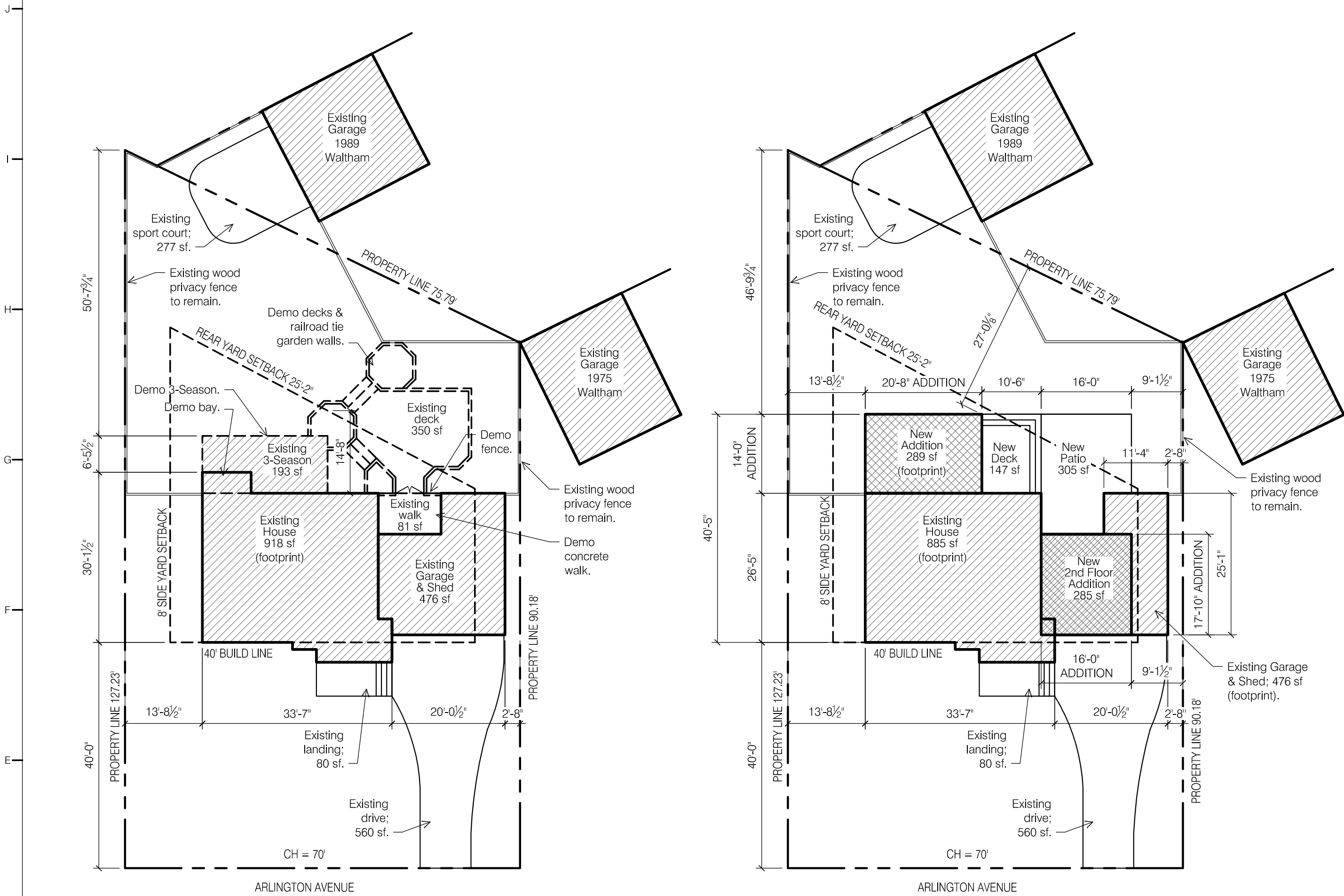
Rear Yard Profile Coefficient 12:7.5
Request variance to encroach into the rear yard profile:
4'-3" for a new two-story addition to allow for a gable roof.
The gable roof is more appropriate for the historic style of the house versus a hip roof.

SHEET INDEX

- | | |
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| A1.0 | Site Plan & General Info |
| A2.0A | Basement Plan - Demo |
| A2.0B | Basement Plan - New Work |
| A2.1A | First Floor Plan - Demo |
| A2.1B | First Floor Plan - New Work |
| A2.2A | Second Floor Plan - Demo |
| A2.2B | Second Floor Plan - New Work |
| A2.3 | Roof Plan |
| A3.1 | Exterior Elevations |
| A3.2 | Exterior Elevations |
| A3.3 | Exterior Elevations |
| A3.4 | Exterior Elevations |
| A4.1 | Overall Sections |
| A4.2 | Sections & Details |
| A4.3 | Sections & Details |
| A5.1 | Finish Plans |
| A6.1 | Interior Elevations |
| E.1 | Electric Plans |
| H.1 | HVAC Plans |
| P.1 | Plumbing Plans |

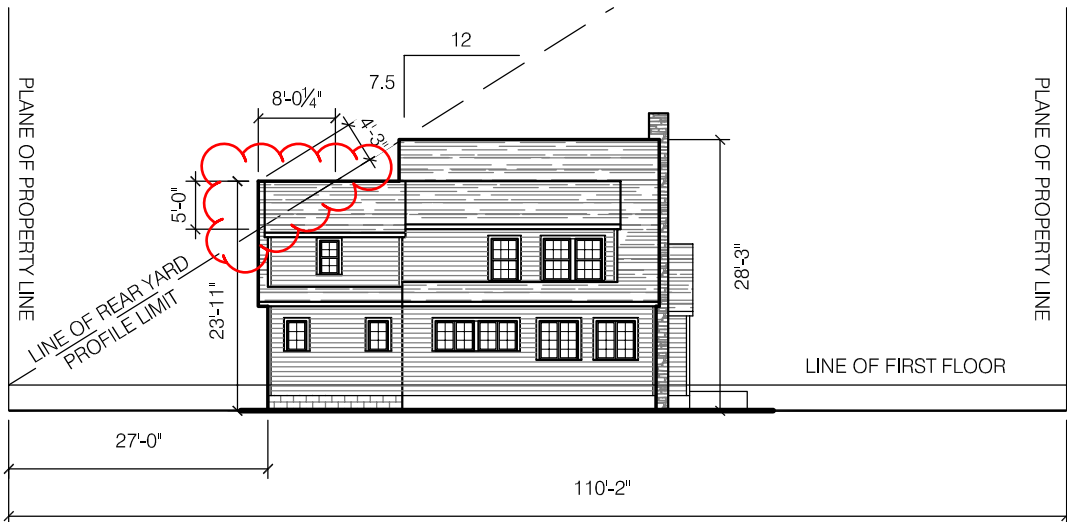
DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Live Load Floors = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



1 SITE PLAN - DEMO
SCALE: 1/16" = 1'-0"

2 SITE PLAN - NEW WORK
SCALE: 1/16" = 1'-0"



REAR YARD PROFILE DIAGRAM - Gable



rev. date description

key plan

Issue date January 21, 2024

Phase

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Project number 2015 AA

Sheet title

SITE PLAN &
GNRL INFO

Sheet number

A1.0

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES	EXTERIOR MATERIAL NOTES		
2015 Arlington Avenue	01	Single (Frame Size 24"w x 42"h)	DOUBLE HUNG	Guest Suite, Primary Bath, (5 locations)	SIDING: Siding to be LP siding, smooth, straight edge; paint in field with (1)coat primer + (2)coats high-quality acrylic.	SOFFIT/FASCIA AT FLAT ROOF: LP Soffit System. 2" Continuous linear soffit vent. Fascia: Aluminum-wrapped 1x6.	DECK: Flooring: Timbertech Terrain decking. Fascia & Stair Risers: PVC (white) or Timbertech Terrain fascia.
New Construction Windows to be Marvin Ultimate Casement Narrow Frame.	02	Single (Frame Size 32"w x 48"h)	CASEMENT	Guest Suite (2) locations Meet egress: 5.7 sf.			
New Construction Doors to be Marvin Ultimate Patio Doors.	03	Single (Frame Size 40"w x 24"h)	PICTURE	Primary Suite (2) locations			
Exterior Color: Dark Bronze.	04	Single (Frame Size 32"w x 66"h)	DOUBLE HUNG	Family (4) locations			
Interior Color: Primed wood.	05	Single (Frame Size 24"w x 36"h)	CASEMENT	Family (2) locations			
Glass: LoE-272 with Argon.	06	Double (Frame Size 24"w x 36"h)	French CASEMENT	Kitchen (2) locations			
Hardware Finish: Standard.					TRIM: Corner Trim: LP SmartTrim Smooth 5/4" x 3-1/2". Casing: LP SmartTrim Smooth 5/4" x 3-1/2" with 1x2 backband, & historic sill.	ROOFING: Asphalt shingle roofing on underlayment w/ 3' ice/water shield at eaves.	GARAGE DOOR: 16w x 7h; original door to be salvaged & reinstalled.
Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls.	11	French Slider (4)panels 2'-6" x 6'-8"	French Slider	Family - Full-Light (1)location Tempered labeled glass			
Verify all sizes prior to placing order.	12	Swing Door (3'-0" x 6'-8")	Swing Door	Garage - Half-Light (1)location Tempered labeled glass			
	13	Swing Door (2'-8" x 6'-8")	Swing Door	Mudroom - Half-light w/ panel below (1)location Tempered labeled glass			



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rev. date description

key plan

issue date January 21, 2024
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issued for Permit Set
project number 2015 AA
sheet title

EXTERIOR
ELEVATIONS

sheet number

A3.1

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES	EXTERIOR MATERIAL NOTES		
2015 Arlington Avenue	01	Single (Frame Size 24"w x 42"h)	DOUBLE HUNG	Guest Suite, Primary Bath, (5 locations)	SIDING: Siding to be LP siding, smooth, straight edge; paint in field with (1)coat primer + (2)coats high-quality acrylic.	SOFFIT/FASCIA AT FLAT ROOF: LP Soffit System. 2" Continuous linear soffit vent. Fascia: Aluminum-wrapped 1x6.	DECK: Flooring: Timbertech Terrain decking. Fascia & Stair Risers: PVC (white) or Timbertech Terrain fascia.
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key plan

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phase	
issued for	Permit Set
project number	2015 AA
sheet title	

EXTERIOR
ELEVATIONS

sheet number

A3.2

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES	EXTERIOR MATERIAL NOTES		
2015 Arlington Avenue	01	Single (Frame Size 24"w x 42"h)	DOUBLE HUNG	Guest Suite, Primary Bath, (5 locations)	SIDING: Siding to be LP siding, smooth, straight edge; paint in field with (1)coat primer + (2)coats high-quality acrylic. TRIM: Corner Trim: LP SmartTrim Smooth 5/4" x 3-1/2". Casing: LP SmartTrim Smooth 5/4" x 3-1/2" with 1x2 backband, & historic sill. GUTTERS/DOWNSPOUTS: 5" Aluminum ogee gutter & 3" downspouts. Tie into existing underground storm piping.	SOFFIT/FASCIA AT FLAT ROOF: LP Soffit System. 2" Continuous linear soffit vent. Fascia: Aluminum-wrapped 1x6. ROOFING: Asphalt shingle roofing on underlayment w/ 3' ice/water shield at eaves. GARAGE DOOR: 16w x 7h; original door to be salvaged & reinstalled.	DECK: Flooring: Timbertech Terrain decking. Fascia & Stair Risers: PVC (white) or Timbertech Terrain fascia.
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rev. date description

key plan

issue date January 21, 2024

phase

Issued for Permit Set

project number 2015 AA

sheet title

EXTERIOR
ELEVATIONS

sheet number

A3.3

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES	EXTERIOR MATERIAL NOTES		
2015 Arlington Avenue	01	Single (Frame Size 24"w x 42"h)	DOUBLE HUNG	Guest Suite, Primary Bath, (5 locations)	SIDING: Siding to be LP siding, smooth, straight edge; paint in field with (1)coat primer + (2)coats high-quality acrylic. TRIM: Corner Trim: LP SmartTrim Smooth 5/4" x 3-1/2". Casing: LP SmartTrim Smooth 5/4" x 3-1/2" with 1x2 backband, & historic sill. GUTTERS/DOWNSPOUTS: 5" Aluminum ogee gutter & 3" downspouts. Tie into existing underground storm piping.	SOFFIT/FASCIA AT FLAT ROOF: LP Soffit System. 2" Continuous linear soffit vent. Fascia: Aluminum-wrapped 1x6. ROOFING: Asphalt shingle roofing on underlayment w/ 3' ice/water shield at eaves. GARAGE DOOR: 16w x 7h; original door to be salvaged & reinstalled.	DECK: Flooring: Timbertech Terrain decking. Fascia & Stair Risers: PVC (white) or Timbertech Terrain fascia.
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Upper Arlington, Ohio 43212

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rev. date description

key plan

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phase

Issued for Permit Set

project number 2015 AA

sheet title

EXTERIOR
ELEVATIONS

sheet number

A3.4

Owner:
2015 Arlington LLC
1800 Grace Lane
Upper Arlington, Ohio 43220

Architect:
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brenda.parker@cbusarch.com

seal/signature



rev. date description

key plan

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phase

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project number 2015 AA

sheet title

FIRST FLOOR
PLAN - DEMO

sheet number

A2.1A

WALL LEGEND:		GENERAL NOTES:	
	Demo existing wall or component as noted.		New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior, 1/2" cement board at shower walls.
	Existing masonry wall.		New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced batt insulation; 1/2" gypsum wallboard at interior, 1/2" cement board at shower walls.
	New 8" CMU foundation wall.		
	Existing 2x4 wood stud wall @ 16" o.c. At existing exterior walls, fill cavities w/ R13 kraft-faced batt insulation. 1/2" GWB at interior, 1/2" cement board at shower walls.		

1. See Sheet A5.1 for Fireblocking requirements.

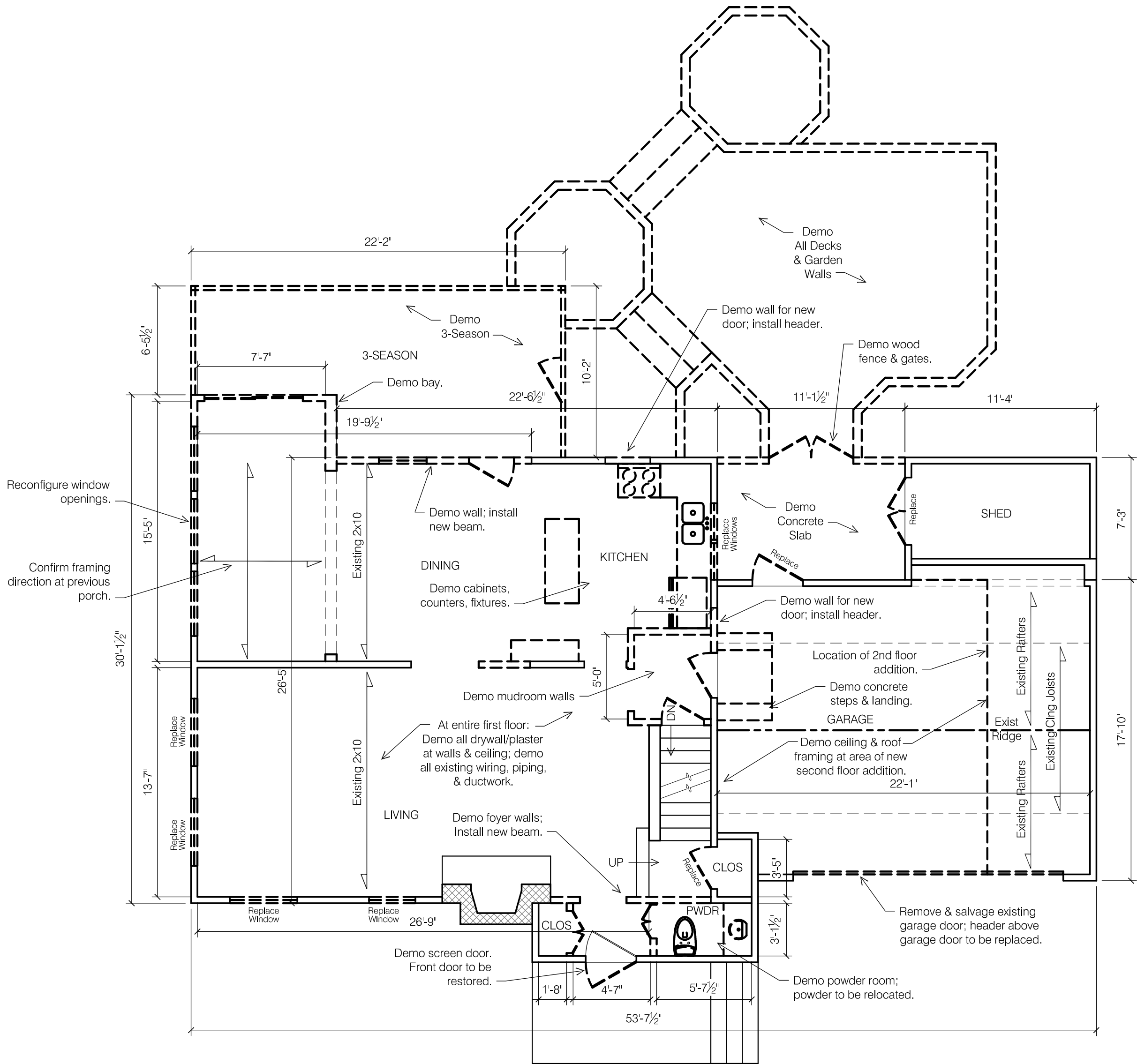
2. All structural framing members are to be fastened per RCO Table 602.3.

3. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7

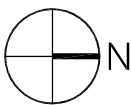
4. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.

5. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).

6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1 FIRST FLOOR PLAN - DEMO
SCALE: 3/16" = 1'-0"



Owner:
2015 Arlington LLC
1800 Grace Lane
Upper Arlington, Ohio 43220

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

seal/signature



rev. date description

key plan

issue date
January 21, 2024

phase

Issued for
Permit Set

project number
2015 AA

sheet title

FIRST FLOOR
PLAN - NEW WORK

sheet number

A2.1B

WALL LEGEND:		GENERAL NOTES:	
	Demo existing wall or component as noted.		New Interior walls: 2x4 wood studs @ 16" o.c., 1/2" GWB at interior, 1/2" cement board at shower walls.
	Existing masonry wall.		New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced batt insulation; 1/2" gypsum wallboard at interior, 1/2" cement board at shower walls.
	New 8" CMU foundation wall.		
	Existing 2x4 wood stud wall @ 16" o.c. At existing exterior walls, fill cavities w/ R13 kraft-faced batt insulation. 1/2" GWB at interior, 1/2" cement board at shower walls.		

1. See Sheet A5.1 for Fireblocking requirements.

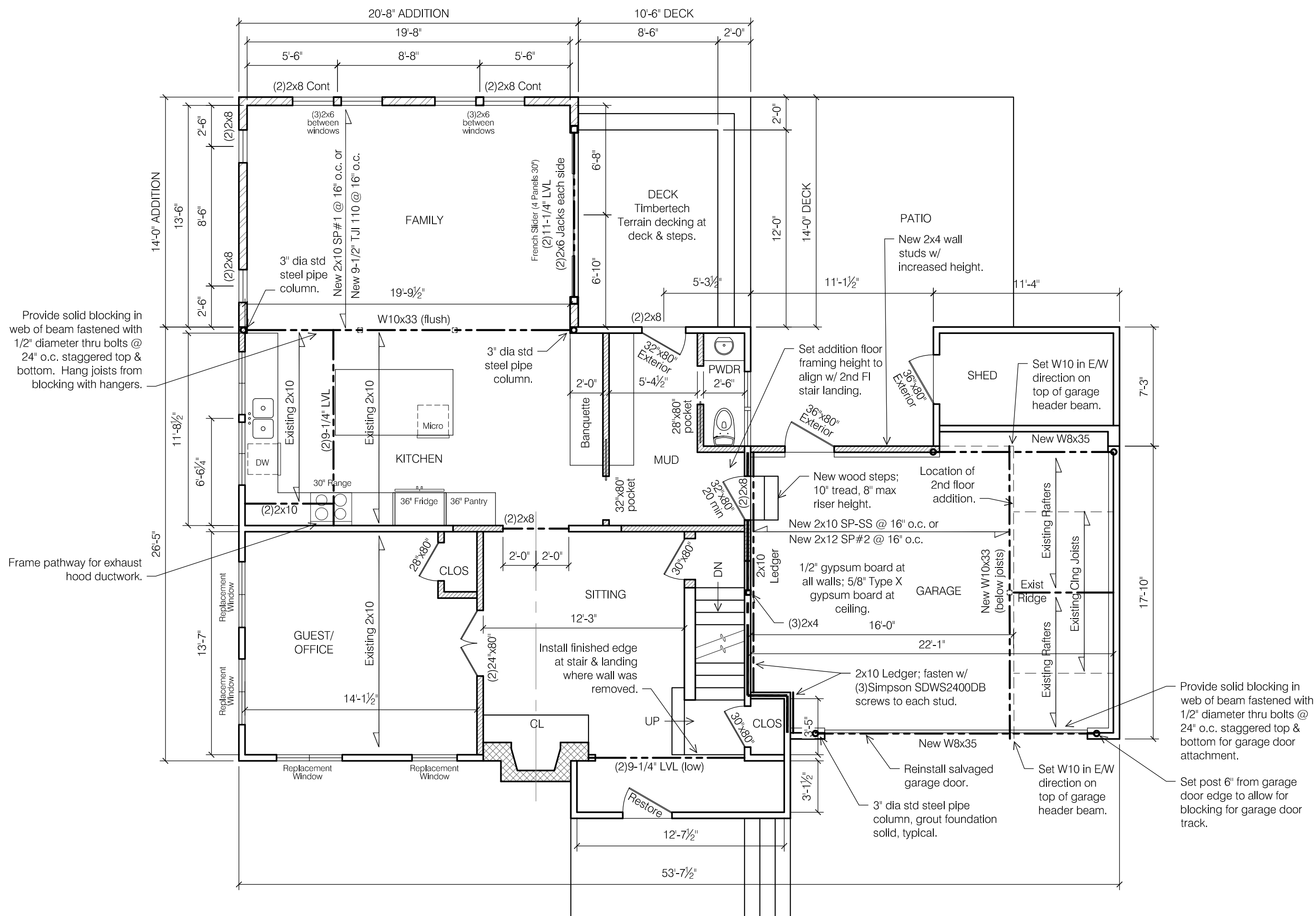
2. All structural framing members are to be fastened per RCO Table 602.3.

3. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7

4. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.

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6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1 FIRST FLOOR PLAN - NEW WORK
SCALE: 3/16" = 1'-0"



Owner:
2015 Arlington LLC
1800 Grace Lane
Upper Arlington, Ohio 43220

Architect:
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405 N Front Street
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seal/signature



rev. date description

key plan

issue date
January 21, 2024

phase

issued for
Permit Set

project number
2015 AA

sheet title

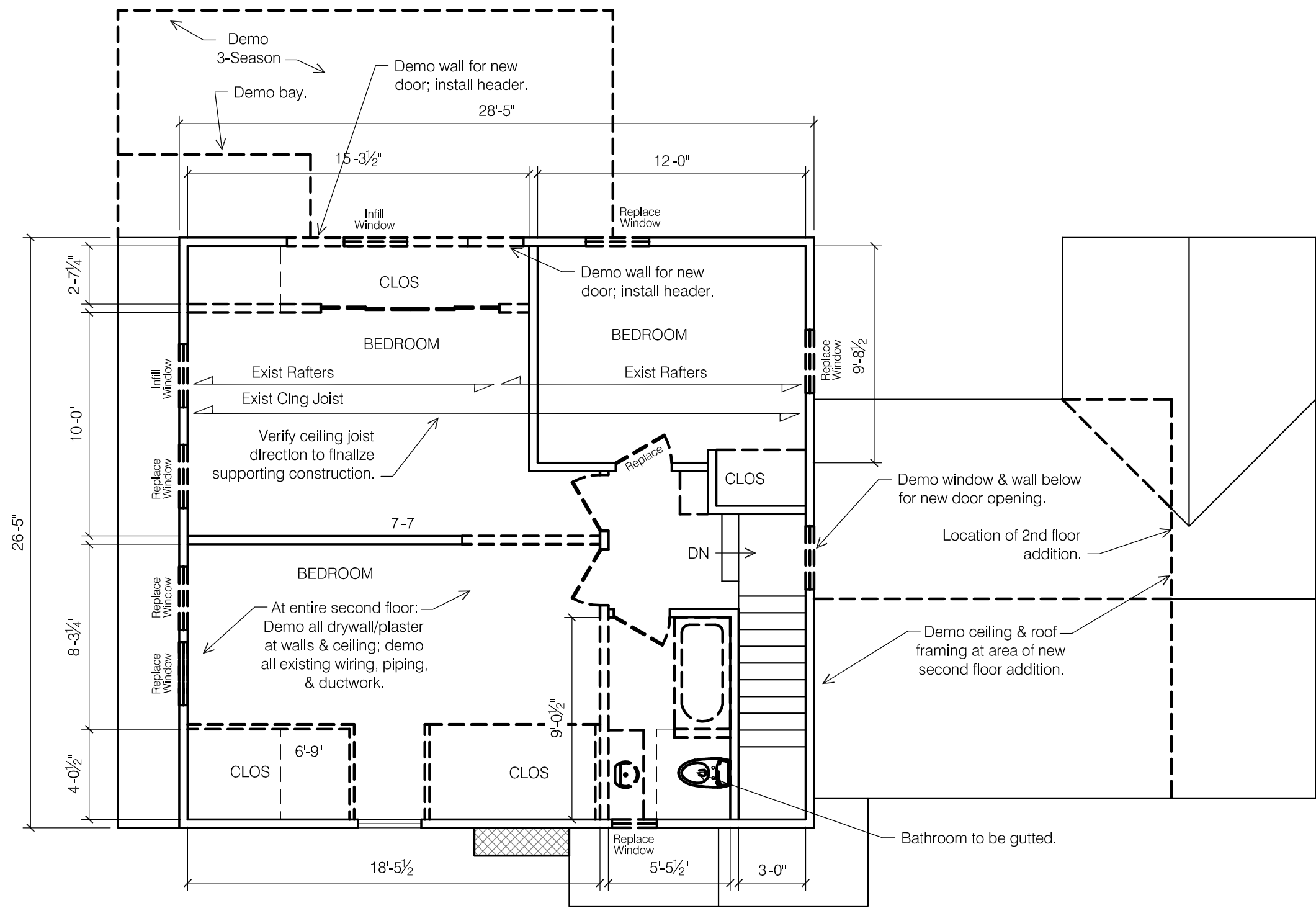
SECOND FLOOR
PLAN - DEMO

sheet number

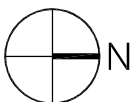
A2.2A

WALL LEGEND:		GENERAL NOTES:	
	Demo existing wall or component as noted.		New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior, 1/2" cement board at shower walls.
	Existing masonry wall.		New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced batt insulation; 1/2" gypsum wallboard at interior, 1/2" cement board at shower walls.
	New 8" CMU foundation wall.		
	Existing 2x4 wood stud wall @ 16" o.c. At existing exterior walls, fill cavities w/ R13 kraft-faced batt insulation, 1/2" GWB at interior, 1/2" cement board at shower walls.		

- See Sheet A5.1 for Fireblocking requirements.
- All structural framing members are to be fastened per RCO Table 602.3.
- Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7
- All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
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- Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1 SECOND FLOOR PLAN - DEMO
SCALE: 3/16" = 1'-0"



Owner:
2015 Arlington LLC
1800 Grace Lane
Upper Arlington, Ohio 43220

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

seal/signature



rev. date description

key plan

issue date January 21, 2024

phase

Issued for Permit Set

project number 2015 AA

sheet title

SECOND FLOOR
PLAN - NEW WORK

sheet number

A2.2B

WALL LEGEND:		GENERAL NOTES:	
	Demo existing wall or component as noted.		New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior, 1/2" cement board at shower walls.
	Existing masonry wall.		New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced batt insulation; 1/2" gypsum wallboard at interior, 1/2" cement board at shower walls.
	New 8" CMU foundation wall.		
	Existing 2x4 wood stud wall @ 16" o.c. At existing exterior walls, fill cavities w/ R13 kraft-faced batt insulation. 1/2" GWB at interior, 1/2" cement board at shower walls.		

1. See Sheet A5.1 for Fireblocking requirements.

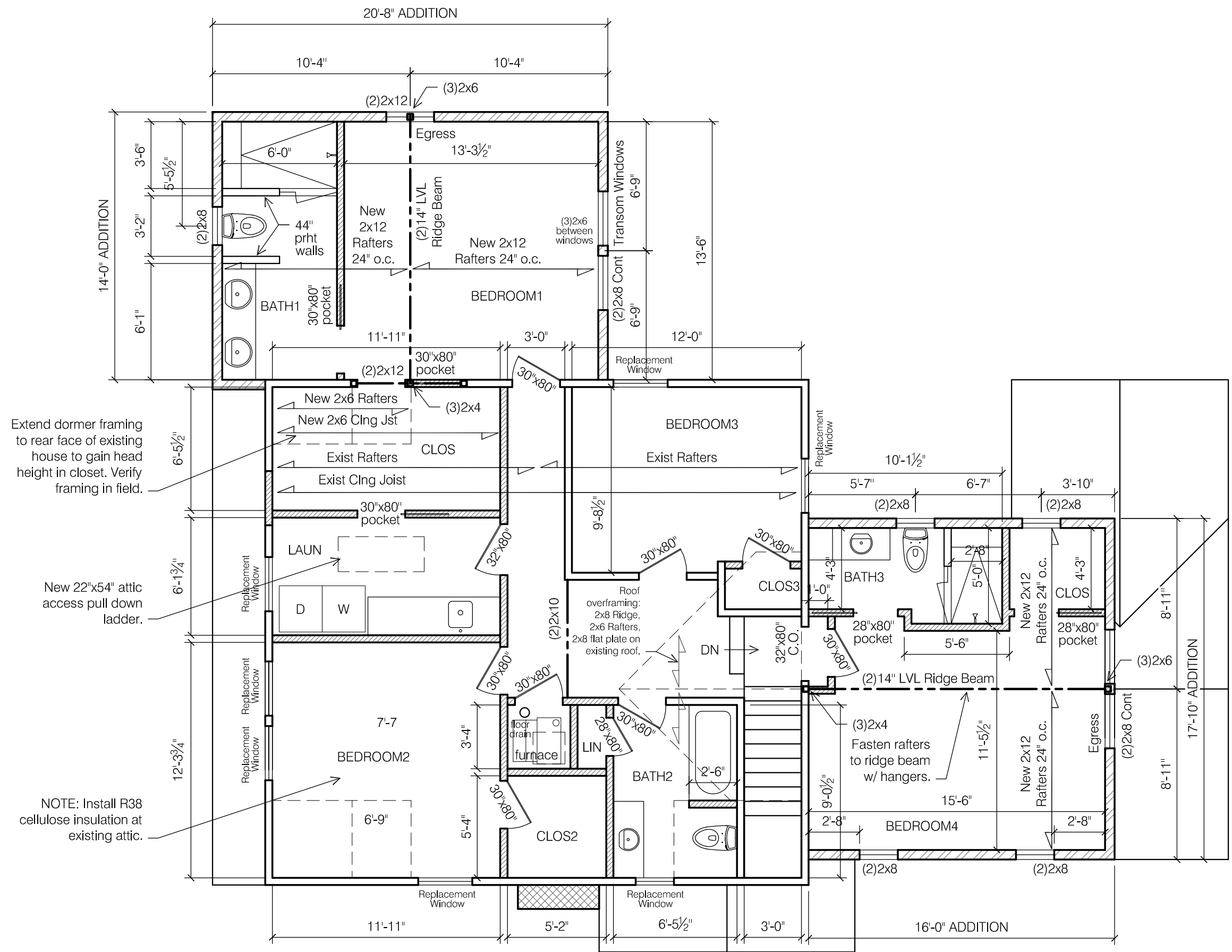
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6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1 SECOND FLOOR PLAN - NEW WORK
SCALE: 3/16" = 1'-0"



Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2015 Arlington Avenue

Describe activity which requires Board of Zoning and Planning review:

Variance to encroach into the rear yard profile 4'-3" (20 sf).

This application will be heard by the Board of Zoning and Planning on: February 21, 2024

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

*Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.*

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1999 Arlington Avenue	Spartak Selimaj	9589 0710 5270 1116 4508 47	1/24/2024
2007 Arlington Avenue	Andrew Diblasi & Jennifer Crawford	9589 0710 5270 1116 4508 54	1/24/2024
1975 Waltham Road	Michelle Morrell	9589 0710 5270 1116 4507 79	1/24/2024
1989 Waltham Road	Zachary & Meredith Pyers	9589 0710 5270 1116 4508 30	1/24/2024
1991 Waltham Road	David & Rebecca Crawford	9589 0710 5270 1116 4507 31	1/24/2024
1999 Waltham Road	Scott Maffett	9589 0710 5270 1116 4507 62	1/24/2024
1945 Waltham Road	Marla Moloney	9589 0710 5270 1116 4508 23	1/24/2024
2022 Arlington Avenue	Nicholas & Andrea Hatfield	9589 0710 5270 1116 4507 86	1/24/2024
2012 Arlington Avenue	David & Angela Doyle	9589 0710 5270 1116 4507 55	1/24/2024
2008 Arlington Avenue	Kathleen Moore	9589 0710 5270 1116 4507 48	1/24/2024
Applicant Signature:			Date: 1/24/24

NOTICE:

Date: January 24, 2024

To:

Please be advised that Annie Cute has applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2015 Arlington Avenue, Upper Arlington, Ohio 43212.

The zoning variance request is as follows:

Request variance to encroach into the rear yard profile 4'-3" (20 sf) for a new two-story addition at the rear of the property.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, February 21, 2024 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Parker", with a stylized flourish at the end.

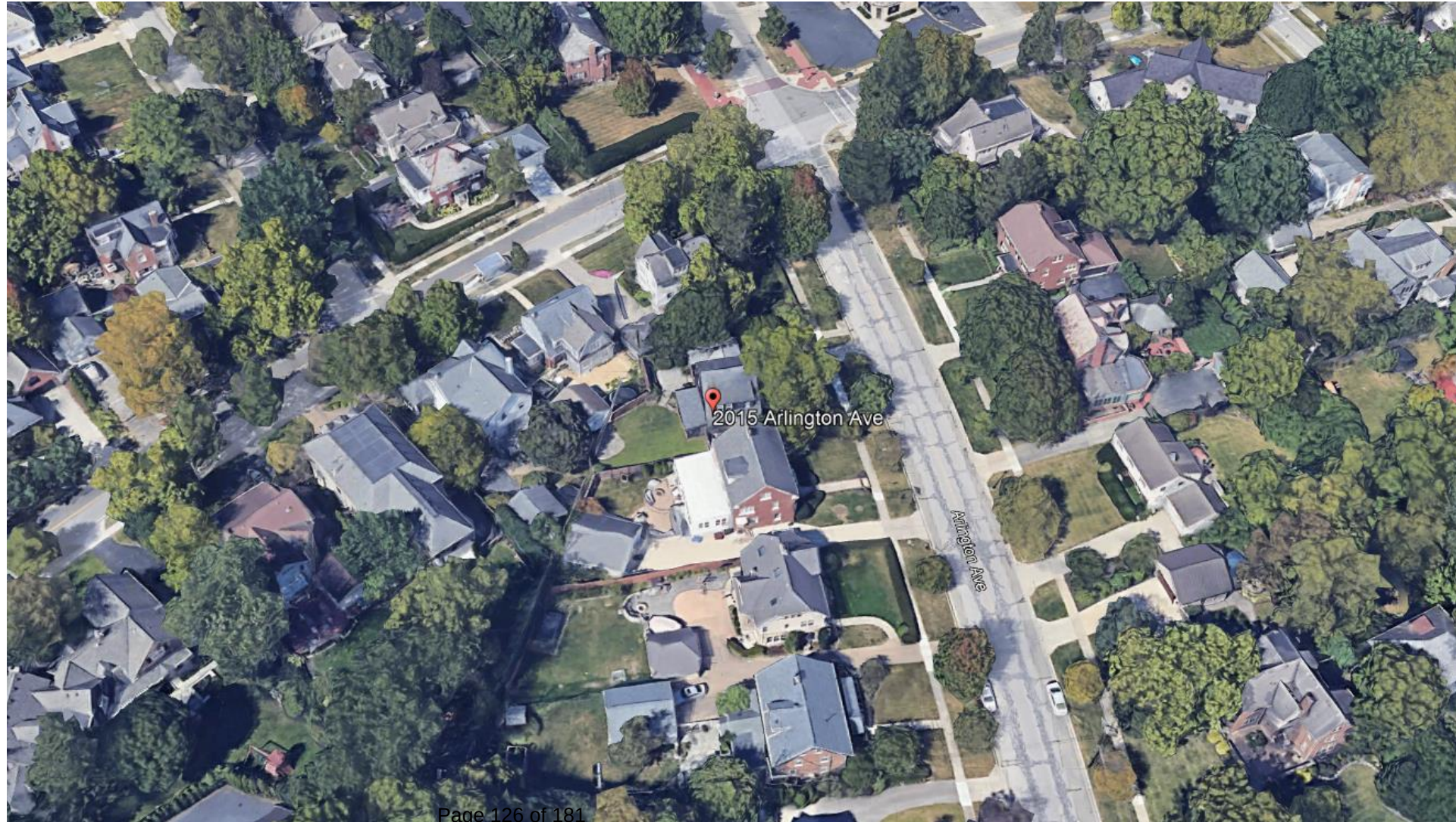
Brenda Parker (Architect)
On behalf of Annie Cute

2015 Arlington Avenue

BZAP Staff Report Pictures

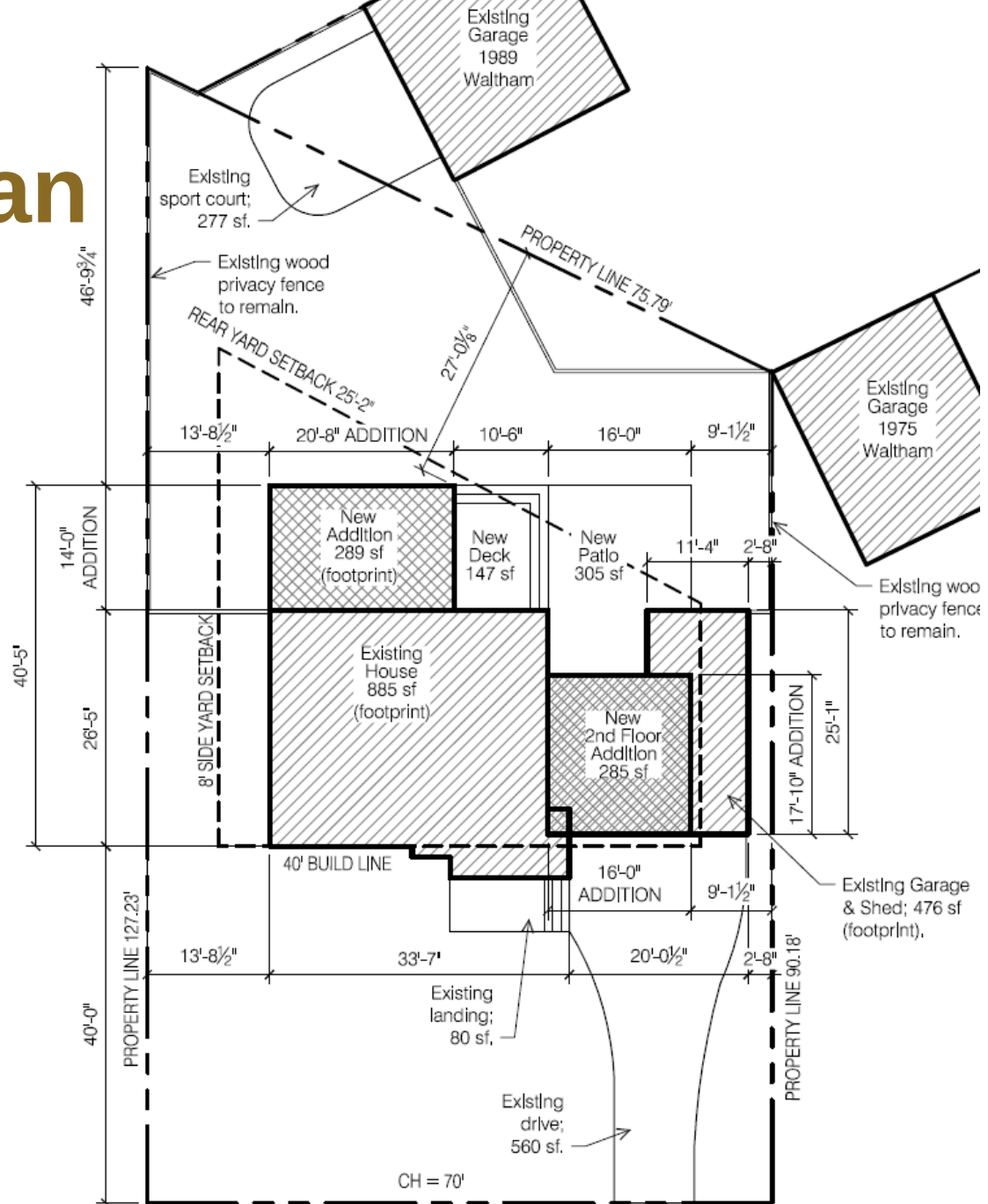


Google Maps ® Aerial – Looking North



2181 Tremont Road





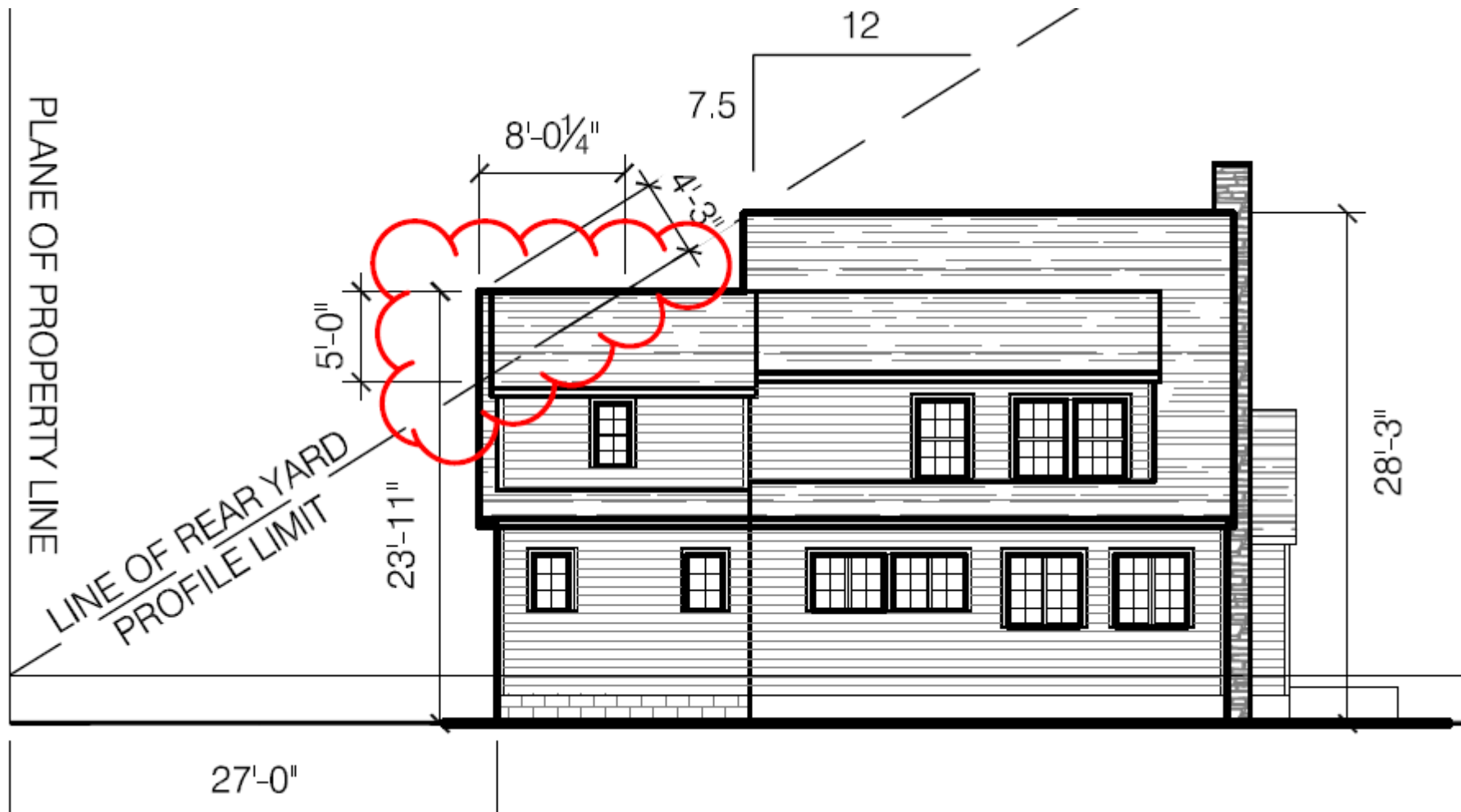
Proposed Front Elevation



Proposed Back Elevation



Rear Yard Profile Projection





FRONT ELEVATION - Rear Addition w/ Gable Roof



FRONT ELEVATION - Rear Addition w/ Hip Roof

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2015 Arlington Avenue

January 22, 2024



NORTH SIDE ELEVATION - Rear Addition w/ Gable Roof



NORTH SIDE ELEVATION - Rear Addition w/ Hip Roof

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2015 Arlington Avenue

January 22, 2024



REAR ELEVATION - Rear Addition w/ Gable Roof



REAR ELEVATION - Rear Addition w/ Hip Roof

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2015 Arlington Avenue

January 22, 2024



SOUTH SIDE ELEVATION - Rear Addition w/ Gable Roof



SOUTH SIDE ELEVATION - Rear Addition w/ Hip Roof

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2015 Arlington Avenue

January 22, 2024

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 21, 2024

Subject: 2179 S. Parkway Drive (VAR-11-24) - To allow an open porch encroach up to eight feet into the 40-foot platted front yard setback, when a six-foot encroachment is permitted.

Site Description/History

The subject property, 2179 S. Parkway Drive, is located at the southeast corner of S. Parkway Drive and Kensington Drive, across from Jack Nicklaus Park. It includes Lots #20-21 in Block #79 of the Upper Arlington Subdivision from 1922. The property has 140 feet of frontage on S. Parkway Drive with a 20-foot building setback line; there are 135 feet of frontage on Kensington Drive with a 40-foot building setback line. It is developed with a 2.5-story, 4,600-square foot brick and siding house which was constructed in 1931. The house has an attached three-car garage which is accessed by a driveway from S. Parkway Drive. A swimming pool and hot tub are located behind the Kensington Drive setback line. Extensive and mature landscaping are located throughout the property. The house is a Contributing Structure within Upper Arlington's Historic District, and the current owners (Dower House LLC; Basil) purchased the property in July 2013.

The Board has previously approved three variances for the property: a rear yard setback and rear yard profile (2005) and a front porch and front yard fence (2019). A plat amendment application was also filed to adjust the Kensington Drive setback so that a swimming pool could be installed but ultimately withdrawn. A Building Permit was never secured for the front porch variance and has since expired.

Proposal

The proposal includes the construction of a front porch on the south side of the home, projecting up to eight feet into the 40-foot Kensington Drive front yard. The one-story, half-octagon porch includes six brick columns and a metal roof that aligns with the top of the first floor. A total of 131 square feet projects into the front yard. The porch is open on all sides; there are no plans to enclose the porch at this time. Any future enclosure would require a plat amendment as this would be habitable space in the front yard. The plan is compliant with all City standards. Efforts to maintain the two existing mature trees remain.

Zoning Code Requirements



- To allow a front porch to encroach up to eight feet into the 40-foot Kensington Drive setback (Article 6.01).

Alternatives

The applicant has explored reducing the front porch to be compliant with the recently-updated City maximum projection limit of six feet, but would not have the same architectural style and detail necessitated by the house. This variance was previously approved by the Board in 2019; it expires if a Building Permit is not secured within two years.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed front porch is in scale and proportion with the home and matches the home's architecture. It would not be out of place in the neighborhood (Finding #4). The Board has previously granted this variance and conditions are largely the same. For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	2179 S. Parkway Drive Variance App
2.	BZAP Staff Report Pics - 2179 S Parkway Dr





24-332

Variance Application

Status: Active

Submitted On: 1/25/2024

Primary Location

2179 PARKWAY DR
UPPER ARLINGTON, OH
43221

Owner

DOWER HOUSE LLC
SOUTH PARKWAY 2179
COLUMBUS, OH 43221

Applicant

 Jack Wiseman
 614-451-3201
 jack@betleyvistain.com
 1580 Fishinger Rd.
Suite 150
Columbus, Ohio 43221

BZAP Information

BZAP Case

VAR-11-24

Status

Pending

BZAP Determination Date

02/21/2024

Vote Tally

Primary Variance

Front Yard

Findings of Fact for Approval/Denial

Variance Request

To allow an open porch encroach up to eight feet into the 40-foot platted front yard setback, when a six-foot encroachment is permitted.

BZAP conditions

Variance Information

Describe Variance Request ?

A side yard set-back encroachment of 8 feet to construct a new covered porch.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

Access to the existing rear terrace would be difficult with a covered porch footprint that was held inside the set-back line.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

The request is minimal. Only seeking an additional 2 feet beyond the already allowed encroachment of 6 feet beyond the set-back line, for a covered porch.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

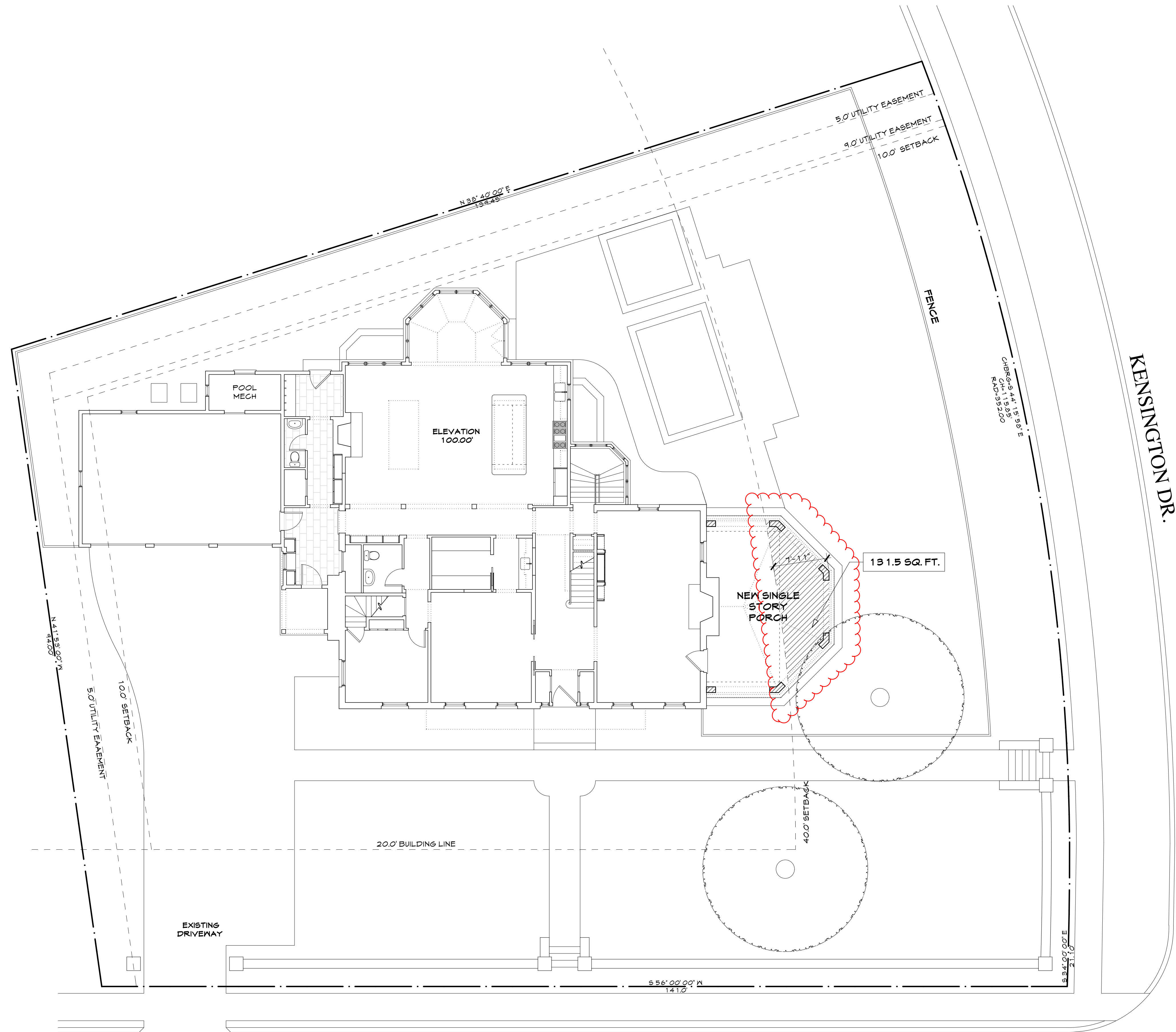
The proposed covered porch will be a significant improvement over the existing porch, which has fallen into disrepair.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Designs have been studied with a footprint that stays within the set-back line and also that project the allowed 6 feet beyond the set-back. Both options fell short on the desired aesthetic and function for the new space.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

The existing covered porch is showing its age and is in disrepair.



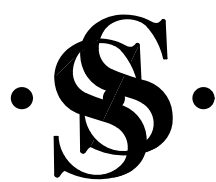
SOUTH PARKWAY DR.

SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

THE BASIL RESIDENCE

2179 SOUTH PARKWAY

UPPER ARLINGTON, OHIO

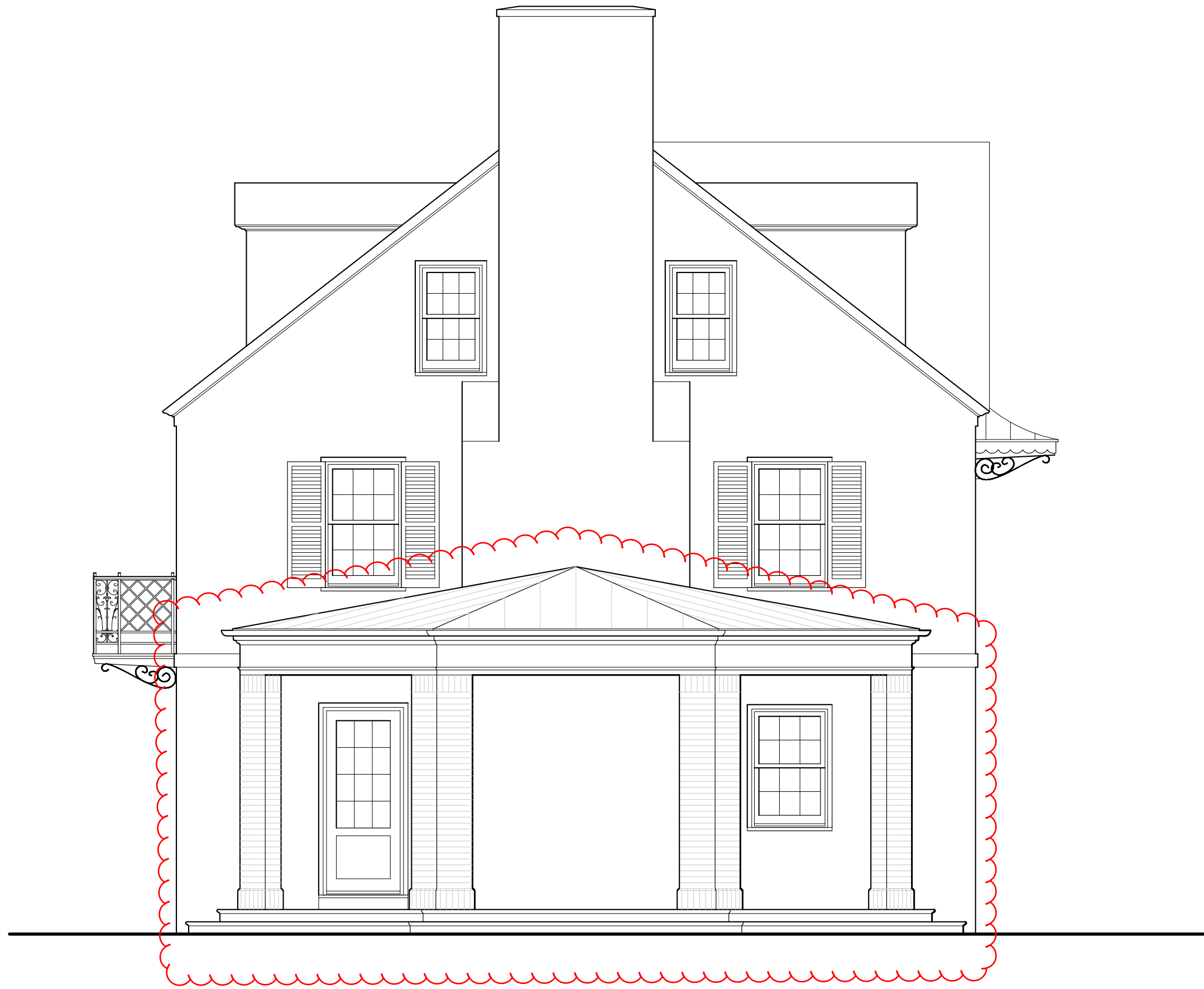
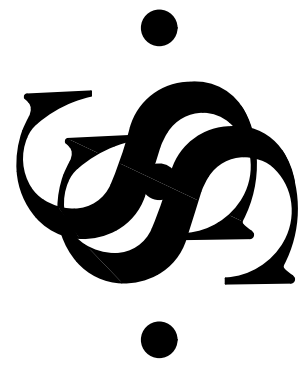


STOCK & STONE

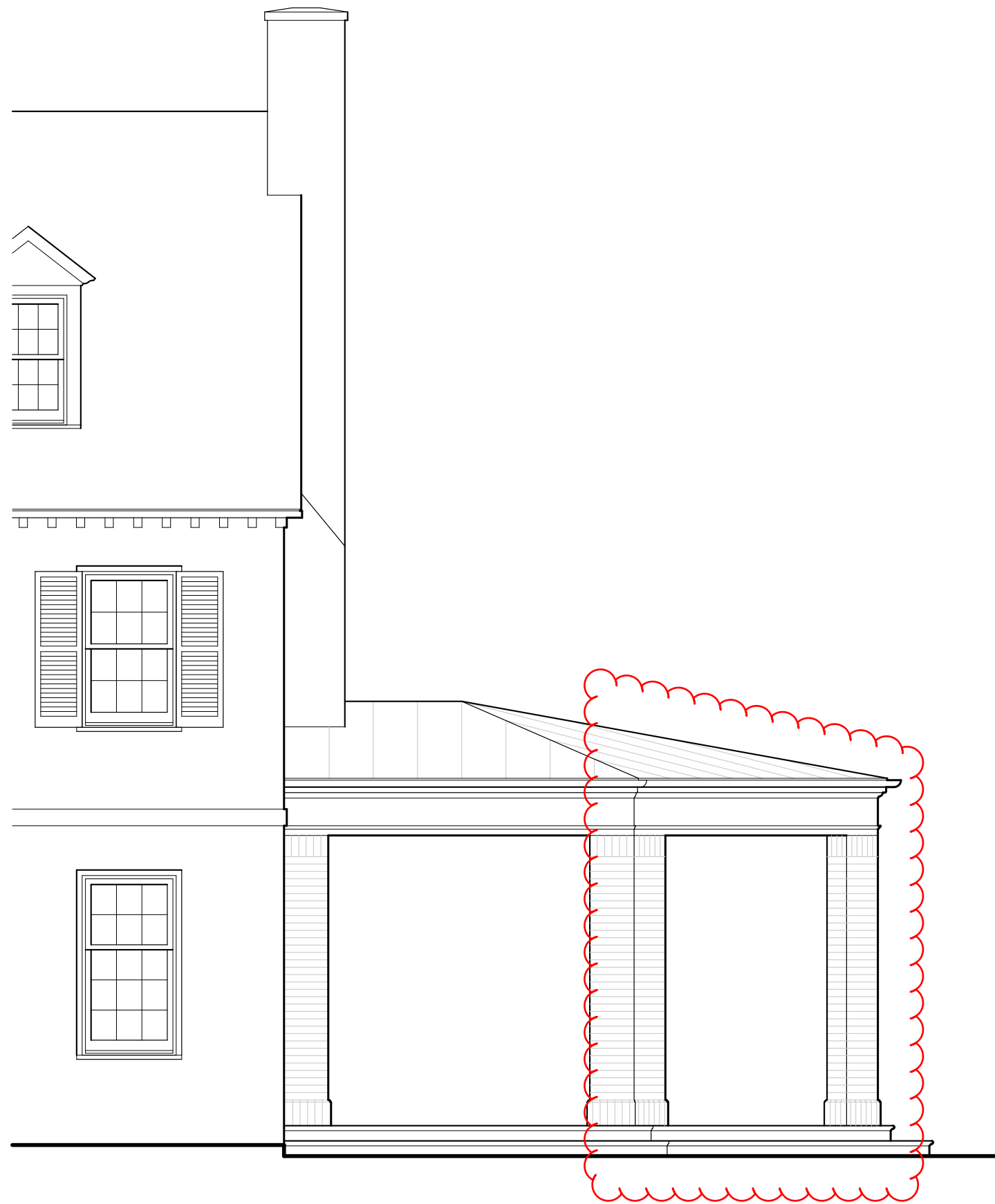
ARCHITECTS • LLC
3686 North High Street Columbus, Ohio 43214 614-261-5810

LOT AREA = 16,988 SQ. FT.

PRINCIPLE BUILDING REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
DEVELOPMENT COVER PERMITTED	8,494.0 SQ. FT. (50.0%) WITH POOL	7,226.3 SQ. FT. (42.5%)	7,426.7 SQ. FT. (43.7%)
BUILDING COVER PERMITTED	4,926.6 SQ. FT. (29.0%)	3,152.4 SQ. FT. (22.0%)	3,152.8 SQ. FT. (23.2%)
PERMITTED HEIGHT	35.0 FT.	31.2 FT. (EXISTING)	31.2 FT. (EXISTING)
MAX. NUMBER OF STORIES	2.5	2.0 (EXISTING)	2.0 (EXISTING)
FRONT YARD DEPTH	20.0/40.0 FT.	40.5/38.3 FT. (EXISTING)	40.5/32.1 FT.
MIN. REAR YARD	10.0 FT.	10.5 FT. (EXISTING)	10.5 FT. (EXISTING)
MIN. SIDE YARD	10.0 FT.	5.6 FT. ± (EXISTING)	5.6 FT. ± (EXISTING)
MIN. SIDE YARD SUM	20.0 FT.	16.1 FT. ± (EXISTING)	16.1 FT. ± (EXISTING)



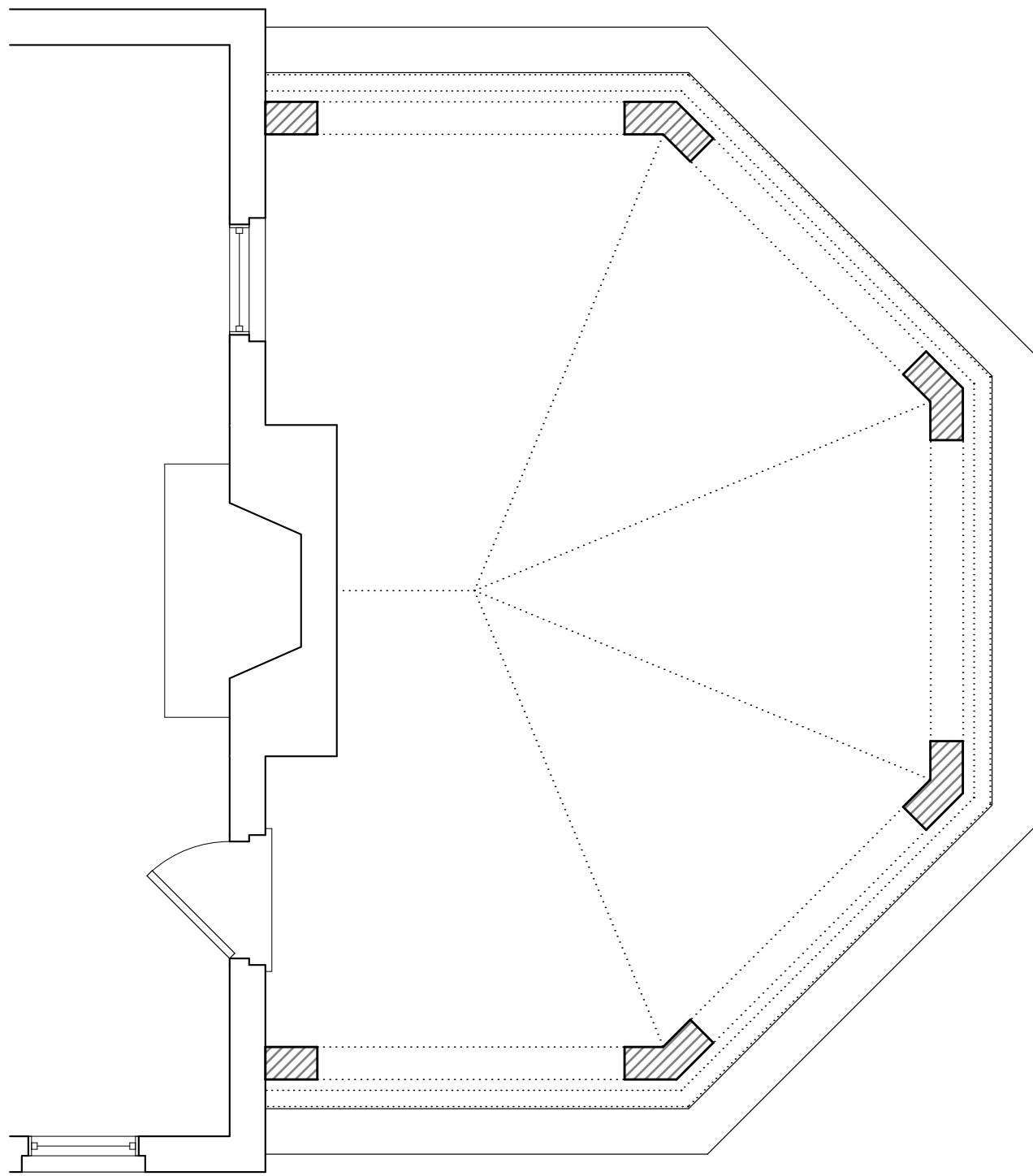
WEST ELEVATION
SCALE: 1/4"=1'-0"



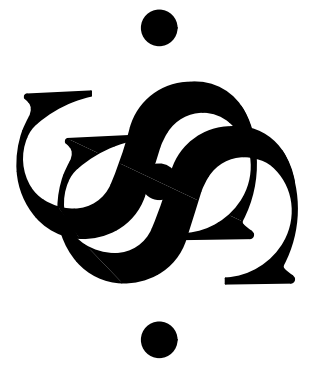
FRONT ELEVATION
SCALE: 1/4"=1'-0"



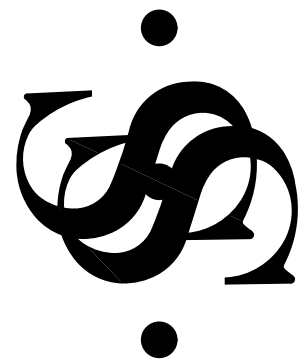
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



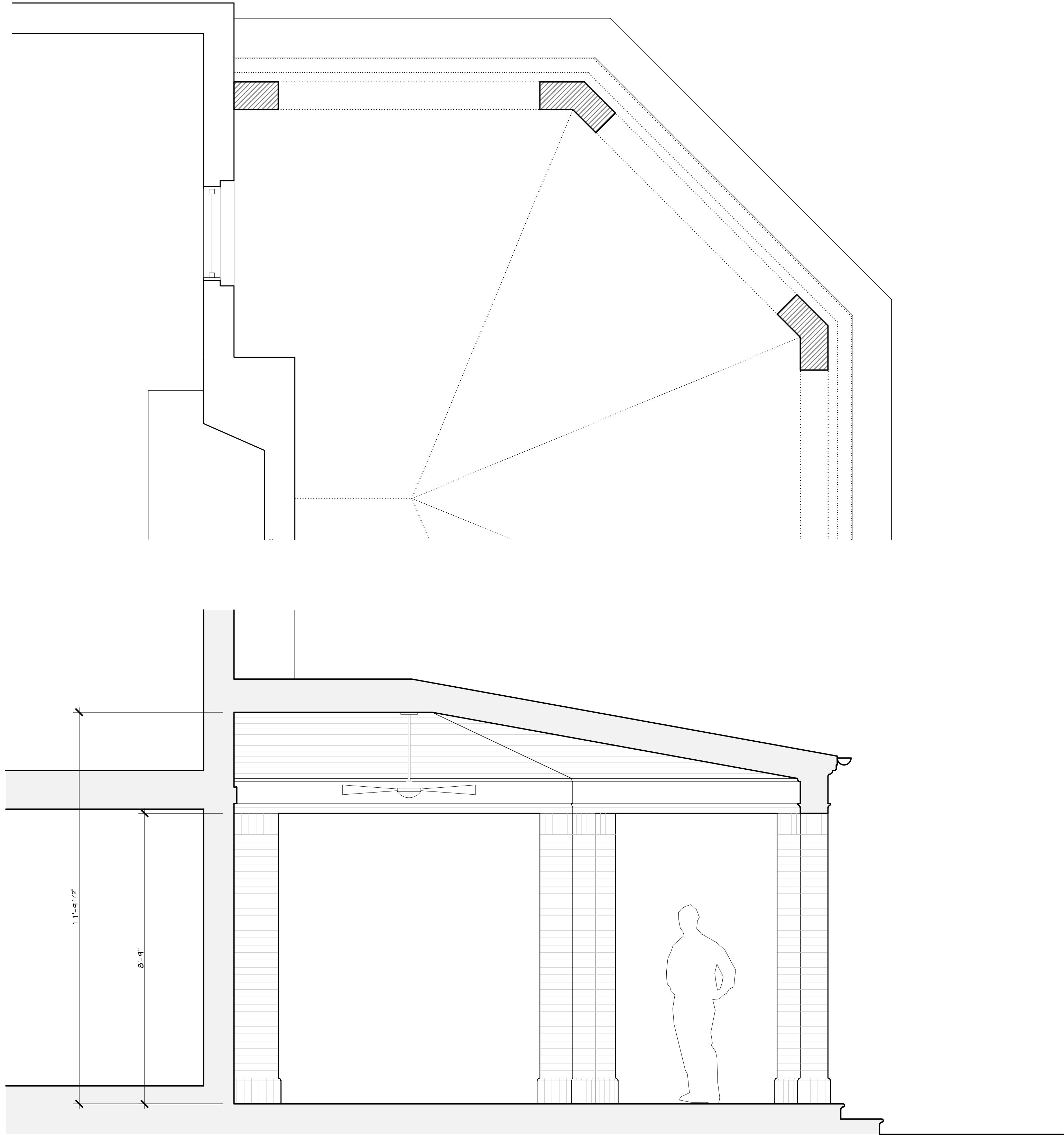
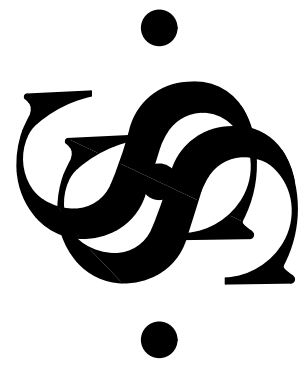
PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



BUILDING SECTION
SCALE: 1/2" = 1'-0"



Revised: May 2023

Certification of Notice

Applicant Name: Jack Wiseman - Betley Vistain Builders

Location of property subject to BZAP request: 2179 South Parkway

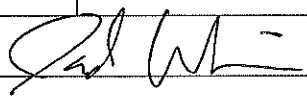
This application will be heard by the Board of Zoning and Planning on: Feb. 21, 2024

Describe activity which requires Board of Zoning and Planning review:

Side yard set-back encroachment.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2449 Kensington Dr.	Charles Kranitzky	9589071052701430754041	1/24/24
2453 Kensington Dr.	Stephen Myers	9589071052701430753952	1/24/24
2457 Kensington Dr.	Lauren Alexander	9589071052701430753969	1/24/24
2201 S. Parkway	Andrew McBride	9589071052701430753976	1/24/24
2477 Southway Dr.	Austin Hawley	9589071052701430753983	1/24/24
2165 S. Parkway	Gregory Guy	9589071052701430753990	1/24/24
2454 Kensington Dr.	Paul Schwerling	9589071052701430754003	1/24/24
Applicant Signature: 			Date: 1/25/24

	Alt ID	Site Address	Owner 1	Owner 2
070N179 01600	070-000960-00	2449 KENSINGTON DR	KRANITZKY CHARLES A	KRANITZKY BETHANY G
070N179 01700	070-000959-00	2453 KENSINGTON DR	MYERS STEPHEN C	MYERS DENA L
070N179 01800	070-000958-00	2457 KENSINGTON DR	ALEXANDER LAUREN	
070N179 01900	070-000957-00	2201 S PARKWAY DR	MCBRIDE ANDREW F	MCBRIDE COURTNEY B
070N180 19700	070-000917-00	2477 SOUTHWAY DR	HAWLEY AUSTIN C	HAWLEY JILL
070N180 19800	070-000916-00	2165 S PARKWAY DR	GUY GREGORY C TR	
070N180 19900	070-000915-00	2179 S PARKWAY DR	DOWER HOUSE LLC	
070N180 20000	070-000913-00	KENSINGTON RD	SCHWERLING PAUL J II	SCHWERLING GINA
070N180 20100	070-000912-00	2454 KENSINGTON RD	SCHWERLING PAUL J II	SCHWERLING GINA

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Columbus, OH 43221

Certified Mail Fee \$4.40
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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.92
\$
Total Postage and Fees \$5.32

Sent To Stephen Myers
Street and Apt. No., or PO Box No. 2453 Kensington Dr
City, State, ZIP+4® Upper Arlington, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Paul Schwerling
 Street and Apt. No., or PO Box No. 2454 Kensington Dr
 City, State, ZIP+4® Upper Arlington, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

January 24, 2024

Charles Kranitzky
2449 Kensington Drive
Upper Arlington, Ohio 43221



1580 Fishinger Road
Suite 150
Columbus, Ohio 43221
(614) 451-3201
Fax (614) 451-3237

As required by the City of Upper Arlington, we are notifying you of a zoning request on 2179 South Parkway, Upper Arlington, Ohio. The request is for a side yard set-back encroachment to construct a new covered porch. Attached you will find the design drawings showing the proposed improvements.

The zoning meeting is scheduled for Wednesday February 21, 2024 at 6 pm at The City of Upper Arlington municipal building - 3600 Tremont Road, Upper Arlington, Ohio 43221.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack W.', with a stylized flourish at the end.

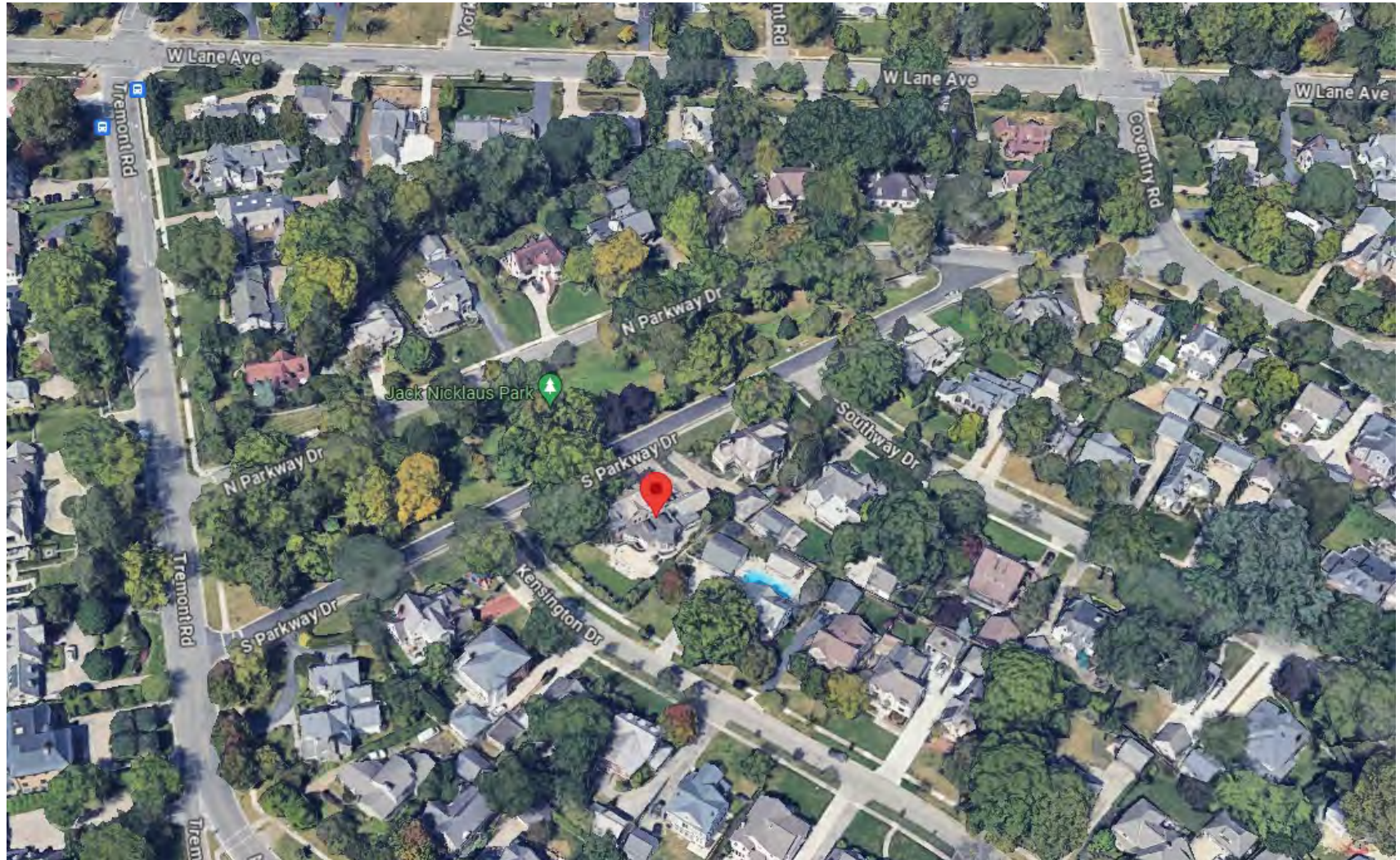
Jack Wiseman

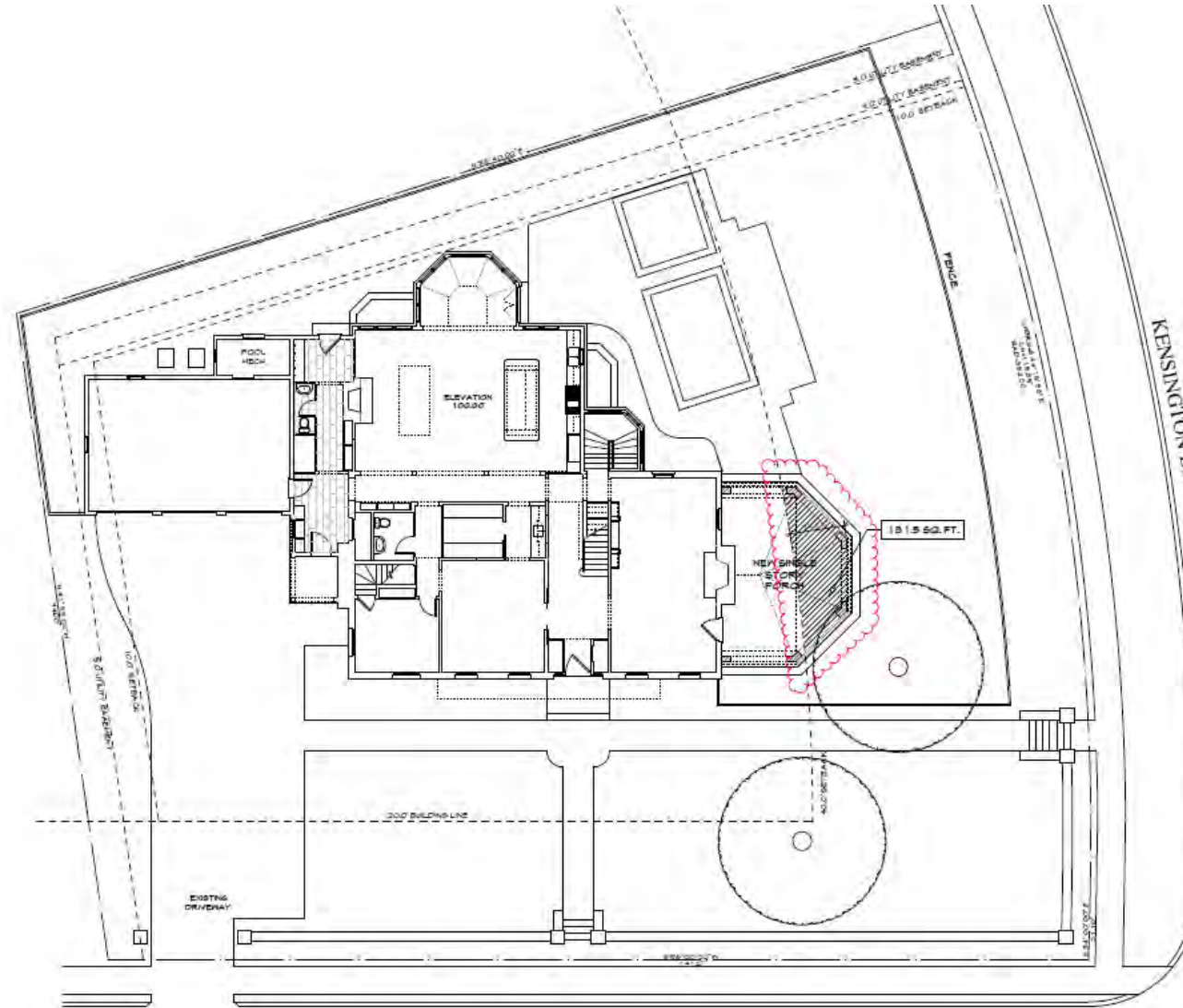
2179 S. Parkway Drive

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North





Existing Covered Porch



Proposed Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 21, 2024

Subject: 2490 Wickliffe Road (VAR-12-24) - To permit the construction of a new home and detached garage that does not meet neighborhood compatibility requirements of Article 7.17.

Site Description/History

The subject property, 2490 Wickliffe Road, is located on the north side of the street, just west of Cimmaron Road and Wickliffe Elementary School, and is zoned R-1c, One-Family Residence District. It measures 80' x 235' and is similar in size and shape to other parcels on the street and to the south. [Lots to the north are both significantly narrower and shallower.] It is identified as Lot #199 in the East-Cleft-on-the-Scioto subdivision from 1910 and includes a 40-foot default building setback line. Several new homes have been built nearby, with ones either planned or under construction on either side of the subject property.

The applicant purchased the property in 2001 and has primarily used it as a rental property or for family use. The 1.5-story Cape Cod-style home with a detached garage will be demolished to make way for the new home. The two existing mature trees in the front yard will be removed due to their poor condition and potential hazard. The applicant attended the August 2023 BZAP Work Session to seek feedback from the Board, as variances were likely needed based on the proposal at the time. Staff noted potential issues with the side yard longwall setback, the height of the home above the street segment median allowance (25'-6"), and the detached garage (as a whole). The Board expressed some concern about how modern the home was in comparison to the neighborhood but thought the design was well done. The Board appeared to be accepting of the proposed detached garage due to its location within the buildable area, the substantial lot size, and its overall design. The Board also appeared, however, to be reluctant to support a side yard longwall setback variance because the applicant has a "clean slate" to work from and there were many other options available that would not need a variance.

Since the Work Session, the applicant has reduced the height of the house by 2'-6" to meet the street segment median allowance and adjusted the floor plan so that the home is outside of the side yard longwall setback. Minor adjustments have been made to the site plan, home and detached garage.

Proposal

The proposal includes the demolition of the existing single-family residence and detached garage, and the construction of a two-story, architecturally modern home with skewed roof



planes and large windows, and a detached garage to match. The home would sit along the 40-foot building setback line, but positioned more toward the east to allow for a concrete driveway and large covered patio. The home is 25'-6" tall at its highest point and includes stone and lap siding as exterior materials, with a small amount of stucco used as an accent; a standing seam metal roof is shown (solar panels are likely to be installed in the future). Behind the home is a 1,217-square foot detached garage that is 21'-6" tall and utilizes stone and lap siding as exterior materials. It is located within the buildable area of the property, meaning it is at least 10 feet from the side property line and more than 40 feet from the rear. It will be utilized as a two-car garage with storage and workshop/studio space. All coverage ratios are compliant with City standards and the detached garage size limitations do not apply because the garage is in the buildable area of the lot.

Zoning Code Requirements

- To allow the construction of a new single-family residence and a detached garage that does not meet neighborhood compatibility standards (Article 7.17).

[Article 7.17](#) applies to the "design of new single-family homes [and] detached garages" and requires that "The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment." It adds: "The Policy for Neighborhood Compatibility shall be used to determine compliance."

Section 4.8 of [The Policy for Neighborhood Compatibility](#) states: "Architecturally modern-styled homes may be approved by the Community Development Director, only after consultation with the City's third-party architect, when exterior materials are consistent with the street segment and the maximum height of the house is 22 feet or less." The proposed materials are high quality and largely consistent with the street segment, though it could be argued brick and siding are more prominent. The maximum height noted for a modern house was taken from a survey of recently constructed homes in the community that were more modern but also blended into the street segment. When drafting the Policy, Staff determined that anything taller than this should be reviewed by the Board to help determine compatibility, primarily as it relates to height, massing, scale, and exterior materials. The home is 3'-6" above the height limit for modern homes but is compliant with the street segment median height allowance.

As for the detached garage, a variance would be needed for compatibility due to its architectural style, height, roof pitch, and location per Article 7.17. The citywide height limit of 17 feet for a detached garage would not apply because it is located within the buildable area, but Article 7.17's neighborhood compatibility review can limit the height and style of the garage.

In the applicant's letter (Exhibit A), they note variances are required for Article 7.06. However, staff has determined that variances are not required to that section as those relate to non-residential construction, whereas Article 7.17 outlines *residential* design guidelines.



Alternatives

The applicant has made significant adjustments to the plan since meeting with the Board last year. The home height has been reduced by at least 30 inches and is now compliant with the street segment median height allowance. A further reduction (to meet the modern home height limit) of another 42 inches would substantially impact the design of the house as it would be much shorter than others being built (or planned) on either side. The floor plan has been adjusted so that a side yard longwall setback is not needed. The applicant could propose a more traditional-style detached garage, but it would not complement the proposed home.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. As the Board is well aware, granting variances for new construction is not something the Board or the City take lightly. In drafting the Policy for Neighborhood Compatibility, Staff wanted to specifically call out modern homes, although the community has many of them, as a way to provide an extra layer of review to ensure they are compatible with the street segment in which they are to be located. Yes, the overall style may be different, but the design can still be compatible with the street segment when height, scale, massing and materials are all similar or complementary. In this case, Staff, along with the City's third-party architect, believe these are met and are supportive of this request. As for the detached garage, the Board has recently approved several detached garages at the same height as a result of the new code allowing for studios and other work spaces in them. None of them, though, have been this large, but also none of them have been located within the buildable area. For these reasons, Staff is supportive of the proposal for the garage as well. All combined, Staff believes that the proposed home and detached garage, while different in architectural style and above the required height limits, will work on this street segment and is in support of the application. Staff would offer Findings #4 and #8 to justify the variances needed for this application. [The adjacent property owner has verbally indicated their support of this variance application.]

Attachments

1.	2490 Wickliffe Rd Variance App
2.	BZAP Staff Report Pics - 2490 Wickliffe Rd





24-364

Variance Application

Status: Active

Submitted On: 1/26/2024

Primary Location

2490 WICKLIFFE RD
UPPER ARLINGTON, OH
43221

Owner

DOMUS LTD
KINGSGATE 1441
COLUMBUS, OH 43221

Applicant

 Rebecca Mott
 614-947-8600
 rjm@planklaw.com
 Plank Law Firm, LPA
411 East Town Street,
Floor 2
Columbus, Ohio 43215

BZAP Information

BZAP Case

VAR-12-24

Status

Pending

BZAP Determination Date

02/21/2024

Vote Tally

Primary Variance

Neighborhood compatibility

Findings of Fact for Approval/Denial

Variance Request

To permit the construction of a new home and detached garage that does not meet neighborhood compatibility requirements of Article 7.17.

BZAP conditions

Variance Information

Describe Variance Request ?

The two (2) area variances being requested are from Section 7.06(B)(3) Roof lines, and from Section 7.06(B)(4) Architectural style and materials. Please see Exhibit "A" for more explanation and arguments presented under the factors test for area variances - the test is one of "practical difficulties".

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

See Exhibit "A".

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

See Exhibit "A".

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

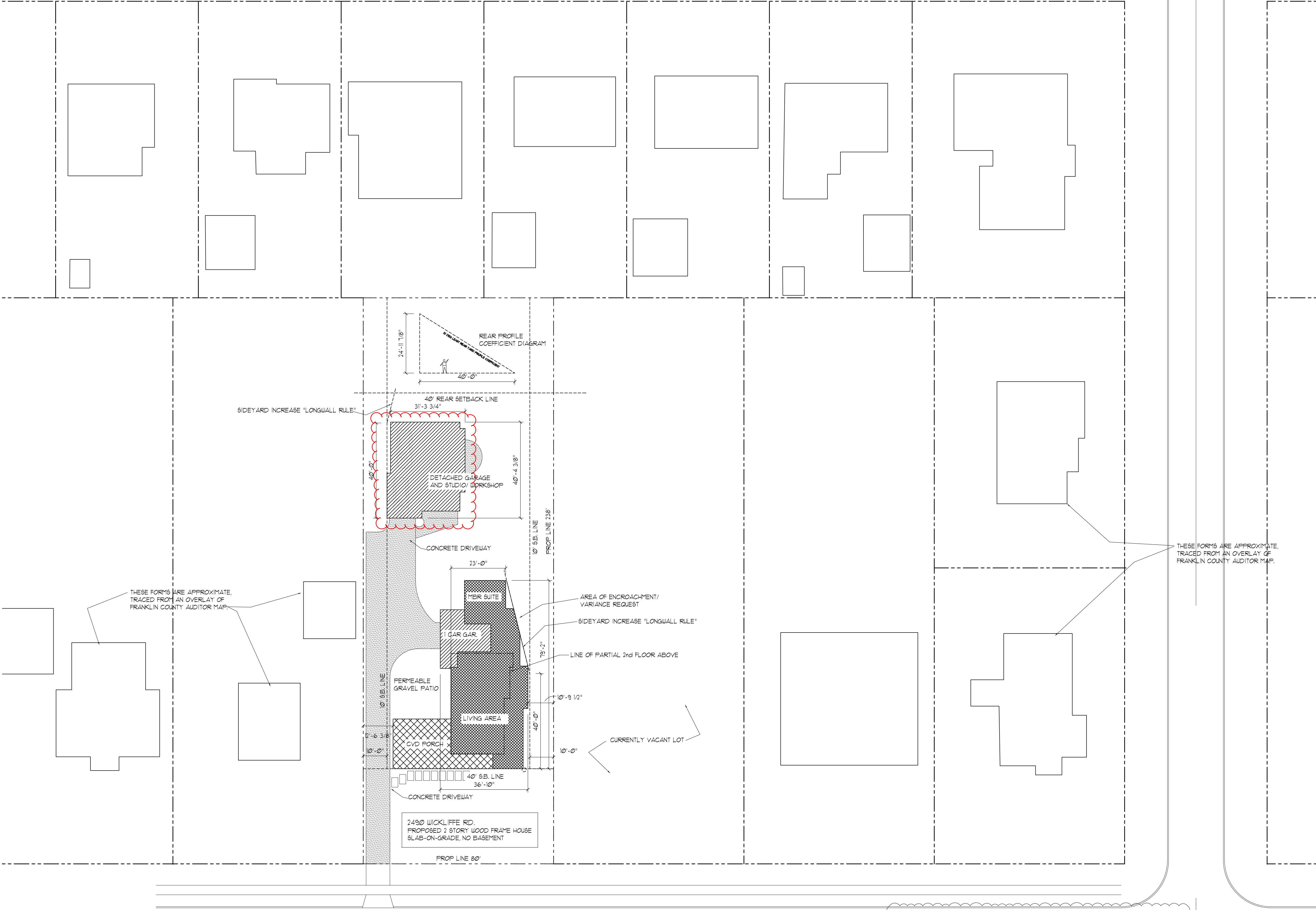
See Exhibit "A".

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

See Exhibit "A".

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

See Exhibit "A".



WICKLIFFE ROAD

SITE PLAN
SCALE: 1/16"=1'-0"



SITE DATA		ZONED	RI-C
LOT AREA			= 19,040 s.f.
ALLOWABLE BUILDING COVER (29%)			= 5,522 s.f.
ALLOWABLE DEVELOPMENT COVER (45%)			= 8,568 s.f.
ALLOWABLE DETACHED GARAGE WITHIN 10' SETBACK		= 6.39% max	= 1,211 s.f.
PROPOSED NEW BUILDING COVER - HOUSE INCL COVRD PORCH			= 2,882 s.f.
PROPOSED NEW BLDG. COVER - DET GARAGE			= 1,211 s.f.
TOTAL PROPOSED BUILDING COVER			= 4,094 s.f.
OTHER PROPOSED DEVELOPMENT COVER			= 2,520 s.f.
TOTAL PROPOSED DEVELOPMENT COVER			= 6,614 s.f.

THESE FORMS ARE APPROXIMATE,
TRACED FROM AN OVERLAY OF
FRANKLIN COUNTY AUDITOR MAP.

THESE FORMS ARE APPROXIMATE,
TRACED FROM AN OVERLAY OF
FRANKLIN COUNTY AUDITOR MAP.



Craig W. Murdick
ARCHITECT LTD.

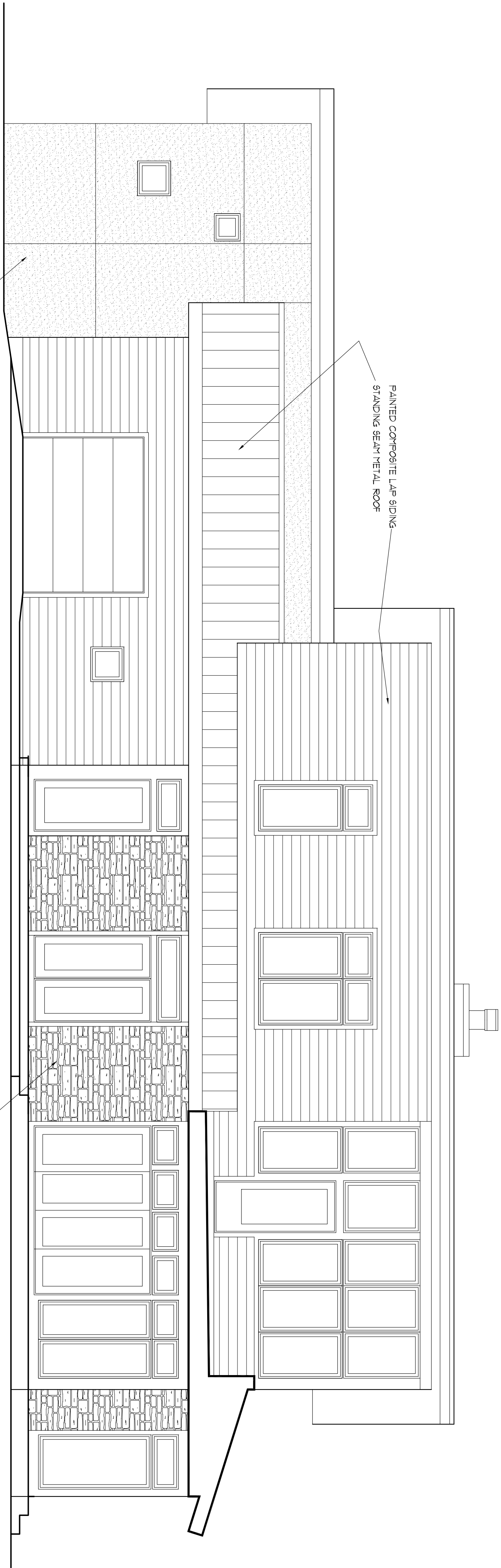
1441 Kingsgate Rd.
Columbus, OH 43221
614.273.0101
craig@murdick-arch.com

Improvements to:
2490 Wickliffe Rd.
Upper Arlington, Oh

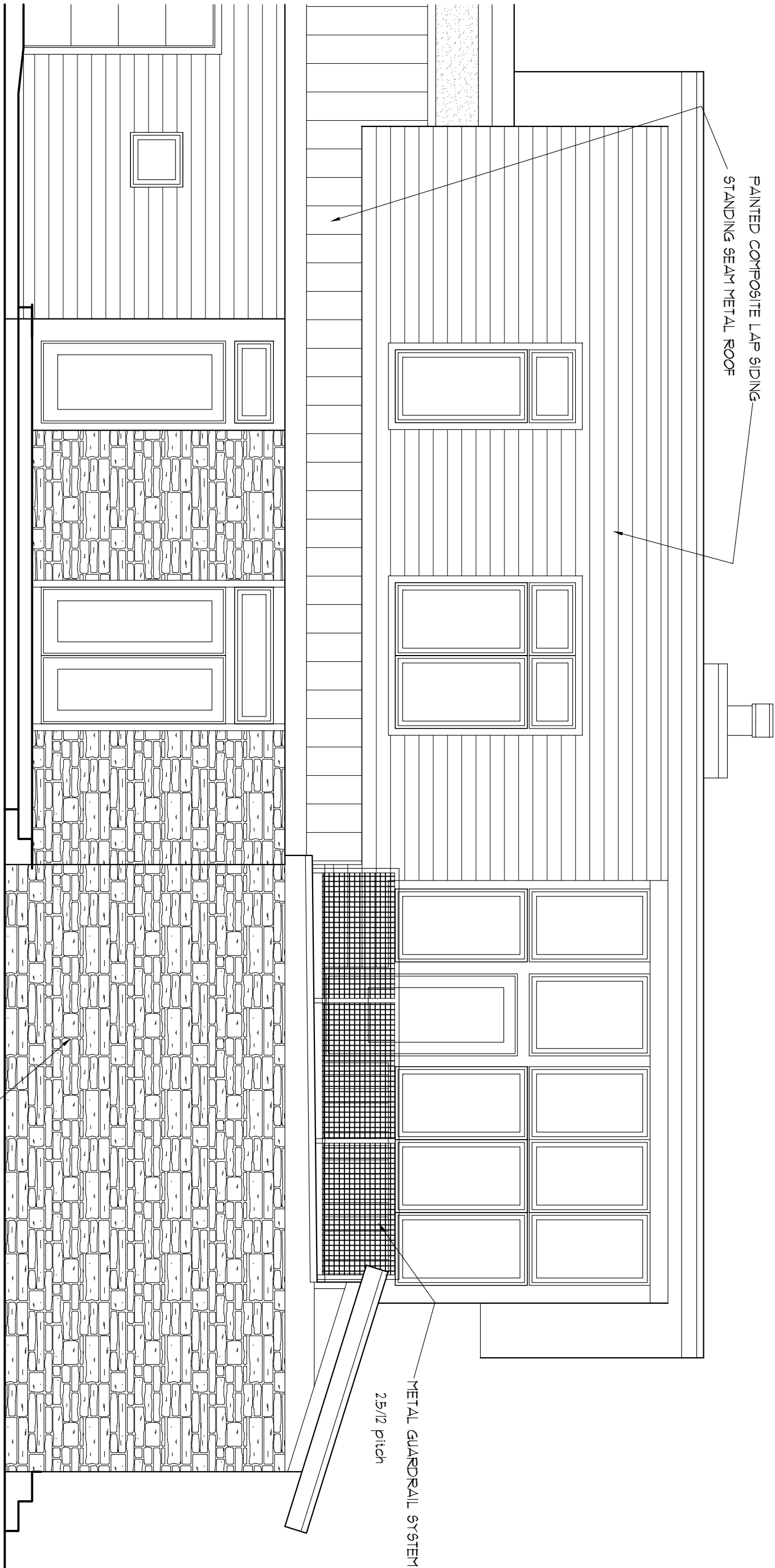
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NOV. 02, 2023
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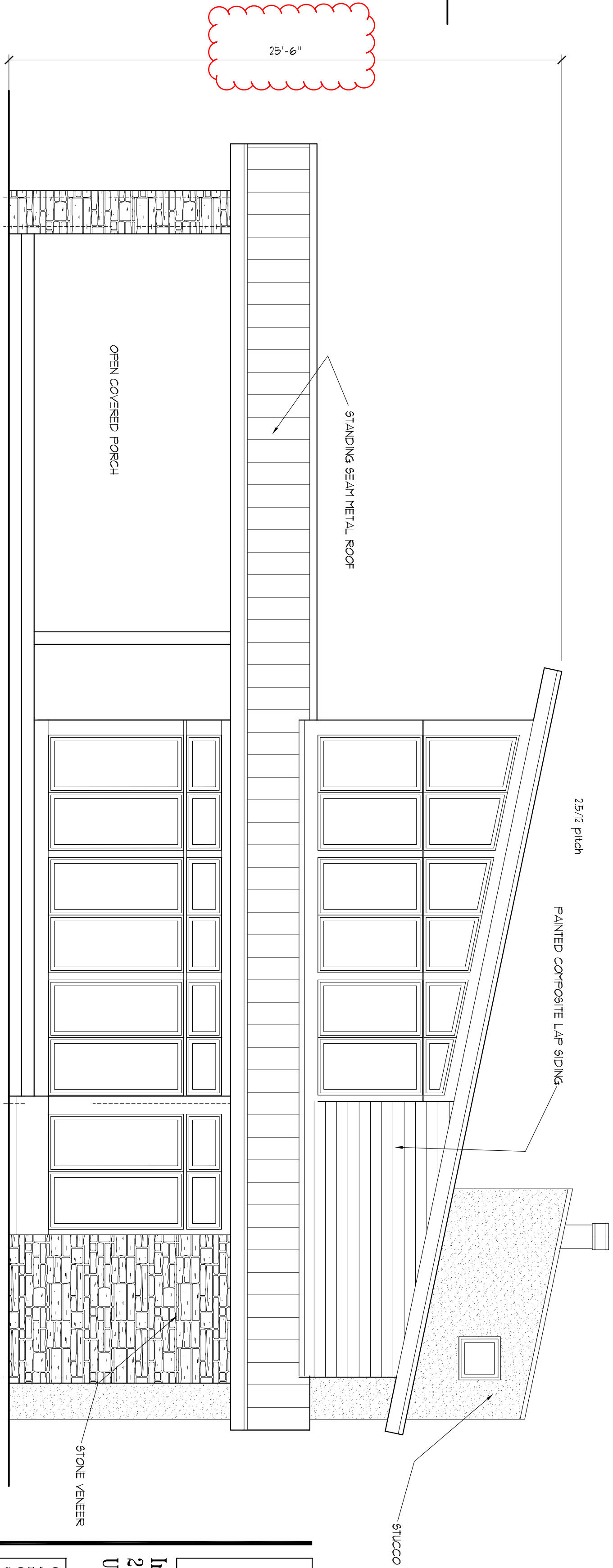
DATE: OCT 31, 2023
SHEET # A0-1



LEFT SIDE/ WEST ELEVATION
1/4" = 1'-0"

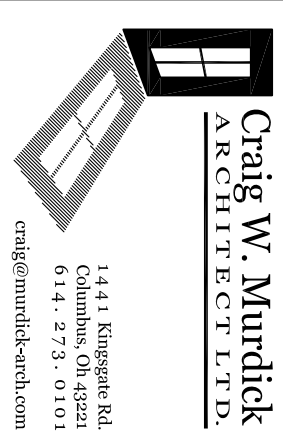


PARTIAL LEFT SIDE/ WEST ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

HOUSE ELEVATIONS

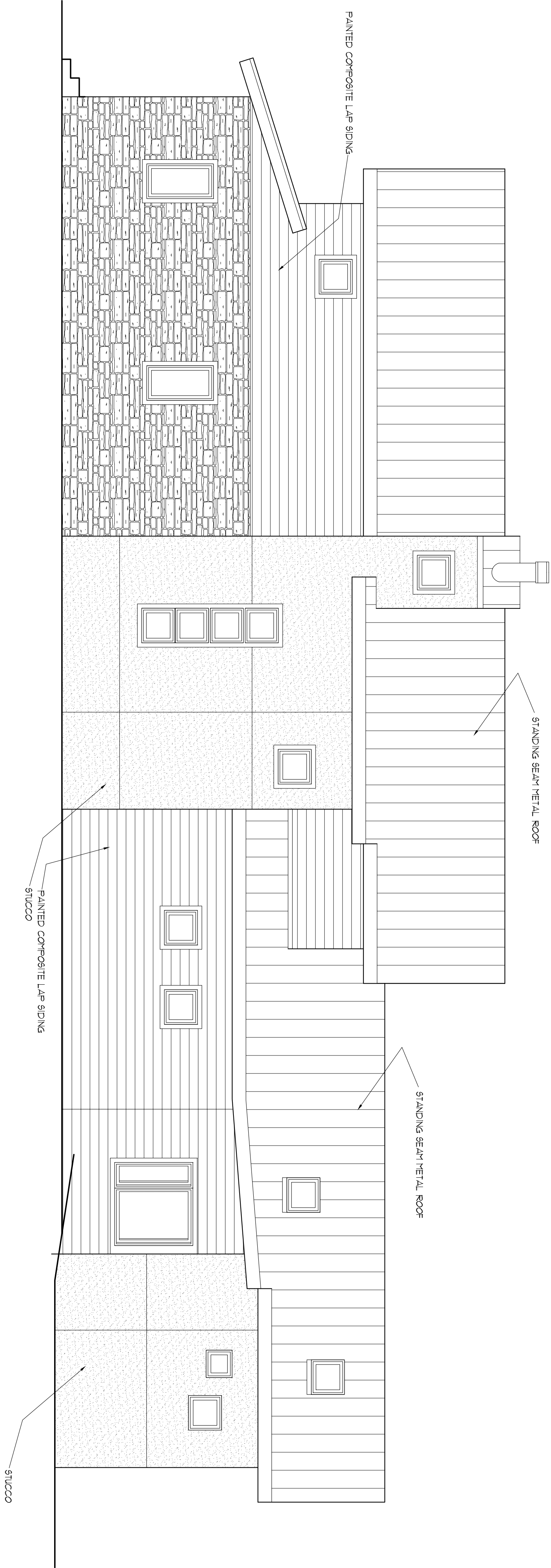


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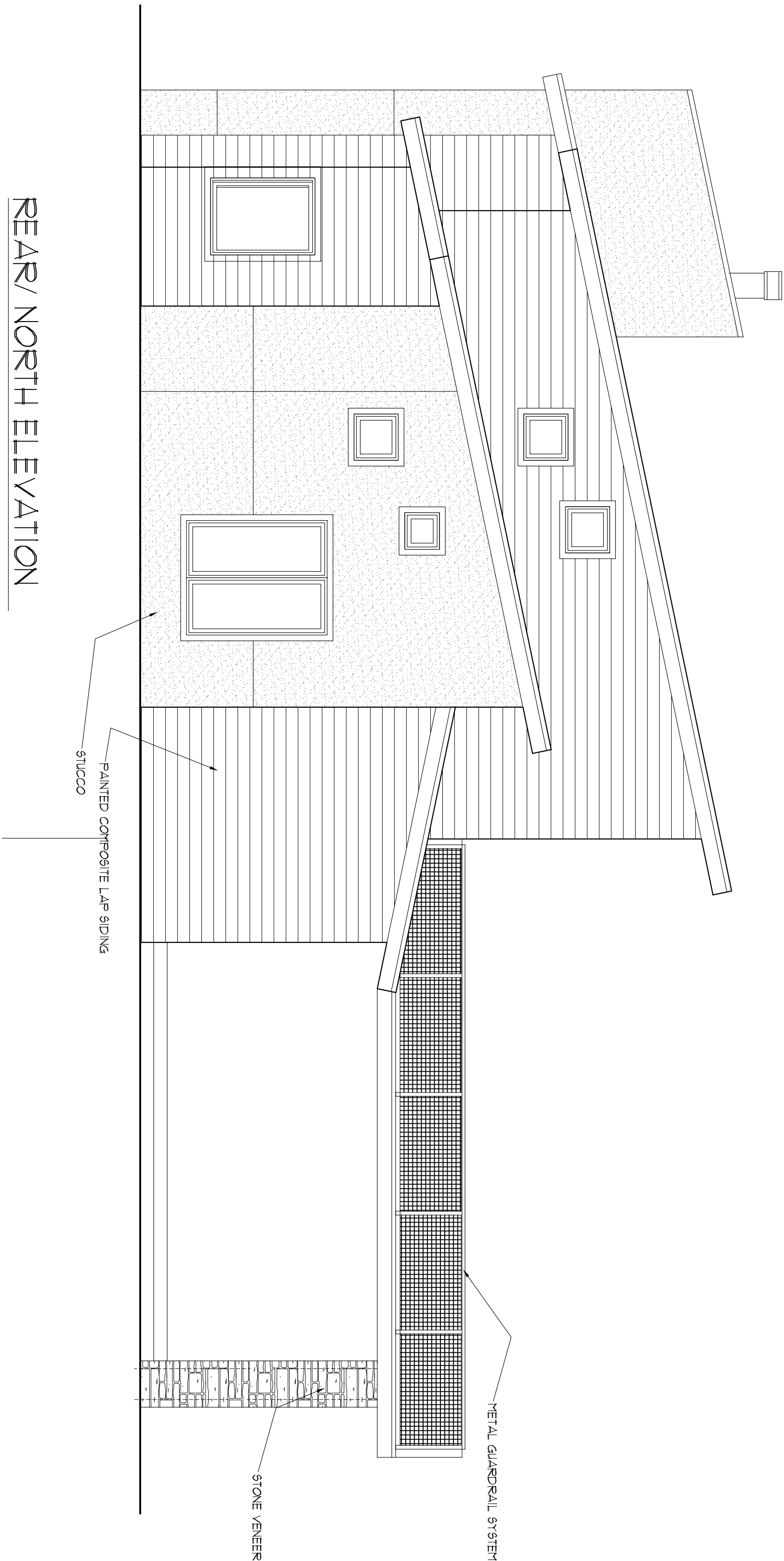
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RIGHT SIDE/ EAST ELEVATION

1/4" = 1'-0"



REAR/ NORTH ELEVATION

1/4" = 1'-0"

HOUSE ELEVATIONS

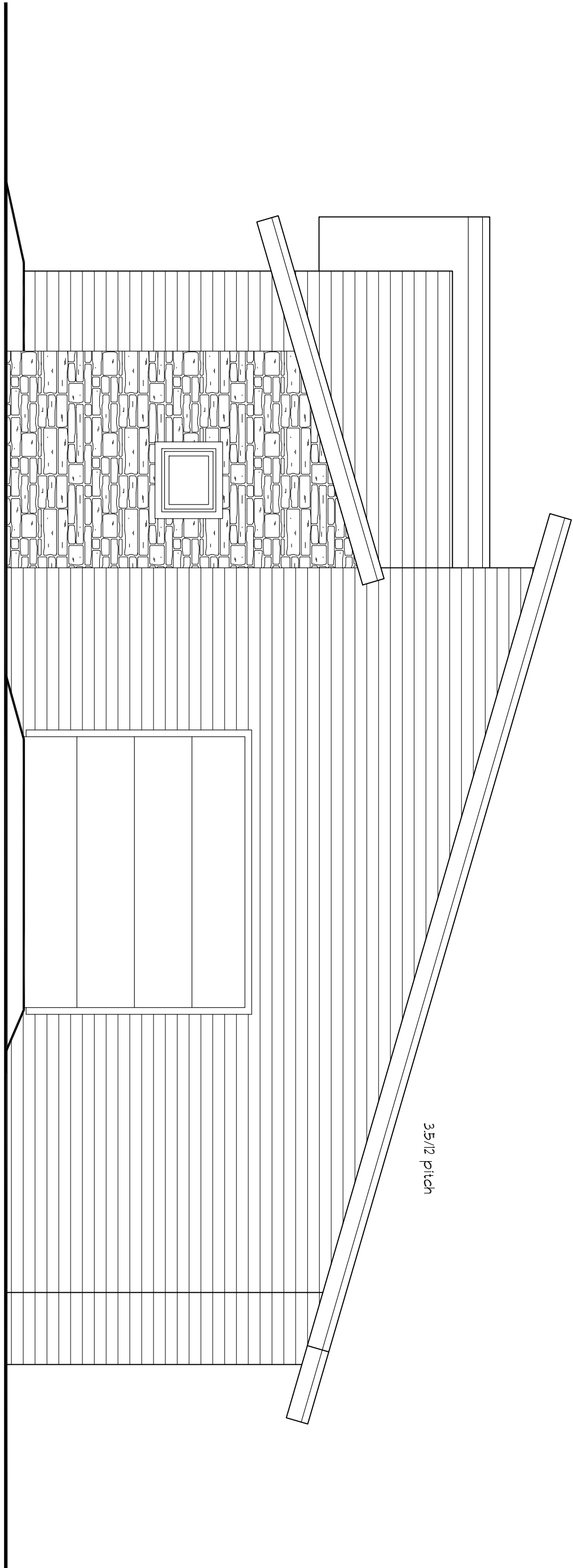


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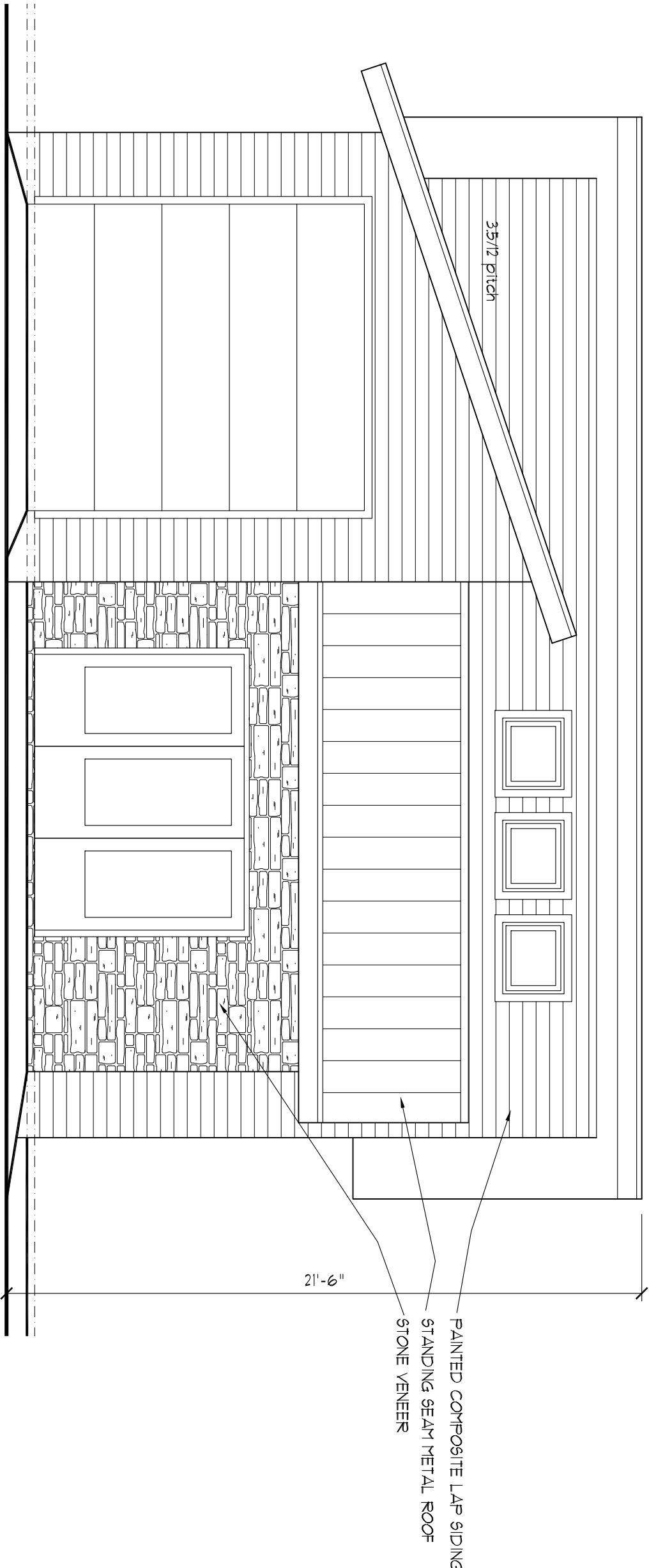
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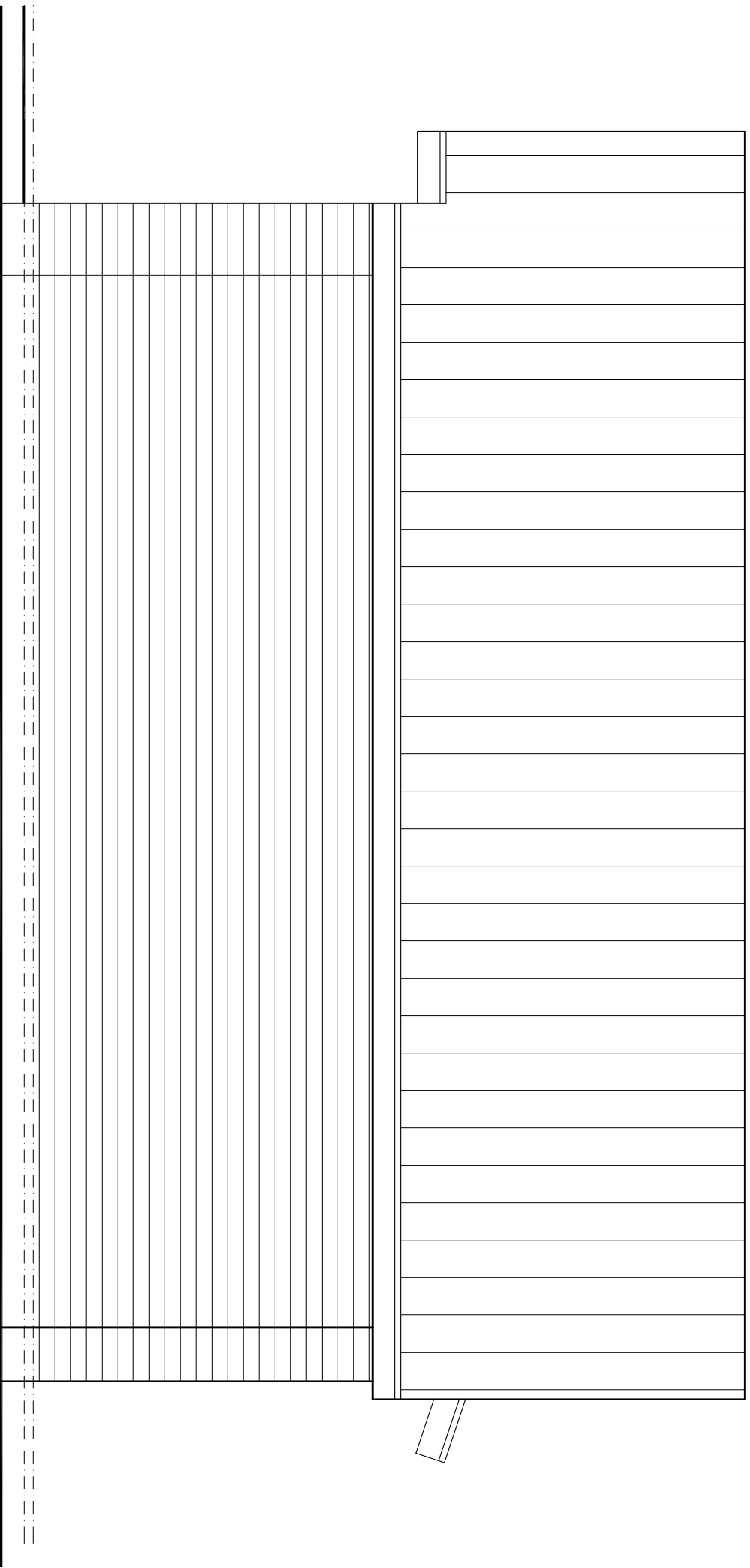
EAST/ RIGHT SIDE ELEVATION

1/4" = 1'-0"



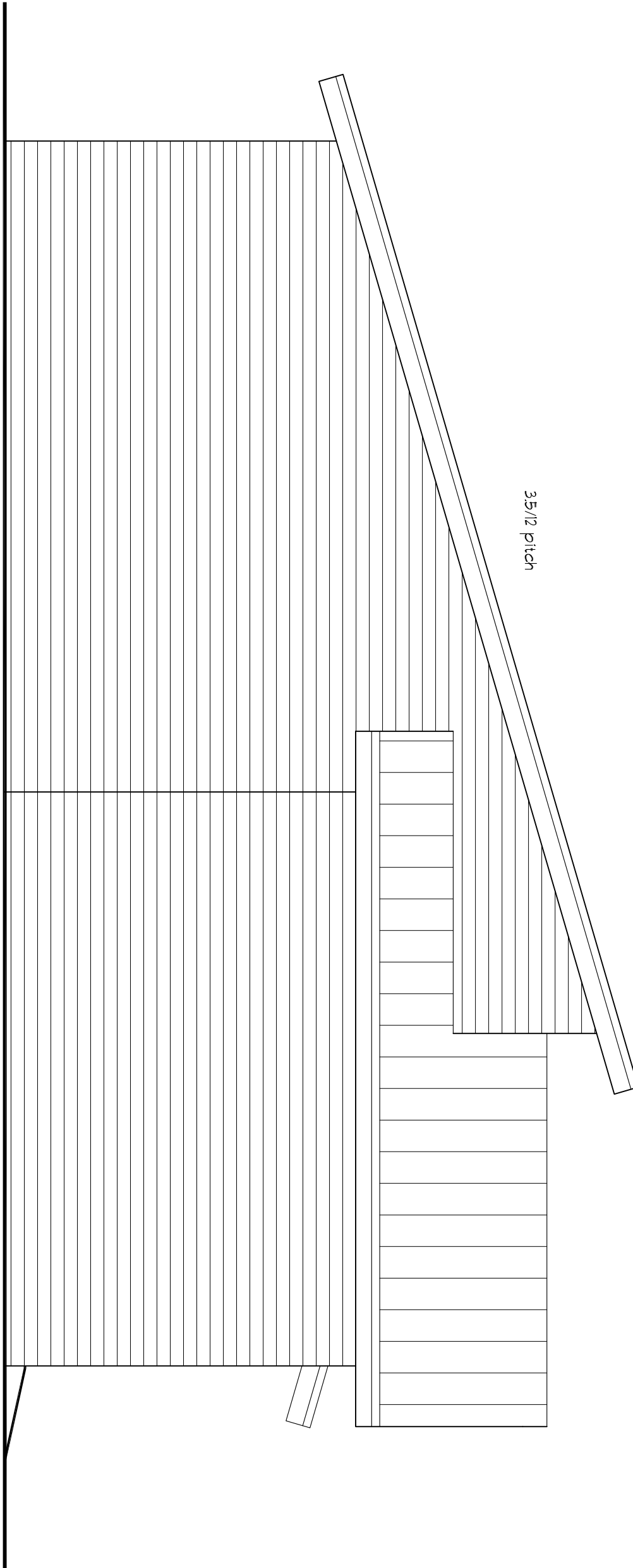
SOUTH/ FRONT ELEVATION

1/4" = 1'-0"



NORTH/ REAR ELEVATION

1/4" = 1'-0"



WEST/ LEFT SIDE ELEVATION

1/4" = 1'-0"

GARAGE ELEVATIONS

Craig W. Murdick
ARCHITECT, P.C.
1443 Kingston Rd.
Arlington, VA 22204
703.444.2723
cwm@cwmurduck.com

Improvements to:
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Upper Arlington, Oh

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DATE: OCT 31, 2023
SHEET # A2.3



Craig W. Murdick, Architect, Ltd.
1441 Kingsgate Road, Columbus, Ohio 43221
614-273-0101 craig@murdick-arch.com

MEMO - July, 25, 2023

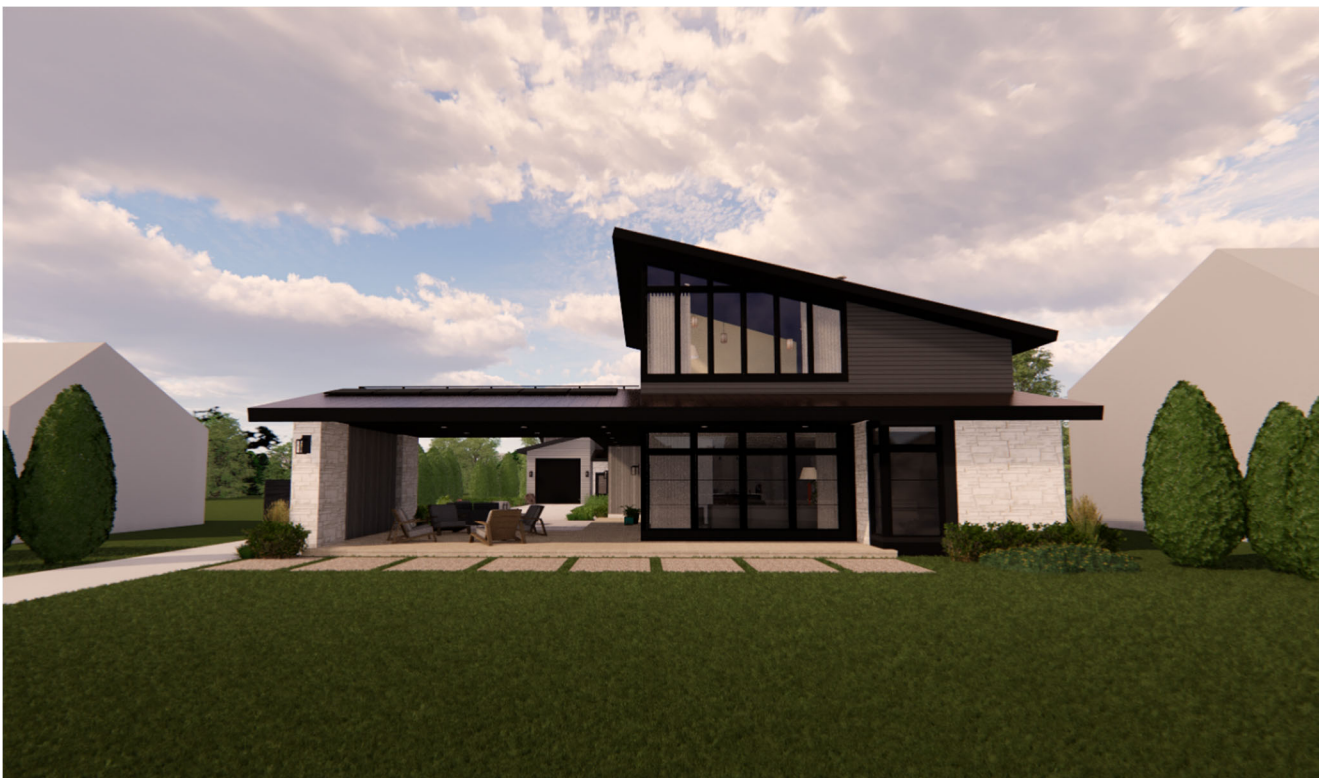
To:

Community Development Department
The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221

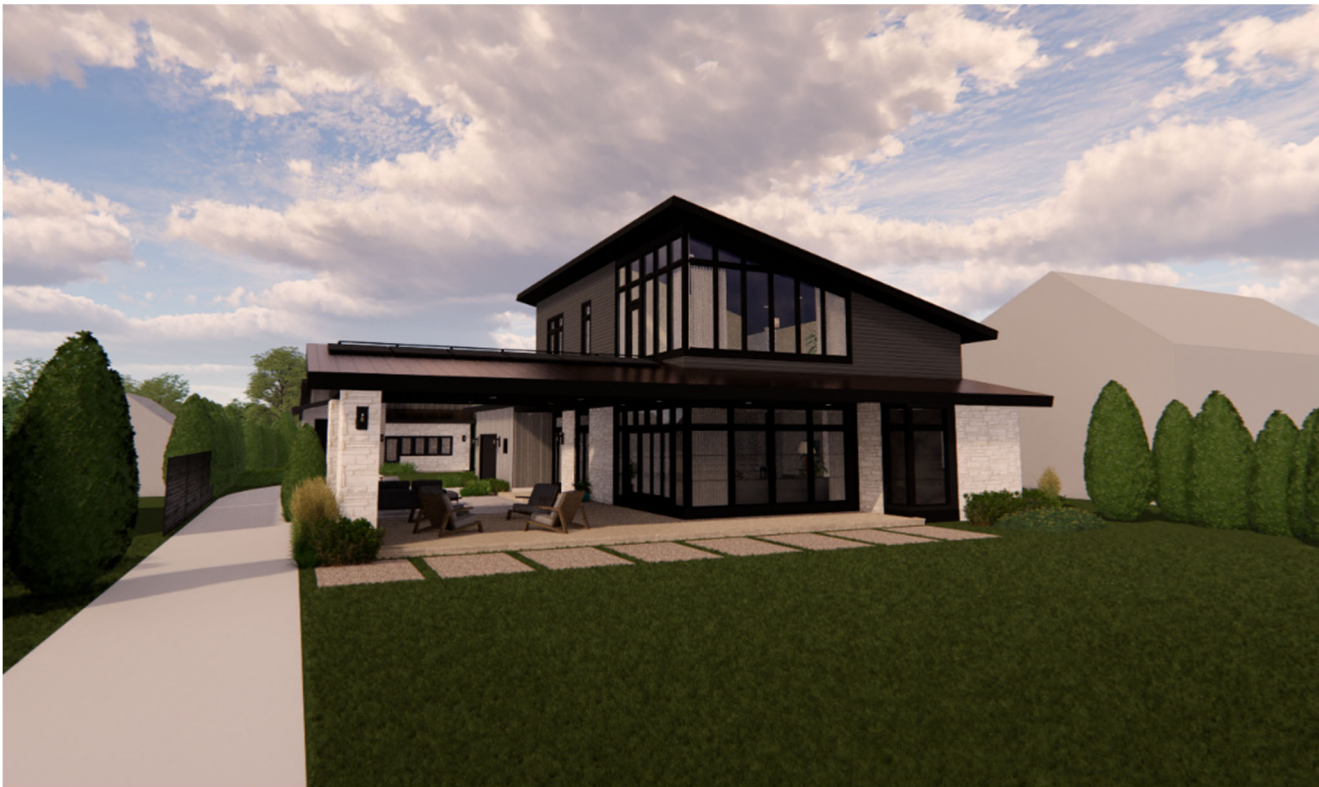
Re: Proposed Murdick residence, 2490 Wickliffe Road, Upper Arlington Ohio. Submittal for the BZAP work session.

Please see the accompanying concept images and site plan and floor plan dated July 25, 2023

CONCEPT IMAGES



FRONT VIEW FROM STREET



ANGLED FRONT VIEW



AERIAL VIEW LOOKING FROM WEST TO EAST



REAR LOKING AT CORNER OF OWNERS WUITE



AERIAL FROM EAST LOOKING WEST



EAST SIDE VIEW LOOKING WEST



ANGLED FRONT VIEW - DUSK



EAST SIDE VIEW LOOKING WEST - DUSK

Signed,

 Craig W. Murdick, homeowner and architect
 Craig W. Murdick Architect Ltd.

Exhibit “A”

Variance Application – 2490 Wickliffe Road, Upper Arlington, Ohio 43221

Background

Property Owner, Domus Ltd., owns the real property located at 2490 Wickliffe Road, Upper Arlington, Ohio 43221, known as Franklin County Auditor Tax Parcel Id. No.: 070-005635-00 (the “Property”). The Property is located on the north side of Wickliffe Road, east of Kioka Avenue, west of Cimmarron Road, and south of Swansea Road. The Property is improved with one (1) single-family residence and a detached garage, which will be demolished or have been demolished, and a new single-family residence and a detached garage will be constructed on the Property.

The zoning district that applies to the Property is the R-1c District.

The Property’s lot size and configuration matches that of the surrounding neighborhood, which is located in the River Ridge Extended neighborhood, with most original single-family residences being established in the 1950’s.

The predominant number of stories in the River Ridge Extended neighborhood are one to one and one-half (1.5), with cape cods, ranches, and California ranches as the predominant housing style. Predominant materials used on single family residences within the River Ridge Extended neighborhood are a mix of siding, stucco, and of a lesser extent, brick and/or stone.

Variances Requested

- 1. Section 7.06(B)(3) of the UDO (Guidelines) Roof lines.** The UDO states, as a guideline for design elements, that the “shape of a building’s roof shall be simple and compatible with the buildings to which it is visually linked. In general, flat roofs are discouraged for buildings less than three stories. If a residential style is appropriate, roof pitch shall be a minimum of 5/12.” Although this guideline for a roof pitch is more representative of a traditional, gabled roof pitch (and is steeper/higher than a standard 4/12 roof pitch), this standard does not appear in the zoning regulations or lot development standards under the R-1c District, which applies to this Property specifically. Applicant and Property Owner seek a variance from this general design guideline as set forth in the UDO – that is rather arbitrary and random and does not represent the true mix and variety of architectural styles and roof pitches in various neighborhoods in Upper Arlington, especially within the River Ridge Extended neighborhood – due to the proposed single family residence’s architectural style as “modern” and because the roof pitch is not a traditional, gabled roof (which would not be compatible with a “modern” architectural style), but is a modern flat roof, but is also slanted/pitched to one side.
- 2. Section 7.06(b)(4) of the UDO (Guidelines) Architectural style and materials.** The UDO states at this section, as a guideline for design elements, that architectural style and materials shall be compatible throughout an area. Each building façade should have not more than two (2) similar wall materials, textures or colors (the trim is excluded).

Materials should be composed within the building façade in a way that adheres to a visual and structural logic. . . “Brick and limestone are materials characteristic of Upper Arlington and shall comprise at least fifty percent (50%) of exterior walls. Materials such as cementitious or metal panels, *siding*, *stucco* or exterior insulated foam systems (EIFS) shall be used on no more than twenty-five percent (25%) of exterior walls. The *same proportion of materials* should be used on each side of the building [emphasis own].” Applicant and Property Owner seek a variance from this general design guideline, as the homes in the River Ridge Extended are not primarily comprised of brick and limestone, and also are not comprised of at least 50% brick and limestone. In fact, siding and stucco are the predominant exterior materials in the River Ridge Extended neighborhood and within the street segment of the Property. Brick and stone are primarily used in this neighborhood as trim or accent materials. There is a true mix of housing styles, designs, and materials used in the River Ridge Extended neighborhood. The proposed single-family residence and detached garage on the Property – to be cohesive and compatible with the character of the neighborhood and street segment – will be comprised of high quality design and finishes – predominately painted siding (composite wood or painted solid wood (cedar) or painted cementitious siding) and a smaller percentage of painted brick; however, stucco may be added as a third exterior material to the exterior building walls. In addition, Property Owner and Applicant will not be using the same proportion of materials on each side of the building façade, as stated in this design guideline, due to the nature of modern architectural styles having a variety and mix of proportionate percentage of exterior materials on each building façade, which is what is characteristic of a modern architectural home style.

Practical Difficulties Standard

- 1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts.**

This standard is a standard used under the “**hardship standard**” for the granting of use variances under the holding and test proscribed under the Ohio Supreme Court case of Duncan v. Village of Middlefield, 23 Ohio St. 3d 83 (Ohio), and is not applicable to the “practical difficulties” test for the granting of area variances, for which Property Owner and Applicant seek. However, we shall note that the Property Owner and Applicant meet all applicable and express zoning regulations and lot development standards for this development under the R-1c District, as set forth in the UDO. The lot is not shaped in an irregular shape or configuration but is similar to the other lots in the neighborhood.

- 2. Whether the property will yield reasonable return or whether there can be any beneficial use of the property without the variances.**

The lot shall be newly developed with a single-family residential dwelling and detached garage to remove the former buildings that were existing as beyond their useful lives, to add all of the following: More aesthetic appeal and charm, provide for innovative and

careful thought to the materials and design elements, which not only suit the Applicant's needs, but are compatibility with the neighborhood; provide for a modern architectural residential dwelling with the use of creative and high quality building materials and design elements; to increase property values; to permit the Applicant to call this new single-family residence and Property a primary residence; and, to provide for new growth and development to a neighborhood that will start to see more and more new homes being built, which will only increase property values and add high quality design and tasteful design choices to the neighborhood – in a neighborhood desirable for its mix of housing types, styles, and designs. [Note: In fact, the lot next door, being constructed with a Compass home, will use predominately siding as a material with 4% stone or brick, which should also be welcomed in this neighborhood.]

3. Whether the variances are substantial.

The requested variances are not substantial, but are to design guidelines or policy objectives, not even hard and fast rules and regulations. In addition, the design guidelines are not a part of the R-1c zoning regulations or lot development standards, so they are more general, arbitrary, and vague as a result – applicable as just guidelines for the whole of Upper Arlington. The design guidelines for which Property Owner and Applicant seek variances, therefore, are not in compliance with either (i) the *specific* zoning code standards that apply to River Ridge Extended neighborhood or (ii) the general character of the neighborhood relative to design, style, and exterior materials used in the River Ridge Extended neighborhood for which the Property. The variances are necessary to provide for a modern and attractive residential building style and design (that is cohesive and supportive of a true mix and variety of housing styles and designs that currently exist in the River Ridge Extended neighborhood and for which provides for the neighborhood's unique appeal, character, and charm – with cape cods, ranches, and California ranches as the predominate housing styles). The Property Owner's and Applicant's use of exterior materials (siding and brick) are compatible with the predominate exterior housing materials used in the neighborhood as siding and stucco, and to a lesser extent brick and/or stone, and supports the true mix of housing architectural styles and designs used within the neighborhood. Furthermore, the standards for which Property Owner and Applicant are seeking variances are merely to building design *guidelines*; however, Property Owner and Applicant with the proposed building design, style, and materials are in full compliance with the specific and express zoning regulations and lot development standards of the R-1c District, including for square footage, height, location, and setbacks of the buildings and provide for a compatible residential building type of product that does fit well within the general character of the neighborhood and street segment.

4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variances.

The housing type, style, and exterior materials being proposed on the residential dwelling and detached garage (and, the variances sought to general guidelines) will make the

Property more compatible with the character of the neighborhood – a true mix and variety of unique housing styles and designs. The surrounding properties have similar front and side yard setbacks, with many detached garages located behind the principal residential dwelling (as is the case with the proposed dwelling and detached garage), and the proposed heights, square footages, and locations of the residential dwelling and detached garage are compatible with the neighborhood as well.

5. Whether variances would adversely affect delivery of governmental services.

The variances will not adversely affect or even change the existing delivery of governmental services, including fire and police response, City utilities, trash removal, or the school services and resources. The residential lot is an urban infill residential lot that is surrounded by similar types of residential lots similar in size and configuration, in a residential neighborhood with other institutional uses and recreational amenity uses, supportive of those residential uses such as schools and churches, as well as a beautiful park.

6. Whether special conditions or circumstances exist as a result of actions of the current or a previous owner.

This standard is a standard used under the “**hardship standard**” for the granting of use variances under the holding and test proscribed under the Ohio Supreme Court case of Duncan v. Village of Middlefield, 23 Ohio St. 3d 83 (Ohio), and is not applicable to the “practical difficulties” test for the granting of area variances, for which Property Owner and Applicant seek. However, we shall note that the Property Owner and Applicant meet all applicable and express zoning regulations and lot development standards for this development under the R-1c District, as set forth in the UDO. The special conditions or circumstances that exist, in this case, are that the guidelines for which Property Owner and Applicant seek variances are just general guidelines for building design in the whole of Upper Arlington without regard to zoning classification or general character of the neighborhood, which make them vague, general, arbitrary, random, and in conflict with the specific standards for which Property Owner and Applicant meet under the zoning classification, and, therefore, because Property Owner and Applicant meet all zoning regulations and lot development standards of the R-1c District, these variances from just guidelines or policy directives should be granted.

7. Whether property owner purchased property with knowledge of zoning restrictions.

The Property Owner purchased the Property in 2003, and had been renting out the former single-family home and garage located on the Property, but now, has decided to construct a new responsible, thoughtfully and tastefully designed residential dwelling and detached garage on the Property to promote an increase in property values (with new growth and development) and make this residence the Applicant’s primary residence, which should be welcomed and encouraged. Yes, knowledge of the zoning regulations may be imputed to Property Owner and Applicant, and this proposal meets all standards of the zoning

regulations and lot development standards applicable to the R-1c District, for which this Property is zoned.

8. Whether the property owner’s predicament feasibly can be obviated through some method other than a variance.

The Property Owner’s predicament cannot be obviated through a method other than variances due to the fact that certain arbitrary, vague, and generally applicable design *guidelines* have been codified that conflict with, or do not match, the express and specific codified zoning regulations and lot development standards that apply to the Property zoned in the R-1c District. Property Owner and Applicant meet all standards of the UDO for the R-1c District, as well as the building design standards under Section 4 of the Policy for Neighborhood Compatibility, adopted on August 23, 2022, including, but not limited to, the additional street segment height standards and other standards, except where those standards conflict with the UDO, which the UDO shall control.

9. Whether the spirit and intent behind the zoning requirements will be observed and substantial justice done by granting the variances.

Most certainly the spirit and intent behind the zoning requirements will be observed and substantial justice done by granting the variances requested. In fact, the Policy for Neighborhood Compatibility recognizes and states at Section 5.1 that the many neighborhoods throughout Upper Arlington are unique and special in their own distinctive ways. Thus, default, general, vague, arbitrary, and one-size-fits-all design *guidelines* meant to be imparted on the whole of Upper Arlington that do not comport with, are not consistent with, and depart from a specific character of a neighborhood – or the characteristics and treatments involving housing design, style, and exterior materials of a particular neighborhood – should be waived/varied. In addition, if there is no predominant characteristics in a neighborhood, then more flexibility shall be afforded for the proposed design. The proposed residential dwelling and detached garage do comport with, and are compatible with, the general characteristics of this neighborhood – which welcomes a mix of housing types, designs, and styles, and affords for more relaxed and flexible exterior choices and design materials than that of just limestone and brick with a majority predominate mix of limestone and brick (which are not unique or eclectic design materials, as is the whole charm of this neighborhood), but also screams “archaic”, “not original or unique”, “more traditional and less creative thinking”, but more strikingly and importantly, “elitist” in design principles, from which Upper Arlington should make a deliberate and concerted effort to depart.

Revised: May 2023

Certification of Notice

Applicant Name: Craig Murdick

Location of property subject to BZAP request: 2490 Wickliffe Road, Upper Arlington, Ohio 43221

This application will be heard by the Board of Zoning and Planning on: February 21, 2024

Describe activity which requires Board of Zoning and Planning review:

Variance Application, associated with new single-family residential dwelling development - please see attached Exhibit "A" for Statement in Support of the Area Variances.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2512 Wickliffe Road, Columbus, Ohio 43221	Thais Doyle	7020 1810 0001 2118 4220	1/26/2024
3763 Attucks Drive, Powell, Ohio 43065	Compass Homes Inc.	7020 1810 0001 2118 4237	1/26/2024
2500 Wickliffe Road, Upper Arlington, Ohio 43221	Compass Homes Inc.	7020 1810 0001 2118 4244	1/26/2024
1441 Kingsgate Road, Columbus, Ohio 43221	Domus LTD	7020 1810 0001 2118 4251	1/26/2024
2490 Wickliffe Road, Columbus, Ohio 43221	Domus LTD	7020 1810 0001 2118 4268	1/26/2024
2119 Haverford Road, Columbus, Ohio 43220	Akira & Kara Jane Wada	7020 1810 0001 2118 4275	1/26/2024
2480 Wickliffe Road, Columbus, Ohio 43221	Akira & Kara Jane Wada	7020 1810 0001 2118 4282	1/26/2024
2470 Wickliffe Road, Columbus, Ohio 43221	Douglas C. & Ashley J. Schroer	7020 1810 0001 2118 4299	1/26/2024
2485 Wickliffe Road, Columbus, Ohio 43221	Carl B. & Sarah A. Schweisthal	7020 1810 0001 2118 4305	1/26/2024
2495 Wickliffe Road, Columbus, Ohio 43221	Connie D. & Parks A. Kennedy, Trustee	7020 1810 0001 2118 4312	1/26/2024
2505 Wickliffe Road, Columbus, Ohio 43221	Donna Jarjour	7020 1810 0001 2118 4329	1/26/2024
2459 Swansea Road, Columbus, Ohio 43221	Brad T. Campbell and Lucy Bartimole	7020 1810 0001 2118 4336	1/26/2024
2467 Swansea Road, Columbus, Ohio 43221	David W. & Sara L. Stutes	7020 1810 0001 2118 4343	1/26/2024
Applicant Signature: <i>Rebecca J. Math, Attorney for Applicant</i>			Date: <i>01/26/24</i>

Revised: May 2023

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Applicant Name: Craig Murdick

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2675 Henthorn Road, Columbus, Ohio 43221	Diane M. TOD and Diane M. Koontz, Trustee	7020 1810 0001 2118 4350	1/26/2024
2475 Swansea Road, Columbus, Ohio 43221	Diane M. TOD and Diane M. Koontz, Trustee	9589 0710 5270 1237 8846 75	1/26/2024
2483 Swansea Road, Columbus, Ohio 43221	Bethany J. Harlan and Cory Muth	9589 0710 5270 1237 8846 82	1/26/2024
2491 Swansea Road, Columbus, Ohio 43221	Ralston2004 LLC	9589 07105270 1237 8846 99	1/26/2024
2499 Swansea Road, Upper Arlington, Ohio 43221	Stephen B. & Jennifer A. Henry, Trustee	9589 0710 5270 1237 8847 05	1/26/2024
Applicant Signature: <i>Rebecca G. Mott, Attorney for Applicant</i>			Date: <i>01/26/24</i>

NOTICE TO PROPERTY OWNERS

Dear Owner:

You are the owner of property within one hundred (100) feet of a territory in Upper Arlington proposed for a Variance Application involving property located at 2490 Wickliffe Road, Upper Arlington, Ohio 43221, known as Franklin County Auditor Tax Parcel Id. No.: 070-005635-00 (the “Property”), filed on January 26, 2024. The two (2) area variances being requested are as follows:

- 1. Section 7.06(B)(3) of the UDO (Guidelines) Roof lines.** The UDO states, as a guideline for design elements, that the “shape of a building’s roof shall be simple and compatible with the buildings to which it is visually linked. In general, flat roofs are discouraged for buildings less than three stories. If a residential style is appropriate, roof pitch shall be a minimum of 5/12.” Applicant and Property Owner seek a variance from this general design guideline as set forth in the UDO – that is rather arbitrary and random and does not represent the true mix and variety of architectural styles and roof pitches in various neighborhoods in Upper Arlington, especially within the River Ridge Extended neighborhood – due to the proposed single family residence’s architectural style as “modern” and because the roof pitch is not a traditional, gabled roof (which would not be compatible with a “modern” architectural style), but is a modern flat roof, but is also slanted/pitched to one side.
- 2. Section 7.06(b)(4) of the UDO (Guidelines) Architectural style and materials.** The UDO states at this section, as a guideline for design elements, that architectural style and materials shall be compatible throughout an area. Each building façade should have not more than two (2) similar wall materials, textures or colors (the trim is excluded). Materials should be composed within the building façade in a way that adheres to a visual and structural logic. . . “Brick and limestone are materials characteristic of Upper Arlington and shall comprise at least fifty percent (50%) of exterior walls. Materials such as cementitious or metal panels, *siding*, *stucco* or exterior insulated foam systems (EIFS) shall be used on no more than twenty-five percent (25%) of exterior walls. The *same proportion of materials* should be used on each side of the building [emphasis own].” Applicant and Property Owner seek a variance from this general design guideline, as the homes in the River Ridge Extended are not primarily comprised of brick and limestone, and also are not comprised of at least 50% brick and limestone. In fact, siding and stucco are the predominant exterior materials in the River Ridge Extended neighborhood and within the street segment of the Property. Brick and stone are primarily used in this neighborhood as trim or accent materials. There is a true mix of housing styles, designs, and materials used in the River Ridge Extended neighborhood. The proposed single-family residence and detached garage on the Property – to be cohesive and compatible with the character of the neighborhood and street segment – will be comprised

of high quality design and finishes – predominately painted siding (composite wood or painted solid wood (cedar) or painted cementitious siding) and a smaller percentage of painted brick; however, stucco may be added as a third exterior material to the exterior building walls. In addition, Property Owner and Applicant will not be using the same proportion of materials on each side of the building façade, as stated in this design guideline, due to the nature of modern architectural styles having a variety and mix of proportionate percentage of exterior materials on each building façade, which is characteristic of a modern architectural home style.

Dumas LTD proposes to construct a new residential dwelling/home and detached garage on the Property.

A copy of the site plan, elevations, and all other documents filed with the Variance Application are on file for public examination at the office of the Director of Community Development.

You are invited to a meeting that will be held with the Upper Arlington Board of Zoning and Planning (“BZAP”) to be held on February 21, 2024, at 6:00 pm. The location is the Municipal Services Center located at 3600 Tremont Road, Upper Arlington, 43221.

Sincerely yours,

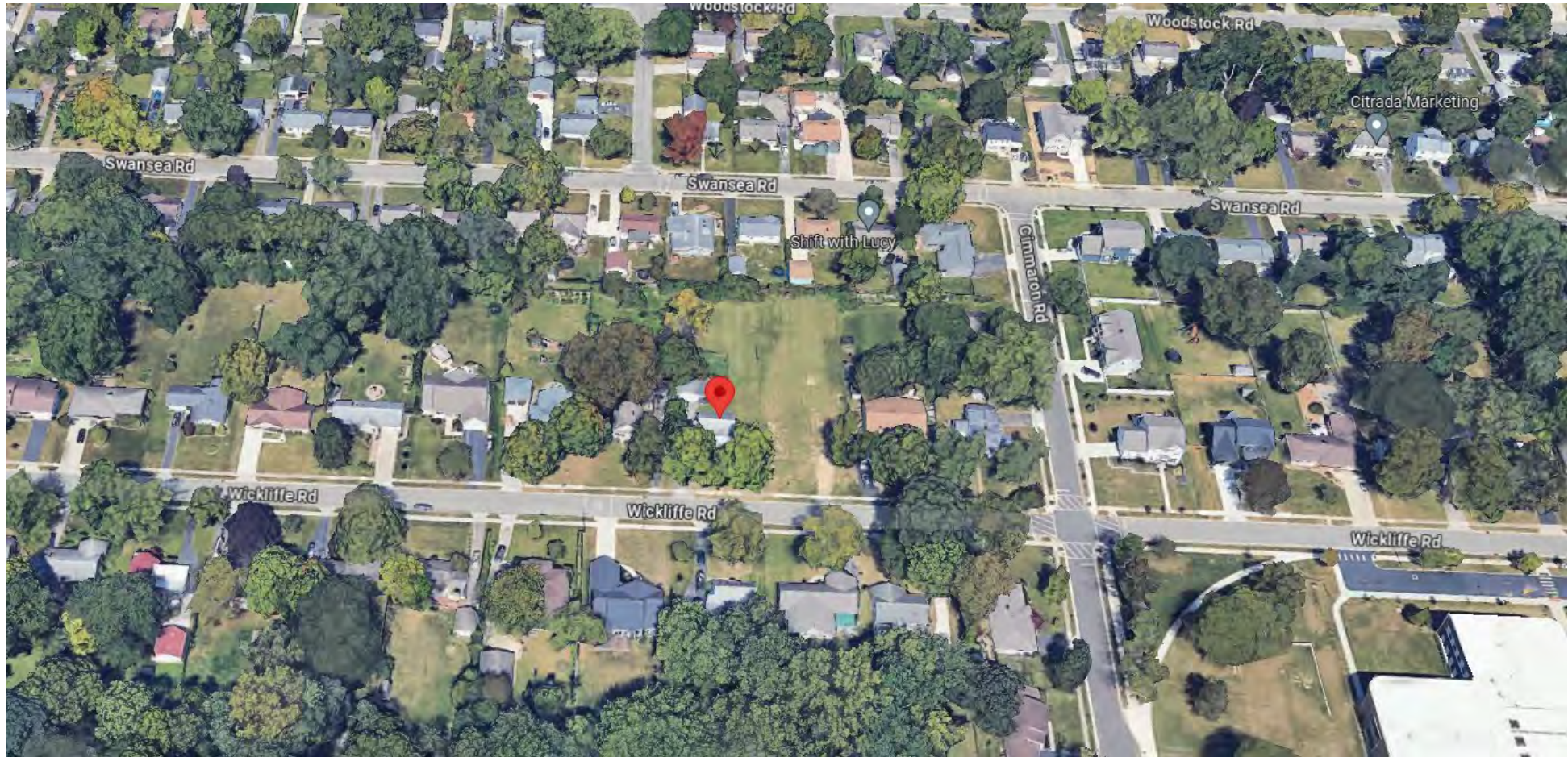

Rebecca J. Mott, Applicant's Attorney 

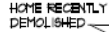
2490 Wickliffe Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North

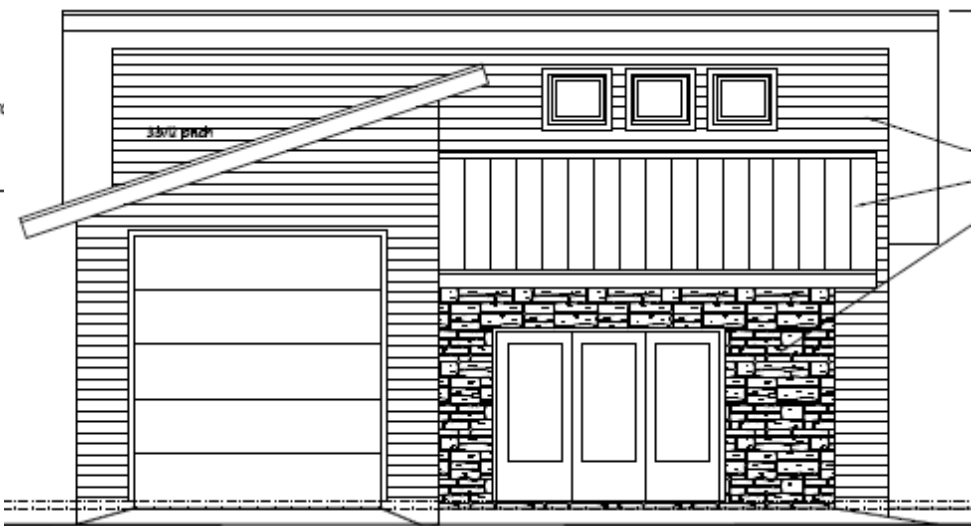
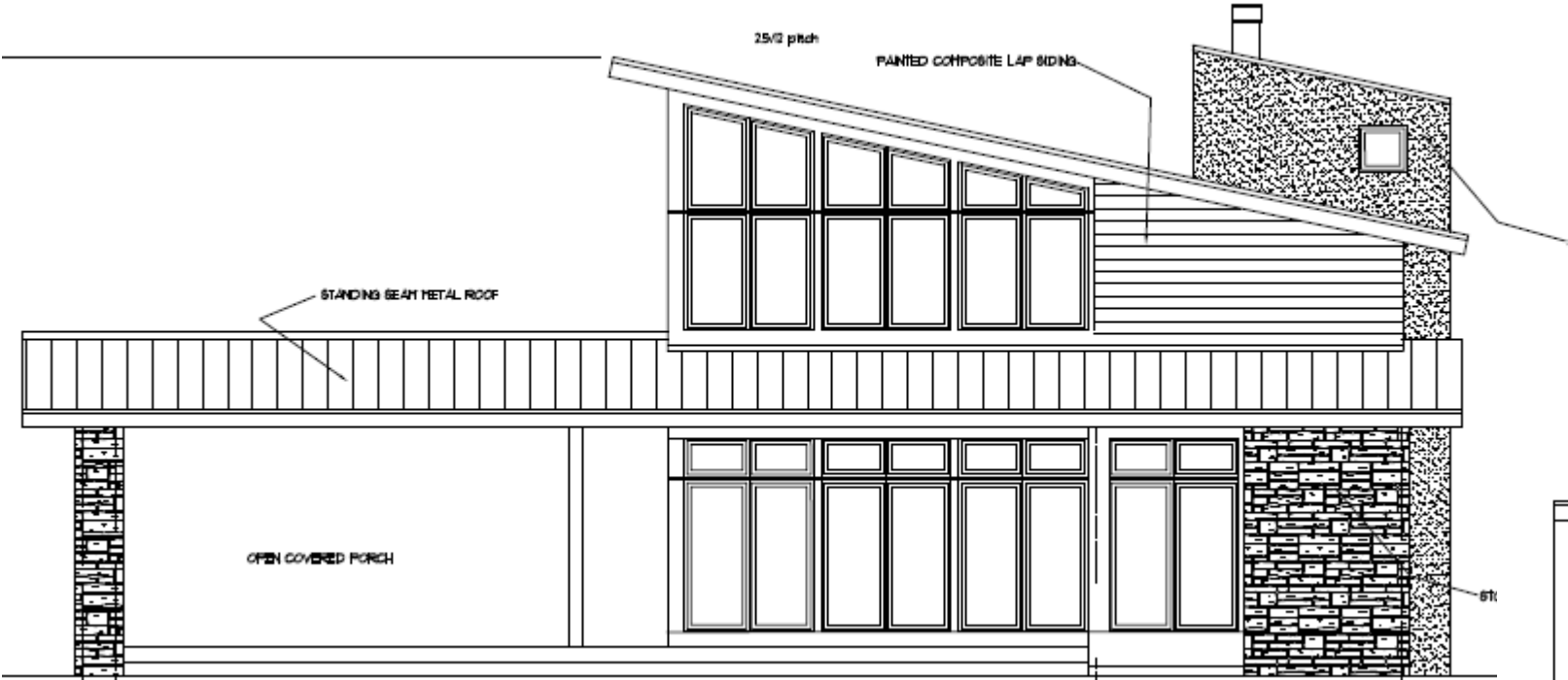




Existing Wickliffe Road Elevation



Proposed Elevations



Comparison to New Build (to east)

