City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

4/17/2024 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

If you are joining through Zoom, please click the link below to join the meeting:
https://us06web.zoom.us/j/87960308160

1. Consent Agenda

a. To certify the Board of Zoning and Planning and to re-elect Ms. Tolliver as Chair and Mr. Osterhout as Vice Chair.

b. Review of the Board of Zoning and Planning minutes for the April 3, 2024 work session and March 20, 2024 meeting.

c. 1733 Essex Road (VAR-20-22) - Review of a variance extension request to June 22, 2026.

d. 2071 Westover Road (VAR-20-24) - To allow a two-story addition to encroach up to 1'-2" into the side yard longwall setback (existing).

e. 1523 Cardiff Road (VAR-21-24) - To allow a detached garage that is 20'-4" in height, when 17 feet is the maximum, and is 625 square feet in size, when 581.5 square feet is the limit.

f. 2551 Brandon Road (VAR-22-24) - To allow a two-story addition to encroach up to 7 inches into the 8-foot minimum side yard setback (existing), up to 3'-1" into the minimum 10'-6" side yard longwall setback, up to 2'-10" into the 30'-9" minimum rear yard setback. The improvements also increase building cover from 29 percent to 31 percent.

g. 4326 Lyon Drive (VAR-23-24) - To allow a one-story addition to encroach up to 3'-5" into the 12-foot minimum side yard setback.

h. 2381 Edgevale Road (VAR-24-24) - To allow a second-story addition to encroach up to 1'-6" into the eight-foot minimum side yard setback (existing).

2. Variance/Conditional Uses

a. 2395 Andover Road (VAR-16-24) - To allow a two-story addition to project up to 16'-10" into the rear yard profile, continuing the existing ridge.

b. 2661 Wickliffe Road (VAR-17-24) - To allow a six-foot tall fence to project up to 10 feet into the 25-foot platted front yard setback along Kioka Avenue, where only a 42-inch height and 15-foot projection are permitted in the front yard.

c. 1974 Collingswood Road (VAR-18-25) - To allow the retention of a fireplace that encroaches up to eight feet into the 10-foot minimum setback and is less than 15 feet from a building.

d. 2571 Clarion Court (VAR-19-24) - To allow a detached garage that is 25'-9" in height, when 17 feet is the limit.

3. Development/Site Plans

a. POSTPONED - 2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use (for a columbarium) with variances for exterior improvements and signage to Holy Trinity Lutheran Church.

4. City Business

a. Updates from the Community Development Department including on the Envision Henderson Road Study.

City of Upper Arlington

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Wednesdsay, April 17, 2024

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2024 BZAP Certification

Requirements

Section 2(a) of the Board's Rules and Regulations states: *The Secretary shall certify the membership of the Board each year at the time the Board organizes.*

Board Certification

I, Justin Milam, Secretary of the Board of Zoning and Planning of the City of Upper Arlington, Ohio, do hereby certify that the following have been duly appointed by the Mayor and approved by City Council in accordance with the Codified Ordinances as members of the Board of Zoning and Planning:

DANIEL BARRINGER (term expires June 30, 2026)
KEVIN CARPENTER (term expires June 30, 2026)
MATT MCGRATH (term expires June 30, 2026)
MARIANNE MITCHELL *(term expires June 30, 2024)*
DONALD OSTERHOUT *(term expires June 30, 2024)*
SHANNON TOLLIVER *(term expires June 30, 2024)*
WILLIAM WESTBROOK (term expires June 30, 2026)

ATTEST:

Justin A. Milam

04.17.2024

Justin Milam — Date

City of Upper Arlington

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Wednesday, April 17, 2024

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2024 BZAP Chair Election

Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: *The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March." "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."*

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Election

1. Motion and second to elect Ms. Shannon Tolliver as Chair;
2. Vote to elect a Chair.

This term will be to June 30, 2024 due to upcoming term expirations and appointments from Council.

City of Upper Arlington

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Wednesday, April 17, 2024

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2024 BZAP Vice Chair Election

Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: *The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March." "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."*

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Election

1. Motion and second to elect Mr. Osterhout as Vice-Chair;
2. Vote to elect a Vice-Chair.

This term will be to June 30, 2024 due to upcoming term expirations and appointments from Council.

3/20/2024 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

Members Present: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver

Members Absent: Bill Westbrook

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 6:02 pm.

Mr. Osterhout moved, seconded by Mr. Carpenter, to excuse Mr. Barringer.

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

The motion carried (6-0).

2. Consent Agenda

a. Approve Board of Zoning and Planning Meeting Minutes for February 21, 2024.

Mr. Westbrook abstained from voting on the minutes from the February 21, 2024 meeting.

b. 1754 Guilford Road (VAR-13-24) - To allow a covered porch to encroach up to 9’-4” into the 30-foot platted front yard setback when a maximum six-foot encroachment is permitted.

Finding #4 was noted in the Staff Report.

c. 4966 Riverside Drive (VAR-15-24) - To allow an existing accessory structure be finished into habitable space, although it encroaches 58 feet into the 60-foot minimum rear yard setback and is 19'-10" tall, when 10 feet is the maximum.

Finding #4 was noted in the Staff Report and approval is conditional on the structure not being used as a separate dwelling or sleeping quarters.

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

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

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. Variances/Conditional Uses

a. 2425 Kensington Drive (VAR-14-24) - To allow a detached garage that is 21'-10" tall, when 17 feet is the maximum height permitted.

Ms. Kelly gave an overview of the application, noting the home is a contributing structure in the historic district. The homeowners are planning to do an extensive remodel and addition to the back of the home. Currently the space is an attached garage and the homeowner would like to turn that into livable space and build a detached garage in the back corner of the property. The new garage dimensions would be 29-feet by 24-feet, close to 700 square feet. The proposed garage meets

all of the code requirements; the requested variance is for the height of the proposed garage. The homeowners would like to include livable space on the second story of the garage and match the garage roof pitch to the existing home. Ms. Kelly noted that the Board has reviewed three similar projects in the past few months; this proposed garage would be the tallest in recent history. Staff is recommending a reduction in the height.

Julie Bullock, architect for the homeowners, presented the work the owners have done on the house to maintain its historic character. The homeowners want to continue to preserve the historic nature of the house with the new detached garage. Ms. Bullock, who was the architect for the three similar projects noted above, stated that this house is taller than the other houses that were granted garage height variances. The extra height on the proposed garage is caused by matching the pitch of the main house. Ms. Bullock noted that the previous variances used shed dormers to gain head room, but these are not aesthetically compatible in this situation. Ms. Bullock also noted that this proposed detached garage is set back further than the other similar projects. She feels that the height is appropriate to the scale of the house and neighborhood.

Homeowner Doug Devilbiss said that they would like to keep the height in order to match the house and preserve the historic character of the house.

Mr. Carpenter asked if the garage height was lowered by a foot whether it would reduce the amount of head room. Ms. Bullock said they would be required to use a shed dormer if the garage height was reduced, something the homeowners would like to avoid. Otherwise, the usable space would be greatly reduced. Mr. Carpenter said he would support the higher height.

Ms. Mitchell asked if there were any comments from neighbors. Mr. Devilbiss said they walked the neighborhood to get signatures and the neighbors were supportive. Ms. Mitchell asked how long they have been working on the house. Mr. Devilbiss stated they have been doing major work for the past three years.

Mr. Osterhout said he believes it is important for the roof pitches to match and is supportive of the application. Mr. McGrath concurred.

Chair Tolliver asked for public comment; there was none.

Ms. Mitchell moved, seconded by Mr. Osterhout, to approve the 2425 Kensington Drive variance (VAR-14-24).

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

The motion carried (6-0). Finding #3 was noted in the Staff Report.

b. 2395 Andover Road (VAR-16-24) - To allow a two-story addition to project up to 17 feet into the rear yard profile, continuing the existing roofline.

Mr. Milam provided an overview of the application. The home is located at the corner of Andover and Berkshire Roads and is a similar lot size to others in the neighborhood. The owners are planning to take down the existing garage and add a two-story addition which will extend further towards the back of the property, projecting into the rear yard profile. Mr. Milam stated that this is one of the more significant projections. It is primarily due to continuing the existing roof line. He also noted that in the larger neighborhood most garages do not have livable space on the second floor, with one exception that came before the Board for approval. Staff was not fully supportive of the proposal. Mr. Milam also said that a neighbor reached out with some concerns.

Chair Tolliver asked if the third-party architect had reviewed the application. Mr. Milam said he had not.

In response to Ms. Mitchell's question, the owner, Charles Mackey, stated that parking is on the west side of Andover Road, where the home is located. Mr. Mackey said that they did extensive interior remodeling after purchasing the house, but his family has now outgrown the space. They need to accommodate two offices, a laundry room, and a fully functional two-car garage. Mr. Mackey said it was important to maintain the integrity of the house and continue the roof line.

Chair Tolliver asked if they looked at any other roof designs to help address the rear yard projection. Mr. Mackey said they had not.

Mr. Milam said that if the design mimicked the eastern side of the home a large amount of usable space would be lost. He also noted that the addition is positioned relatively far away from the west property line and further than the eight-foot requirement on the south side. Mr. Osterhout asked for clarification on the height of the adjacent property's garage, located on the property line. The garage is one and a half stories, not a full two-stories.

Mr. Mackey noted that there are several homes in the neighborhood with living quarters above, just not his direct neighbors.

Chair Tolliver asked if this application is more complicated because it is a corner lot. Mr. Milam said that because it is a corner lot everything is pushed to the back corner of the lot. He also noted that the variance application states that it projects up to 17 feet into the rear yard profile, but this is mainly for the western portion of the addition. The eastern portion of the addition only projects seven feet four inches. It is not 17 feet for the entire width.

Mr. Osterhout said he doesn't see any other alternative to this design.

Mr. Milam reiterated that they did not share this project with the third-party architect. This is mainly because Staff did not see many other options that would still provide the same amount of additional square footage without pushing the addition further to the west.

Mr. Westbrook noted that there is a large blank wall on the garage. He suggested adding windows to the south wall. Ms. Mitchell agreed that it would be useful to break up that side of the garage. Chair Tolliver said that the Board doesn't always recommend windows, but there does need to be some articulation. Mr. Osterhout agreed. Ms. Mitchell asked if this could be done with trim. Mr. Milam said this could be done through trim or by clipping the roof; however, changing the roof would not match the other side of the house.

Mr. McGrath asked about the materials used on the exterior of the house. Mr. Milam said the exterior material is vinyl siding. Mr. Mackey said they plan to match the new siding with what is existing.

Mr. Osterhout said he would like to see some efforts made in terms of articulation on the south side of the addition. Mr. Mackey agreed it would be useful to add windows on that side. Mr. Osterhout said there are opportunities on both floors to add windows.

Chair Tolliver advised the owner to work on the south elevation, as well as the rear yard projection, and bring back some options at the next meeting.

Chair Tolliver asked for public comment and the following people came forward:

- Adam Clemens, an adjacent neighbor, is concerned that the bulk of the new addition will eat up what little natural light he has in his backyard.

Ms. Mitchell said landscaping may help address some of the neighbor's concerns and asked Mr. Mackey to look at landscaping options before the next meeting. Mr. McGrath asked for Mr. Mackey to review the west elevation for articulation as well.

Mr. Carpenter asked Staff if there was line-of-sight information from the west property line. Mr. Milam said there is not because the rear profile is calculated from the south property line, not the west. In corner lots, the rear yard is determined based on the opposite of the narrower street frontage. Mr. Milam said there's no variance required for the west elevation because there is no profile issue. It is something Staff has considered adding in the past, but it can be a very complicated issue.

Mr. Osterhout moved, seconded by Mr. Westbrook, to postpone the 2395 Andover Road variance (VAR-16-24) to the April 17th, 2024 meeting.

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

The motion carried (6-0).

Mr. Carpenter asked for clarification on how the rear yard profile was calculated. Mr. Milam said the rear yard profile is taken from the rear yard property line at the first-floor level up to two feet above grade at a 32-degree angle. The rear yard is defined as the opposite of the narrower street frontage for corner lots.

4. Development/Site Plans

a. 2355 North Star Road/1480 W. Lane Avenue (#23-3185) - Review of an updated Certificate of Zoning Compliance application concerning access to/from North Star Road for OhioHealth. [This application was previously subject to an appeal.]

This item was postponed to a future meeting.

5. Community Development Update

Staff provided the following updates:

- The Envision Henderson Road project is moving forward.

- The April 17th meeting will have one major application from Holy Trinity Lutheran Church, as well as seven variances.
- Solar panels on planned for the new Community Center.
- Two City buildings (MSC and PSC) were included in an EPA solar panel grant with MORPC.
- Golder Bear Center is working on undergrounding and equipment.
- City Council approved the code changes for utility stations.
- The Development Department will have a new intern starting in April.

6. Adjournment

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

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

The motion carried (6-0) and the meeting was adjourned at 6:54 pm.

ATTEST:

CHAIR:

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

4/3/2024 | 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Daniel Barringer, Kevin Carpenter, Matt McGrath, Shannon Tolliver, Bill Westbrook

Members Absent: Marianne Mitchell, 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**

Chair Tolliver called the meeting to order at 6:00 pm. Mr. Westbrook moved, seconded by Mr. Carpenter to excuse Ms. Mitchell and Mr. Osterhout.

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

2. **Old Business**

   a. **2355 North Star Road/1480 W. Lane Avenue (#23-3185) - Review of an updated Certificate of Zoning Compliance application concerning access**

to/from North Star Road for OhioHealth. [This application was previously subject to an appeal.]

Mr. Milam provided an update to the Board regarding the project which was previously the subject of an appeal. The application relates to access to the OhioHealth property via North Star Road; it includes an expanded curb cut, straightening the drive aisle to create a continuous 24-foot drive, as well as readjustment of the sidewalk. Mr. Milam noted that all work done in the City right-of-way is allowed by-right through the streets and services code and that all parcels have been combined with the Franklin County auditor. In addition, there was a plan to use bollards or landscaping to the south of the property, but this is not in consideration at this time.

Ms. Pettit said that this is a modification to the original CZC application, something that does not usually come before the Board. Staff believes the modification is compliant, but because it was the subject of an appeal, Staff felt it should come before the Board for review. She noted that other parts of the project not involving this CZC will not necessarily come before the Board in the future.

Chair Tolliver asked for public comment and the following speakers came forward:

Dan Callanan, one of the owners of the property adjacent to OhioHealth, asked the Board to deny the curb cut widening. He said that he does not believe there is any reason to have a widened curb cut. He gave an overview of his involvement and history in the project. Mr. Callanan said that the widening of the driveway and the curb cut were not previously in the project and the issue was self-imposed by OhioHealth. Mr. Callanan said that during his appeal of the original CZC OhioHealth stated that the plans they presented were final. He said that this is not true because they are now asking for a modification. He also stated that by widening the curb cut it no longer falls into the category of “like-for-like” replacement. Mr. Callanan asked the Board to use healthy skepticism when evaluating why this widening was not requested as part of the original plan and he asks them to deny the CZC modification.

Aaron Heironimus, Director of Construction for the OhioHealth project, stated that the drive lane and back parking lot use were discussed at the January 17th meeting. At the meeting he said that the drive lane was widened to better accommodate the building’s patient population and agreed to follow up with as-built drawings. In addition, Mr. Heironimus said that it was also discussed at the January 17th meeting that OhioHealth would be submitting a realignment of

the curb cut. He said that the extension of the curb cut is not increasing traffic, it is ensuring the drive aisle is safe and comfortable.

Mr. Carpenter said that he asked whether the curb cut would be realigned during the January 17th meeting and OhioHealth said they would not be realigning the entrance. Mr. Heironimus said that they always intended to widen the curb cut, but would not submit a set of modifications when there was some contention. Mr. Carpenter said he agrees with the modifications from an engineering standpoint, but asked why OhioHealth did not relocate the entire drive aisle to eliminate the sharp turn into the parking area. Mr. Heironimus said this was unnecessary. Mr. Carpenter said it would be better from a safety standpoint. Mr. Heironimus said this was an immaterial and unnecessary change.

Mr. Carpenter asked for clarification on a notation on the plan which was for a mailbox. He also asked whether there was curbing on the south side of the driveway. Mr. Heironimus confirmed there is.

Mr. Carpenter asked if the City was doing the work on the curb cut. Mr. Milam said the City is not, but it is within the City right-of-way. Chair Tolliver confirmed that the Board is only reviewing the portion of the project on private property.

Mr. Heironimus confirmed Mr. Barringer's question on whether all work is happening on the north side of the driveway. Mr. Heironimus stated that the reason they did not move the drive aisle further north is because they do not know what is underneath the grassy area (e.g., utilities, fiber optics) to the north of the property and tried to avoid building in that location.

Mr. Callanan asked if Staff could give guidance to the Board on the "like-for-like" replacement and roadway flares. Mr. Milam said that the Board does not have jurisdiction over curb cuts, but the Board could review the throat width of the curb cut and driveway. He noted these are well below what the code says and that when there is a flare that crosses the property line it is allowed to be replaced in the same location, as long as it does not go further off site.

Motion by Mr. Carpenter, seconded by Mr. Westbrook, to approve the updated Certificate of Zoning Compliance (#23-3185).

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

The motion passed (4-1).

3. **Informal Review**

   a. **2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use with variances for exterior improvements and signage to Holy Trinity Lutheran Church.**

   Ms. Kelly gave an overview of the project and noted that this is just an introduction to the project. It will come for a vote at the April 17th meeting. The application is for a major site plan and conditional use. Holy Trinity Lutheran Church would like to put in a memorial park, most notably a columbarium, landscaping improvements, and a scattering garden. This property is in the R1-C district—churches are a permitted use, while columbariums (treated like a cemetery) are conditional uses. In addition to the site improvements, the application will include changes to the signage on Northwest Boulevard (similar in size and location to what is currently there) and a new sign along Glenn Avenue. Staff has issued a comment letter with additional information. Currently there are variances required for the signage and Staff is requesting the applicant meet the sign code where possible.

   Ms. Pettit noted that there was a resident letter sent to the City which highlighted that there are a number of state requirements for columbariums that need to be met. These are not included in our code; the code only says that columbariums can be a conditional use. The City is not deciding on whether the church is licensed or meet all the state requirements, but could make these a condition of the conditional approval.

   Mr. Barringer asked if the project meets all of the zoning requirements. Ms. Kelly said that the only variances Staff have identified are with the signage and most of the improvements are behind the front setback. Mr. Milam said that the church has been before the Board for other items over the past few decades for various items and will outlines these in the Staff Report for the project's formal review. Mr. Barringer asked if there were any views that may need to be screened. Ms. Kelly said that there could be landscaping used for screening; however, the columbarium will look like an architectural feature.

   Kurt Miller, the applicant's architect, has been working with Staff to move through the planning phase of the project and outlined their designs. The columbarium is a manufactured system with an aluminum frame and a granite face. The church plans to match the existing stone. There will be extensive landscaping in addition to the gardens.

Chair Tolliver asked about the church's process with the State. Mr. Miller said they have not been in contact with the state yet, but plan to reach out to better understand the requirements.

Chair Tolliver asked for clarification on whether the project would be a conditional use. Ms. Kelly said that it is one application, but it includes an amended major site plan, a conditional use, and potentially variances related to signage. Mr. Milam said the State requirements revolve around long-term planning if the church no longer exists.

In response to Mr. McGrath's request, Mr. Miller walked the Board through the site plan.

Chair Tolliver asked for more information on the columbarium. Mr. Miller said there are niches in the columbarium where urns are interred. The church was looking to provide a sustainable and economical way to inter loved ones. Mr. Miller said the columbarium is only accessible from the outside and is intended to be very peaceful.

Mr. Carpenter noted he had provided comments regarding the proposed signage and Mr. Miller said they are looking at addressing those comments. Mr. Miller also said that they are reviewing the City Forester's comments. Mr. McGrath offered suggestions for tree options.

Ms. Kelly said that updated plans would need to be submitted by April 10th for the April 17th meeting.

Mr. Carpenter asked for more information on the call from the church's neighbor. Ms. Kelly said that a neighboring property owner has concerns regarding property values. Mr. Carpenter asked if the City has any other columbariums; Mr. Milam said that he is not aware of any other columbariums in Upper Arlington. Mr. Milam also noted that Staff reached out to the property owner and their lawyer.

Mr. Miller said that the church sent a letter to neighbors and invited them to an informational meeting on April 14th.

4. Community Development Update

Staff provided the following updates:

- The first Envision Henderson public meeting will be held on April 10th.
- The Kingsdale parking garage work is starting this week.

- Golden Bear Center is working on ungrounding.
- A new noodle place located near Kroger on Henderson Road has submitted permits.

5. Adjournment

Mr. Carpenter moved, seconded by Mr. Barringer, to adjourn.

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

The motion carried (5-0) and the meeting was adjourned at 6:52 pm.

ATTEST:

CHAIR:

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: April 17, 2024

Subject: 1733 Essex Road (VAR-20-22) - Review of a variance extension request to June 22, 2026.

Site Description/History
The subject property, 1733 Essex Road, is located at the southeast corner of Northwest Boulevard and Essex Road, and is zoned R-1c (One-Family Residence District). The property has been granted multiple variance approvals in the past, most recently for the construction of a front porch that would encroach up to 9' x 11' into the 40-foot platted front yard setback along Essex Road (via VAR-20-22). This request was approved by the Board on June 22, 2022 and no permit has been submitted for the project, resulting in this request for an extension to this approval.

Proposal
The applicant has requested an extension of two years (to June 22, 2026) to allow ample time for planning and permit submittal.

Zoning Code Requirements
Unified Development Ordinance (UDO), Article 4.09 outlines the development procedures for variances including expiration periods (two years) and requesting extensions of that period from the Board. The UDO notes that a variance may be extended by the Board if it is "consistent with the purpose, policies, and intent of the master plan, and specifications of the UDO."

Alternatives
The applicant could submit a Building Permit before the variance expires in June of this year and no extension would be needed. However, the applicant has indicated that they are not ready to move forward with the project at this time, but plan to do so within the next two years.

Requested Action and Findings
Staff has reviewed this request and discussed options with the applicant. In this case, Staff has found that the extension allows the homeowner additional time to pursue their planned improvements and the request is generally consistent with UDO and Master Plan. In fact, since the variance was granted, the UDO has been amended to be more favorable for front porch encroachments, due to the positive impacts front porches can have on the architecture

and use of homes. For these reasons, Staff is supportive of the extension request and the Board may consider Finding #4 with this application.

Attachments

1.	1733 Essex Rd Variance Application
2.	BZAP Staff Report - 1733 Essex Rd - 6.22.22

06/03/2022

22-1370

Variance Application

Status: Active

Date Created: Apr 7, 2022

Applicant

Pete Foster
petefastball@aol.com
685 Montrose Avenue
Bexley, Ohio 43209
614-778-4701

Location

1733 ESSEX RD
UPPER ARLINGTON, OH 43221

Owner:

BRENNAN SEAMUS
1733 ESSEX UPPER ARLINGTON, OH 43221

BZAP Information

BZAP Case #
VAR-20-22

Status
Pending

BZAP Determination Date
06/15/2022

Vote Tally
--

Primary Variance
Front porch

Findings of Fact for Approval/Denial
--

Variance Request
To allow a front porch to encroach up to 9' x 11 into the 40-foot platted front yard setback on Essex Road, in lieu of the 5' x 10' projection permitted.

BZAP conditions
--

Variance Information

Describe Variance Request
The variance being requested is with regard to Article 6.01(D) that permits an entry platform (front porch) to encroach 4 feet x 8 feet in to the front yard setback. The proposed porch, as part of a new proposed two story addition, is designed to be a covered porch that encroaches 11 feet x 17

feet.
*Both of these dimensions include the footprint of the required stairs to access the new porch.
* Without the stair, the dimension of the proposed covered porch platform is 11 feet x 13 feet.

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 property has a unique shape. This corner lot is triangular in its shape and has two building set back lines that limit the amount of the "buildable area" as the property extends to the west.

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. The triangular shape of the lot is a unusual corner shaped lot in comparison to a traditional corner lot in this district.

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 projection of the proposed covered porch is a one story structure that is sensitve to the scale of the neighboring homes and does not negatively impact the rythm of the existing streetscape.

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. The proposed porch is located in the general vacinity of the existing front porch and this location continues to serve as the best entry point for the home.

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

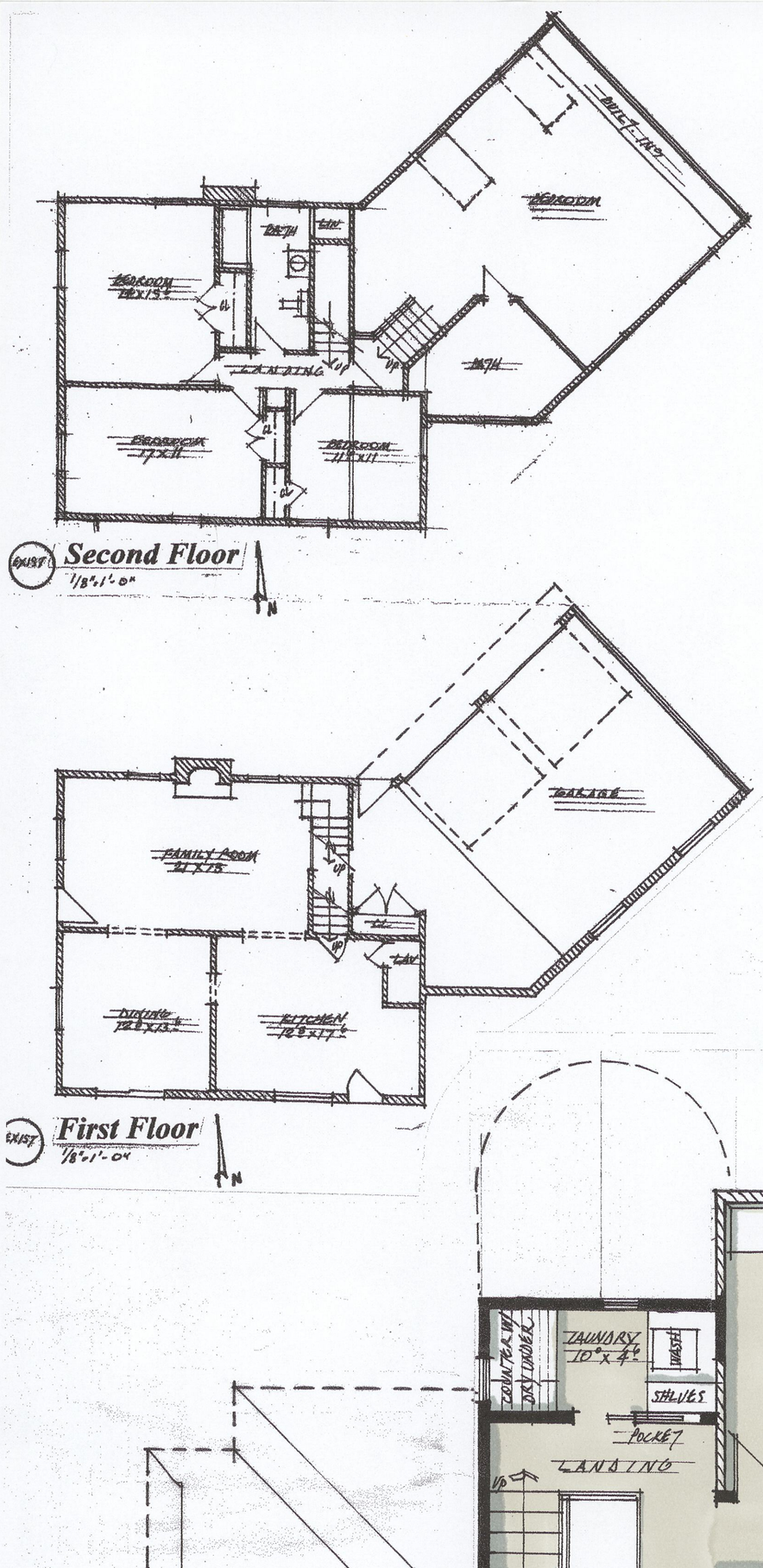
The proposed addition and covered porch as well as the exterior modifications being presented will definitely enhance the value of the property.

PETE FOSTER

Residential Design
LLC

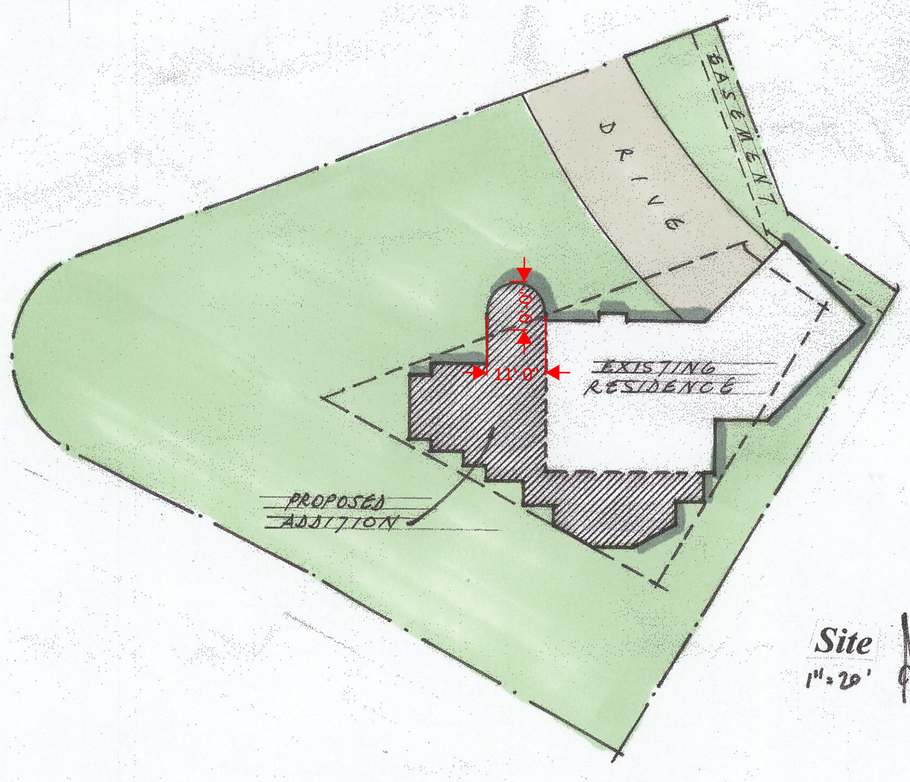
Brennan Residence
1733 Essex Road
Upper Arlington, Ohio

MAY 22, 2022

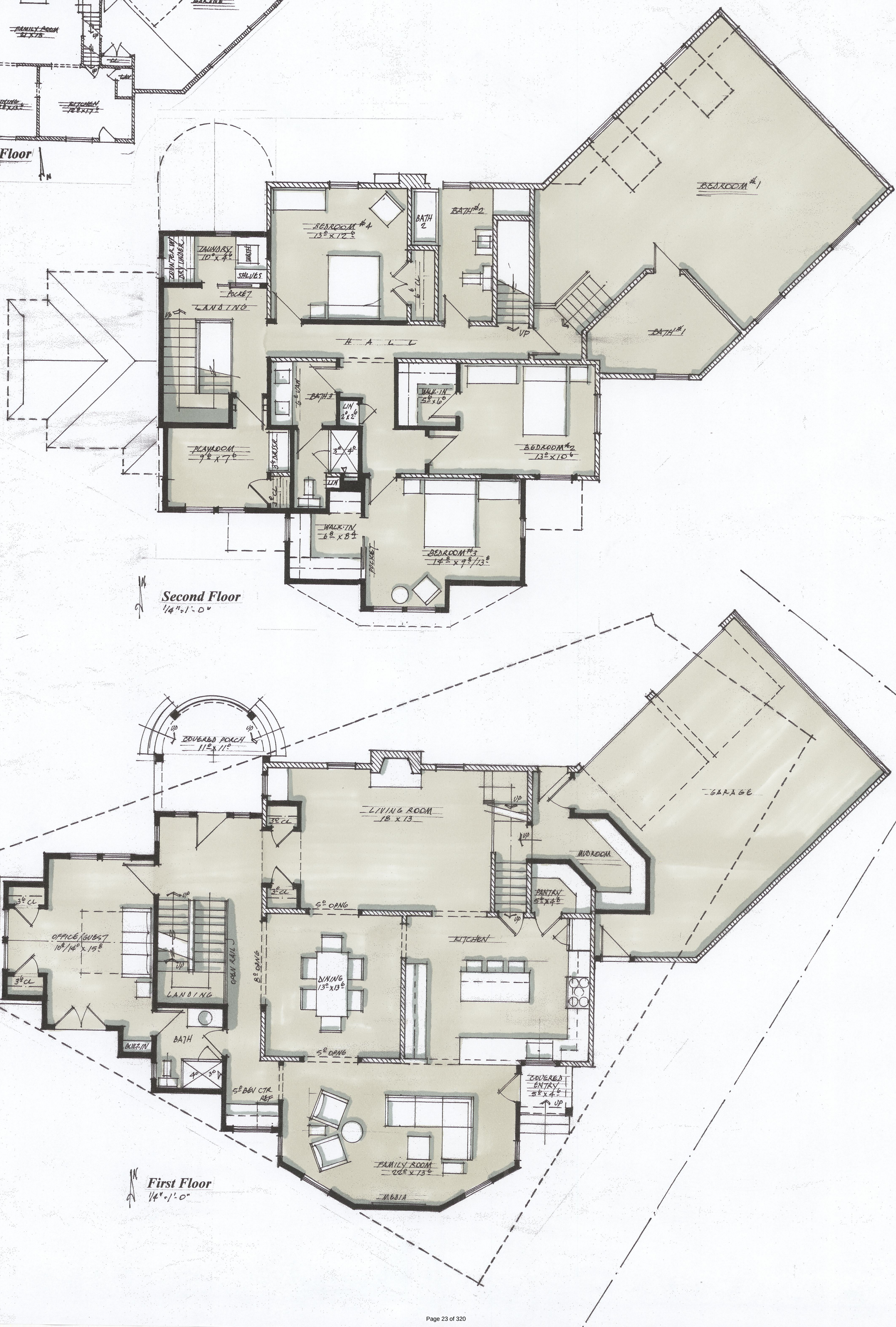


EXIST **Second Floor**
1/8"=1'-0"

EXIST **First Floor**
1/8"=1'-0"



Site
1"=20'



PETE FOSTER

Residential Design LLC

Brennan Residence
1733 Essex Road
Upper Arlington, Ohio

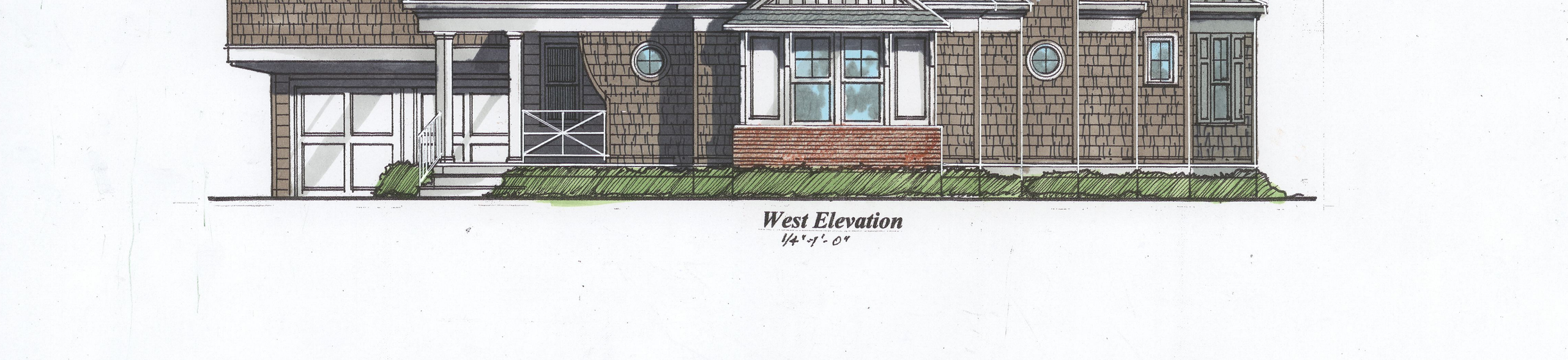
MAY 22, 2022



North Elevation
1/4"=1'-0"



West Elevation
1/4"=1'-0"



South Elevation
1/4"=1'-0"











TRI VILLAGE FINANCE
CERTIFIED MAIL
SENT April 30, 2022

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

DESIGNER: PETE FOSTER
PETE FOSTER RESIDENTIAL DESIGN, LLC

Applicant Name: SEAMUS & KATHERINE BRENNAN

Location of property subject to BZAP request: 1733 ESSEX ROAD - ZONING R-1a
UPPER ARLINGTON

Describe activity which requires Board of Zoning and Planning review:

AS PART OF A PROPOSED ADDITION THERE WILL BE A ONE STORY COVERED PORCH THAT ENCROACHES IN TO THE BUILING SETBACK. ARTICLE 601(D) ALLOWS FOR A PORCH PLATFORM TO PROJECT 4 FEET BY 8 FEET. THE PROPOSED ENTRYPORCH WILL ENCROACH 11 FEET BY 13 FEET.

This application will be heard by the Board of Zoning and Planning on: _____

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	Date obtained or:
		7021 1970 0000 5284 6785	
2218 Northwest Blvd.	John & Donna Onesto	[signature]	3/10/2022
1724 Essex Rd.	Todd & Jayne March	7021 1970 0000 5284 6792	ZZ.
1732 Essex Rd.	Mark & Blaire Catalano	7021 1970 0000 5284 6808	
1740 Essex Rd.	MADELON DRIL	7021 1970 0000 5284 6822	
1718 Essex Rd.	Todd & Angie Adams	7021 1970 0000 5284 6693	
1710 Essex Rd.	James & Merry Hamilton	7021 1970 0000 5284 6709	
1700 Essex Rd.	Ralph & Terri Curcio	7021 1970 0000 5284 6716	
1711 Essex Rd.	John & Laura Martin	7021 1970 0000 5284 6723	
2250 Northwest Blvd.	Pessy Olson	7021 1970 0000 5284 6730	
1754 Guilford Rd.	John & Allison Orris	7021 1970 0000 5284 6747	
2221 Northwest Blvd.	Laura Allen	7021 1970 0000 5284 6754	
2229 Northwest Blvd.	Noel & Rita Klay	7021 1970 0000 5284 6761	
2235 Northwest Blvd.	Colin & Colleen Evans	7021 1970 0000 5284 6778	
Applicant Signature:	[signature]		**Date:** 3/30/22
1720 Guilford Rd	ARGENTO Dan & Michelle	7021 1970 0000 5284 6815	

April 30, 2022

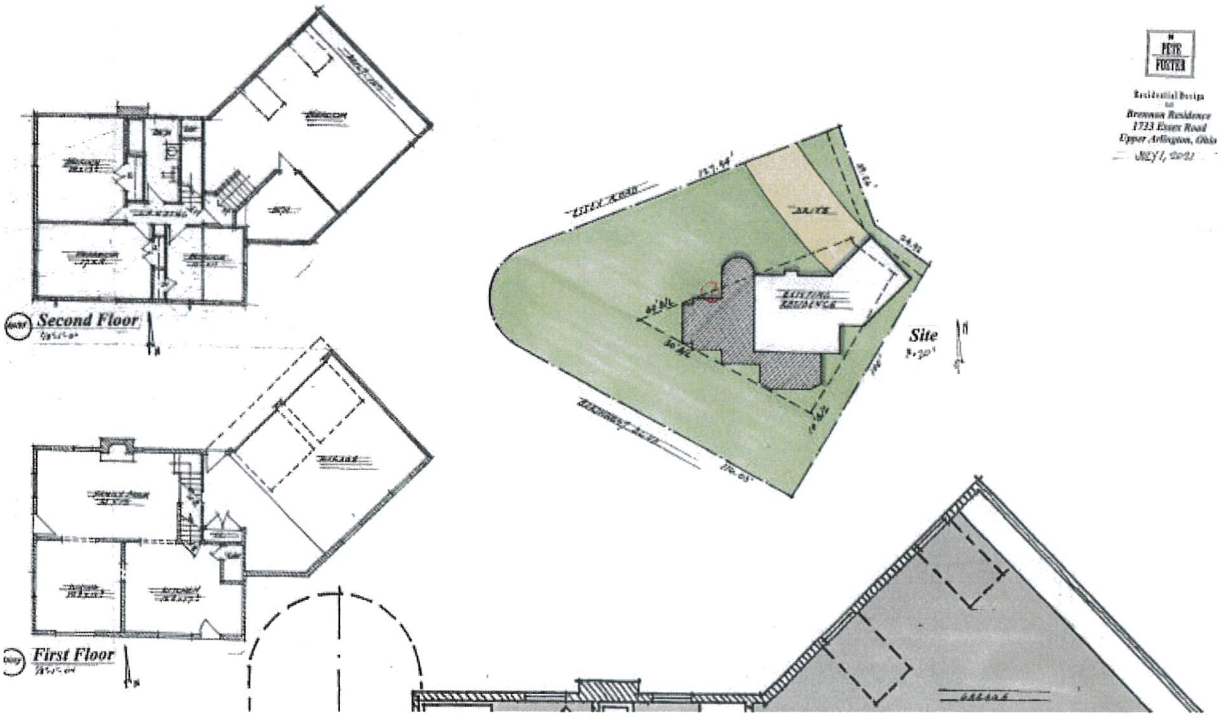
1733 Essex Road

Single Variance Request to City of Upper Arlington

Letter of Notice: Date / Time / Location

Dear Friends and Neighbors,

Similar to our prior verbal conversations and your acknowledgment signatures regarding the single variance request that we seek on the setback below, for the purposes of building a new porch, as part of our intended home renovation project, our proposed request to The City has been added to an Upper Arlington BZAP meeting Agenda scheduled for May 18th at 6:00PM ET at the Municipal Services Building Center, located at 3600 Tremont Road, Upper Arlington, OH 43221. Please refer to the City of Upper Arlington website for more information (https://docs.uaoh.net/AgendaOnline/)



We remain honored by your support and years of friendship

The Brennan Family

May 25, 2022

1733 Essex Road

Single Variance Request to City of Upper Arlington

2nd Letter of Notice: Date / Time / Location

Dear Friends and Neighbors,

Similar to our prior mail correspondence, verbal conversations and your acknowledgment signatures regarding the single variance request that we seek on the required lot setback, for the purposes of building a new porch, as part of our intended home renovation project, our proposed request to The City has been added to an Upper Arlington BZAP meeting Agenda scheduled for June 16th at 6:00PM ET at the Municipal Services Building Center, located at 3600 Tremont Road, Upper Arlington, OH 43221. Please refer to the City of Upper Arlington website for more information: (https://docs.uaoh.net/AgendaOnline/)

We remain honored by your support and years of friendship

Thank you,

The Brennan Family

To:	Upper Arlington Board of Zoning and Planning (BZAP)
From:	Alyssa Kelly, AICP, Planning Officer (akelly@uaoh.net, 614-583-5071)
Prepared for Meeting Dated:	Wednesday, June 15, 2022
Variance Requested:	To allow a front porch to encroach up to 9' x 11' into the 40-foot platted front yard setback on Essex Road, in lieu of the 5' x 10' projection permitted. *Application VAR-20-22*
Property Owner/Address:	Brennan, 1733 Essex Road (zoned R-1c)
Staff Recommendation:	Approval

I. Request/Code Requirements:

This application requests permission to construct a front porch that will encroach up to 9’ x 11’ into the 40-foot platted front yard setback on Essex Road. Unified Development Ordinance (UDO) Article 6.01 allows an encroachment of up to 5’ x 10’ into the front yard. However, the homeowner prefers a larger porch to complement the architecture of the home and allow additional outdoor space. Therefore, one variance is being requested.



Figure 1: Elevation from Northwest Boulevard



Figure 2: Elevation from Essex Road

II. Site Description/Proposal:

The subject property, 1733 Essex Road, is located on the southeast corner of Northwest Boulevard and Essex Road, and is zoned R-1c (One-Family Residence District). The irregular triangle-shaped property includes 157 feet of frontage along Northwest Boulevard and 128 feet of frontage along Essex Road. The property is developed with a two-story stucco and siding home that sits at the platted 40-foot setback along Essex Road and 10 feet behind the 30-foot platted setback along Northwest Boulevard. The property previously received variances to allow an attached garage and room addition that encroached into the east and south setbacks (via VAR-7-84 and VAR-20-84). The property complies with all other coverage and setback limits. The house is 2,052square feet and includes four bedrooms and 2.5 bathrooms. It was built in 1931 and purchased by the applicant in 2016.

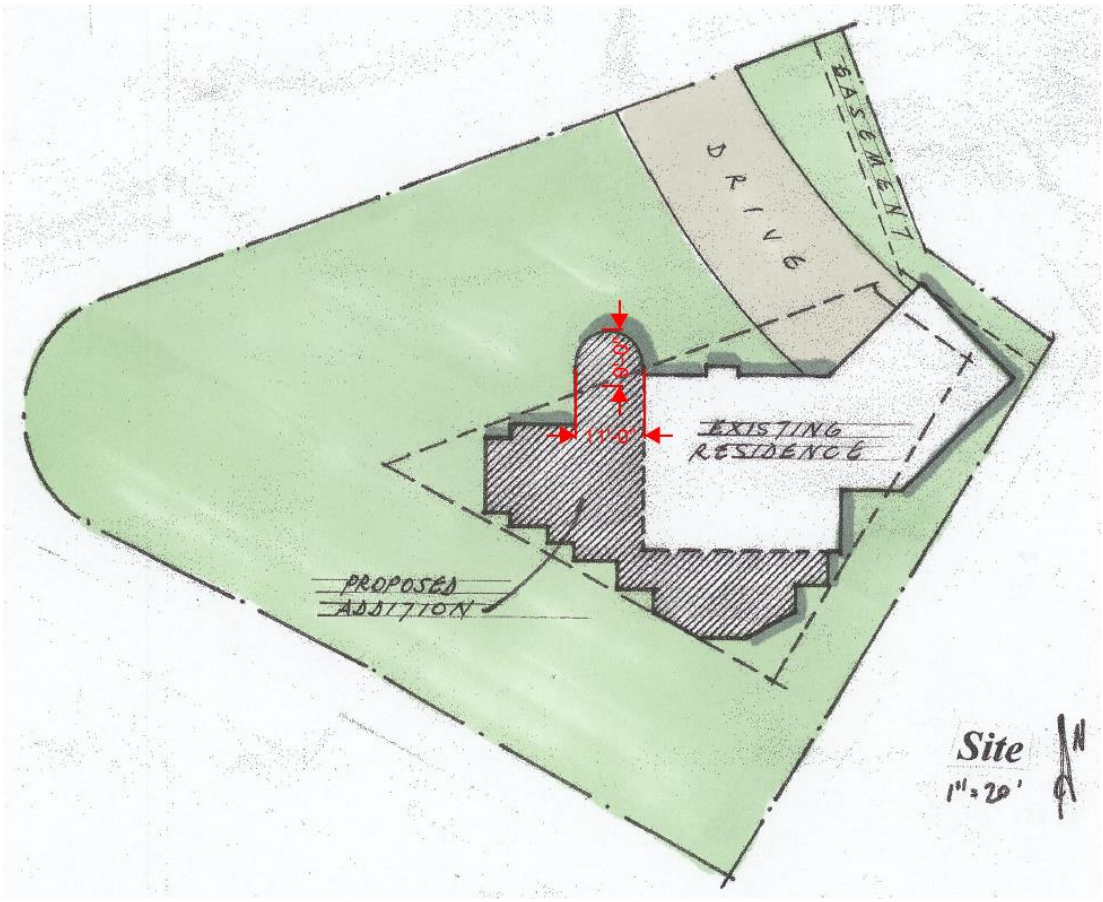


Figure 3: Proposed site plan

The proposal includes the construction of a 100 square-foot front porch, of which 77 square feet projects over the front yard setback along Essex Road. The semi-circle porch provides an enhanced entrance to the home from Essex Road and is a part of a larger project that includes a 1,000-square foot addition to the front of the home along Northwest Boulevard. This addition, which originally included plans to encroach into front and side yard setbacks, has been redesigned to meet all zoning requirements. The proposed porch and addition will be finished to complement the main home including shingle siding and an asphalt shingle roof.

The application states, *"The property has a unique shape. This corner lot is triangular in its shape and has two building set back lines that limit the amount of the "buildable area" as the property extends to the west."*

The application also states, *"The projection of the proposed covered porch is a one story structure that is sensitve to the scale of the neighboring homes and does not negatively impact the rythm of the existing streetscape."*



Figure 4: Proposed elevation from Essex Road

III. Variance Summary/Staff Recommendation:

- *To UDO Article 6.01(D) to allow a front porch to encroach up to 9' x 11' into the 40-foot platted front yard setback on Essex Road, in lieu of the 5' x 10' projection permitted.*

Staff has reviewed the application, discussed with the applicant, and visited the site. Front porch variance requests are increasingly common in the city due to the desire to improve the aesthetics of existing homes and to create additional outdoor living space. The Board has a history of supporting similar variances for these reasons, including in this area. In this case, the property is also a highly irregular shape, which limits the buildable area of the lot. Staff appreciates the applicant's efforts to redesign the improvements to meet all other zoning requirements.

Therefore, Staff recommends approval of the application as submitted and notes Findings #1 and #4 for the Board's consideration.



Figure 5: Google Maps ® aerial photo of the neighborhood looking north

Attachments: Variance Application VAR-20-22
Subdivision plat map (Lots #6, Block #19)

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 17, 2024

Subject: 2071 Westover Road (VAR-20-24) - To allow a two-story addition to encroach up to 1'-2" into the side yard longwall setback (existing).

Site Description/History

The subject property, 2071 Westover Road, is located on the south side of the road, between Westover Park and Southway Drive, and is zoned R-1c, One-Family Residence District. It measures 60' x 132', which is the predominant lot size in the neighborhood. A two-story, all-siding home is located along the 40-foot building setback line; a one-story rear addition, built in 1972, encroaches into the side yard longwall setback. A driveway on the west side of the property leads to a two-car detached garage. The home was built in 1924 and purchased by the applicant in January 2023. It is noted as a Contributing Structure in the Historic District due to its age and architectural style.

The applicant lives adjacent to this property and is currently renting the home. Should this application be approved, renovations would occur and the applicant plans to sell the property.

Proposal

The proposal includes the removal of an existing one-story addition and the construction of a two-story addition in its place on largely the same footprint; it meets the eight-foot minimum side yard setback, but encroaches up to 1'-2" into the side yard longwall setback. The plan includes a finished basement, a new kitchen and sitting room on the first floor and a primary bedroom and bathroom on the second floor. The addition measures 20 feet tall and includes siding with asphalt shingles to match the home. An expanded front porch is also proposed, as is a rear addition to the detached garage, along with various hardscape improvements. Proposed building, development and front yard development coverage have all been revised to meet City standards.

Zoning Code Requirements

- To allow a two-story addition to encroach up to 1'-2" into the side yard longwall setback (existing)(Article 5.02).

The side yard longwall setback applies when there is a side yard elevation that is greater than 40 feet and is adjacent to the side yard setback. This ordinance requires a step-back of two

inches per one-foot when the elevation length exceeds 40 feet (when located within the outer quadrants of the property). The intent is to avoid long, blank elevations that could potentially create a visual "bowling alley" effect.

Alternatives

The applicant has explored shifting the addition over so that it is located outside the side yard setback. However, this creates an outcome that is not desirable due to the loss of square footage and resulting structural complexities, namely utilizing the existing footprint/foundation.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. The encroachment into the side yard longwall setback is quite minimal and the addition is done extremely well, blending with the home and neighborhood (Finding #4). The applicant initially included a development coverage variance, but has since been eliminated. For these reasons, Staff recommends that this application be approved.

Attachments

1.	BZAP Staff Report Pics - 2071 Westover Road
2.	2071 Westover Rd - Variance App

2071 Westover Road

BZAP Staff Report Pictures

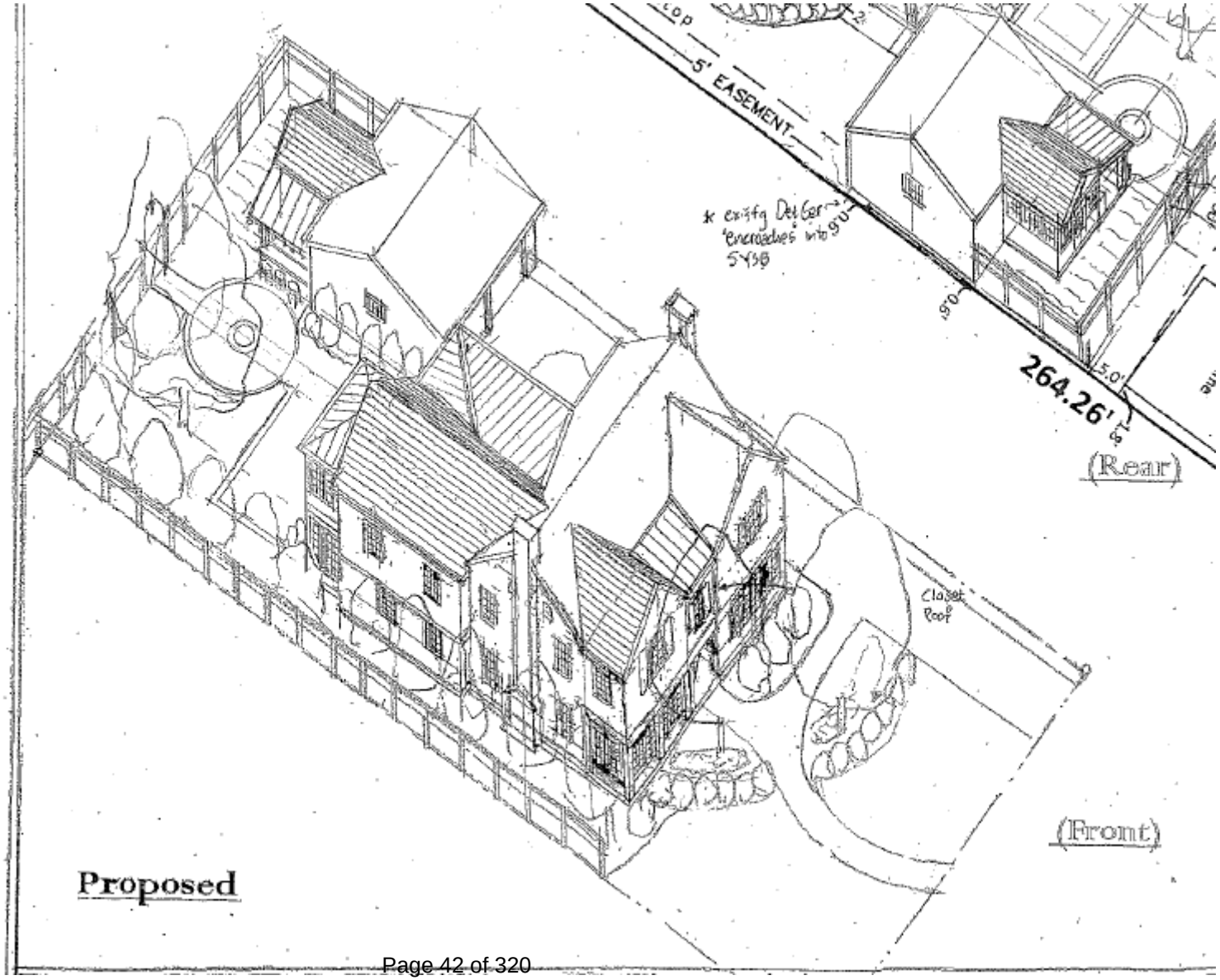
Google Maps ® Aerial – Looking South



Existing Street Elevation



Proposed Site Plan and Elevations



24-1006

Variance Application

Status: Active

Submitted On: 3/13/2024

Primary Location

2071 WESTOVER RD
UPPER ARLINGTON, OH
43221

Owner

Maria Pottschmidt
2048 Wickford Road 0 Upper
Arlington, OH 43221

Applicant

Maria Pottschmidt
614-203-0304
mpottschmidt@stanbery.com
2048 wickford road
2071 Westover Road
Columbus , Ohio 43221

BZAP Information

BZAP Case #

VAR-20-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story addition to encroach up to 1'-2" into the side yard (longwall) setback (existing one-story encroachment).

BZAP conditions

Variance Information

Describe Variance Request

Adding a second floor to an existing first floor addition that now requires a variance.

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 (non-conforming?) first floor addition has been there for decades ... in order to comply with the new regulations (new since the original addition) we would have to remove the east wall and angle it to follow the now/new required 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?

Perhaps it could ... is same existing conditions exist elsewhere?

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

We dont belive so. We believe the new additions will actually make the house more compatible architecturally with the rest of the 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. Additionally, we have already installed 9 eastern redbud trees along the impacted property line to provide a buffer between 2071 and 2063 Westover Road homes.

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

The house is in serious need of an addition as it currently is a 2BR/1BA ... this addition will position the home to be similar in size and function with the rest of the homes in the neighborhood.

WESTOVER ROAD 50'

60.00'

40' B/L

132.13'

8.6'

49.6'

2.0'

20.7'

19.0'

Existing encroachment (re-build/modification will require variance)

Approximate Encroachment: 7½' (long leg) 1½' (short leg)

Lona Wall modified Setback

Sycamore Epicus

5' EASEMENT

60.00'

20.8'

1 story frame

17.3'

13.5'

2 story frame #2071

Rear Patio (150 S.F.)

LOT 3

10.4'

6.5'

7.4'

14.8'

9.8'

26.3'

50'

Rear Walkway

33' R/W

(175 SF) Fire Pit (approx)

27.1'

40.4'

19.3'

20.1'

2 car frame

20.1'

19.3'

20 frame

blacktop

5' EASEMENT

19.03'

5.0'

0.6'

0.6'

264.26'

1.8'

155.60' To Kensington

Zoning 'Coverage' Legend:

2071 Westover Rd (1.4.24)

Building Cover Calculations:

Total Existing Building Cover: 1938 +/-sf
(Exist'g House (1400 sf; Porch (150 sf) & Det Gar (388 sf))
(Approx: 24.4 % of total lot area)

Total Allowable Building Cover: 2,299 +/- sf
(29%) of 7927.8 sf (.182 A. +/-) lot size- per owner survey & auditor)

Total Prop'd Bld'g Cov: 2,278 +/-sf
(w/ roof OH's: Exist'g House/Gar (1938 sf) + Proposed Add'n: (340sf)
(Approx: 28.7 % of total lot area)

Proposed Building Cover 'increase' is w/i UA Limits.
(*NO Variance Req'd)

Development Cov. Calcs:

Total Proposed Development Cover:

Bld'g Cov: (prop'd sf New Add'ns w/ OH's): 2,278 +/- sf
Drive Cover (exist'g- 950 sf) - Prop'd -no change): 950 +/-sf
Sidewalks (exist'g front:245sf + rear:165 sf (as shown) 410 +/-sf
Rear Terrace: (proposed: 325 sf, as shown): 325 +/-sf
Total Prop'd Development Cover: 3,963+/-sf
(Approx: 51.2 % of total lot area) (*variance*)
Total Allowable Development Cov: 3,964+/-sf
(50% of 7927.8 sf (.182 A. +/-) lot size- per owner survey & auditor)

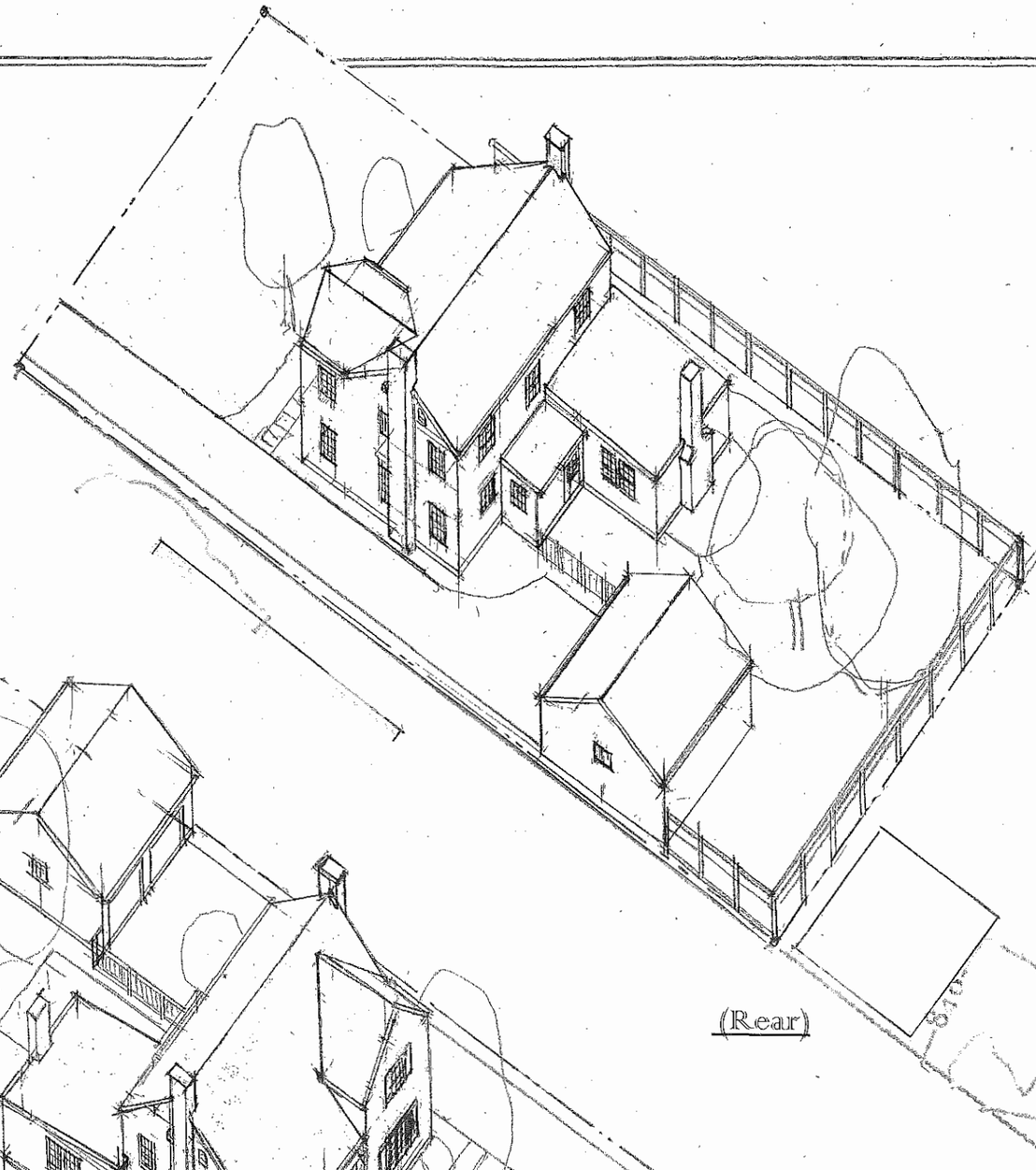
'Preliminary' Calculations:

NOTE: Coverage calculations based on owner provided Survey & conceptual Floor Plans. Proposed work (as shown) MAXES OUT both UA Bldg-& Dev Cov limits.

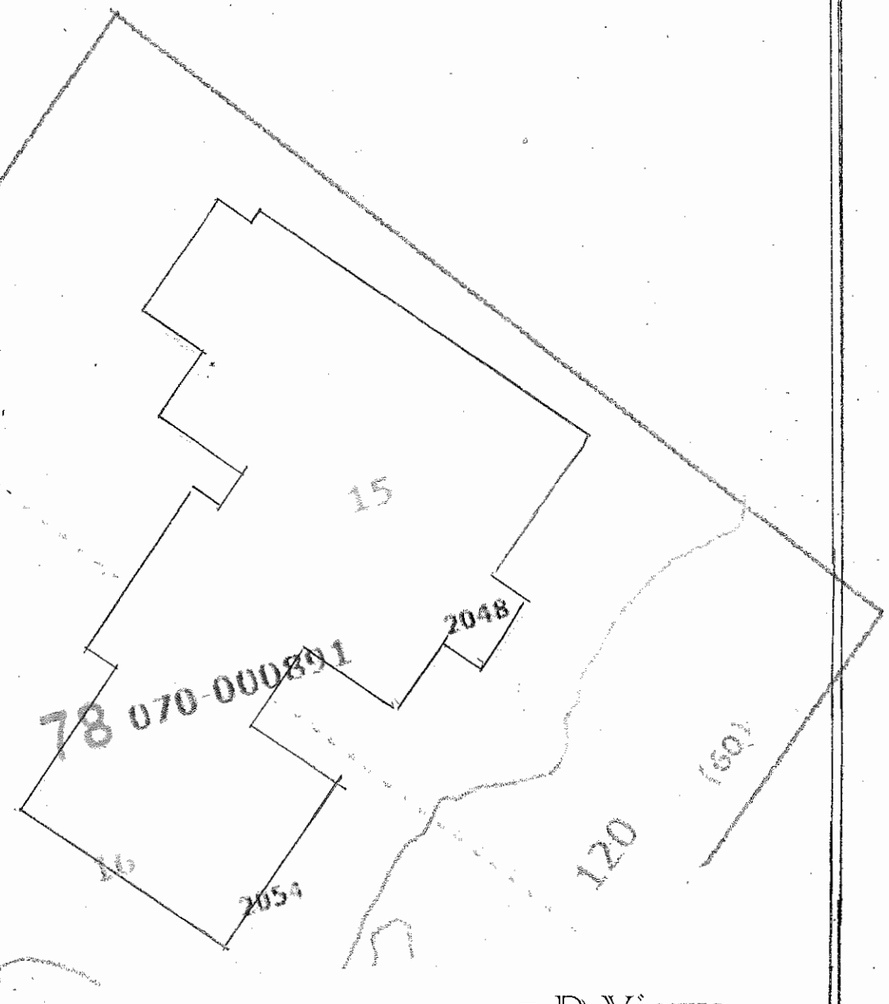
Prop'd Site Plan/1st Flr Plan

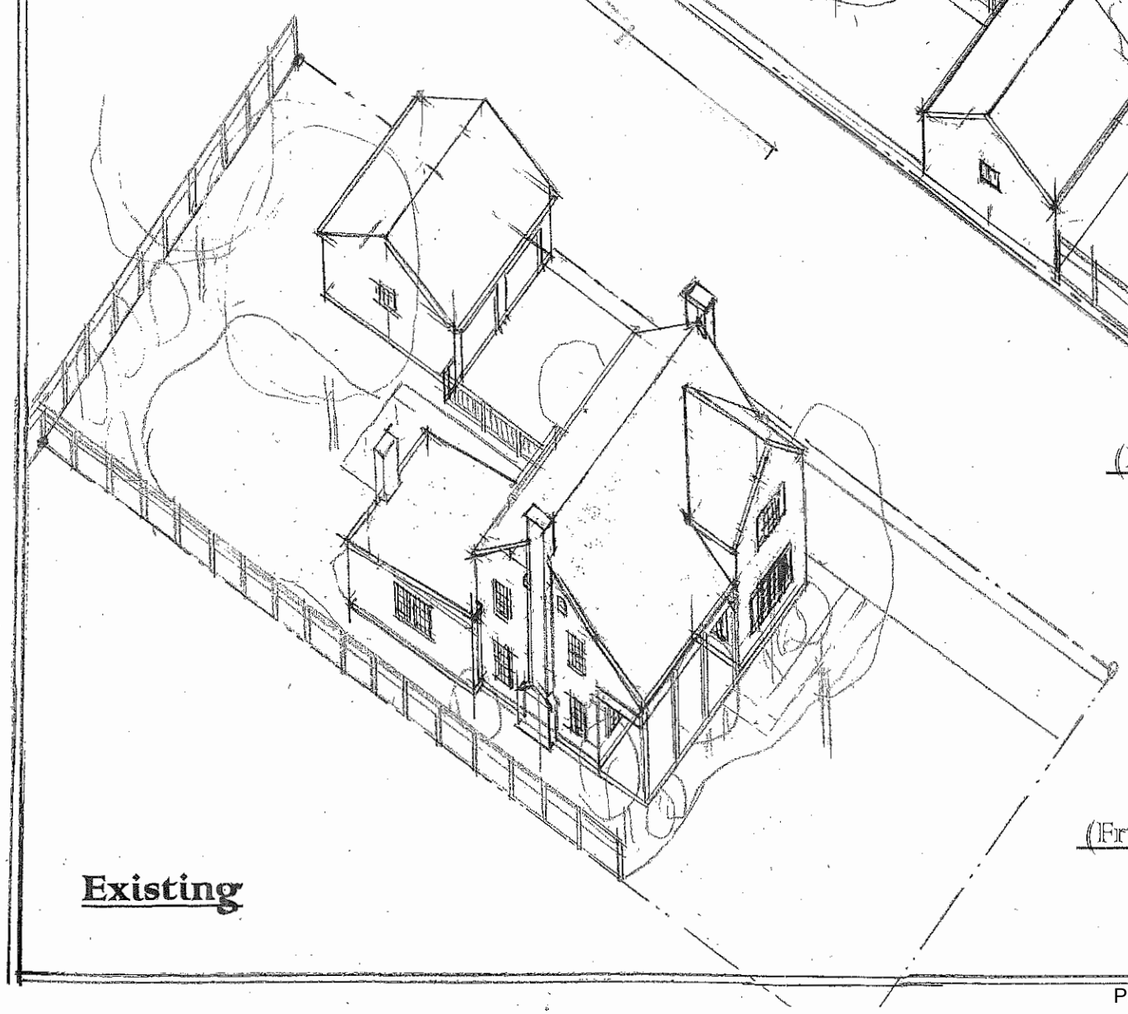
Scale: 1"=10' (w/ easements, setbacks, & approx. topo)

2071 Westover Rd- Remodel
'Variance Supplements' Addendum
March 26th 2024
Nau & Bullock Architects



(Rear)





(Front)

Existing

3-D Views-

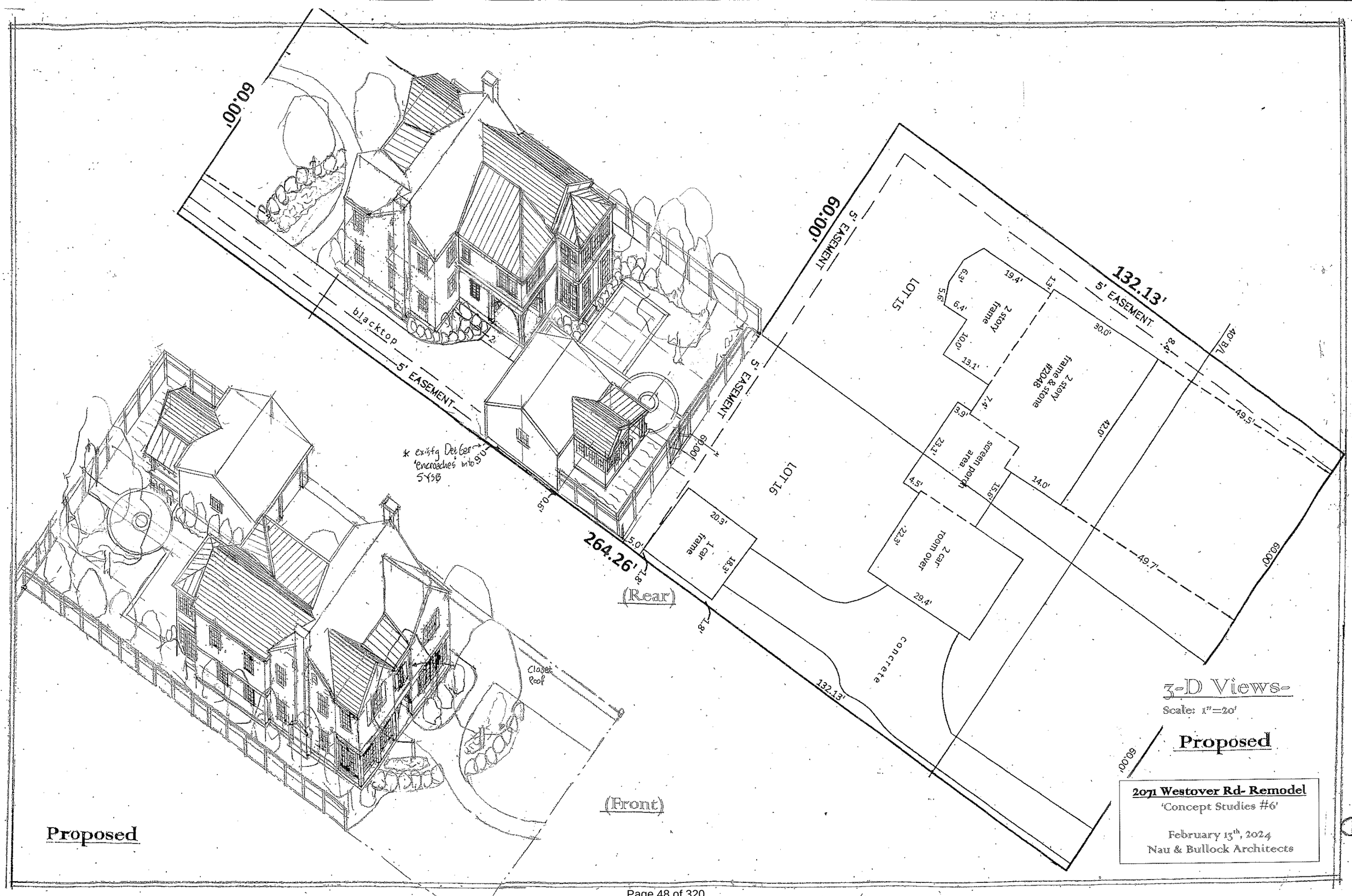
Scale: 1"=20'

Existing

2071 Westover Rd- Remodel

'Concept Studies #2'
January 13th, 2023
Nau & Bullock Architects

4


60.00'
blacktop
5' EASEMENT
* existg Det Gar 'encroaches' into 5YSB
0.6'
0.6'
5' EASEMENT
60.00'
5' EASEMENT
132.13'
5' EASEMENT
LOT 15
LOT 16
2 story frame
2 story frame & stone #2048
screen porch area
2 car room over
1 car frame
concrete
19.4'
6.3'
5.6'
6.4'
10.0'
13.1'
7.4'
3.9'
23.1'
4.5'
15.6'
22.3'
29.4'
20.3'
18.3'
5.0'
1.8'
1.8'
132.13'
30.0'
42.0'
14.0'
8.4'
40' B/L
49.5'
49.7'
60.00'
60.00'
264.26'
(Rear)
(Front)
Closet Roof
Proposed
3-D Views-
Scale: 1"=20'
Proposed
2071 Westover Rd- Remodel
'Concept Studies #6'
February 13th, 2024
Nau & Bullock Architects
1

2071 Westover – SF Legend (2.13.24)

1st Floor Level:

Exist'g Fin'd/Cond'd Area:	1,240 sf +/-
New Front Bay into Porch	**95 sf +/-**
New Rear Kitchen 'Bay'	**90 sf +/-**
New Rear Mud Rm	**net 45 sf +/-**
Exist'g Front Entry Porch Area:	net (60 sf +/-)
New Rear Covered Porch	**(70 sf +/-)**
Exist'g Det'd Garage:	(388 sf +/-)
New Gar Stor & Pub	**(145 sf +/-)**

2nd Floor Level:

Finished/Cond'd Areas:	810 sf +/-
New Mast Bedrm/St	**350 sf +/-**
New Mast Bed 'Bay'	**90 sf +/-**
New Bed #3 Dormer & WIC	**145 sf +/-**
New Bed #5 Suite	**180 sf +/-**

Lower Level:

Unfinished/Mech//Flex/Stor Areas:	(465 sf +/-)
New Basement below Kitch/Mud:	**440 sf +/-**
Remod 'fin'd' Bsm't below Family/Stair	**370 sf +/-**
New Basement below Front Bay	**95 sf +/-**

Square Footage Totals:

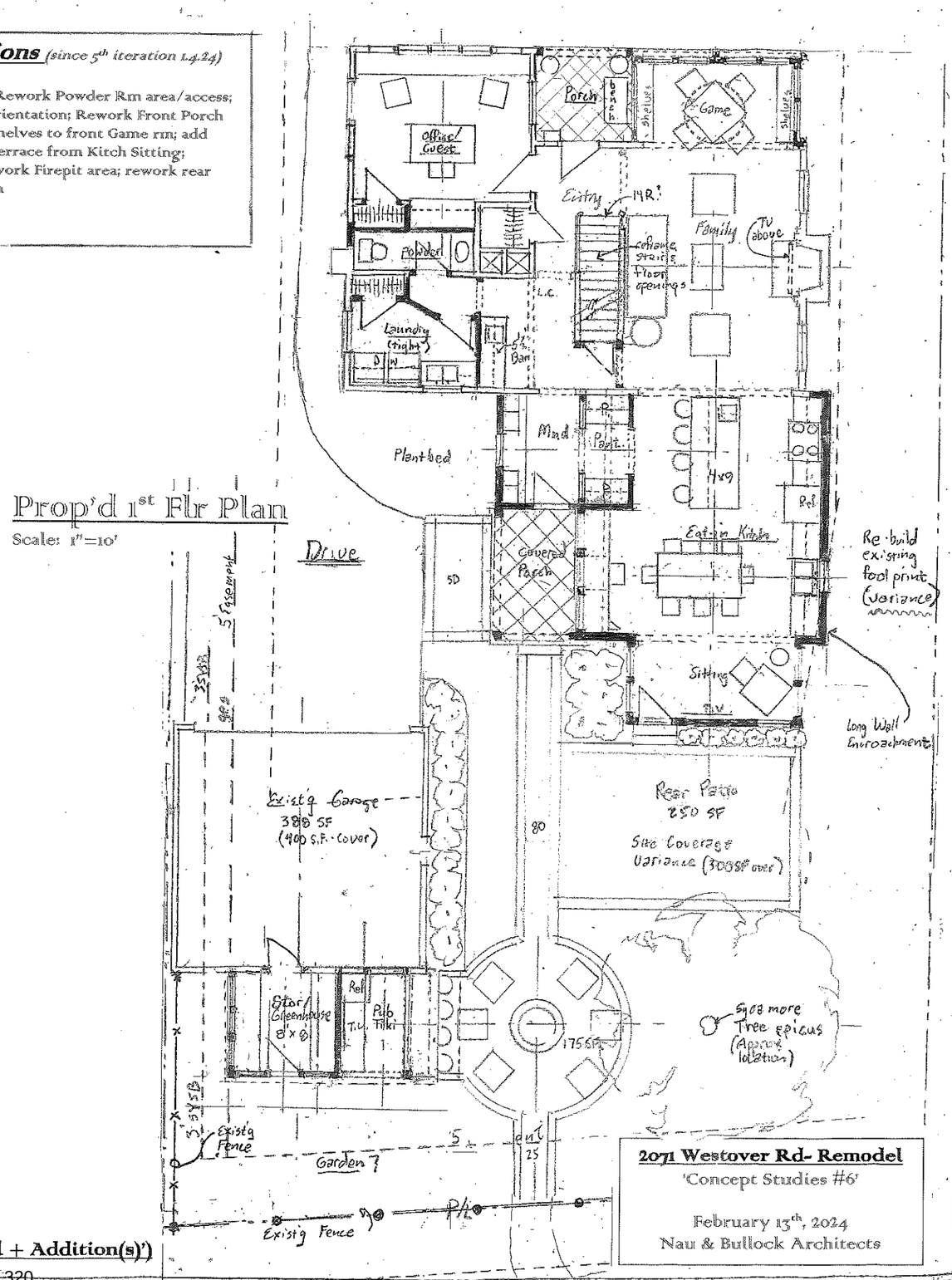
Total: 1st, 2nd *(Existing)*:	2,050 sf +/-
Total 1st & 2nd (w/ prop'd Additions)	**3,045 sf +/-**
Total 1st & 2nd & Bsmt (as prop'd/shown)	**3,950 sf +/-**

Note: *Square Footage Totals above are approximate and represent full footprint coverage based on current scheme conveyed. Included are: walls; floor openings; stairs; fireplaces; chimneys; dormers; etc.. Excluded are: exterior decks; terraces; balconies; porches; garages; pavilions; outbuildings; and attic spaces; etc. ---unless itemized separately!!*

Primary Revisions *(since 5th iteration 1.4.24)*

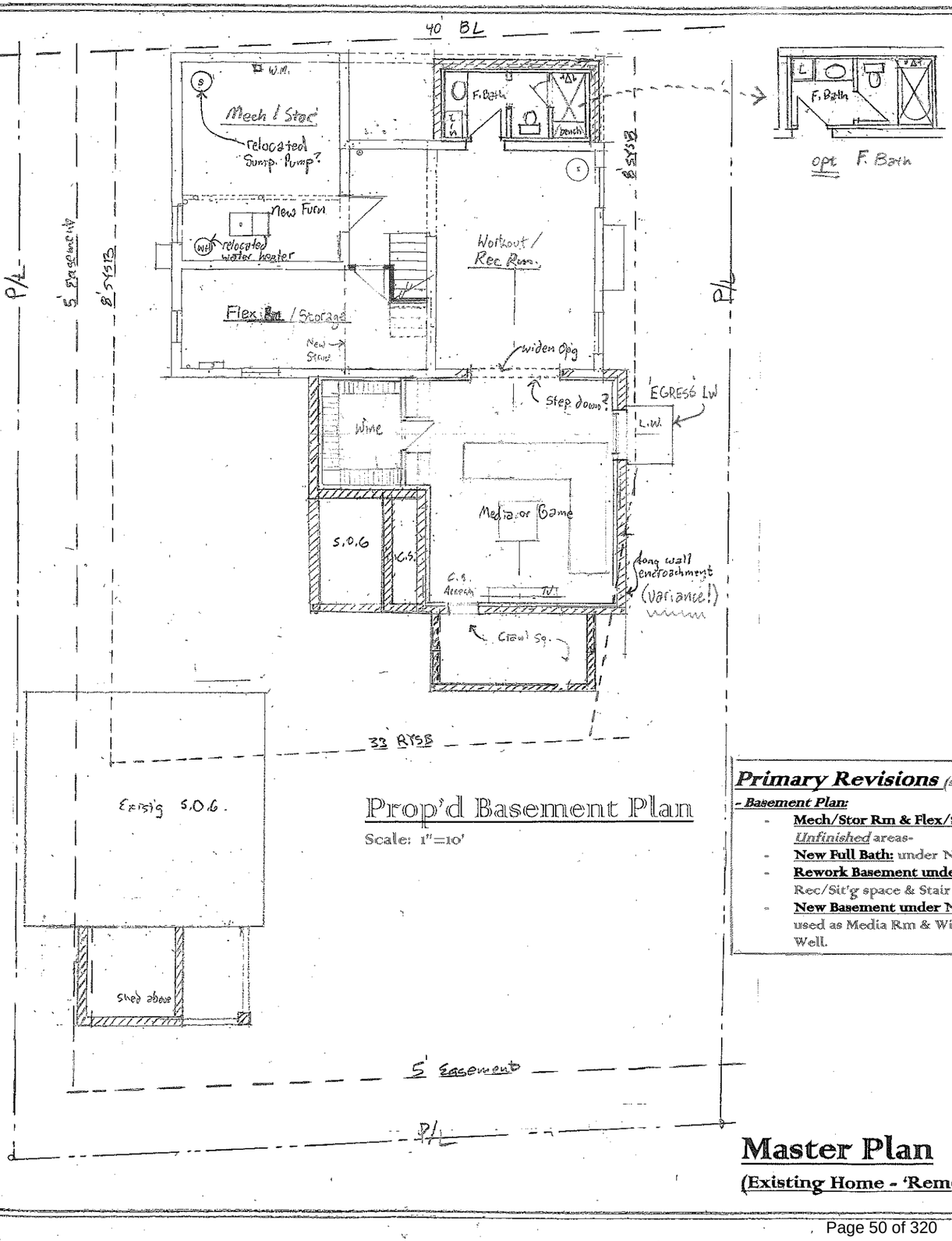
- 1st Floor Plan:

- **Miscellaneous:** Rework Powder Rm area/access; rework Bar & orientation; Rework Front Porch layout; add BI shelves to front Game rm; add access to reat Terrace from Kitch Sitting;
- **Hardscape :** Rework Firepit area; rework rear Terrace location



Master Plan

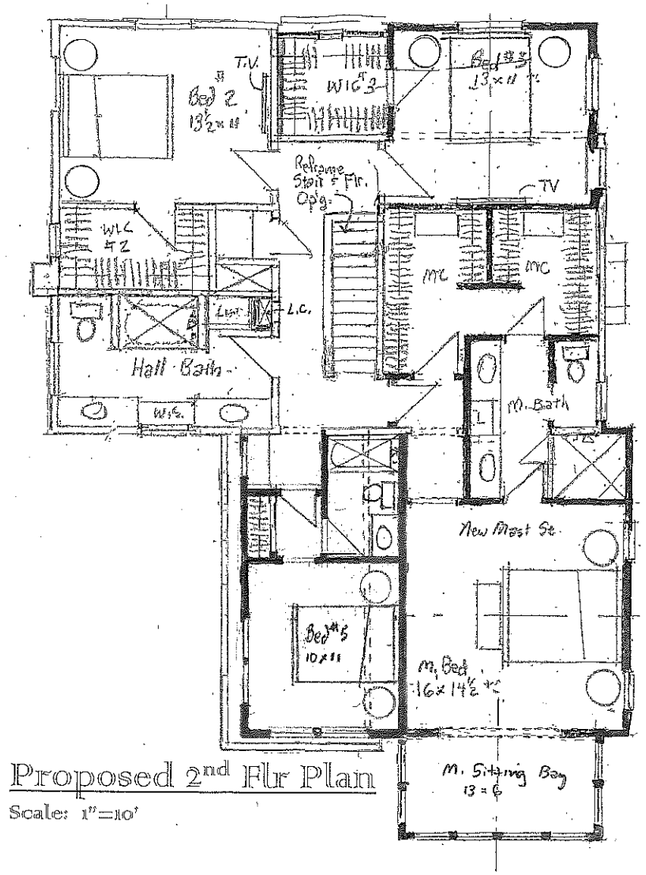
(Existing Home - 'Remodel + Addition(s)')



Prop'd Basement Plan

Scale: 1"=10'

opt. F. Bath



Proposed 2nd Flr Plan

Scale: 1"=10'

Primary Revisions *(since 5th iteration 1.4.24)*

- Basement Plan:

- **Mech/Stor Rm & Flex/Stor Rms:** rework *Unfinished* areas-
- **New Full Bath:** under New Front Bay
- **Rework Basement under Family:** to be used as Rec/Sit'g space & Stair landing.
- **New Basement under New Kitch/Mud areas**: to be used as Media Rm & Wine cellar. Add Egress Light Well.

Primary Revisions *(since 5th iteration 1.4.24)*

- 2nd Floor Plan:

- **New Bed Suite #4:** – Above new rear Porch & Mud Rm areas. Pinches into M Bedroom 2' +/-
- All **New Ext Windows & Doors.**
- **Master Sitting:** Add over Kitchen Bay below

Master Plan

(Existing Home - 'Remodel + Addition(s)')

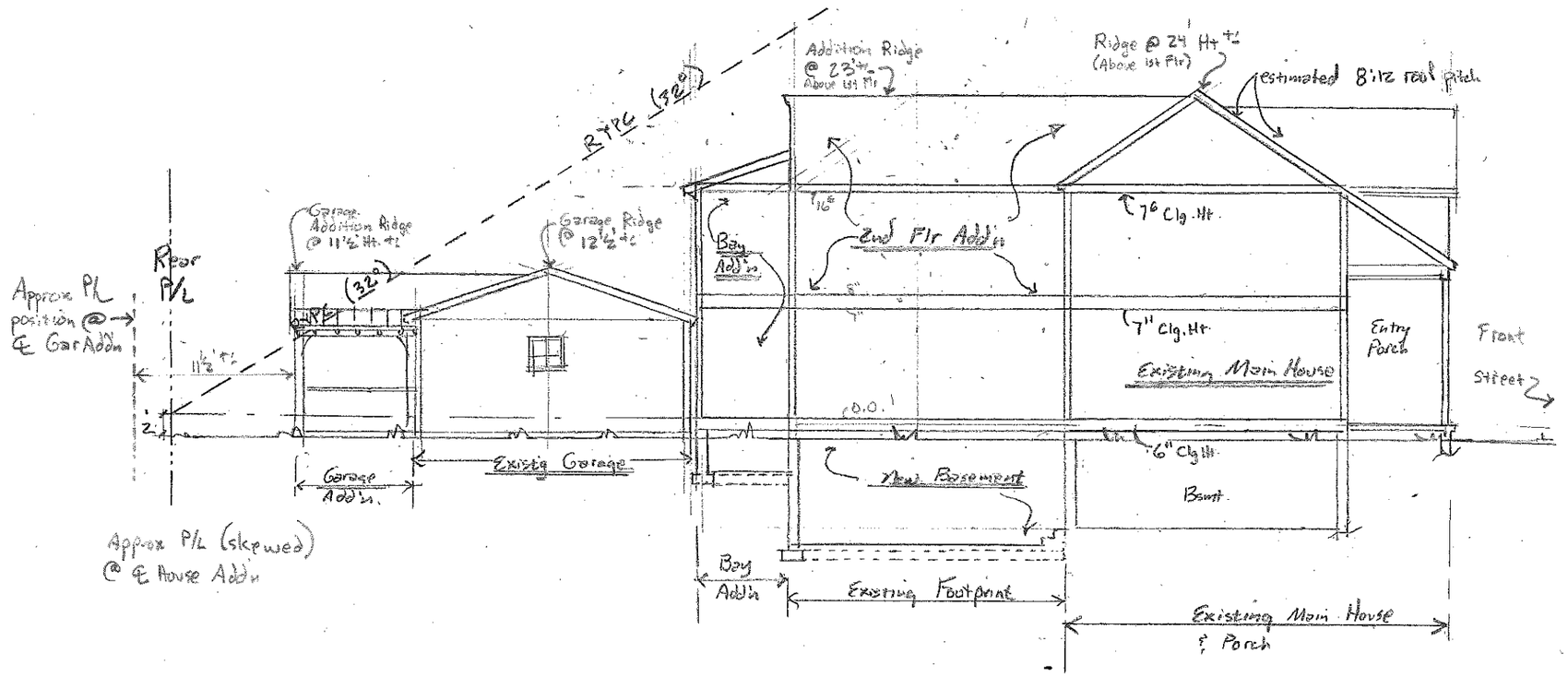
2071 Westover Rd- Remodel

'Concept Studies #6'

February 13th, 2024

Nau & Bullock Architects

4



Rear Yard Profile Diagram + Est'd Heights (House & Garage)

Scale: 1"=10'

2071 Westover Rd- Remodel
'Variance Supplements'
Addendum
March 26th 2024
Nau & Bullock Architects

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Maria Pottschmidt

Location of property subject to BZAP request: 2071 Westover Road

This application will be heard by the Board of Zoning and Planning on: April 17, 2024

Describe activity which requires Board of Zoning and Planning review:

Side yard setback ... looking to add second floor to existing first floor encroachment (addition done by previous owners ... Pooch & Joan).

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:
2357 Southway Drive	Nancy Blosser-Truiti	9407 1112 0621 0322 5660 55	3/12/24
2338 Kensington Drive	John Lowe, Catherine Strauss		3/11/24
2057 Westover Road	Nelson & Elizabeth Yoder	9407 1112 0621 0322 5568 65	3/12/24
2063 Westover Road	Ed Redder, Elyse Bodman	Elyse Bodman-Redder	3/11/24
2071 Westover Road	Maria Pottschmidt	x	x
2320 Kensignton Drive	Dean & Elpin Adamantidis		3/11/24
2304 Kensington Drive	Eric & Heather Dyarmett		3/11/24
2060 Wickford Road	Bob & Dessa Hebert		3/11/24
2048 Wickford Road	Maria Pottschmidt	x	x
2040 Wickford Road	Alana & David Painter		3/11/24
2077 WESTOVER RD	JUDITH TAYLOR	9407 1112 0621 0322 5273 46	3/12/24
Applicant Signature: x			**Date:** x

Maria & Mark Pottschmidt
2048 Wickford Road

March 11, 2024

RE: 2071 Westover Road Variance Application

Dear Neighbor:

Maria and I purchased the Sanford's home a little over a year ago, December 27, 2023, and have completed some smaller projects to accommodate Kim, Colin and Harrison Smith who are renting the home until their Southway addition is completed later this fall.

We hope to then start construction on a much larger project, see attached plans, and then sell the finished product to someone who loves this wonderful neighborhood as much as we do! Our current plans include adding a second floor to an existing addition that will require a side yard setback variance, along the property line we share with Elyse and Ed Redder. I have highlighted this area in the attached plans.

Regarding a possible timeline … if we submit the application on, or before, March 20th then our application should be heard on April 17th, at the municipal building. If we are successful, then we will release our architect to complete the construction drawings. Once the plans are completed, we will bid out the work and if the numbers make financial sense, we hope to begin construction this fall and have the house ready for occupancy next summer.

Please don't hesitate to reach out to Maria or I if you have any questions and/or if you know of anyone who may be interested in our current or final project

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: April 17, 2024

Subject: 1523 Cardiff Road (VAR-21-24) - To allow a detached garage that is 20'-4" in height, when 17 feet is the maximum, and is 625 square feet in size, when 581.5 square feet is the limit.

Site Description/History

The subject property, 1523 Cardiff Road, is located on the south side of the street, between Beaumont and North Star Roads. The property is rectangular, with 60 feet of frontage and 138.5 feet of depth, similar to others in the neighborhood. It is platted as Lot #19, Block #4 of the University Addition subdivision and is zoned R-1c, One-Family Residence District. The siding and stone home is two-stories, built in 1950, and includes three bedrooms, three bathrooms, and two half-bathrooms. An existing detached garage (to be removed) is situated at the southeast rear corner of the property. The property was purchased by the applicant in 2012.

Proposal

The proposal includes the removal of the existing detached garage and the construction of a new 576-square foot (24' x 24') detached garage with an exterior staircase (5' x 3'-6") for a total of 625 square feet, in a similar location as the current detached garage. The proposed garage would accommodate parking on the first floor, with an exterior staircase to access the second floor for an office, full bathroom, and kitchenette on the second floor. The exterior staircase is located on the inside edge of the proposed detached garage. The garage would be 20'-4" in height and include a front-facing shed roof. It would be finished with vinyl siding and asphalt shingles to match the main home. The proposal would meet building and development coverage limits, but would exceed the allowable detached garage size limitation of 7 percent of the property (581.5 square feet) due to the exterior staircase, which counts toward coverage.

Zoning Code Requirements

- To allow a detached garage that is 20'-4" tall, in lieu of the 17-foot maximum (Article 6.09).
- To allow a detached garage that is 625 square feet, when 581.5 square feet is th limit (Article 6.09).

The Board recently approved four similar requests for additional detached garage height including:

Address	Height	Footprint
2425 Kensington Drive	21'-10"	696 SF
1912 Collingswood Road	20'-6"	681 SF
1489 Berkshire Road	20'-4"	528 SF
2517 Brixton Road	19'-0"	490 SF

Alternatives

In these instances, alternatives include reducing the height of the garage, which would reduce the usable second floor space, or relocating the garage to within the buildable area of the lot, where the 17-foot height limit would not apply, but would reduce open space in the backyard. The size of the garage could also be reduced, or a pull-down stair placed inside the garage instead of an exterior staircase.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed with the applicant. Recently, the Board has been supportive of similar requests to allow an increase in height to accommodate permitted second floor habitable space. In this case, the proposed garage is similar in character to those recent approvals and would fit in well in the neighborhood. The variance request to accommodate additional square footage for an exterior staircase will not be impactful to neighboring properties; it is located internal to the property and is 'open air'. For these reasons, Staff would recommend conditional approval of the application with the stipulation that the detached garage not be used as a bedroom or separate living quarters, and notes Finding #4 for the Board to consider.

Attachments

1.	1523 Cardiff Rd - Variance App
2.	BZAP Staff Report Pics - 1523 Cardiff Road

24-1002

Variance Application

Status: Active

Submitted On: 3/13/2024

Primary Location

1523 CARDIFF RD

UPPER ARLINGTON, OH 43221

Owner

HAYS JOHN A

CARDIFF 1523 COLUMBUS, OH 43221

Applicant

Brenda Parker

614-586-5514

brenda.parker@cbusarch.com

930 Northwest Blvd

Columbus, Ohio 43212

BZAP Information

BZAP Case #

VAR-21-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Detached Garage

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 20'-4" in height, when 17 feet is the maximum, and is 625 square feet in size when 581.5 square feet is the limit.

BZAP conditions

Variance Information

Describe Variance Request

Request variance to increase the height of the detached garage from 17'-0" to 20'-4".

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 1523 Cardiff Road consists of a rectangular lot 68' x 138'. There is an existing 2-story house at the front of the lot and an existing 2-car detached garage at the rear of the lot accessed by a driveway on the east side of the house. The existing detached garage is small at 22' wide and 20' deep and is severely dilapidated. The existing garage is to be demolished and a new 2-car garage is to be constructed.

The new detached garage is to be slightly larger at 24' x 24'. This allows for two modern-size vehicles as well as lawn equipment and other storage. The roof pitch of the new garage is designed as 10/12 which is complimentary to the roof pitch at the existing house. This roof pitch allows a decent space at the second floor. A dormer is proposed to face the street along the front of the garage. A stair is located on the west side of the garage for access to the second floor. The exterior stair location allows for maximum storage within the garage footprint without have to enlarge the footprint of the garage. In order to allow for the 10/12 roof pitch, an increase in height is being requested from the allowable 17'-0" to 20'-4".

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. The garage is modest in size. The height increase is not extreme. The garage backs up to the neighboring garage at the south. The roof pitch will be aesthetically pleasing.

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

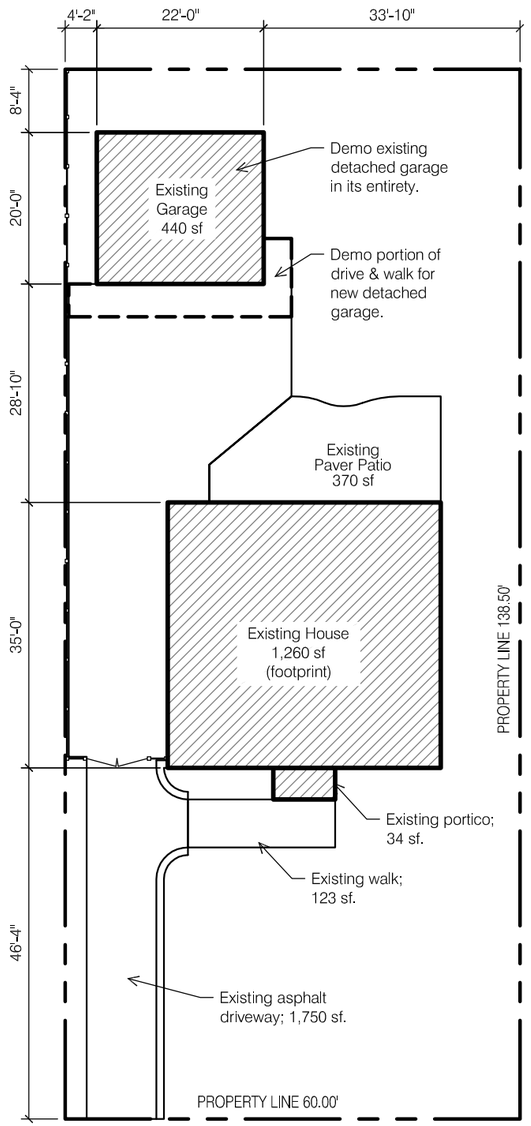
The essential character of the neighborhood area will not be substantially altered due to the variance request. The garage is modest in size. The height increase is not extreme. The garage backs up to the neighboring garage at the south. The roof pitch will be aesthetically pleasing.

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?

Early designs for the detached garage were based on the 17'-0" height limit with an 8/12 roof pitch. The garage appeared squatty and didn't allow for a useable space at the second floor. Designs were explored with a steeper pitch to give a better appearance and a more useable area at the second floor.

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

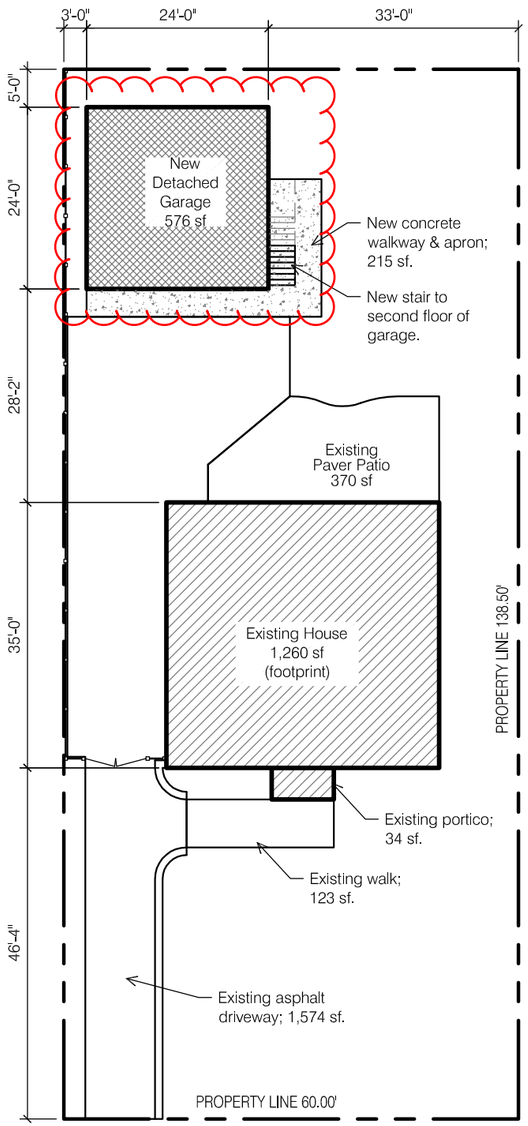
Allowing the increase in garage height will allow this property to have a useable space with the construction of the new detached garage without taking up a large amount of open space in the rear yard.



1 OVERALL SITE PLAN - DEMO

SCALE: 1" = 20'-0"

0 10 20 40



2 OVERALL SITE PLAN - NEW WORK

SCALE: 1" = 20'-0"

0 10 20 40

GENERAL INFO

Address: 1523 Cardiff Road, Upper Arlington, Oh 43221
Franklin County Parcel: 070-001551-00

Scope of Project: The project consists of the demolition of an existing detached garage and construction of a new detached garage.

Detached Garage: 576 sf

ZONING: R-1C

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	8,310 sf	n/a
Lot Width:	60'	n/a
Garage Setbacks	**Actual**	**Zoning Req't**
Rear Yard South:	5'-0"	5'-0"
Side Yard East:	3'-0"	3'-0"
Detached Garage	**Actual**	**Zoning Req't**
Detached Garage Size:	576 sf	581 sf (7%) Meets zoning
Garage Height:	20'-4"	17'-0" REQUEST VARIANCE
Building Cover Limit	**Actual**	**Zoning Req't**
Bldg Cover:	1,870 sf (23%)	2,409 sf (29%) Meets zoning
Development Cover Limit	**Actual**	**Zoning Req't**
Dvpmt Cover:	4,152 sf (50%)	4,155 sf (50%) Meets zoning

SHEET INDEX

A1.0 Site Plan & General Info
A2.1 Garage Plans
A2.2 Garage Elevations
A2.3 Garage Sections

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.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

N

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

NEW DETACHED GARAGE
1523 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

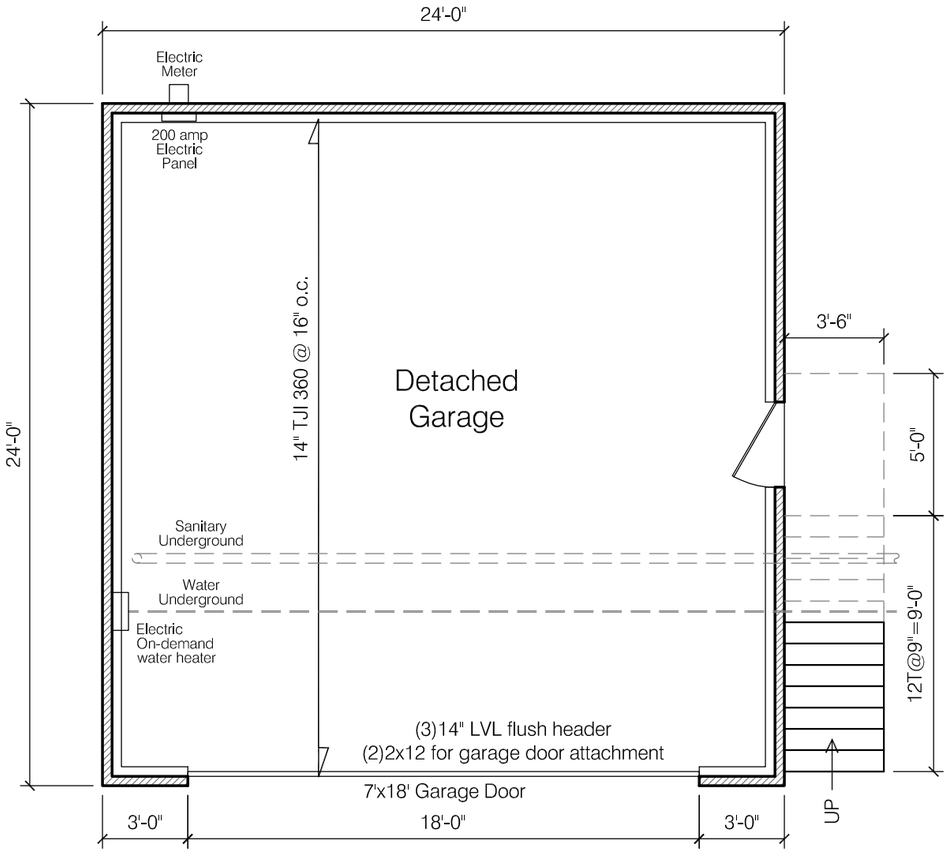
SCALE: As Noted

PROJECT NO.:

DATE: March 8, 2024

SHEET NO. A1.0

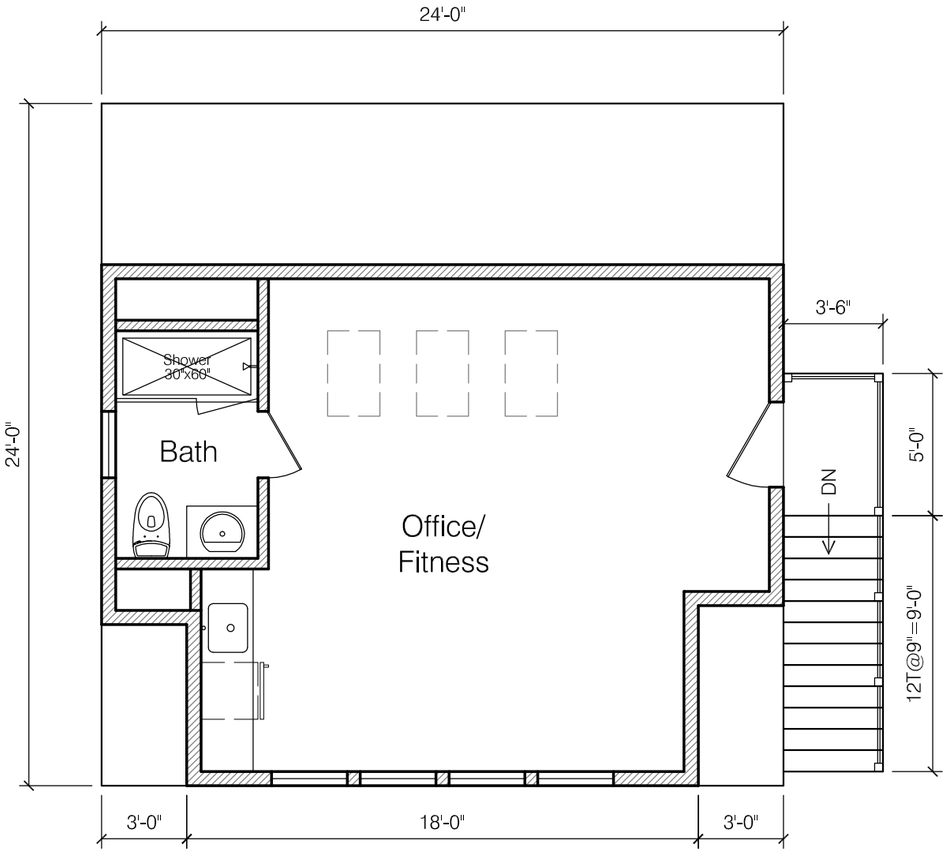
SITE PLAN & GENERAL INFO



1 GARAGE FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 1 2 4 8



2 GARAGE SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 1 2 4 8

N

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

NEW DETACHED GARAGE
1523 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

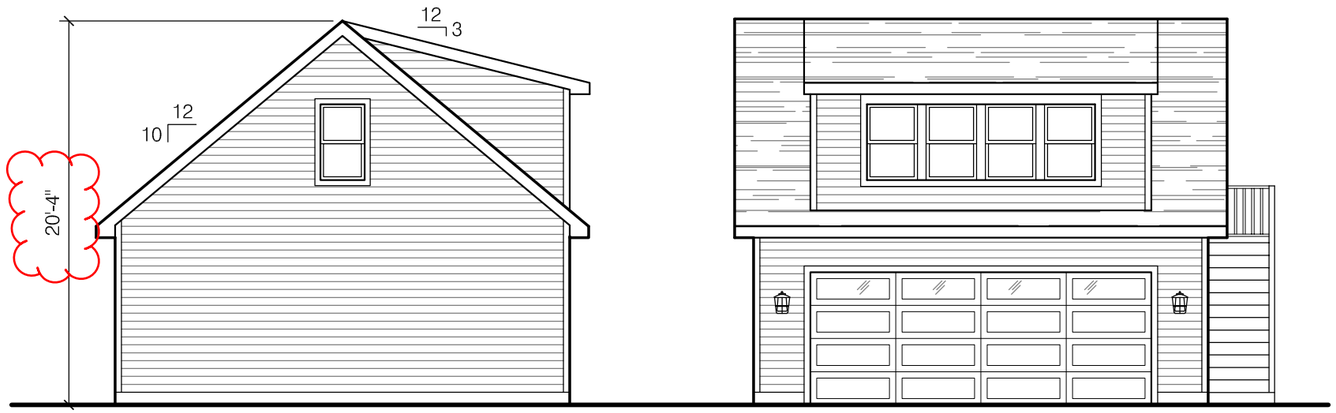
SCALE: 3/16"=1'-0"

PROJECT NO.:

DATE: March 8, 2024

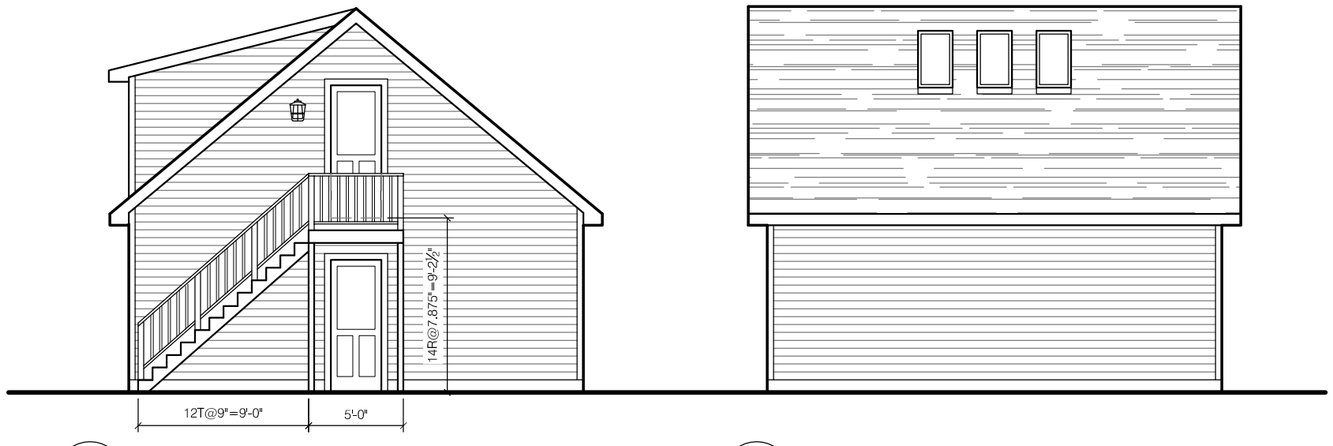
SHEET NO. A2.1

GARAGE FLOOR PLANS



1 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

2 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



3 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

4 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Vinyl lap siding, 5" exposure (match house).
Corner trim: Vinyl.
Casing: Aluminum-wrapped 1x4
Fascia: Aluminum-wrapped 1x8.

GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts.
Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
Aluminum soffit system with venting.

ROOFING:
Asphalt shingle roofing to match house.
Install double underlayment at 3/12 dormer roof.

GARAGE DOOR:
Overhead sectional garage door 18' wide x 7' height; paneled with smooth finish.

SWING DOOR:
Fiberglass swing door 36" x 80".
Half-light with panels below. Tempered labeled glass.

WINDOWS:
Vinyl double hung windows,
Dormer: 2'-8" wide x 4'-0" height.
Gable: 2'-4" wide x 4'-0" height with tempered labeled glass.

EXTERIOR STAIR:
Decking: Treated pine.
Risers: Treated pine.
Guardrail: 36" height above stair nosings.
Treated pine 2x4 cap, 2x4 bottom rail, 2x2 balusters.

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

NEW DETACHED GARAGE
1523 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

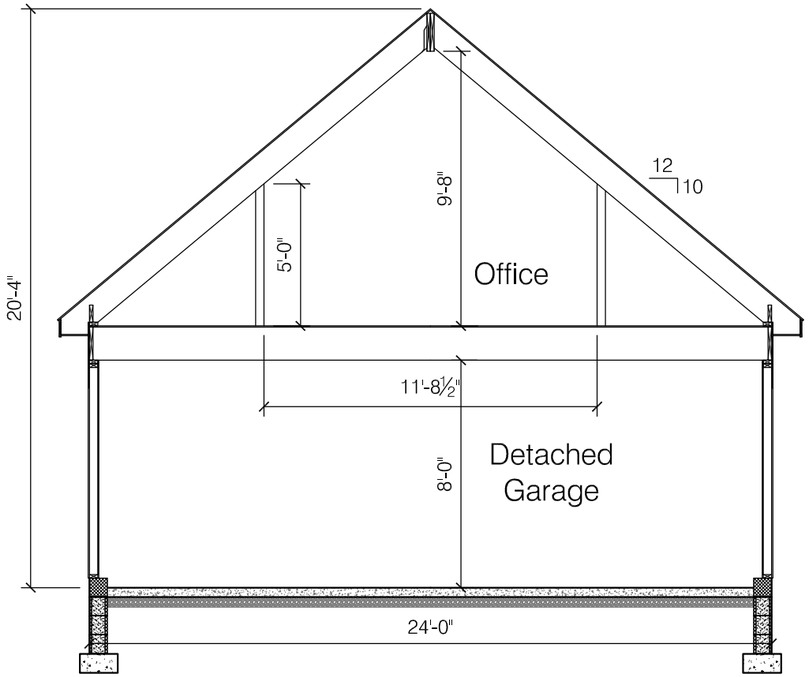
SCALE:
1/8"=1'-0"

PROJECT NO.:

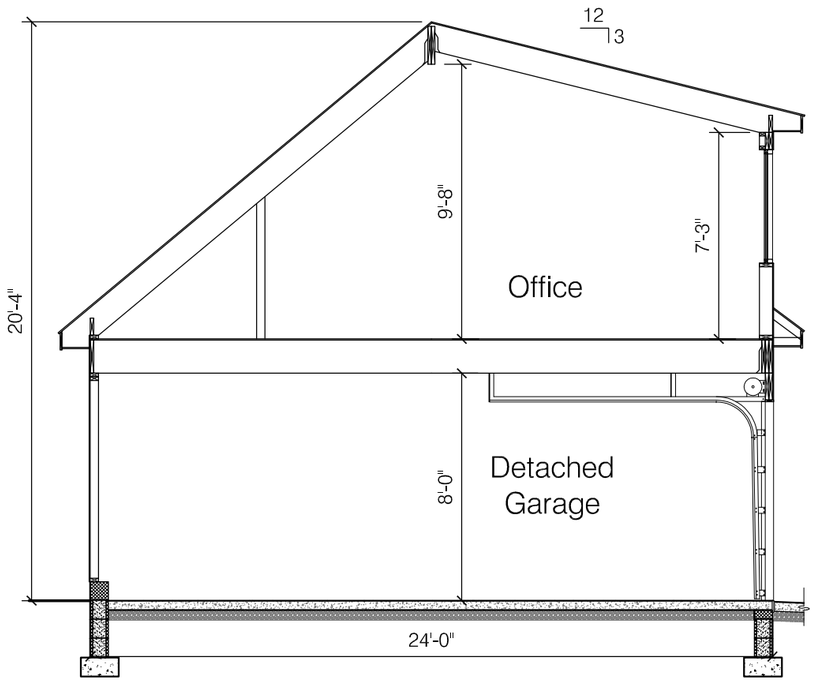
DATE:
March 8, 2024

GARAGE EXTERIOR ELEVATIONS

SHEET NO.
A2.2



1 CROSS SECTION
SCALE: 3/16" = 1'-0"
0 1 2 4 8



2 CROSS SECTION @ DORMER
SCALE: 3/16" = 1'-0"
0 1 2 4 8

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

NEW DETACHED GARAGE
1523 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE:
3/16"=1'-0"

PROJECT NO.:

DATE:
March 8, 2024

GARAGE OVERALL SECTIONS

SHEET NO.
A2.3

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 1523 Cardiff Road

Describe activity which requires Board of Zoning and Planning review:

Variance to increase the height of a detached garage from 17'-0" to 20'-4"

This application will be heard by the Board of Zoning and Planning on: April 17, 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:
1540 Cardiff Road	Ryan & Amy Gilmore	9589 0710 5270 1116 4640 59	3-19-24
1532 Cardiff Road	Dedra Hurst	9589 0710 5270 1116 4640 42	3-19-24
1524 Cardiff Road	Paolo Sivilotti & Linda Weavers	9589 0710 5270 1116 4640 35	3-19-24
1516 Cardiff Road	Randall Ross & Gail Mezey	9589 0710 5270 1116 4640 28	3-19-24
1510 Cardiff Road	William Swisher	9589 0710 5270 1116 4640 11	3-19-24
1507 Cardiff Road	Nicholas & Elizabeth Green	9589 0710 5270 1116 4640 04	3-19-24
1515 Cardiff Road	Michael & Katherine Ulring	9589 0710 5270 1116 4639 91	3-19-24
1531 Cardiff Road	Heidi Christman	9589 0710 5270 1116 4639 84	3-19-24
1539 Cardiff Road	David & Erica Reed	9589 0710 5270 1116 4639 77	3-19-24
1548 Doone Road	Jacob & Erika Bray	9589 0710 5270 1116 4639 60	3-19-24
1540 Doone Road	Kyle & Victoria Artar	9589 0710 5270 1116 4639 53	3-19-24
1532 Doone Road	Scott & Peggy Ripley	9589 0710 5270 1116 4639 46	3-19-24
1524 Doone Road	Patrick & Emily McKenna	9589 0710 5270 1116 4639 39	3-19-24
Applicant Signature:			**Date:** 3/19/24
1516 Doone Road	Paul Kreitler & Erin Sherer	9589 0710 5270 1116 4639 22	3-19-24

9589 0710 5270 1176 4640 73

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Columbus, OH 43221

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

4216 5

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03/22/2024

43216

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Jack & Erica Bray

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134 Price Avenue

City, State, ZIP+4®
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PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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

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Postmark Here

MAR 22 2024

03/22/2024

43216

Sent To
Kenneth Malica

Street and Apt. No., or PO Box No.
1926 Suffolk Road

City, State, ZIP+4®
Upper Arlington ohio 43221

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

9589 0710 5270

NOTICE:

Date: March 13, 2024

To:

Please be advised that John & Andrea Hays have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1523 Cardiff Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:
Request variance to increase the height of the detached garage from 17'-0" to 20'-4".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, April 17, 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,



Brenda Parker (Architect)
On behalf of John & Andrea Hays

1523 Cardiff Road

BZAP Staff Report Pictures

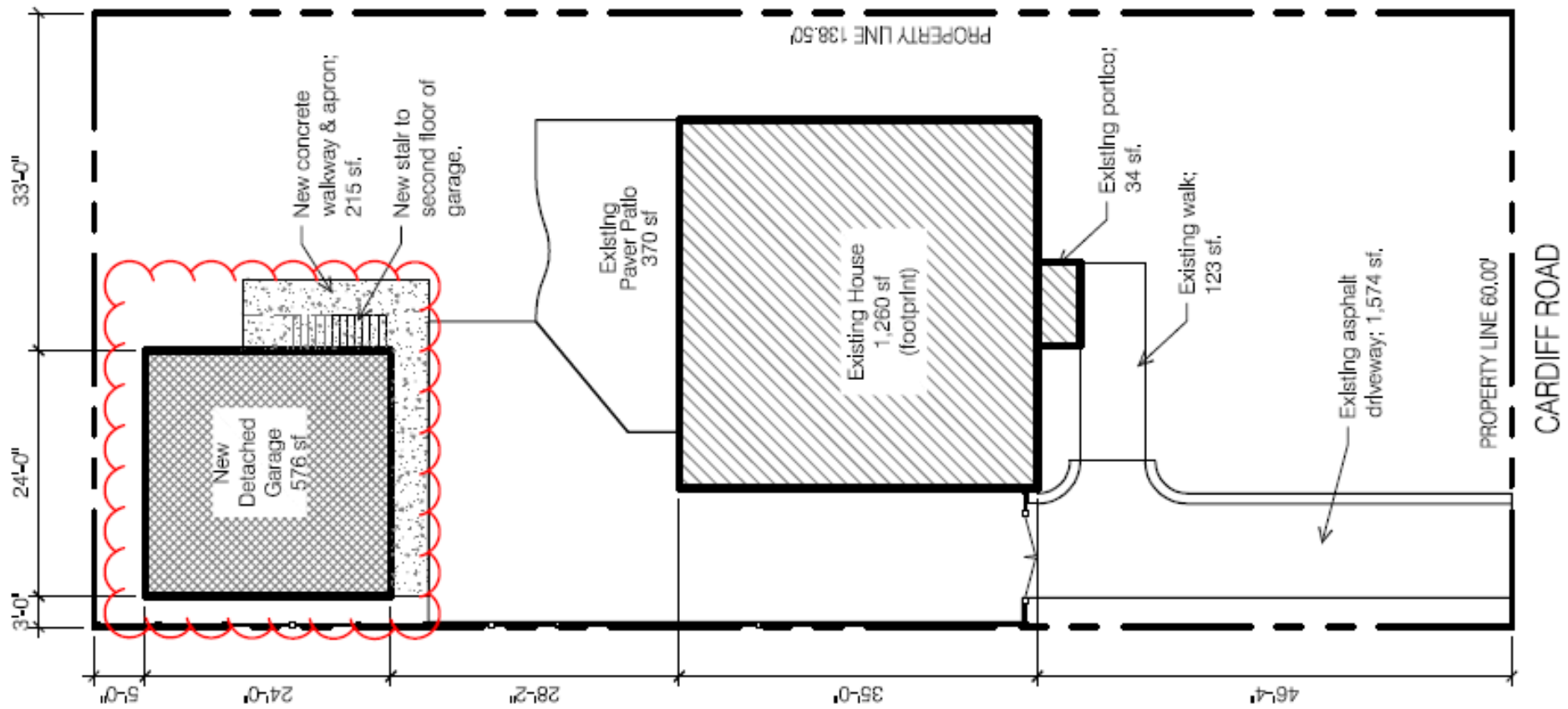
Google Maps ® Aerial – Looking North



Existing Front Elevation



Proposed Site Plan



Proposed Garage Elevations



Existing Rear Yard





3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 17, 2024

Subject: 2551 Brandon Road (VAR-22-24) - To allow a two-story addition to encroach up to 7 inches into the 8-foot minimum side yard setback (existing), up to 3'-1" into the minimum 10'-6" side yard longwall setback, up to 2'-10" into the 30'-9" minimum rear yard setback. The improvements also increase building cover from 29 percent to 31 percent.

Site Description/History

The subject property, 2551 Brandon Road, is located on the west side of the road, just south of Wilshire Drive, and is zoned R-1c, One-Family Residence District. It measures 60' x 123', similar to others in the neighborhood, and is identified as Lot #18 in the Brandon Heights subdivision from 1927 with a platted 40-foot building setback line. A two-story, siding home was built along the building line with an attached one-car garage behind. The home has a (nonconforming) side yard of 7'-5" on the north side. The home was built in 1951 and purchased by the applicant in 2022.

Proposal

The proposal includes the demolition of the existing one-story attached garage and covered patio and the construction of a new two-story addition and covered porch. The existing side yard setback would be maintained as the existing foundation would be utilized. The footprint measures roughly 19' x 54' and includes a one-car garage and family room on the first floor, with two bedrooms and two bathrooms on the second floor. The garage extends slightly in front of the main portion of the home, into the side yard longwall setback (31.6 square feet) and rear yard setback (52 square feet). The existing family room on the first floor would be remodeled into a new kitchen and the existing front porch would be replaced. The two-story addition would be 24'-10" while the one-story portion would be 15'-4"; siding and asphalt shingles to match the home would be used. The driveway would also be re-worked to potentially allow two vehicles to park side-by-side. Resulting building coverage would increase from the maximum limit of 29 percent to 31 percent (135 square feet). Development coverage and the rear yard profile are compliant with City standards.

Zoning Code Requirements

This application includes a total of five variances, all to Article 5.02:

- To allow a two-story addition to encroach up to seven inches into the eight-foot minimum side yard setback (existing);
- To encroach up to 3'-1" into the minimum 10'-6" side yard longwall setback;
- To encroach up to 2'-10" into the 30'-9" minimum rear yard setback; and
- To increase building cover from 29 percent to 31 percent.

Alternatives

Staff provided the applicant with three recommendations from the City's third-party architect, who was not troubled by the design, but found a few minor things that would improve the design. These included: increasing the number of second-floor windows, adding an architectural vent, and eliminating the board and batten siding. The applicant also reworked the front yard development coverage to eliminate a requested variance. Staff appreciates the applicant's efforts here to improve the variance application.

Requested Action and Findings

Staff has reviewed the application and plans and visited the site. The application has been greatly improved since its initial submission and there is no doubt that the proposal will blend well within the neighborhood (Finding #4). Potential impacts resulting from the requested variances are minimal, and will not be perceptible from adjacent property or the street (Finding #3). For these reasons, Staff recommends that this variance application be approved.

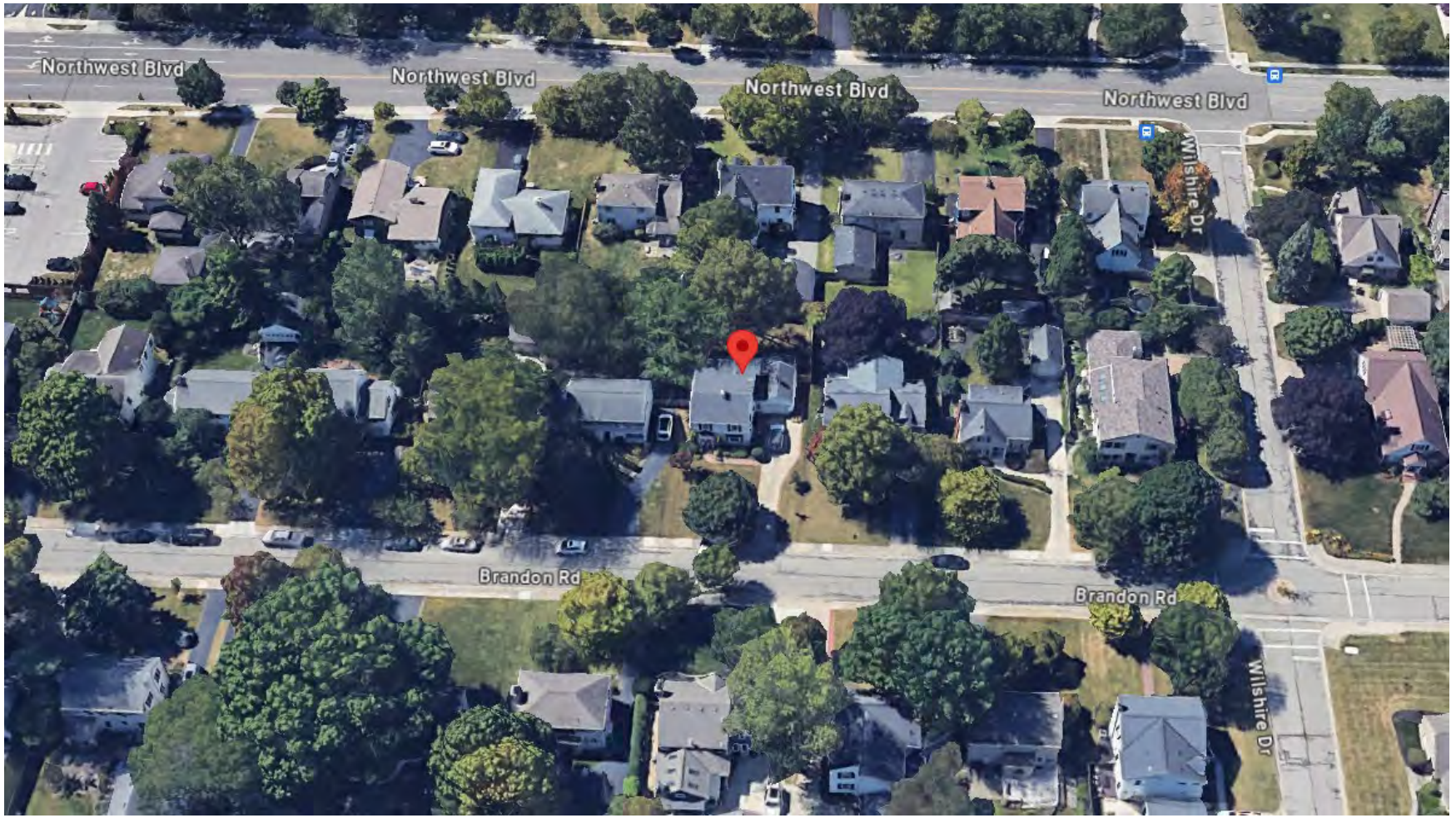
Attachments

1.	BZAP Staff Report Pics - 2551 Brandon Road
2.	2551 Brandon Rd - revised plans 04.12.24
3.	2551 Brandon Rd - Variance App

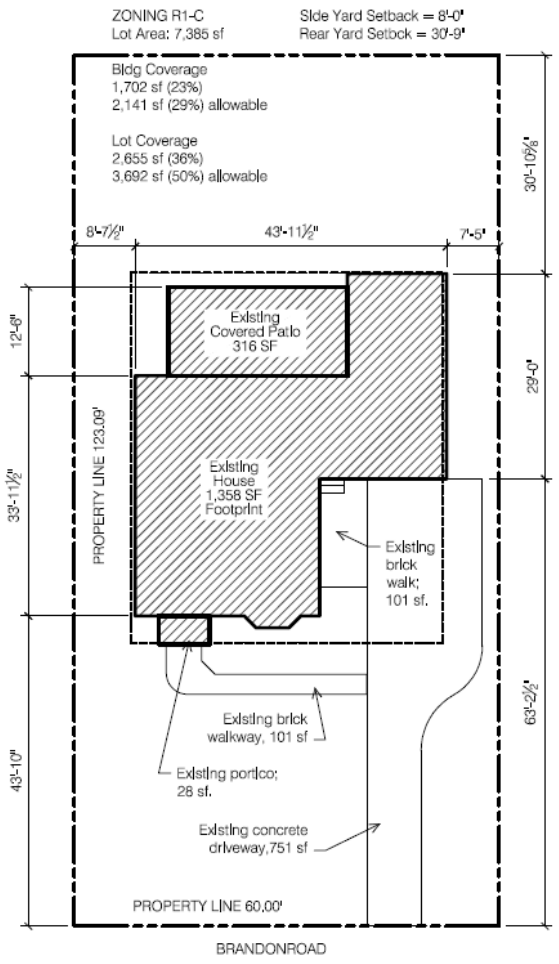
2551 Brandon Road

BZAP Staff Report Pictures

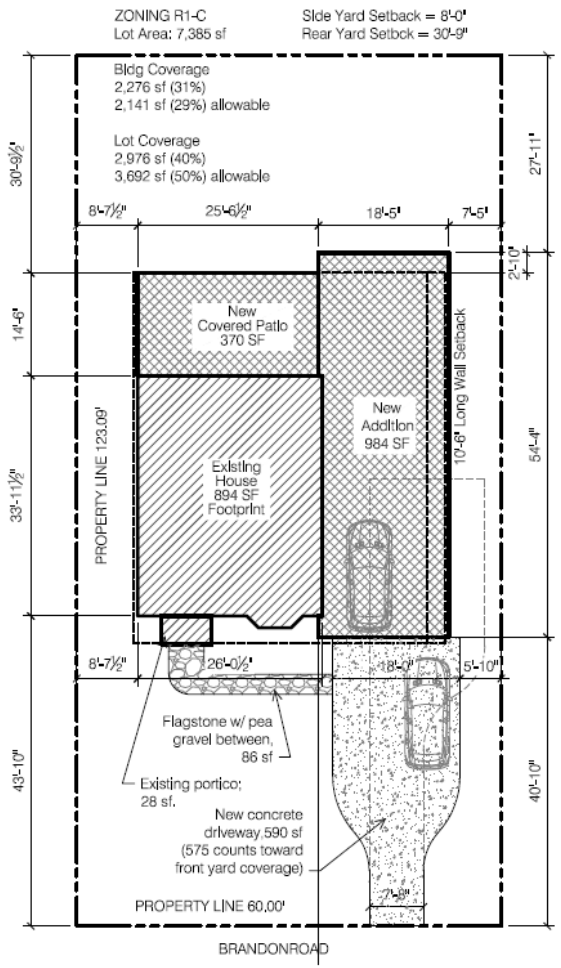
Google Maps ® Aerial – Looking West



Proposed Site Plans



SITE PLAN - EXISTING



SITE PLAN - w/ ADDITIONS

Request variance for the following:
1. Reduce north side yard setback from 8'-0" to 7'-5".
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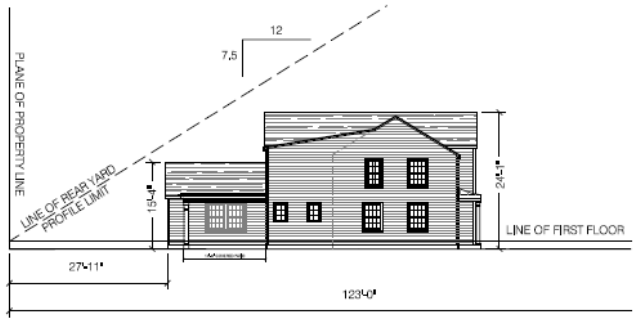
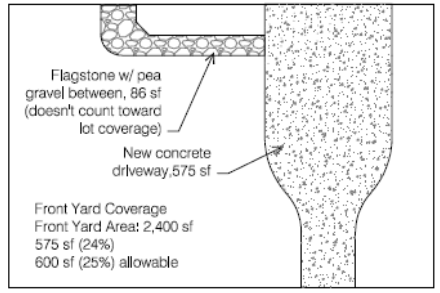


REAR YARD PROFILE DIAGRAM



FRONT YARD COVERAGE

Proposed Elevations



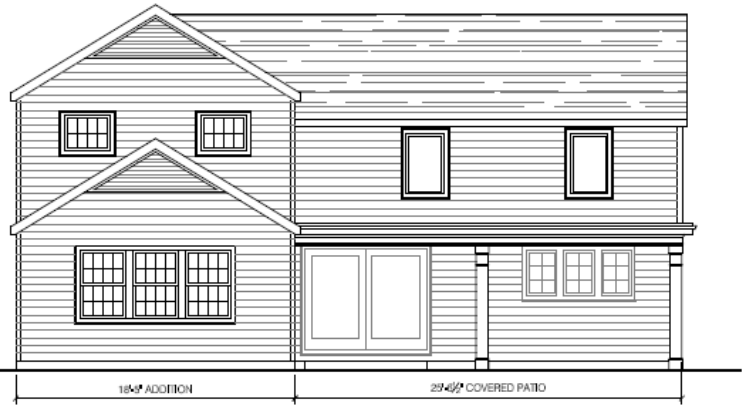
EAST ELEVATION - EXISTING



EAST ELEVATION - NEW WORK



WEST ELEVATION - EXISTING



WEST ELEVATION - NEW WORK

Proposed Elevations



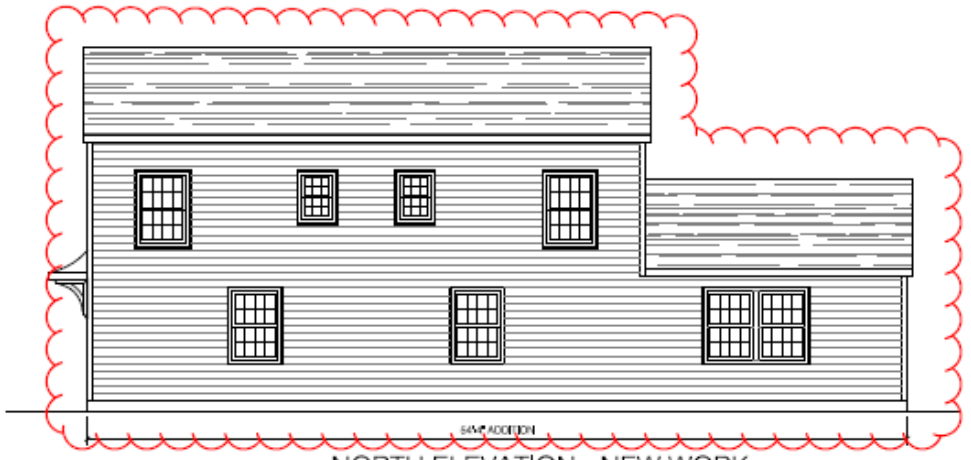
SOUTH ELEVATION - EXISTING



NORTH ELEVATION - EXISTING



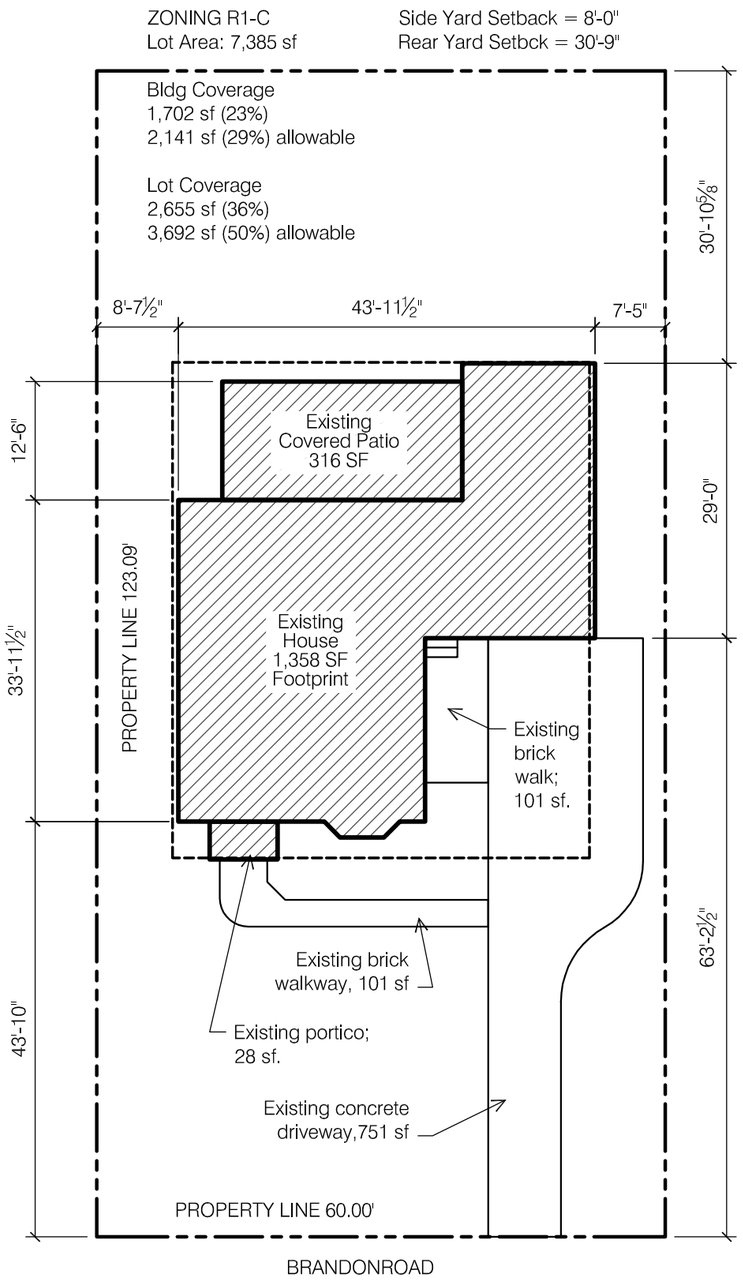
SOUTH ELEVATION - NEW WORK



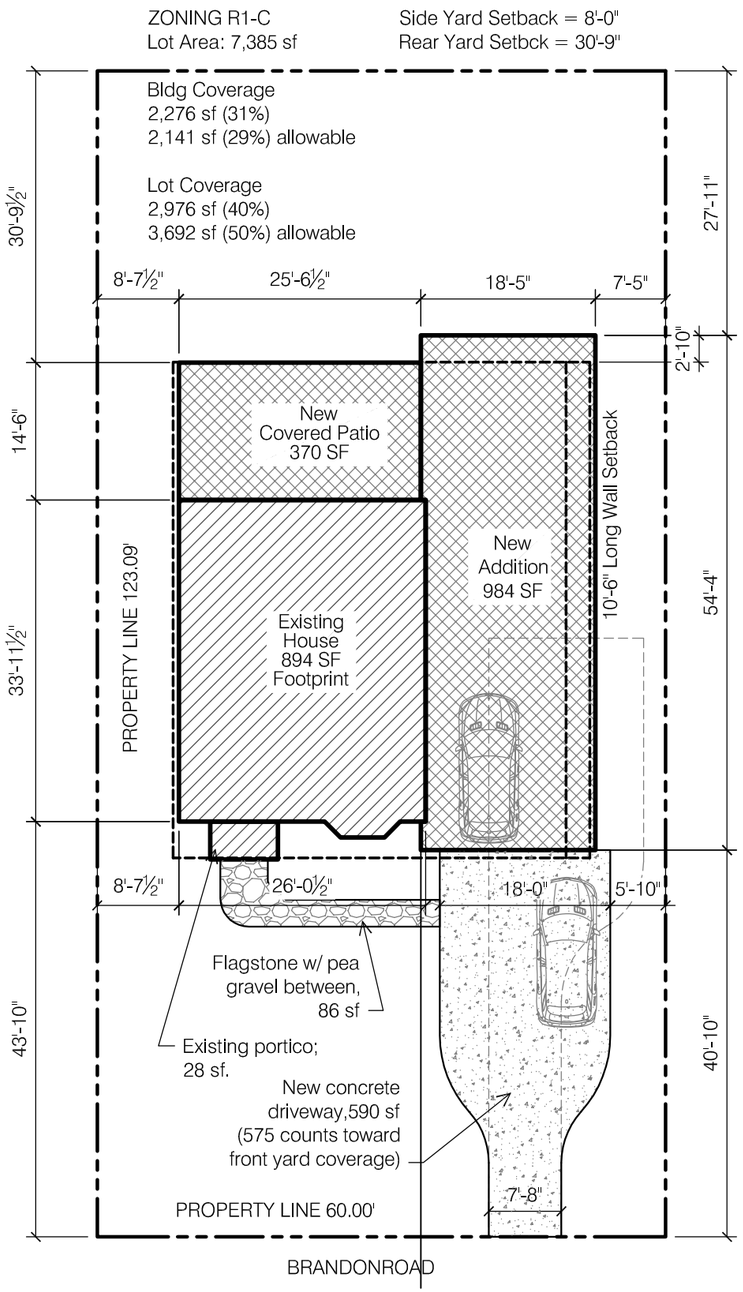
NORTH ELEVATION - NEW WORK

Existing Street Elevation





SITE PLAN - EXISTING



SITE PLAN - w/ ADDITIONS

Request variance for the following:

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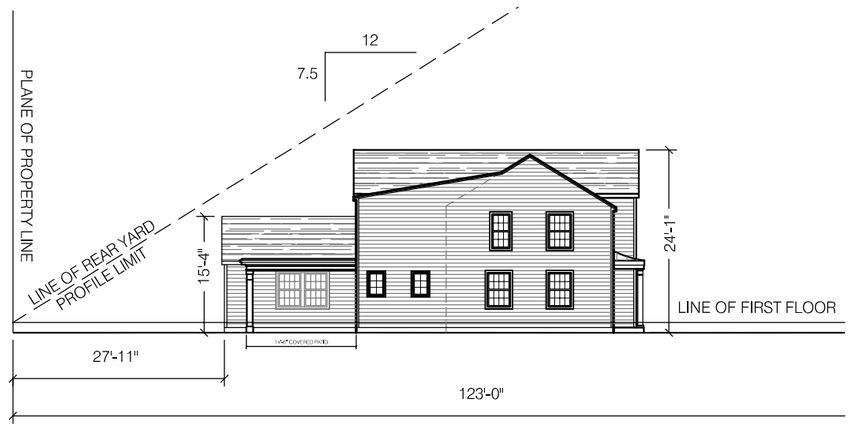
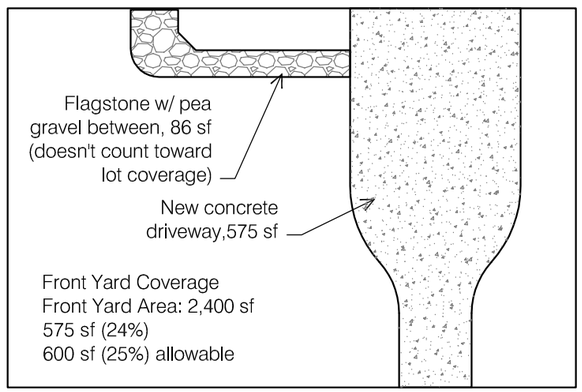


REAR YARD PROFILE DIAGRAM



FRONT YARD COVERAGE

N

SITE PLANS
Scale: 1/16" = 1'-0"

2551 Brandon Road
April 12, 2024



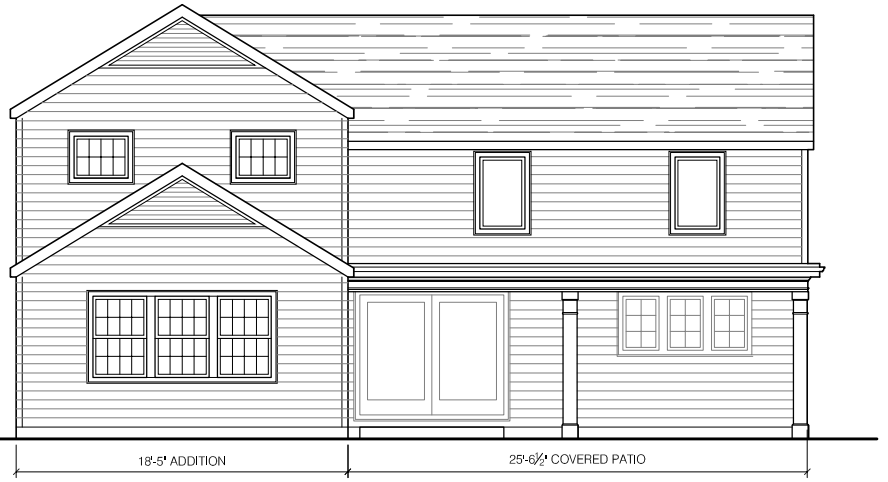
EAST ELEVATION - EXISTING



EAST ELEVATION - NEW WORK



WEST ELEVATION - EXISTING



WEST ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

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

2551 Brandon Road

April 12, 2024

24-1009

Variance Application

Status: Active

Submitted On: 3/13/2024

Primary Location

2551 BRANDON RD
UPPER ARLINGTON, OH
43221

Owner

Scott & Kristen Naples
BRANDON 2551 COLUMBUS,
OH 43221

Applicant

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

BZAP Information

BZAP Case #

VAR-22-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story addition to encroach up to 7 inches into the 8-foot minimum side yard setback (existing one-story encroachment), up to 3'-1" into the minimum 10'-6" side yard longwall setback, up to 2'-10" into the 30'-9" minimum rear yard setback. The improvements also increase building cover to 31 percent and front yard development cover to 29 percent, when 29 percent and 25 percent are permitted.

BZAP conditions

Variance Information

Describe Variance Request

Request the following variances:
1. Reduce north side yard setback from 8'-0" to 7'-5".
2. Reduce north long wall setback from 10'-6" to 7'-5".
3. Reduce west rear yard setback from 30'-9" to 27'-11.
4. Increase allowable building coverage from 29% (2,141 sf) to 31% (2,276 sf).
5. Increase allowable front yard coverage from 25% (600 sf) to 29% (700 sf).

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 2551 Brandon Road consists of rectangular lot 60' wide x 123' deep. The existing house is a two-story house with an existing two-story addition at the rear. The house has a single-car attached garage at the north side with an attached storage shed at the back of the garage. The single-car attached garage is pushed to the rear face of the existing house. There is an existing trellis above a brick patio in the rear yard.

The existing attached garage is dysfunctional in that it is super narrow, which is mostly due to a powder room that encroaches into the garage footprint. The entrance from the garage to the house doesn't allow for a transition space. The kitchen is small and is in the middle of the main traffic pattern.

In order to solve the above challenges, it is proposed to demolish the existing attached garage and storage shed. In order to reduce project cost, the foundation of this structure will be utilized for a new addition. A new 1-1/2 car attached garage addition is proposed to be pulled forward to the front build line. This allows for a parking space and storage within the garage. The kitchen is to be relocated to the rear of the house in the existing addition to allow it to be larger and the cooking space out of the main traffic pattern. The existing kitchen gets converted to a new mudroom and powder room. A new addition is to be constructed utilizing the existing garage foundation and extended to the west. A new covered patio structure is to be installed to accommodate both a dining area and lounge space. A new second floor addition is to be constructed above the new garage and the new family room for two new bedrooms, two bathrooms, and laundry.

In order to accomplish the above goals, several zoning variances are required.

1. Reduce north side yard setback from 8'-0" to 7'-5".
   The existing attached garage sits 7'-5" from the property line. Since the foundation is to be reused, the new addition will have a side yard setback of 7'-5".
2. Reduce north long wall setback from 10'-6" to 7'-5".
   With the new attached garage addition toward front of the property and the family room addition, the long wall of the house gets beyond the 40' allowable. Again, since the foundation is to be reused, the new addition will have a side yard setback of 7'-5". The owners want to maximize every square inch of interior space and are therefore asking to not step in the new rear family room addition.
3. Reduce west rear yard setback from 30'-9" to 27'-11.
   The property at 123' deep is very shallow compared to most Upper Arlington properties. Welsford, Northwest, & Brandon have lots that are 123'. At Andover to the west, they jump to 182' and at Chester to the East, they jump to 162'. This shallow lot depth creates a hardship as the building footprint can't extend back as far as typical and the allowable building coverage is much smaller. In order to accommodate the large family and additional large family gatherings, the owners are requesting to extend the family room addition beyond the rear setback line. The extension is a single-story volume and complies with the rear yard profile.
4. Increase allowable building coverage from 29% (2,141 sf) to 31% (2,276 sf).
   This is the same hardship as the rear yard setback in variance #3. The small lot size limits the size of the allowable structures. This denies them of the same building area as an owner on a larger lot a couple streets over.
5. Increase allowable front yard coverage from 25% (600 sf) to 29% (700 sf).
   Pulling the attached garage toward the front of the property results in

limited vehicle maneuvering between the garage and the front property line. In order to allow for two cars to be parked on the lot without one car having to be relocated so the other can exit, requires a wide driveway. This wide driveway increases the amount of surface area in the front yard.

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. The lot depth of 123' is smaller than most lots in Upper Arlington. This impacts the rear yard setback and the building coverage. The addition is utilizing an existing foundation and wall location as the existing garage. This impacts the side yard setback and long wall setback.

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

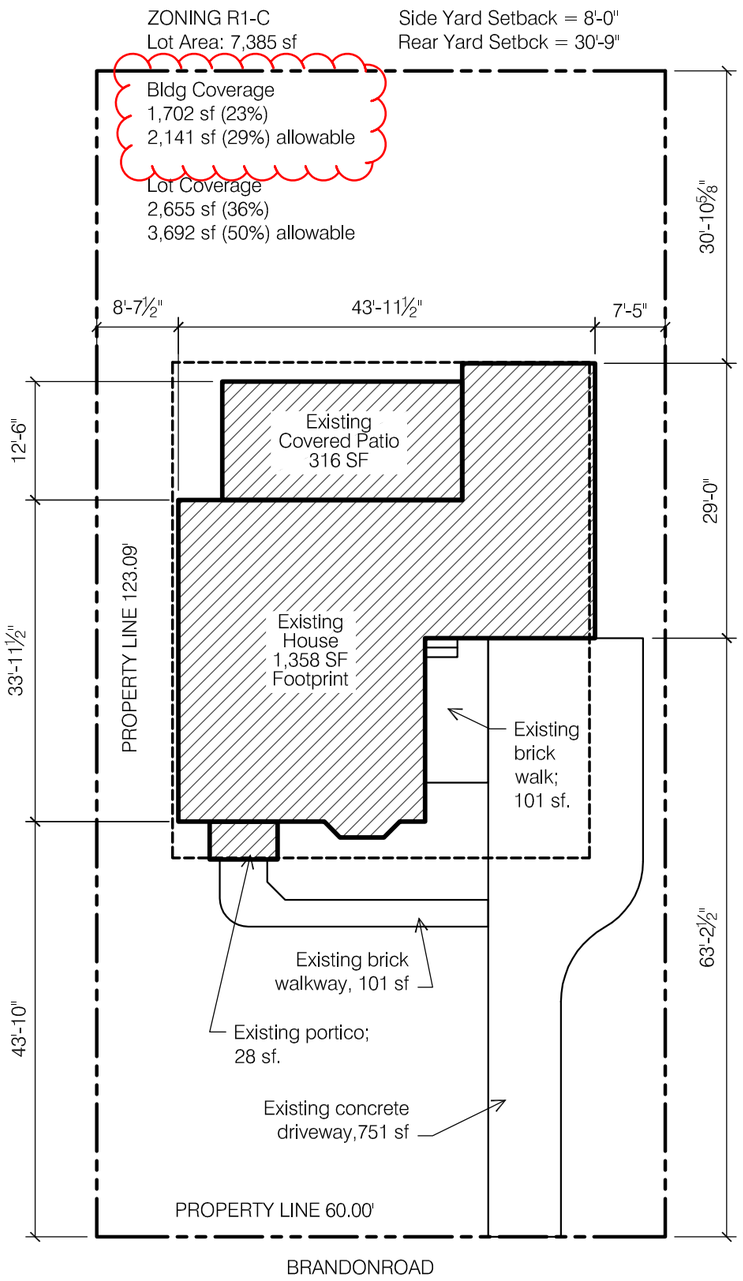
The essential character of the neighborhood area will not be substantially altered due to the variance request. The addition will increase the curb appeal of the house compared to the existing attached garage configuration. The spacing of the houses will be impacted slightly, but the increased character of the addition overrides this change. The two-story addition only extends to the back of the existing addition, and then drops down to a single-story to be more sensitive to the neighbor's yard to the north.

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?

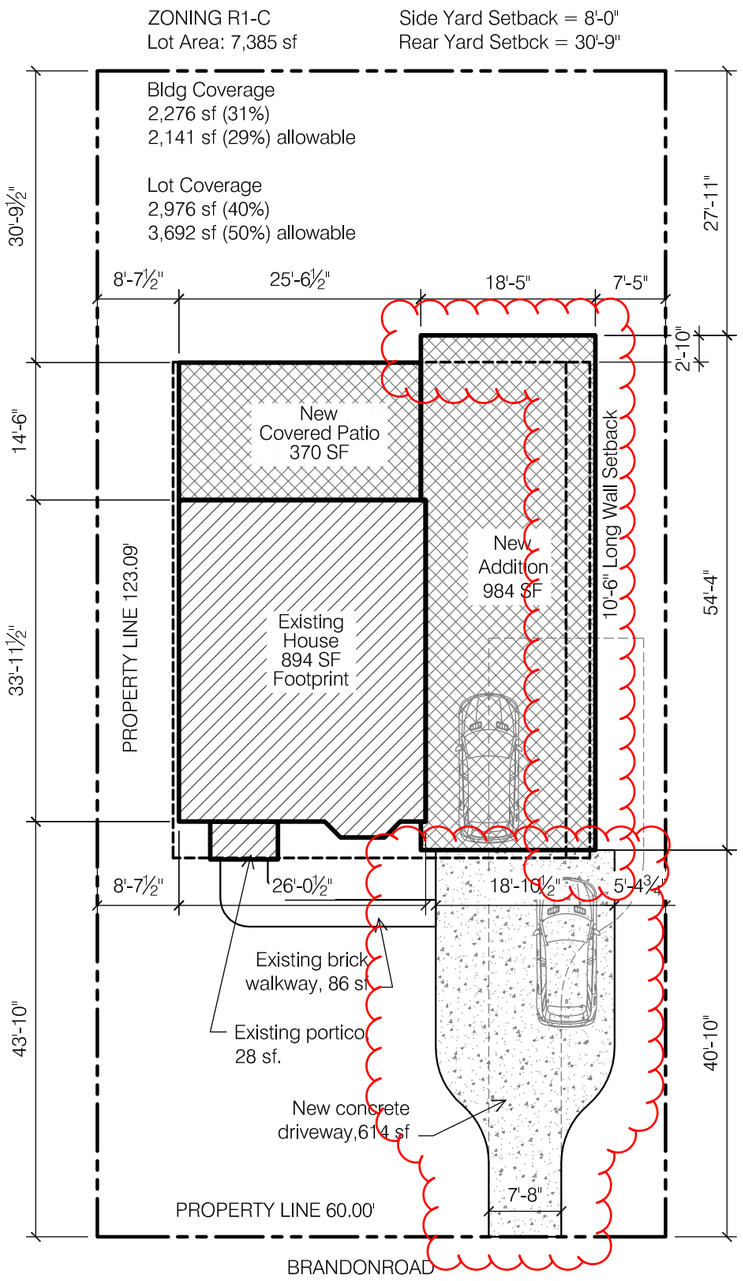
Multiple design iterations were considered when embarking on this project. The configuration proposed achieved all the goals. It was proposed to not utilize the existing foundation wall at the north in order to comply with the 8' setback, but it was determined to be wasteful and not as cost effective. Reducing the extension of the family room was considered but did not meet the space goals. Reducing the size of the covered patio structure was considered to meet the building coverage requirement, but did not allow for both a dining space and a lounge space. A true tandem parking situation was considered to comply with the front yard coverage but was determined to not be ideal.

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

The allowable configurations to gain garage parking, storage, and additional living space are limited if the project is to be zoning compliant. The available buildable width and depth would be reduced significantly and would not allow for all the spaces desired in order to meet the family's needs.



SITE PLAN - EXISTING



SITE PLAN - w/ ADDITIONS

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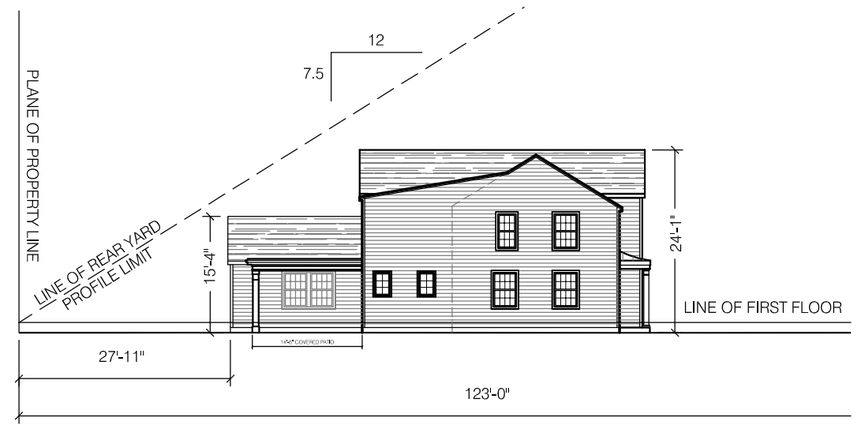
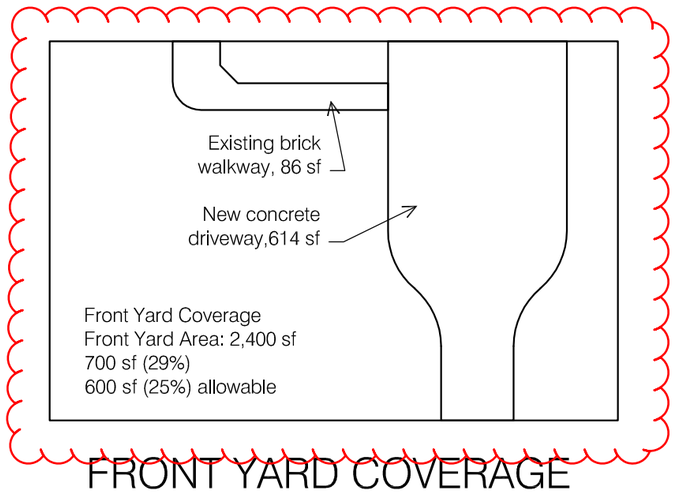


REAR YARD PROFILE DIAGRAM



FRONT YARD COVERAGE

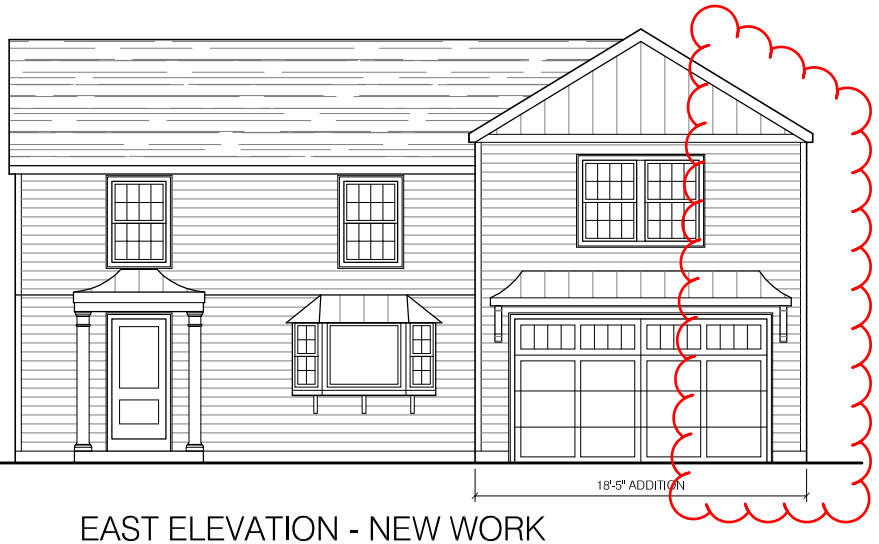
N

SITE PLANS
Scale: 1/16" = 1'-0"

2551 Brandon Road
March 13, 2024



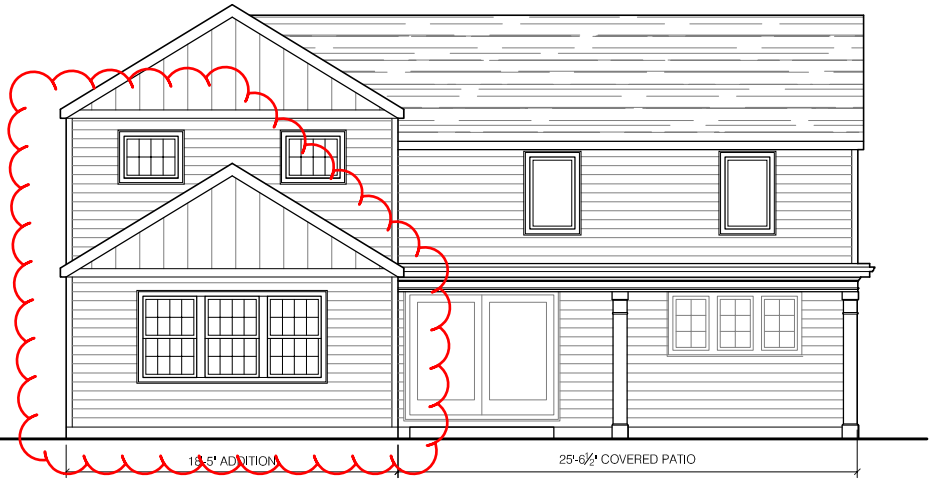
EAST ELEVATION - EXISTING



EAST ELEVATION - NEW WORK



WEST ELEVATION - EXISTING



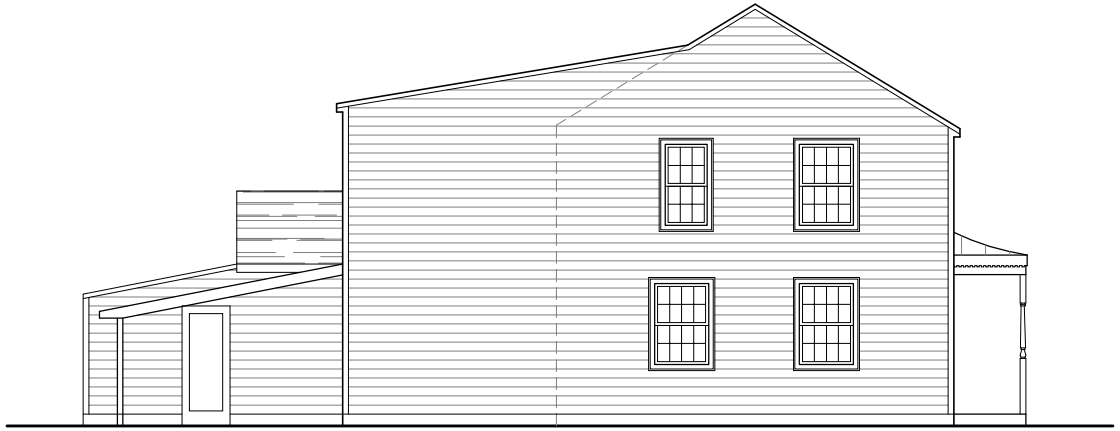
WEST ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

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

2551 Brandon Road

March 13, 2024



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

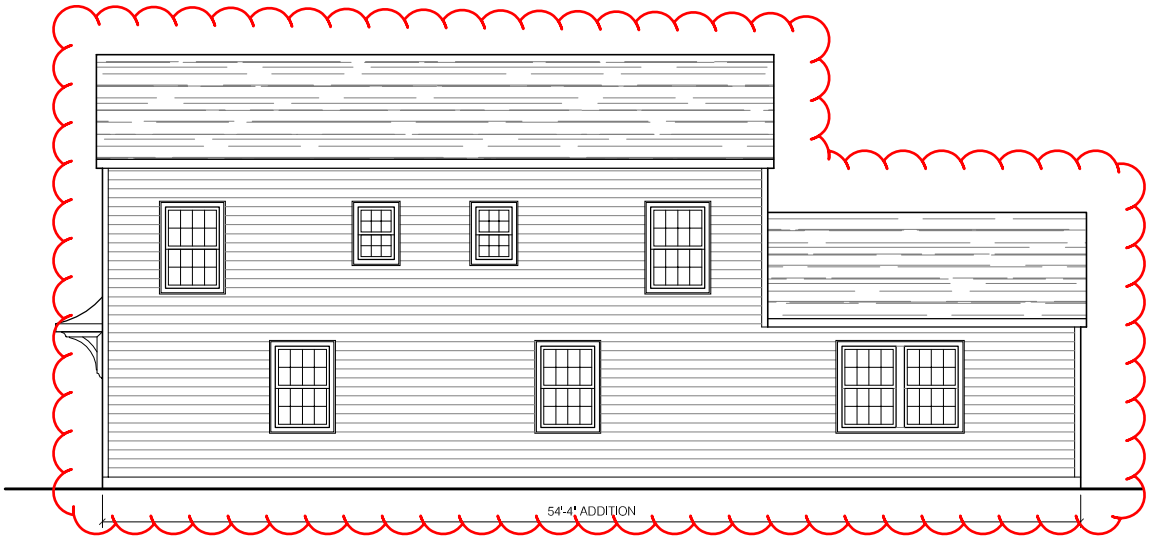
Scale: 3/32" = 1'-0"

2551 Brandon Road

March 13, 2024



NORTH ELEVATION - EXISTING



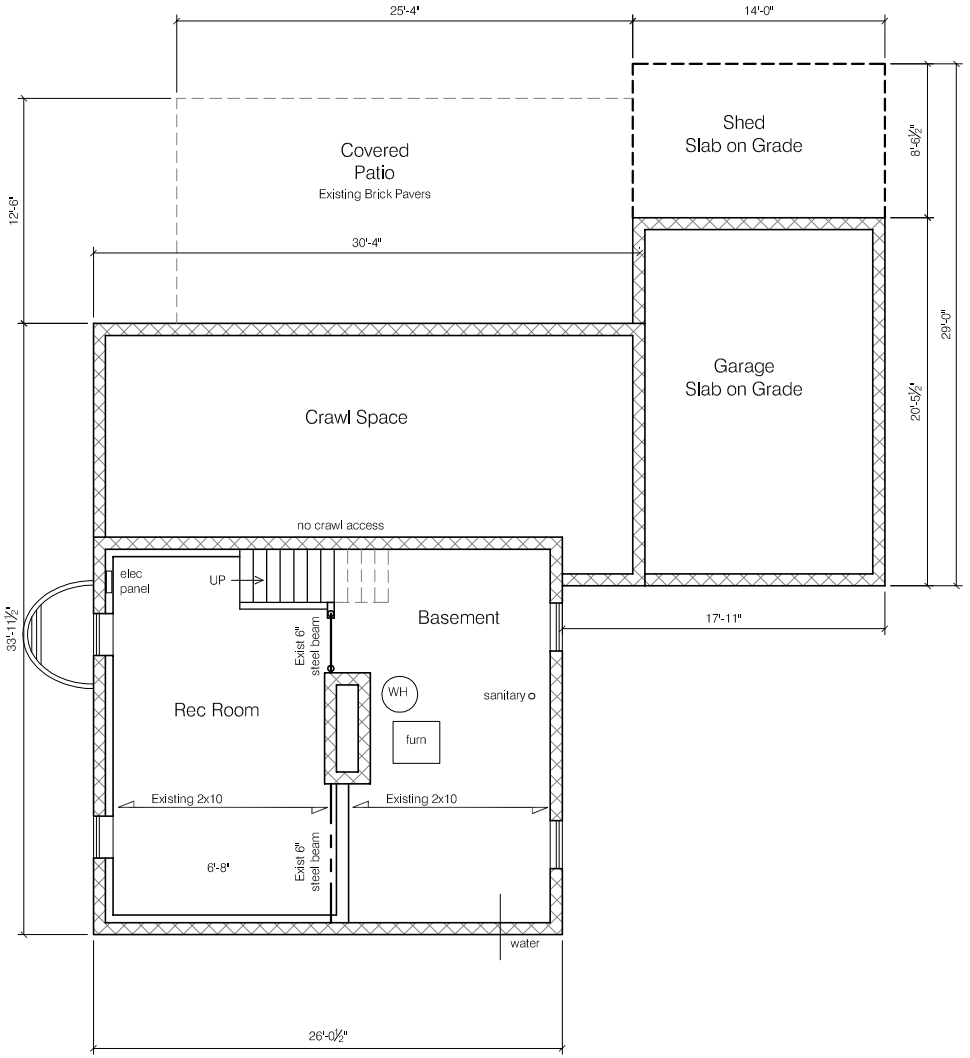
NORTH ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

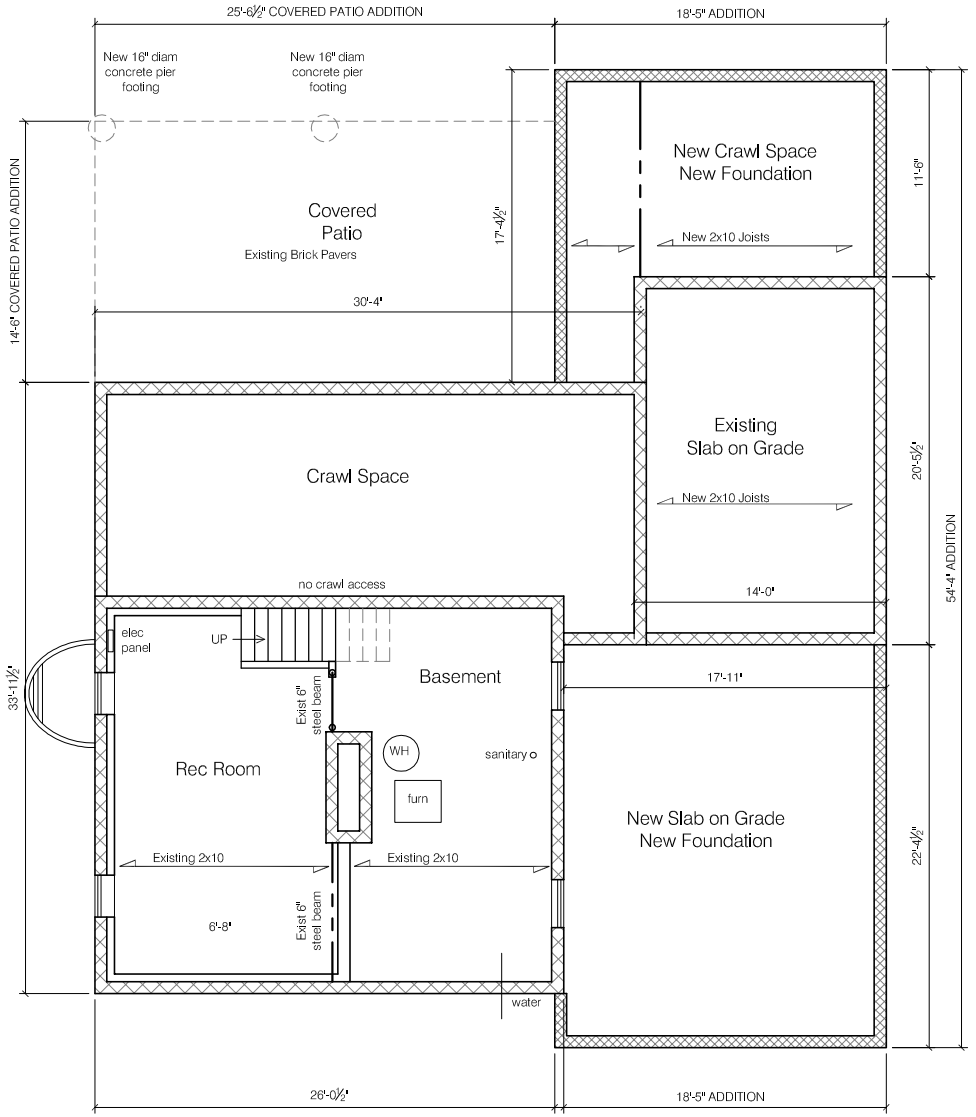
Scale: 3/32" = 1'-0"

2551 Brandon Road

March 13, 2024



BASEMENT - EXISTING



BASEMENT - NEW WORK

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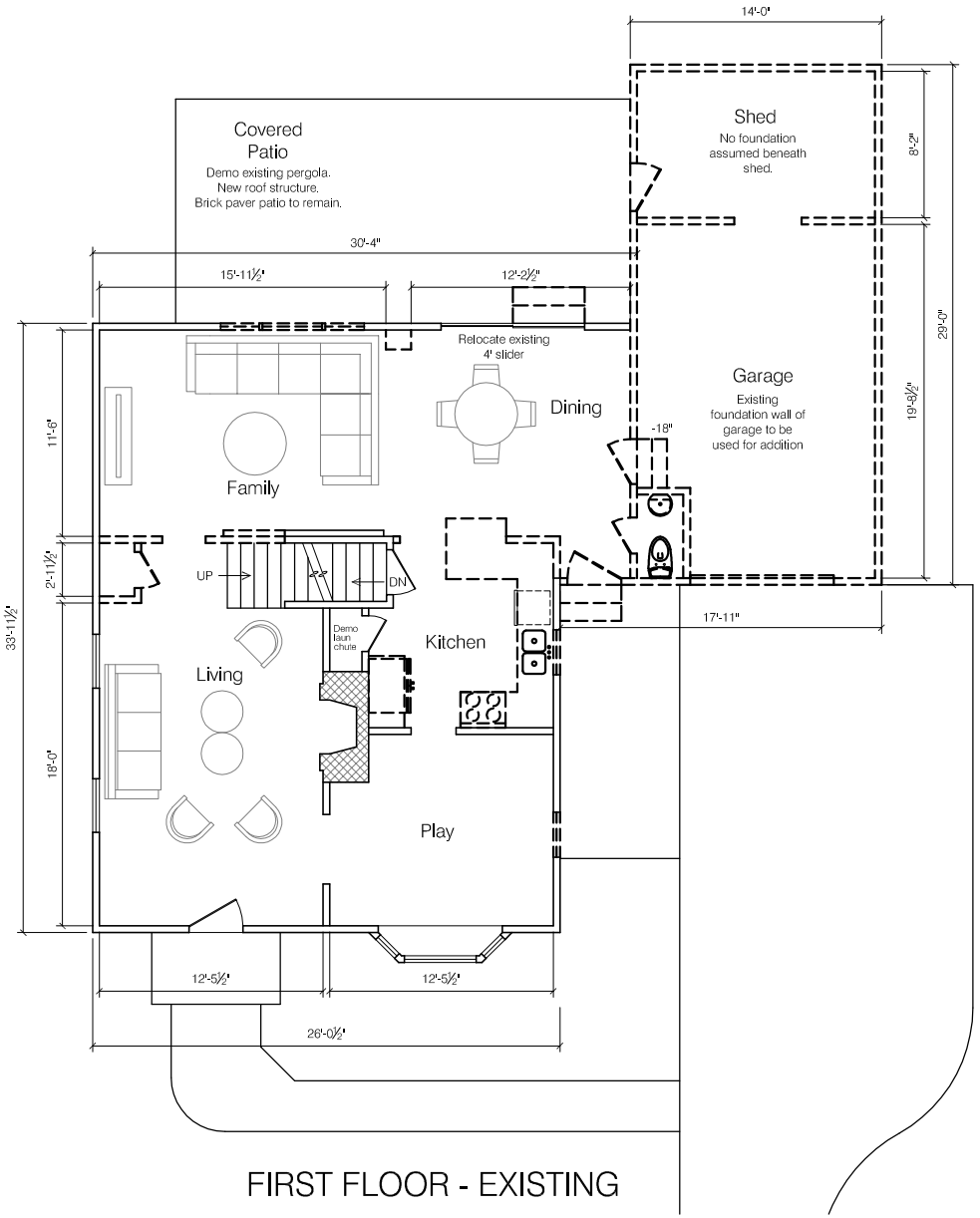
BASEMENT PLANS

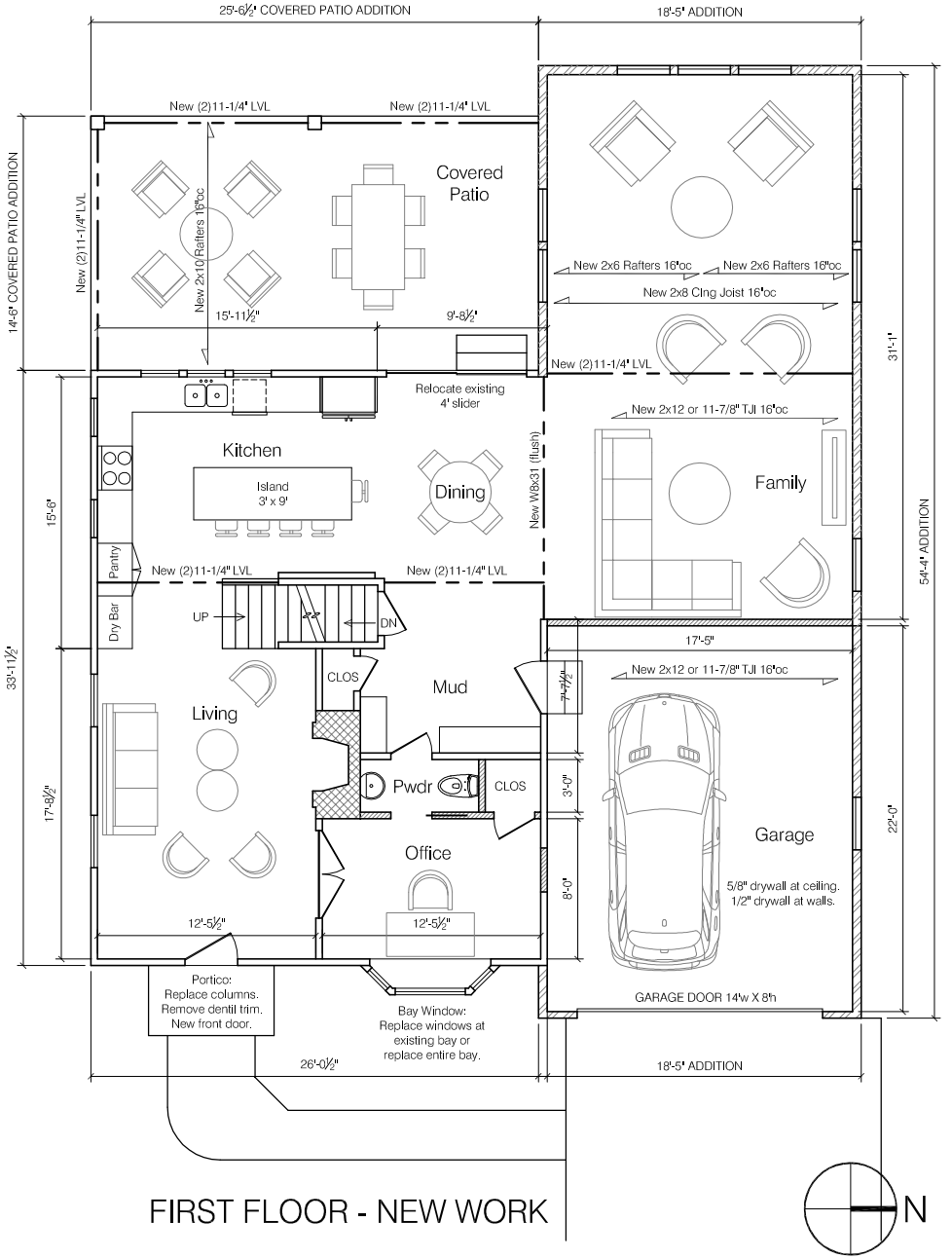
Scale: 3/32" = 1'-0"

2551 Brandon Road

March 13, 2024



FIRST FLOOR - EXISTING



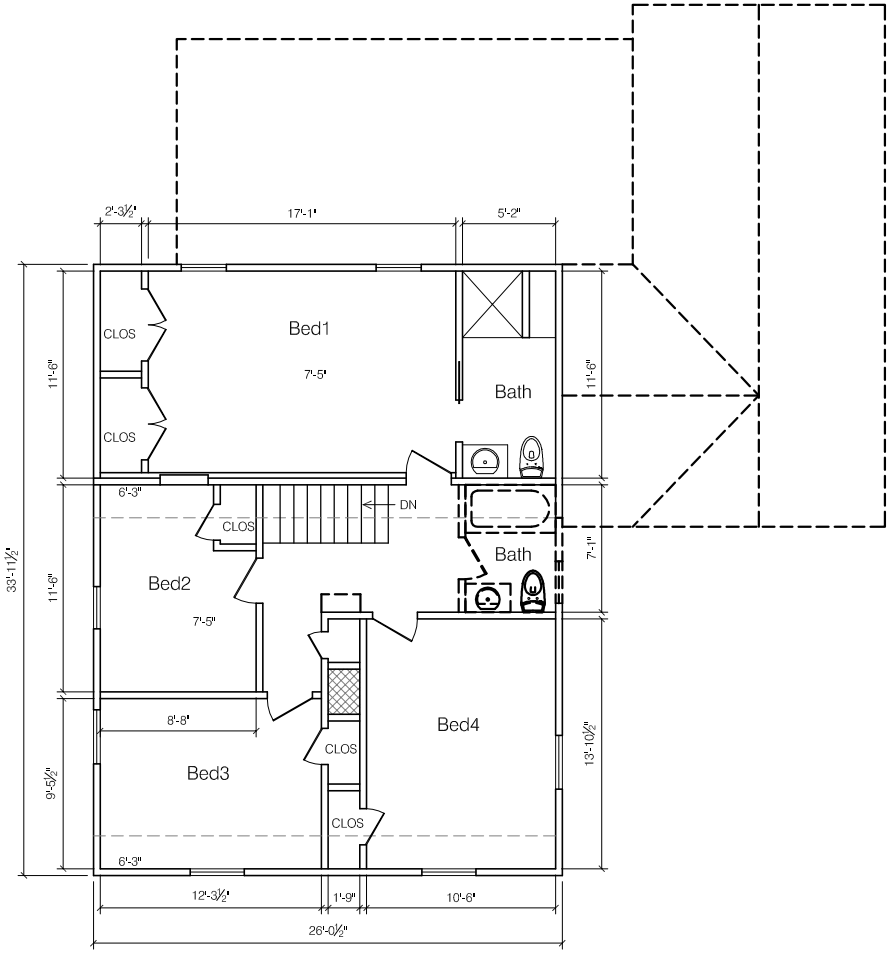
FIRST FLOOR - NEW WORK

FIRST FLOOR PLANS

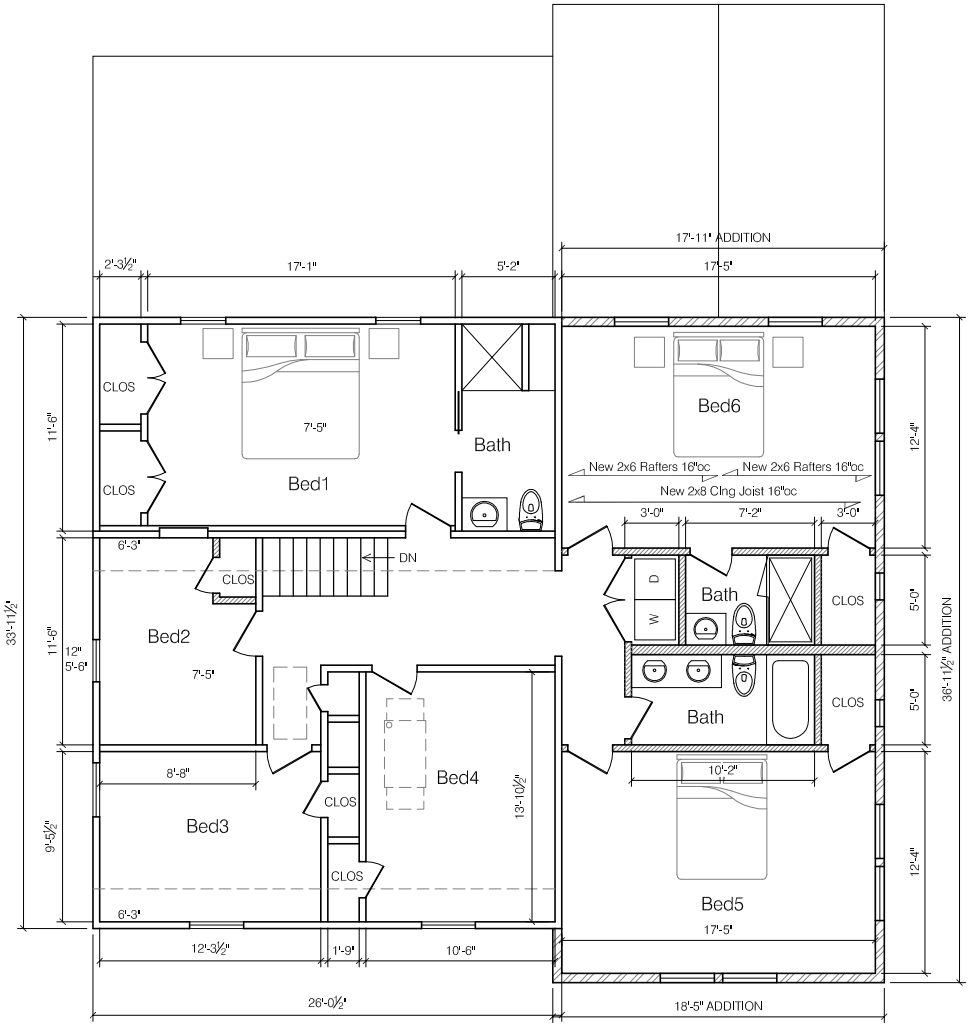
Scale: 3/32" = 1'-0"

2551 Brandon Road

March 13, 2024



SECOND FLOOR - EXISTING



SECOND FLOOR - NEW WORK

N

SECOND FLOOR PLANS

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

2551 Brandon Road

March 13, 2024

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2551 Brandon Road

Describe activity which requires Board of Zoning and Planning review:

Reduce side yard, long wall, & rear yard setback. Increase building & front yard coverage.

This application will be heard by the Board of Zoning and Planning on: April 17, 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:
2566 Brandon Road	Jennifer Lind	9589 0710 5270 1116 4639 15	3-19-24
2558 Brandon Road	Mitchell Dorn & Jessica Koch	9589 0710 5270 1116 4639 08	3-19-24
2550 Brandon Road	Brady & Keri Croft	9589 0710 5270 1116 4638 92	3-19-24
2542 Brandon Road	Danielle Marx-Scouras	9589 0710 5270 1116 4638 85	3-19-24
2534 Brandon Road	Michael & Linda Vanputte	9589 0710 5270 1116 4638 78	3-19-24
2535 Brandon Road	Susan & Lamont Blalock	9589 0710 5270 1116 4638 61	3-19-24
2543 Brandon Road	Stephen & Laila Bogdanski	9589 0710 5270 1116 4638 54	3-19-24
2559 Brandon Road	Ryan & Kathleen Rekstis	9589 0710 5270 1116 4638 47	3-19-24
2567 Brandon Road	Roberta Cameruca	9589 0710 5270 1116 4638 30	3-19-24
2574 Northwest Blvd	Kenneth Mollica	9589 0710 5270 1116 4638 23	3-19-24
2566 Northwest Blvd	Jessica Reckner & Garrett Smith	9589 0710 5270 1116 4638 16	3-19-24
2558 Northwest Blvd	Robert & Lauren Stalter	9589 0710 5270 1116 4638 09	3-19-24
2550 Northwest Blvd	Michael & Shauna Broderick	9589 0710 5270 1116 4637 93	3-19-24
Applicant Signature:			**Date:** 3/19/24
2542 Northwest Blvd	Bernadette Schweitzer & Bill McKnight	9589 0710 5270 1116 4637 86	3-19-24

NOTICE:

Date: March 13, 2024

To:

Please be advised that Scott & Kristen Naples have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2551 Brandon Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:

1. Reduce north side yard setback from 8'-0" to 7'-5".
2. Reduce north long wall setback from 10'-6" to 7'-5".
3. Reduce west rear yard setback from 30'-9" to 27'-11.
4. Increase allowable building coverage from 29% (2,141 sf) to 31% (2,276 sf).
5. Increase allowable front yard coverage from 25% (600 sf) to 29% (700 sf).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, April 17, 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,



Brenda Parker (Architect)
On behalf of Scott & Kristen Naples

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☐ Certified Mail Restricted Delivery	$ $0.00
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Postage	$0.68
$	
Total Postage and Fees	$5.08
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☐ Adult Signature Restricted Delivery	$
Postage	$0.68
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Total Postage and Fees	$5.08
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03/22/2024

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9589 0710 5270 1176 4640 64

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: April 17, 2024

Subject: 4326 Lyon Drive (VAR-23-24) - To allow a one-story addition to encroach up to 3'-5" into the 12-foot minimum side yard setback.

Site Description/History

The subject property, 4326 Lyon Drive, is located on the northeast side of the street, north of Langston Drive and adjacent to Sunny 95 Park. It is zoned R-1b, One-Family Residence District and is Lot #8 of the Essex Place subdivision. The property is irregular in shape, with 85 feet of frontage and varying depths of 221 feet along the west side property line and 383 feet along the east side property line. The home sits well behind the platted 40-foot front yard setback and is slightly skewed on the lot, situating it closer to the west side property line. The two-story, stone and stucco home includes four bedrooms and 2.5 bathrooms. The backyard includes a swimming pool and poorhouse with fencing and mature landscaping along the periphery. The home was built in 1969 and purchased by the applicant in 2001.

Proposal

The proposal includes the construction of a one-story addition to the west side of the home that is 9' x 25'-7" (230 SF) and is as close as 8'-7" to the side property line, when a 12-foot setback is the minimum. Approximately 43 square feet of the addition encroaches over the side yard setback. The exterior of the addition is intended to complement the home with a hipped roof and siding and shingle roofing to match. The addition will accommodate an accessible closet and bathroom for the first floor bedroom. Overall, it is well within all other minimum setback and maximum coverage requirements.

Zoning Code Requirements

- To allow a one-story addition to encroach up to 3'-5" into the 12-foot minimum side yard setback (Article 5.02).

Alternatives

The applicant could look at options to reduce the width of the addition and remove the encroachment into the side yard setback. However, this may not allow enough space for a fully-functional accessible bathroom and closet.

Requested Action and Findings

Staff has reviewed the application, discussed it with the applicant, and visited the site. Staff found that the area of encroachment into the side yard setback (43 square feet), is somewhat modest and will create an accessible space for the homeowner without substantial impacts on neighboring properties. The addition is located in the best location given the existing interior floor plan. Additionally, the siting of the home on the irregular-shaped lot makes it more difficult to accommodate an addition no matter its location. Therefore, Staff recommends approval of the application as submitted and notes Findings #1 and #3.

Attachments

1.	4326 Lyon Dr - Variance App
2.	BZAP Staff Report Pics - 4326 Lyon Drive

24-1121

Variance Application

Status: Active

Submitted On: 3/20/2024

Primary Location

4326 LYON DR
UPPER ARLINGTON, OH
43220

Owner

ELAM JOHN W
LYON 4326 COLUMBUS, OH
43220

Applicant

Gary Alexander
614-487-0637
gary@garyjalexanderarchitect.com
1265 Neil Avenue
Columbus, Ohio 43201

BZAP Information

BZAP Case #

VAR-23-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow a one-story addition to encroach up to 3'-5" into the 12-foot minimum side yard setback.

BZAP conditions

Variance Information

Describe Variance Request

We are requesting a variance to encroach 3'- 4 1/2" into the required side yard setback. This variance will permit the construction of a one-story addition at the side of this home. Note, the maximum encroachment of the addition is 3'- 4 1/2". The extent of the encroachment is much less at the rear of the 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 house is not located in the center of the lot. Had the house been closer to the center of the lot this variance would not be needed.

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. Variances are not uncommon.

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

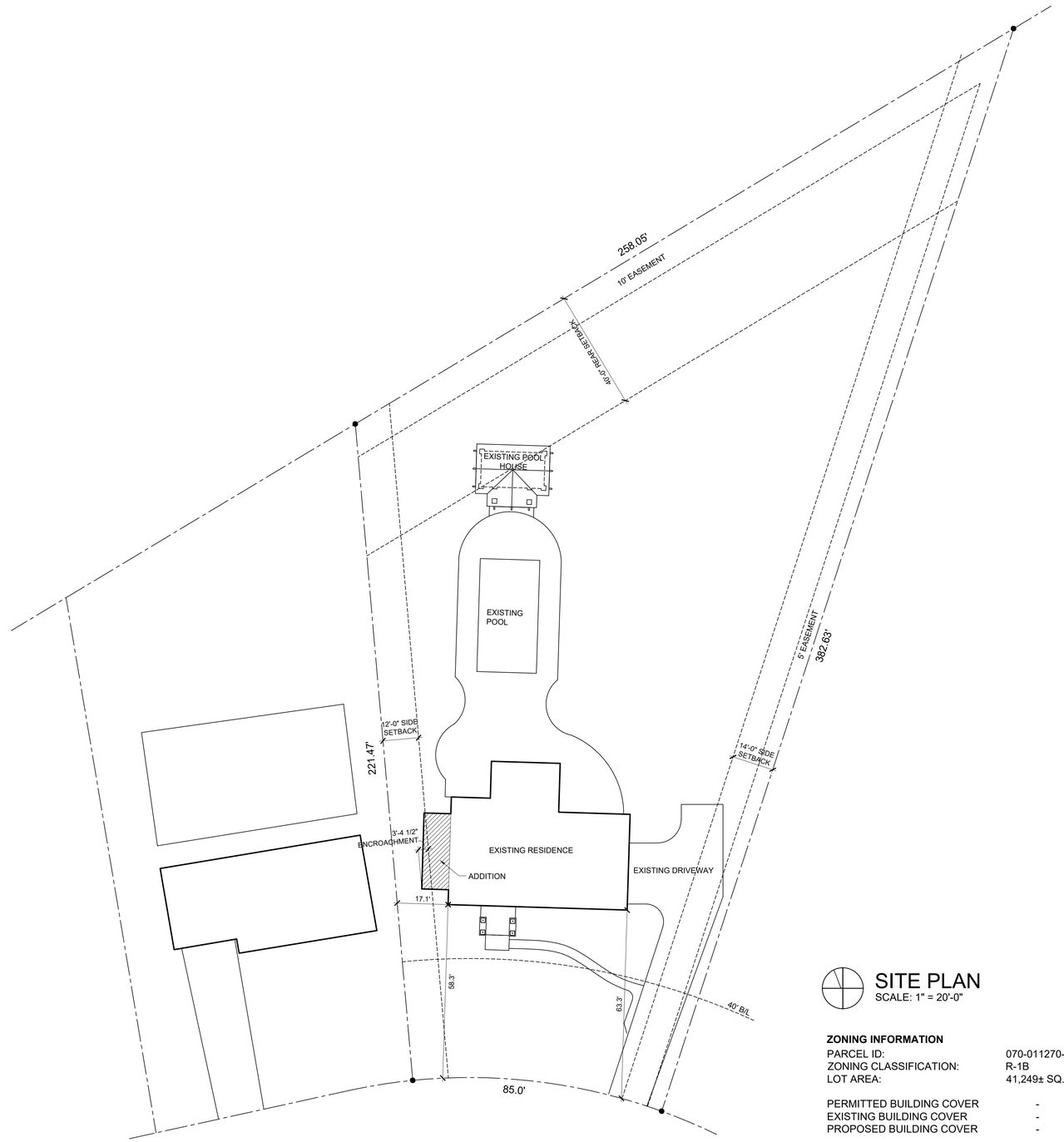
All the finishes and details of the addition match the existing house. The addition compliments the existing one-story portion of the house. When completed the addition will look like it is an original part of the house.

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?

The addition is made up of an accessible bathroom and closet. By adding these rooms, the existing dining room can be converted to a first-floor bedroom suite. This new suite will make it possible for the occupants to live on one floor, and lengthen the time they can remain in their home. A similar suite added at the rear of the home will have a much greater footprint on the site, since a bedroom and the support spaces will need to be added.

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

Yes, the home can yield a reasonable return without this variance and addition. However, an accessible first floor bedroom suite cannot be created efficiently without this addition.



SITE PLAN
SCALE: 1" = 20'-0"

ZONING INFORMATION

PARCEL ID:	070-011270-00		
ZONING CLASSIFICATION:	R-1B		
LOT AREA:	41,249± SQ. FT.		
PERMITTED BUILDING COVER	-	11,137 SQ. FT.	27.0% OF LOT AREA
EXISTING BUILDING COVER	-	2,971 SQ. FT.	7.2% OF LOT AREA
PROPOSED BUILDING COVER	-	3,200 SQ. FT.	7.8% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	18,562 SQ. FT.	45.0% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	8,499 SQ. FT.	20.6% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	8,729 SQ. FT.	21.1% OF LOT AREA

ADDITION & REMODELING
ELAM/CORBIN RESIDENCE
4326 LYON DRIVE

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 03-19-2023

A-1

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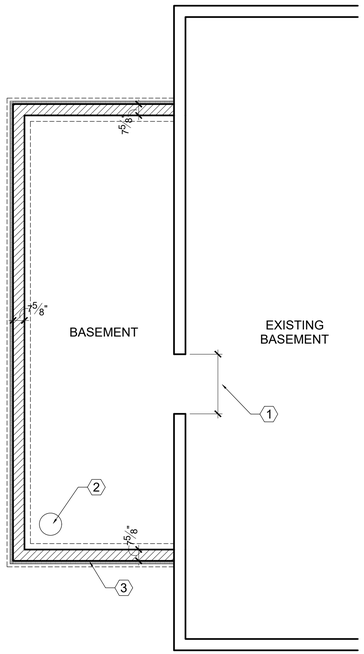
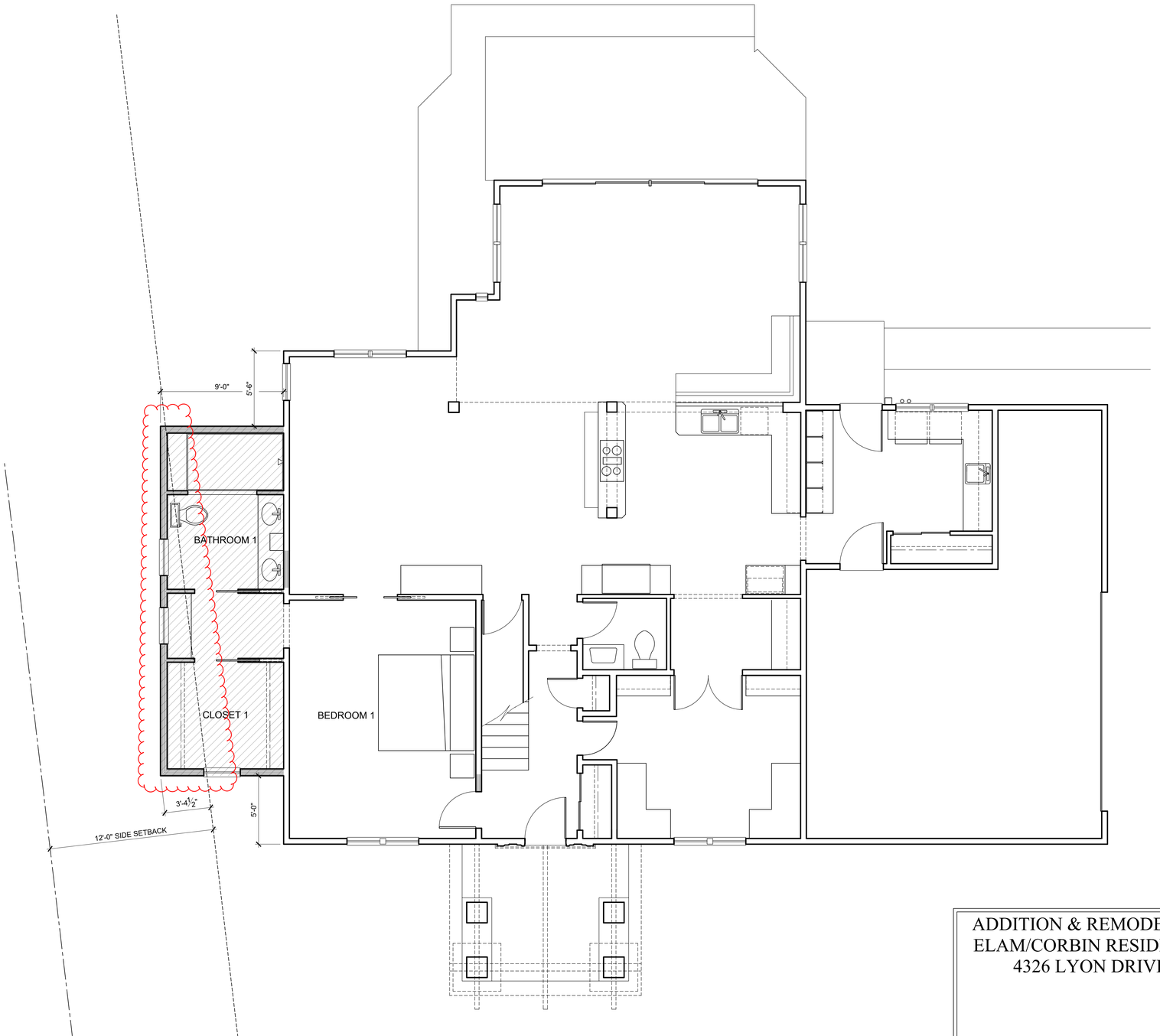


PARTIAL BASEMENT PLAN

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

BASEMENT PLAN NOTES

1. LOCATION OF OPENING TO BE DETERMINED
2. SUMP PUMP. INTERIOR AND EXTERIOR PERIMETER FOUNDATION DRAIN TILE OF ADDITION TO BE ROUTED TO SUMP PUMP
3. 2" PERIMETER INSULATION AS PART OF WATERPROOFING SYSTEM



FIRST FLOOR PLAN

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

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ADDITION & REMODELING
ELAM/CORBIN RESIDENCE
4326 LYON DRIVE

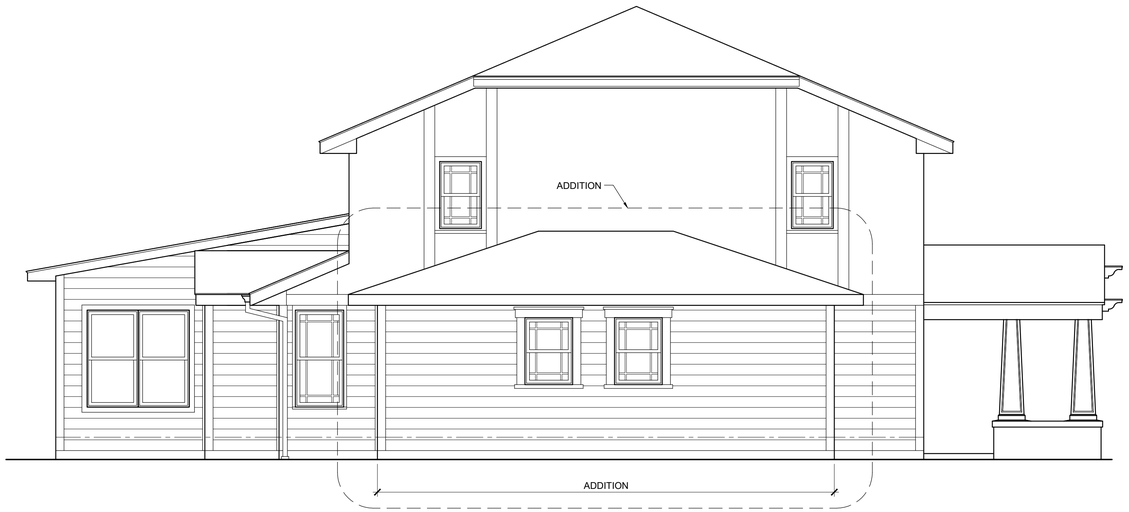
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 03-19-2023

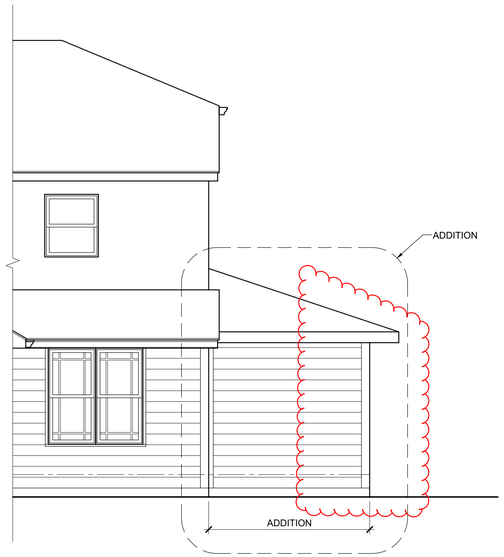
A-2



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



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



REAR (NORTH) ELEVATION
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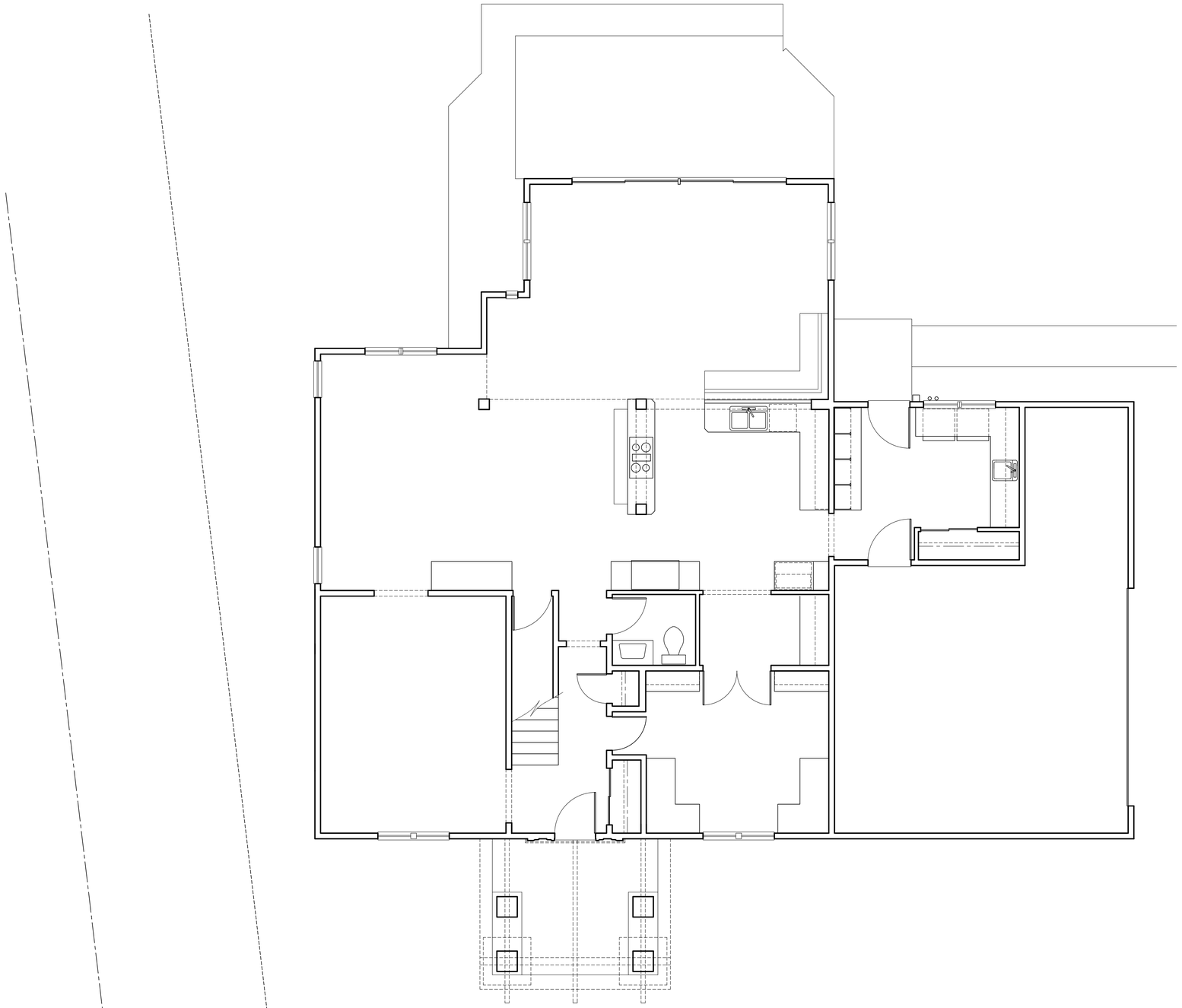
ADDITION & REMODELING
ELAM/CORBIN RESIDENCE
4326 LYON DRIVE

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 03-19-2023

A-3



FIRST FLOOR PLAN

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

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ADDITION & REMODELING
ELAM/CORBIN RESIDENCE
4326 LYON DRIVE

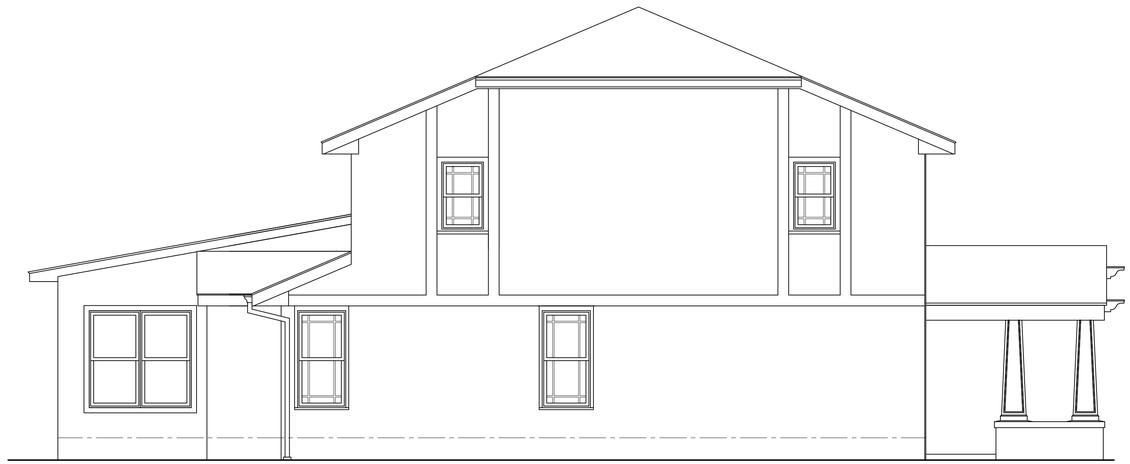
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 03-19-2023

A-2 EXIST



FRONT (SOUTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

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ADDITION & REMODELING
ELAM/CORBIN RESIDENCE
4326 LYON DRIVE

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 03-19-2023

A-3 EXIST



REAR (NORTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

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ADDITION & REMODELING
ELAM/CORBIN RESIDENCE
4326 LYON DRIVE

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 03-19-2023

A-4 EXIST

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: John Elam and Annalies Corbin

Location of property subject to BZAP request: 4326 LYON DRIVE

This application will be heard by the Board of Zoning and Planning on: April 17, 2024

Describe activity which requires Board of Zoning and Planning review:

We are seeking a zoning variance that would permit the construction of a one-story addition at the side of our home.

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:
4342 LYON DRIVE	JAN & GARRY KOCH	9589 0710 5270 1163 0861 81	3/20/24
4334 LYON DRIVE	JILL SCHOENER	9589 0710 5270 1163 0861 74	3/20/24
4318 LYON DRIVE	MICHAEL & RITA BOURLAND	9589 0710 5270 1163 0861 58	3/20/24
4310 LYON DRIVE	CHARLES & TRICIA TURNER	9589 0710 5270 1163 0862 04	3/20/24
4315 LYON DRIVE	VLAD & CARMEN COSTINESCU	9589 0710 5270 1163 0862 11	3/20/24
4331 LYON DRIVE	SEAN & JANETTE RAMSEY	9589 0710 5270 1163 0862 28	3/20/24
3600 TREMONT ROAD	CITY OF UPPER ARLINGTON	presented to Dev Dept.	3/20/24
Applicant Signature: John W. Elam			**Date:** 3/20/24

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Street and Apt. No., or PO Box No. 4318 LYON DR
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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City, State, ZIP+4® COLUMBUS, OH 43220

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Sent To JILL SCHOENER
Street and Apt. No., or PO Box No. 4334 LYON DR.
City, State, ZIP+4® COLUMBUS, OH 43220

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

Dear Neighbor –

We are in the planning stages of a remodeling project on our house, to convert a living room into an Owner's Suite and adding square footage for the associated bathroom and closet. In order to accomplish this as designed, we need a variance from UA as our addition will encroach a foot onto our side-to-side setback line, between our house and Jill Schoener's house. The variance request is the subject of a hearing before the UA Board of Zoning and Planning on April 17, 2024, at 6:00 pm at the UA Municipal Services Center, 3600 Tremont Road.

As part of the variance request, we are required to notify neighbors within a certain distance from our property of the hearing. The attached Notice form from UA includes the information from the paragraph above, and shows the neighbors who are getting this information.

I have also attached the architectural drawing which shows the addition we are proposing to build, which is shaded on the drawing for emphasis, and which is on the left (northwest) side of our house.

Please let us know if you have any questions about the plans or the project.

Chip Elam and Annalies Corbin
4326 Lyon Drive
614-326-3526
jwelam@gmail.com

4326 Lyon Drive

BZAP Staff Report Pictures

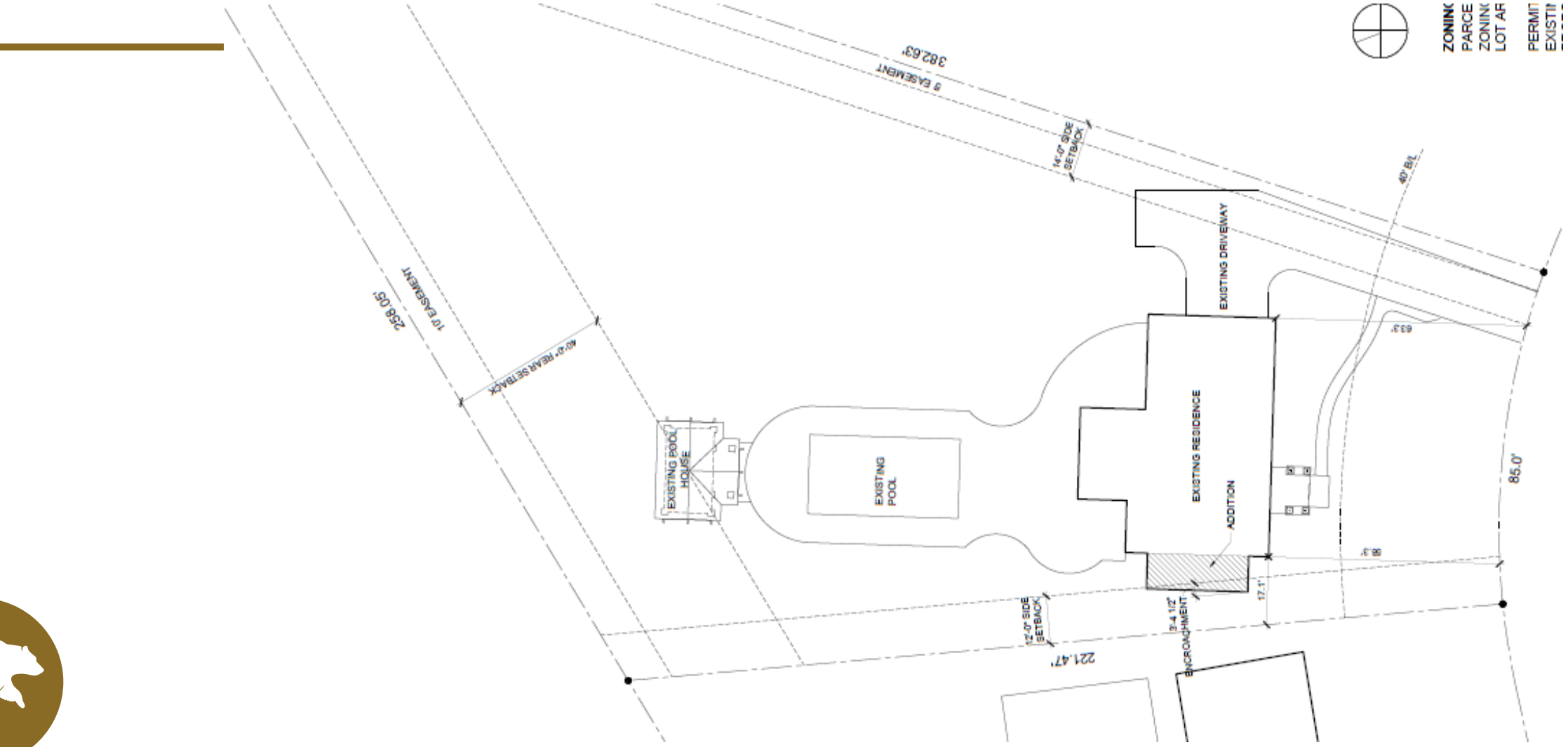
Google Maps ® Aerial – Looking North



Existing Front Elevation



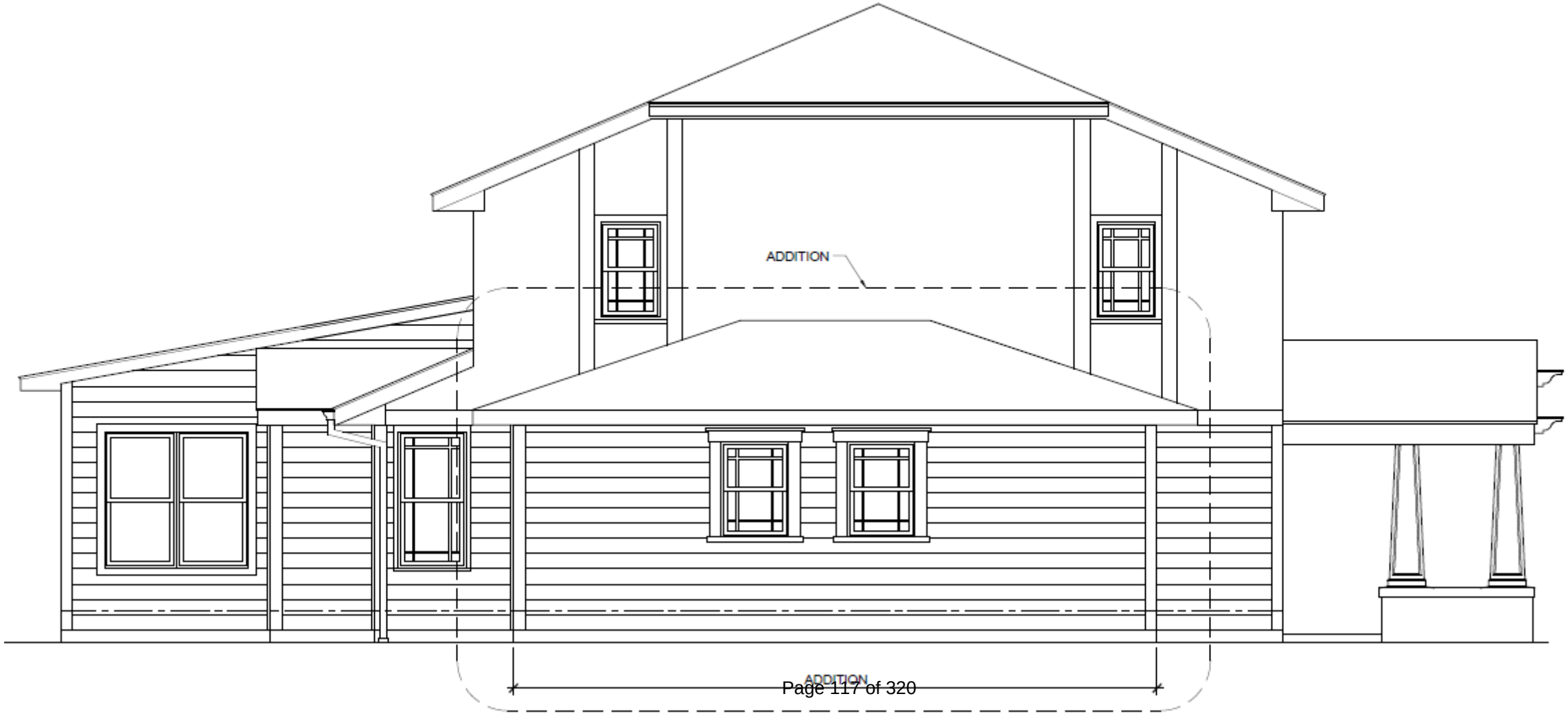
Proposed Site Plan



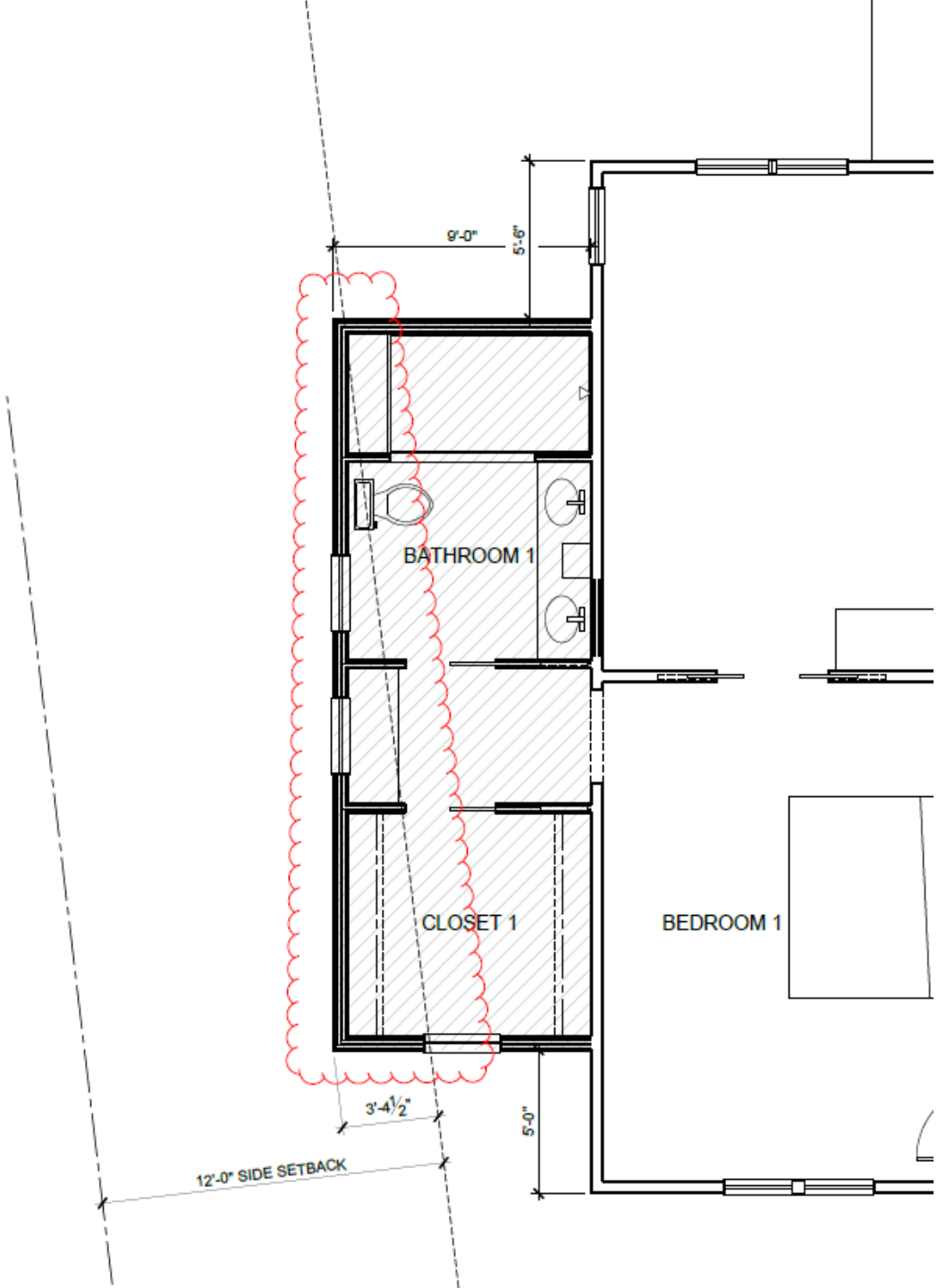
Proposed Front Elevation



Proposed Side Elevation



Proposed Floor Plans



Existing Side Yard



3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 17, 2024

Subject: 2381 Edgevale Road (VAR-24-24) - To allow a second-story addition to encroach up to 1'-6" into the eight-foot minimum side yard setback (existing).

Site Description/History

The subject property, 2381 Edgevale Road, is located on the south side of the street, just east of Dorchester Road, and is zoned R-1c, One-Family Residence District. It measures 60' x 125' with a 35-foot building setback line, similar to others in the Country Homes Addition subdivision from 1948. A wood-sided, 1,030-square foot ranch home in the shape of an "L" is located seven feet behind the front setback line and encroaches 1'-6" into the east side yard setback (nonconforming). An attached one-car garage is located 23 feet behind the front face of the home. It is 13'-7" from the west side property line and is located along the rear yard setback line. Building, development, and front yard development coverage are compliant with City standards. The home was built in 1954 and purchased by the applicant in 2019.

Proposal

The proposal includes the construction of a 564-square foot second-floor addition atop the eastern section of the home. It would maintain the existing nonconforming 6'-6" side yard setback, encroaching a total of 31.5 square feet into the side yard setback. The addition includes a primary bedroom, bathroom and closet. The overall height of the home would increase from 13 feet to 20'-7". The exterior includes vinyl board and batten siding with asphalt shingles. There are no changes to building and development coverage.

Zoning Code Requirements

- To allow a second-story addition to encroach up to 1'-6" into the eight-foot minimum side yard setback (existing) (Article 5.02).

Alternatives

The applicant has explored shifting the second floor so that it is located outside the setback. However, this creates an outcome that is not desirable due to the loss of square footage and resulting structural complexities. Expanding the garage area or the front of the house would not provide the needed square footage for the applicant and would create an awkward floor plan.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. Due to the placement of the existing residence, any first-floor addition would be somewhat challenging. A second-floor addition is also challenging, but the proposed massing here appears to be straightforward and in scale (Finding #4). The City's third-party architect has recommended that the proposed second-floor double window head height be dropped a few inches so that the head trim aligns with the adjacent horizontal trim, as it appears to be too high up into the roof. For these reasons, Staff recommends that this application be approved, subject to this recommended minor revision to the front elevation.

Attachments

1.	2381 Edgevale Rd - Variance App
2.	BZAP Staff Report Pics - 4326 Lyon Drive

24-1146

Variance Application

Status: Active

Submitted On: 3/21/2024

Primary Location

2381 EDGEVALE RD
UPPER ARLINGTON, OH
43221

Owner

Jason Parsons
Edgevale Road 2381
COLUMBUS, OHIO 43221

Applicant

George Cleary
614-795-0126
office@clearycompany.com
989 Old Henderson RD
A
Columbus, OH 43220

BZAP Information

BZAP Case #

VAR-24-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow a second-story addition to encroach up to 1'-6" into the 8-foot minimum side yard setback (existing one-story encroachment).

BZAP conditions

Variance Information

Describe Variance Request

We are looking to add a 2nd floor addition to a home who's outline is currently over the 8' side yard setback. The proposed 2nd floor plan will align with the existing 1st floor walls.

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 outline is currently over the side yard. We are looking to extend three of the existing 1st floor walls up to form the 2nd floor. This will be the most aesthetically pleasing and structurally sound way to add a 2nd floor to this home. If we are required to step the 2nd floor back, it will cause the design to be less coherent with the existing home design. Stepping the 2nd floor back will cause the structural design to be more complex and expensive. The loss of square footage on 2nd floor will create a less desirable outcome.

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

There are many homes on the same block that do not comply with the required side yard. It appears that the 8’ setback was established after the neighborhood was developed. Any of these owners who’s wish to do a similar addition to their home will be in the same non-compliant situation as us.

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

We do not believe so. The area around the property is made up of both single story and two-story homes. The proposed addition will suit the aesthetics of it’s surroundings.

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, as this this property is not a large lot, adding the desired additional square footage to the home as a single-story addition would cause a loss of much of the lot's green space. It would also require the need for variances for rear yard setbacks and lot coverage.

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

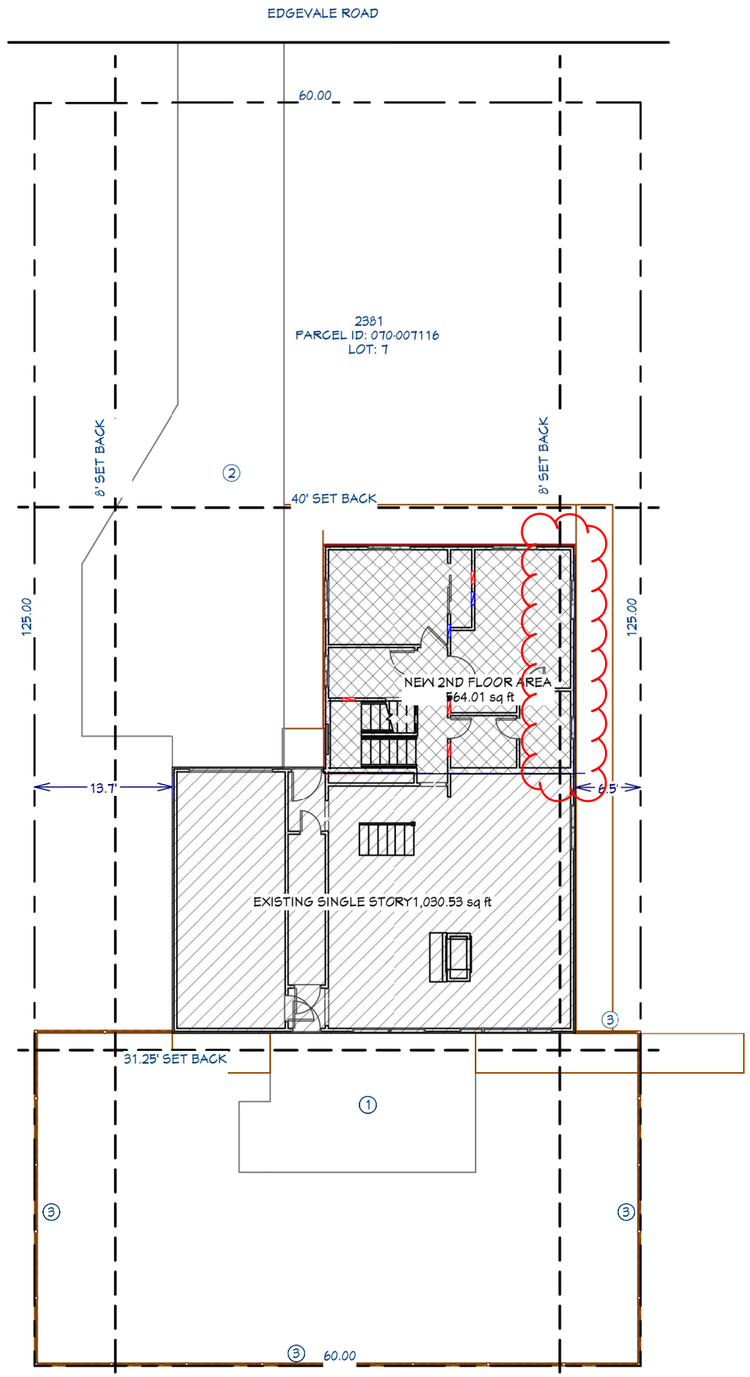
The homeowners love their home and neighborhood and would like to stay here. The current home size does not meet the needs of their family. They are looking for additional square footage to meet those needs

ZONING	R-1C
ZONING DISTRICT	One-Family Residence District
MIN LOT AREA	9,000 S.F.
MIN LOT FRONT	75'
FRONT YARD SETBACK	40' or platted
SIDE YARD SETBACK	Lot width <75' = 8' or ≥75' = 10'
MIN SIDE YARD SUM	Lot width <75' = 16' or ≥75' = 20'
REAR YARD SETBACK	1/4 lot depth up to 40’
BUILD HEIGHT MAX	35’ (2.5 stories); 28' in River Ridge
MAX DEVELOP COVER PERMIT	Lot width <75' = 50% or ≥75' = 45% TLA
MAX BUILD COVER	29% TLA

ZONING INFO:
Parcel ID: 070-07116
R-1C ONE-FAMILY RESIDENTIAL

TOTAL LOT SQ.FT. -	7,500 SQ.FT.
MAX BUILD COVER PERMIT- 29%	2,175 SQ. FT.
TOTAL LOT COVERAGE ALLOWED - 50%	3,750 SQ.FT.
EXISTING BUILDING COVERAGE - 21.3%	1,595 SQ.FT.
NEW BUILDING COVERAGE- 21.3%	1,595 SQ.FT.
EXISTING DRIVEWAY COVERAGE - 12.3%	926 SQ.FT.
PATIOS & SIDEWALKS - 4%	302 SQ.FT.
TOTAL BUILD COVERAGE - 21.3%	1,595 SQ.FT.
TOTAL LOT COVERAGE - 37.6%	2,823 SQ.FT.

Plot Plan Notes	
1	EXISTING CONCRETE PAD
2	EXISTING ASPHALT DRIVEWAY
3	EXISTING WOOD FENCE



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989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

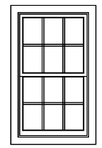
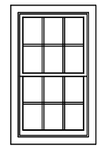
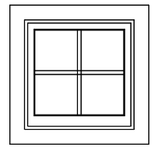
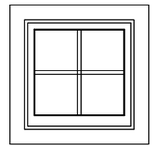
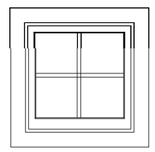
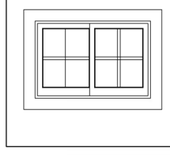
PARSONS RESIDENCE
2381 EDGEVALE RD. UPPER ARLINGTON OHIO 43221

SITE PLAN

REVISIONS	
NO.	DATE

ISSUE DATE: 3/18/2024
PROJECT NUMBER: 2381-C-23
SCALE: 1"=15'
SHEET NO. S1

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	COMMENTS
	W01	21050DH	1	2	21050DH	34"X60"	YES	DOUBLE HUNG	
	W02	21050DH	1	2	21050DH	34"X60"		DOUBLE HUNG	
	W03	2222FX	2	2	2222FX	26"X26"		FIXED GLASS	
	W04	22225C	1	2	22225C	26"X26"		SINGLE CASEMENT-HR	
	W06	22225C	2	2	22225C	26"X26"		SINGLE CASEMENT-HL	
	W09	3020LS EXISTING	1	1	3020LS	37"X25"		LEFT SLIDING	EXISTING RLOCATED

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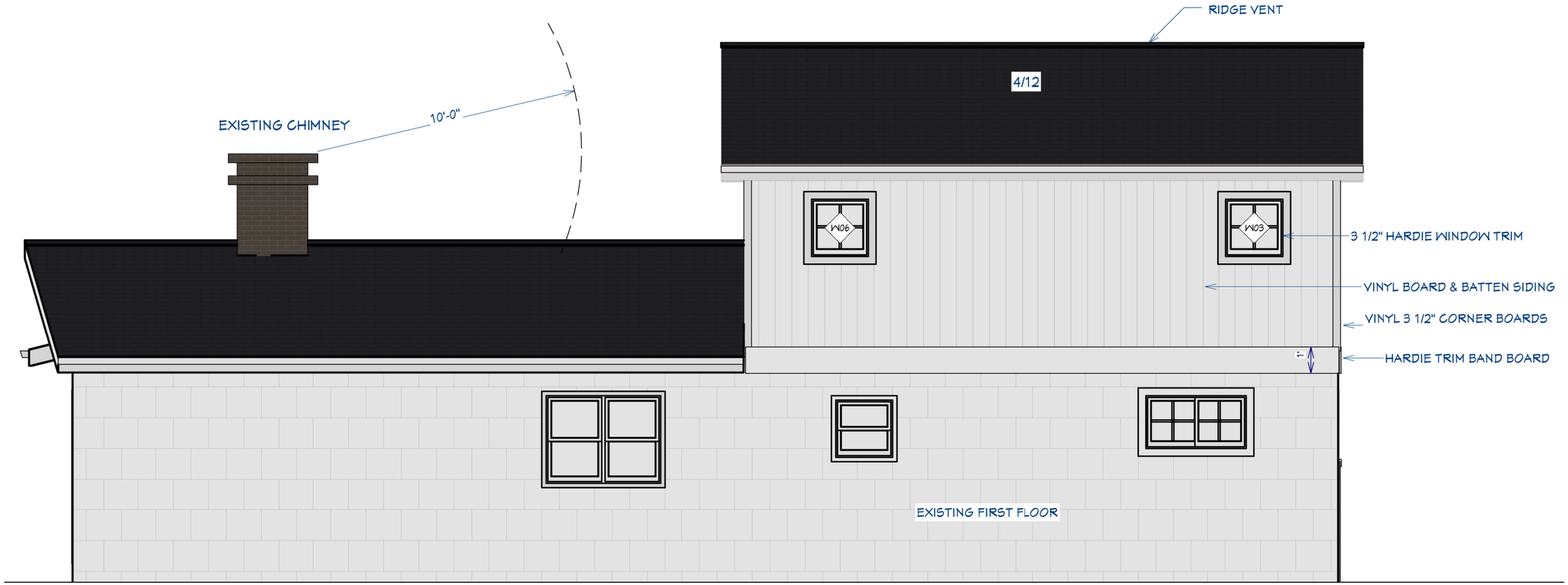
FRONT EXTERIOR ELEVATION & WINDOW SCHEDULE

REVISIONS

NO.	DATE

ISSUE DATE: 3/18/2024
PROJECT NUMBER: 2381-C-23
SCALE: 1/4" SCALE

SHEET NO. A10



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2381 EDGEVALE RD. UPPER ARLINGTON OHIO 43221

EAST EXTERIOR ELEVATION

REVISIONS

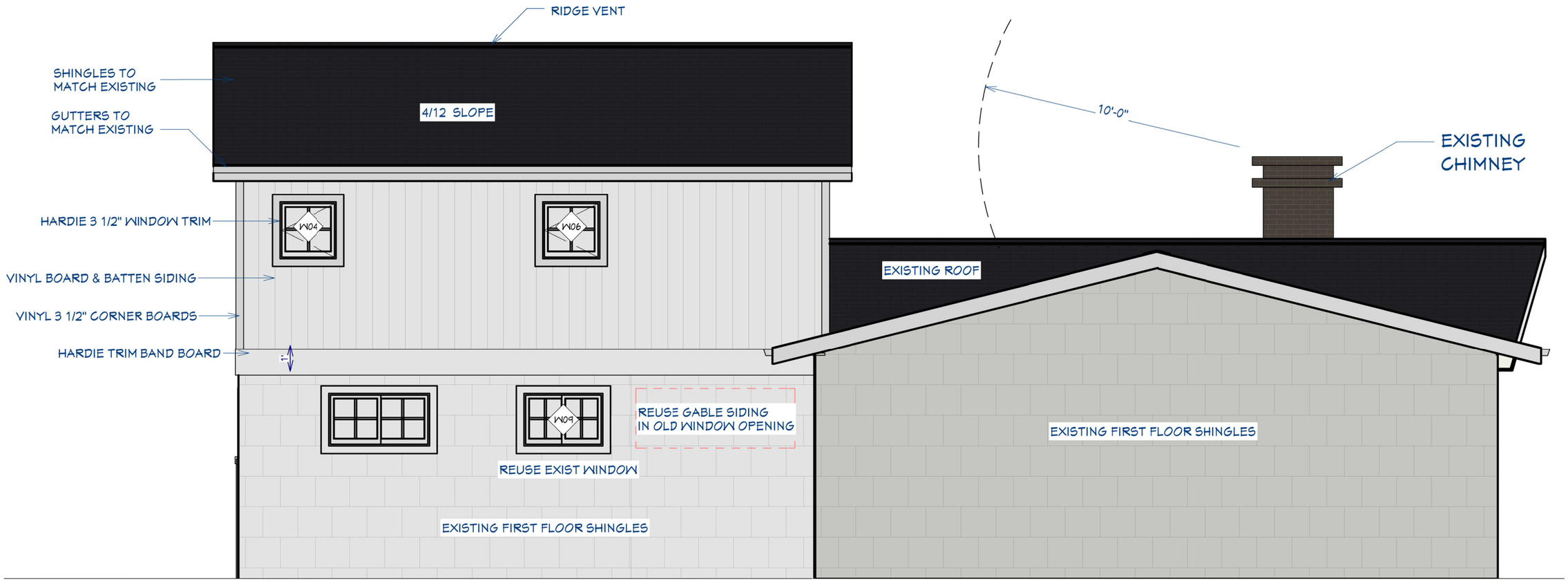
NO.	DATE

ISSUE DATE: 3/18/2024

PROJECT NUMBER: 2381-C-23

SCALE: 1/4" SCALE

SHEET NO. A11



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WEST EXTERIOR ELEVATION

REVISIONS

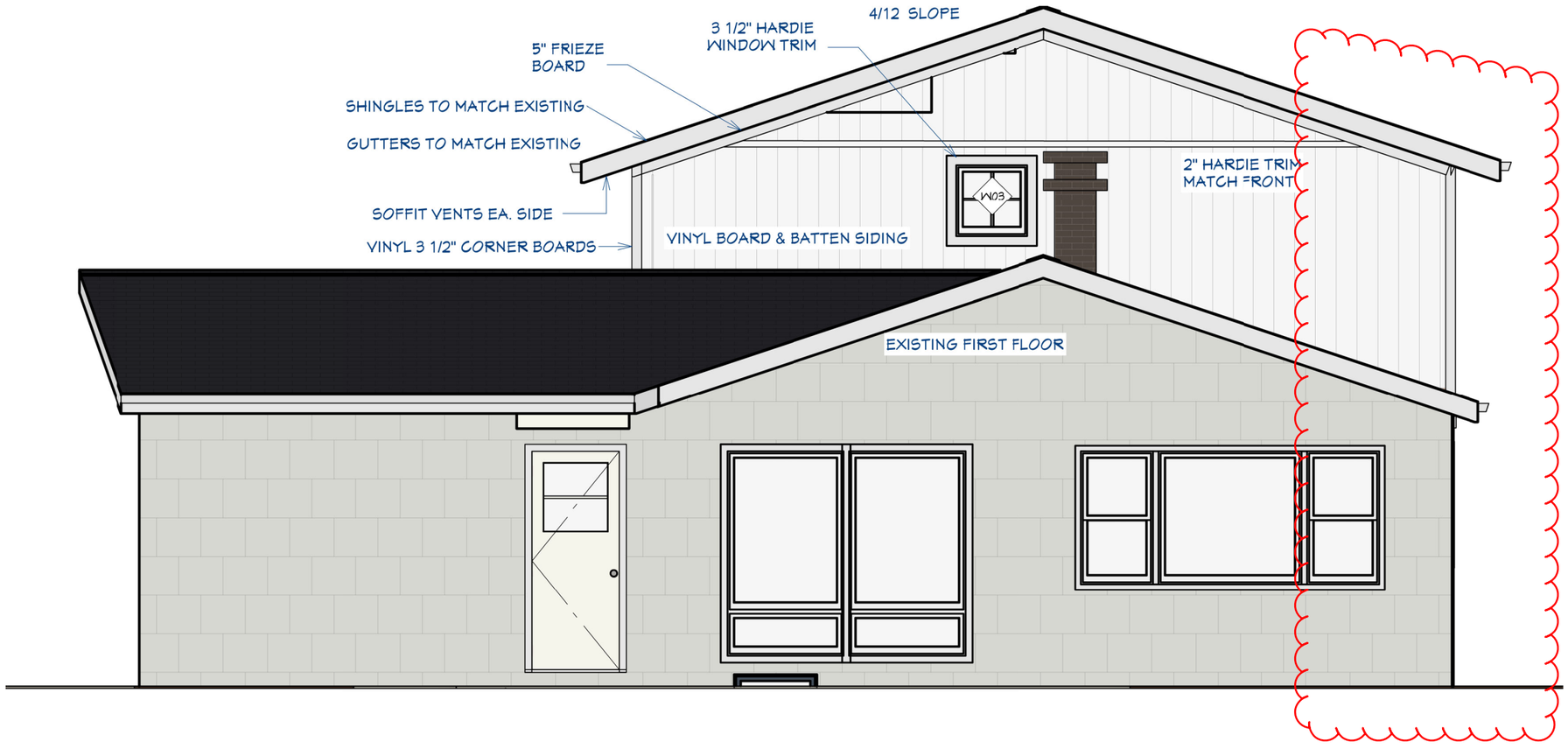
NO.	DATE

ISSUE DATE: 3/18/2024

PROJECT NUMBER: 2381-C-23

SCALE: 1/4" SCALE

SHEET NO. A12



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REAR EXTERIOR ELEVATION

REVISIONS

NO.	DATE

ISSUE DATE: 3/18/2024

PROJECT NUMBER: 2381-C-23

SCALE:

SHEET NO. A13









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EXTERIOR IMAGES

REVISIONS

NO.	DATE

ISSUE DATE: 3/18/2024

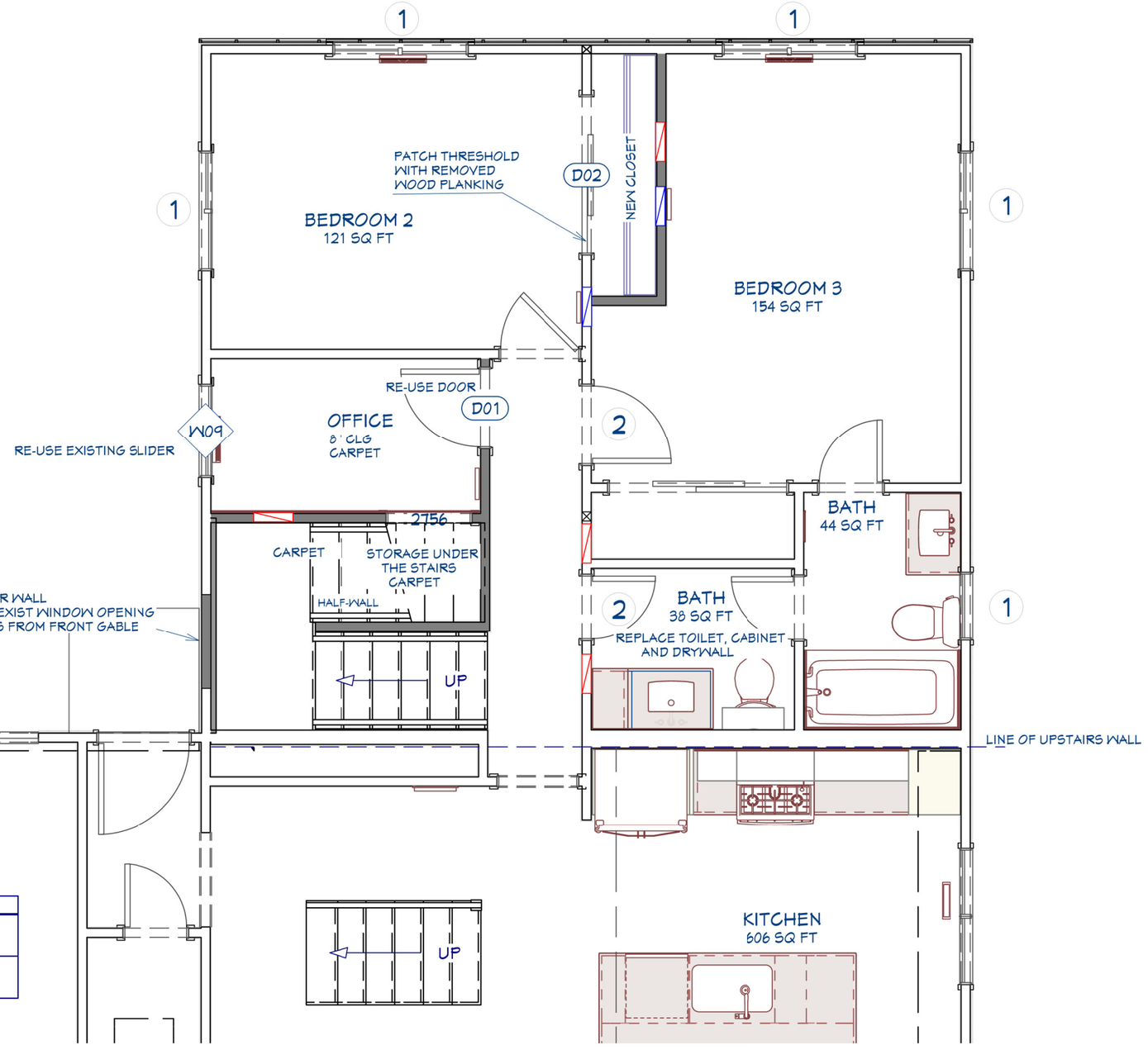
PROJECT NUMBER: 2381-C-23

SCALE:

SHEET NO. A17

Floor Plan General Notes:

1. Exterior dimensions are from out to out of sheathing.
2. Interior dimensions are from face to face of framing.
3. All interior partitions are 2x4 (3 ½") unless otherwise noted.
4. Provide 7/16" OSB at building corners 4'-0" wide. Typical full height of wall.
5. Window sizes are based upon Simonton fixed and double hung.
6. All stairs with 4 or more risers shall have handrails constructed in accordance with 2019 RCO.



Note Schedule	
1	VERIFY EXISTING HEADER IS MIN. (2)2X8
2	VERIFY EXISTING HEADER IS MIN. (2)2X6

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FIRST FLOOR PLAN

REVISIONS

NO.	DATE

ISSUE DATE: 3/18/2024

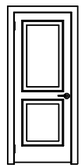
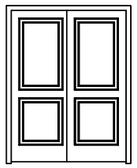
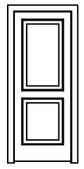
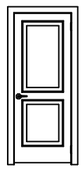
PROJECT NUMBER: 2381-C-23

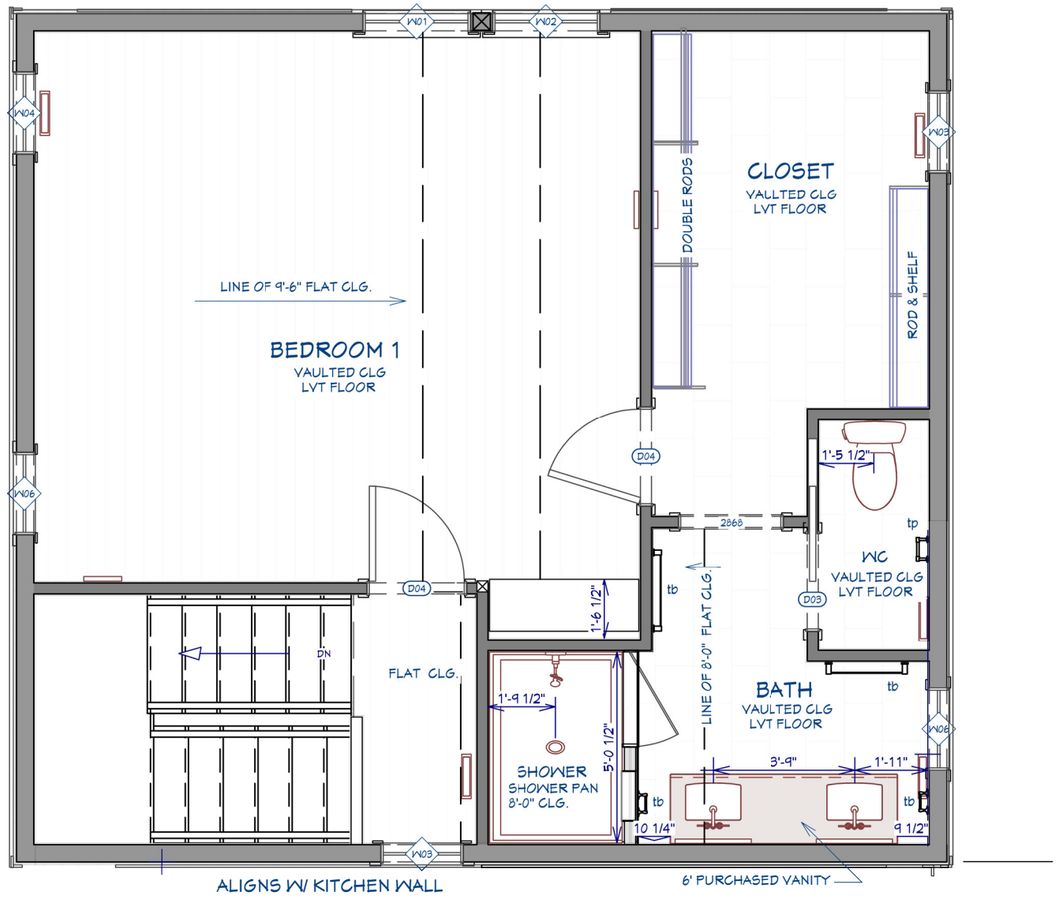
SCALE:

SHEET NO. A2

Note Schedule	
1	NEW BOARD AND BATTEN SIDING AT GABLES

Door Schedule

3D Exterior Elevation	Number	Label	Qty	Floor	Size	R/O	Description	Header	Comments
	D01	2668	1	1	2668 R IN	32"X82 1/2"	Hinged-Door P04	2"X6"X35" (2)	RE-USE EXISTING
	D02	5068	1	1	5068 L IN	62"X82 1/2"	Slider-Door P04	2"X8"X65" (2)	
	D03	2668	1	2	2668 L	61 1/4"X82 1/2"	Pocket-Door P04	2"X6"X64 1/4" (2)	
	D04	2668	2	2	2668 L IN	32"X82 1/2"	Hinged-Door P04	2"X6"X35" (2)	



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2381 EDGEVALE RD. UPPER ARLINGTON OHIO 43221

SECOND FLOOR PLAN & DOOR SCHEDULE

REVISIONS	
NO.	DATE

ISSUE DATE: 3/18/2024
PROJECT NUMBER: 2381-C-23
SCALE: 1/4" SCALE

SHEET NO. A4

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: JOHN HAMLETT, AGENT FOR SAMANTHA AND JASON PARSONS

Location of property subject to BZAP request: 2381 EDGEVALE RD COLUMBUS, OH 43221

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

We are looking to add a 2nd floor addition to a home who's outline is currently over the 8' side yard setback. The proposed 2nd floor plan will align with the existing 1st floor walls.

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:
2390 BRISTOL RD COLUMBUS OH 43221	ELIZABETH DEAKIN	7022 1670 0003 2701 3326	3/22/24
2388 EDGEVALE RD COLUMBUS OH 43221	ROSS OR JESSICA SANFORD	7022 1670 0003 2701 3333	3/22/24
2398 BRISTOL RD COLUMBUS OH, 43221	KATHERINE L GAGE	7022 1670 0003 2701 3340	3/22/24
2398 EDGEVALE RD COLUMBUS OH, 43221	LEE OR LENI PETERS	7022 1670 0003 2701 3357	3/22/24
2370 EDGEVALE RD COLUMBUS OH, 43221	PAMELA HURD	7022 1670 0003 2701 3364	3/22/24
2061 FARLEIGH RD COLUMBUS OH, 43221	MOKHALAD SHAIKHLI OR SHAYMAA DAOUDI	7022 1670 0003 2701 3371	3/22/24
2389 EDGEVALE RD COLUMBUS OH, 43221	REITA SMITH	7022 1670 0003 2701 3388	3/22/24
2382 BRISTOL RD COLUMBUS OH, 43221	CHAZ JENNINGS	7022 1670 0003 2701 3395	3/22/24
2397 EDGEVALE RD COLUMBUS OH, 43221	CHERYL A DINGUS	7022 1670 0003 2701 3401	3/22/24
2378 EDGEVALE RD COLUMBUS OH, 43221	PAUL OR PAULA SCHOPIS	7022 1670 0003 2701 3302	3/22/24
2373 EDGEVALE RD COLUMBUS OH, 43221	JEFFREY OR SUSAN BORELLI	7022 1670 0003 2701 3319	3/22/24
2374 BRISTOL RD COLUMBUS OH, 43221	KELSEY PATRICIA BRESNAHAN OR ALEXANDER LIPINSKY	7022 1670 0003 2701 4361	3/22/24
2365 EDGEVALE RD COLUMBUS OH, 43221	DANIEL OR DEANNA APLING	7022 1670 0003 2701 4378	3/22/24
Applicant Signature: John Hamlett			**Date:** 3/22/24

2406 BRISTOL RD COLUMBUS OH, 43221 / PAUL OR ALLAN TIBERI / 7022 1670 0003 2701 4200 / 3/22/24

THE CLEARY COMPANY
EST 1994
REMODEL
DESIGN
BUILD
989A Old Henderson Rd, Columbus, OH 43220
+1 614.459.4000 clearycompany.com

03/21/2024

To Whom It May Concern,

I would like to take this opportunity to introduce myself, I′m Jennifer Sommers and I am a team member with The Cleary Company. We are a Design, Build Remodeler that works with homeowners in Central Ohio. We are currently working with one of your neighbors, Samantha & Jason Parsons who live at 2381 Edgevale Road Upper Arlington, OH 43221.

This letter is to notify you of a variance request that we are pursuing with the City of Upper Arlington to allow us to build into the city′s required side yard setback. As part of the request, the homeowner/applicant is responsible for notifying neighbors that are within 100 feet of the property line of the variance request. The reason for the variance is that the east wall of the single story home as it is built today, is over the required 8′ side yard setback by 1.4 feet. This is not uncommon in the area. We are proposing to extend the existing east wall up to a proposed second floor addition. The first floor wall is grandfathered in; however, the second-floor wall requires a variance.

The scope of work as part of the variance includes the following:

- Demolition of the existing roof on the front half of the home.
- Building a second-floor addition above the existing first floor wall lines at the front and side walls.
- The addition and other improvements are designed to fit with the aesthetic of the existing home and neighborhood.

This application for variance will be heard by the Board of Zoning and Planning (BZAP) on: **04/17/2024**

The BZAP meetings begin at 6 PM and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221.

Thank you for taking the time to read this letter, if you should have any questions about this process, please feel free to contact me.

Sincerely,

Jennifer Sommers (Project Developer)
The Cleary Company
614-459-4000.

4326 Lyon Drive

BZAP Staff Report Pictures

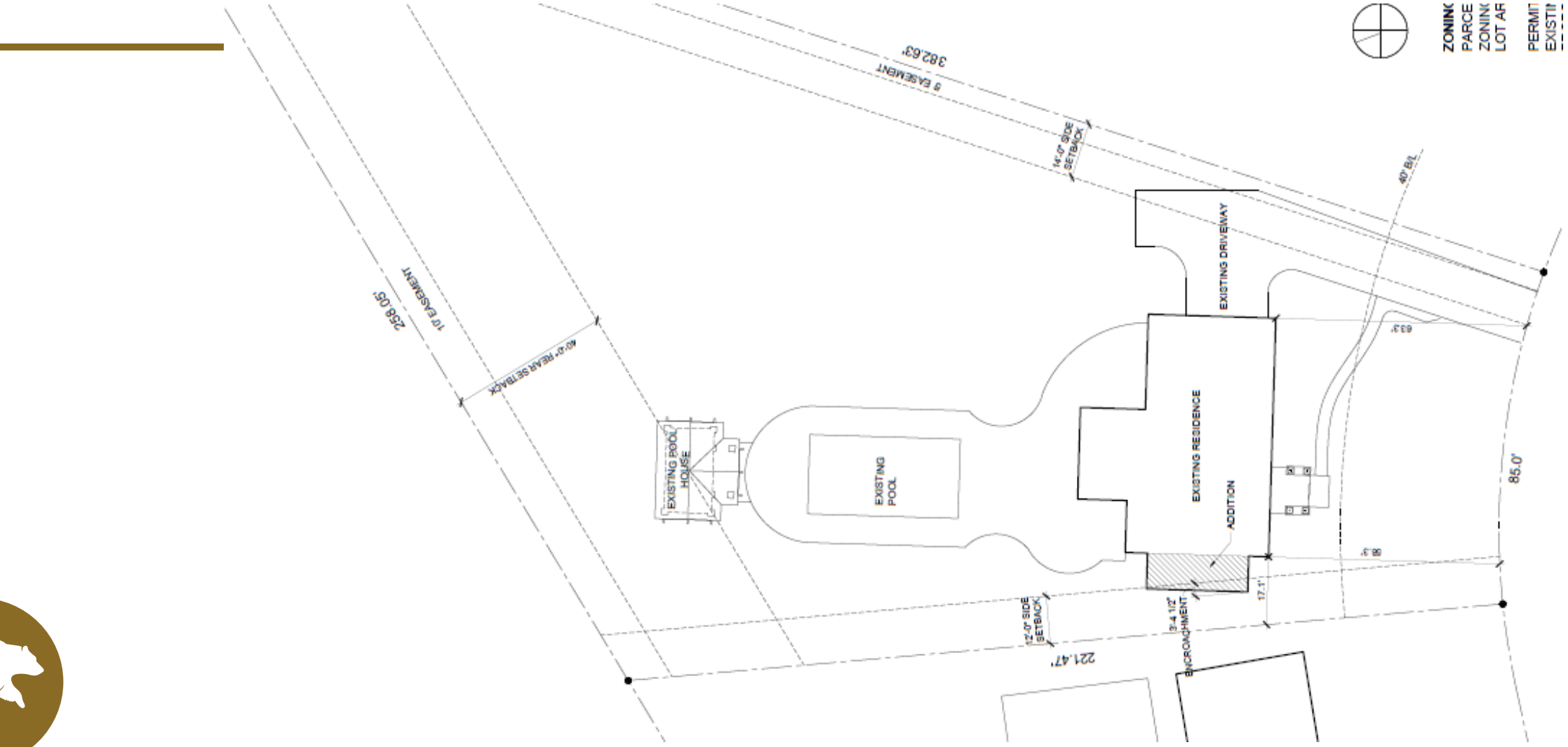
Google Maps ® Aerial – Looking North



Existing Front Elevation



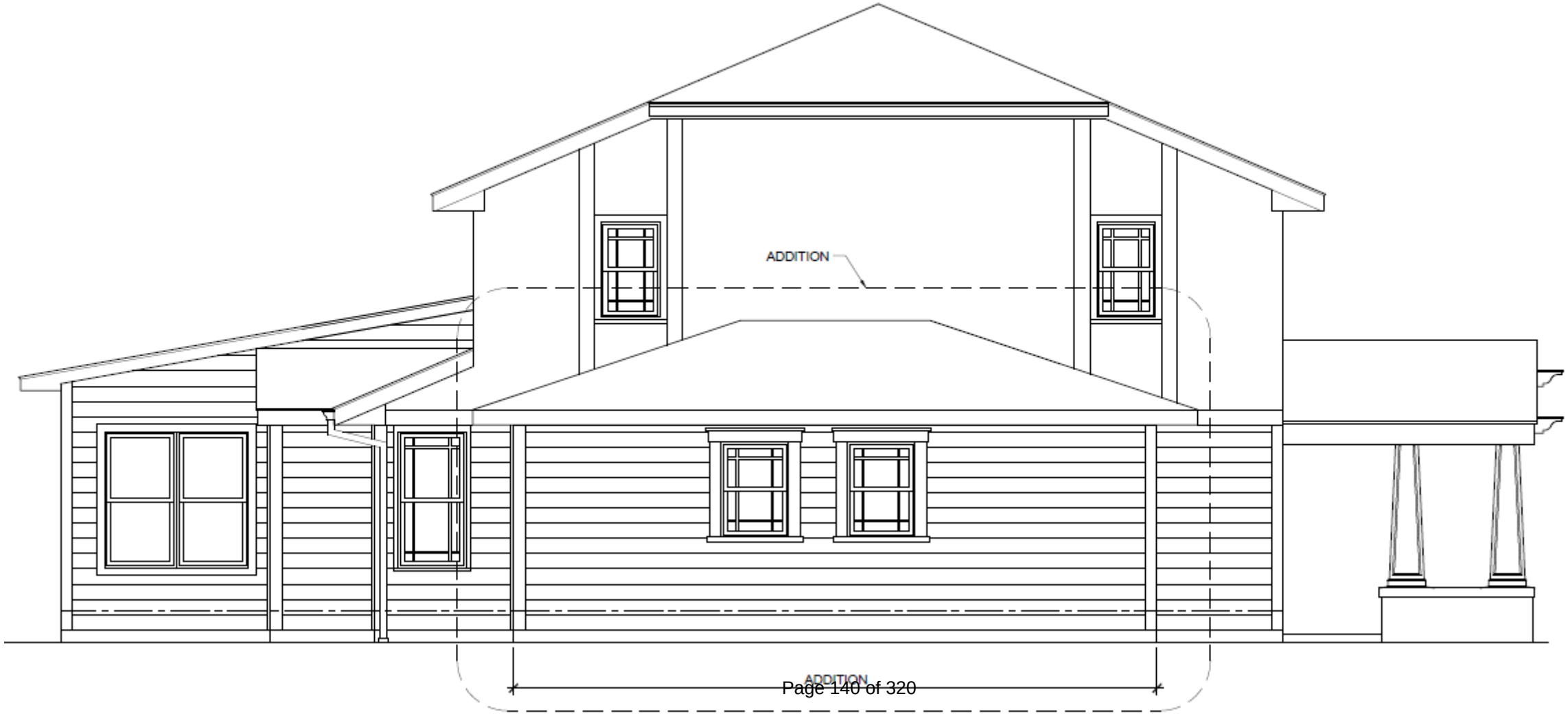
Proposed Site Plan



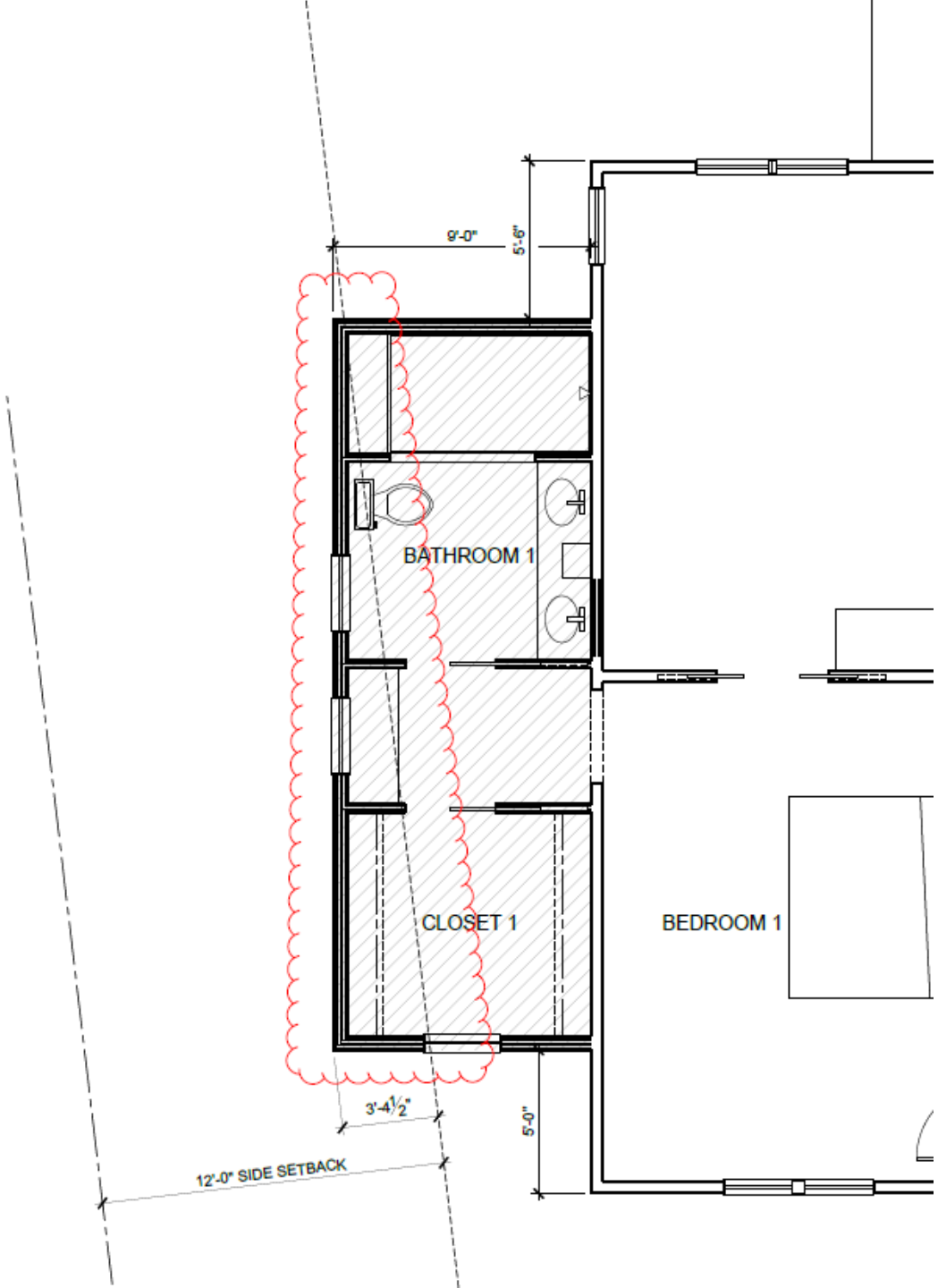
Proposed Front Elevation



Proposed Side Elevation



Proposed Floor Plans



Existing Side Yard



3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 17, 2024

Subject: 2395 Andover Road (VAR-16-24) - To allow a two-story addition to project up to 16'-10" into the rear yard profile, continuing the existing ridge.

Site Description/History

At the March 20, 2024 BZAP hearing, consideration of this application was postponed by the Board. The following was requested by the Board and responded to by the applicant:

- Adding windows or other detail (horizontal trim board?) on the south and west elevations

Windows were added on the south and west elevations.

- Look at any new or replacement fencing and landscaping in the rear yard area

Added existing fencing and trees to site plan. Five new 10-foot tall trees to be installed to fill an existing gap.

- Look to potentially reduce the projection amount into the rear yard profile.

From the applicant: "We looked at this, and the Addition footprint is based on a min two-car garage needed for vehicles having enough space between the two, to maneuver around. Also, having space in front of the landing of the stairs leading into the house from the garage. In addition, incorporating the height with the existing heights and roof slopes we were left with angled slopes that in some spots would be under the 6'8 requirement and limited the livable space on the second-floor addition. So, extending out 16'-5" from the existing Garage gave us the minimum projection to accomplish just what we needed to be functional in each assigned spatial designation."

Proposal

Revised plans were submitted that show additional windows on the south and east elevations, as well as additional landscaping. No other changes were made to the plan.

Zoning Code Requirements

- To allow a two-story addition to project up to 16'-10" into the rear yard profile (Article 5.02).

The rear yard profile is an angle measured from the rear property line, back toward the house, that the ridge has to stay beneath. This is established to limit looming effects on rear yard neighbors. Staff would add that the forward-facing gable projects 7'-2" into the rear yard profile.

Alternatives

The City's third-party architect reviewed the revised plans and offered another plan for the applicant to consider (see attached). The plan shows a shed dormer on the south side, which generally retains the same second-floor square footage but greatly reduces the projection into the rear yard. He noted that the new forward-facing gable should match the roof pitch of the existing forward gable as well. [This plan has been shared with the applicant.]

Requested Action and Findings

Should the Board choose to support this application or any revised version, Staff would recommend that Finding #4 (character of the neighborhood) be considered.

Attachments

1.	2395 Andover Rd 3rd Party Plan
2.	2395 Andover Rd - Revised Plans 04.10.24
3.	Message received about 2395 ANDOVER RD
4.	BZAP Staff Report Pics - 2395 Andover Road
5.	BZAP Staff Report - 2395 Andover Road - 3.20.24
6.	2395 Andover Rd - revised plans 03.15.24
7.	2395 Andover Rd Variance App

⊗ VERY IMPORTANT

NEW FORWARD-FACING GABLE SHOULD MATCH ROOF PITCH OF EXISTING FORWARD GABLES.. WILL LOOK LIKE TWO DIFFERENT ARCH. STYLES IF NOT.

THIS RENDERING SHOWS:
(SOUTH ELEVATION)

- NEW ROUND LOUVER
- ADDING 3 WINDOWS ON THE GARAGE SOUTH WALL, THAT MATCH THE EXISTING WINDOWS
- ADDING A SET OF WINDOWS ON THE SECOND FLOOR SOUTH WALL.
- EXISTING FENCE AND EXISTING (5) 15' TREES



SOUTH (REAR YARD) / EAST (SIDE YARD)

N.T.S.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

SOUTH WALL RENDERING

Project number	Project Number
Date	4-2-24
Drawn by	Author
Checked by	Checker

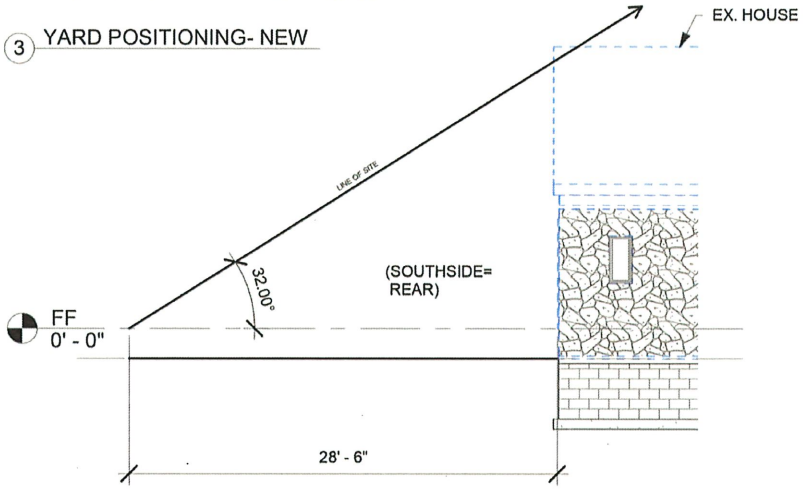
DTL-3

Scale

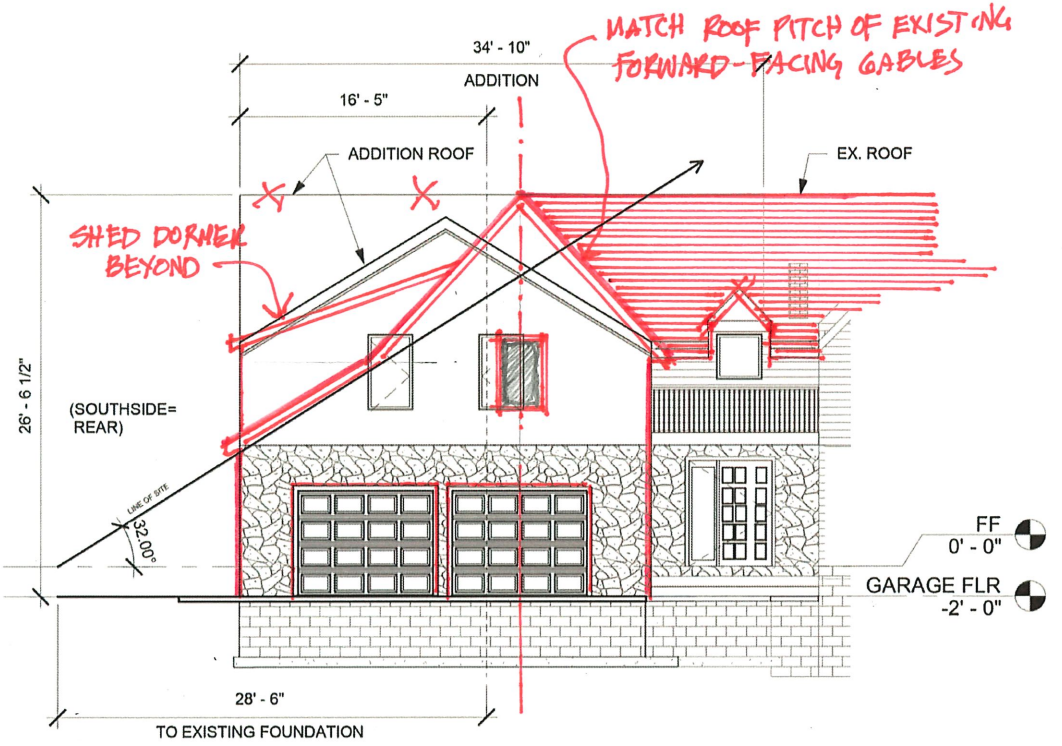
4/8/2024 8:43:01 PM



3 YARD POSITIONING- NEW



1 32 DEGREE LINE OF SIGHT- EXISTING
1/8" = 1'-0"



2 32 DEGREE LINE OF SIGHT- NEW
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.

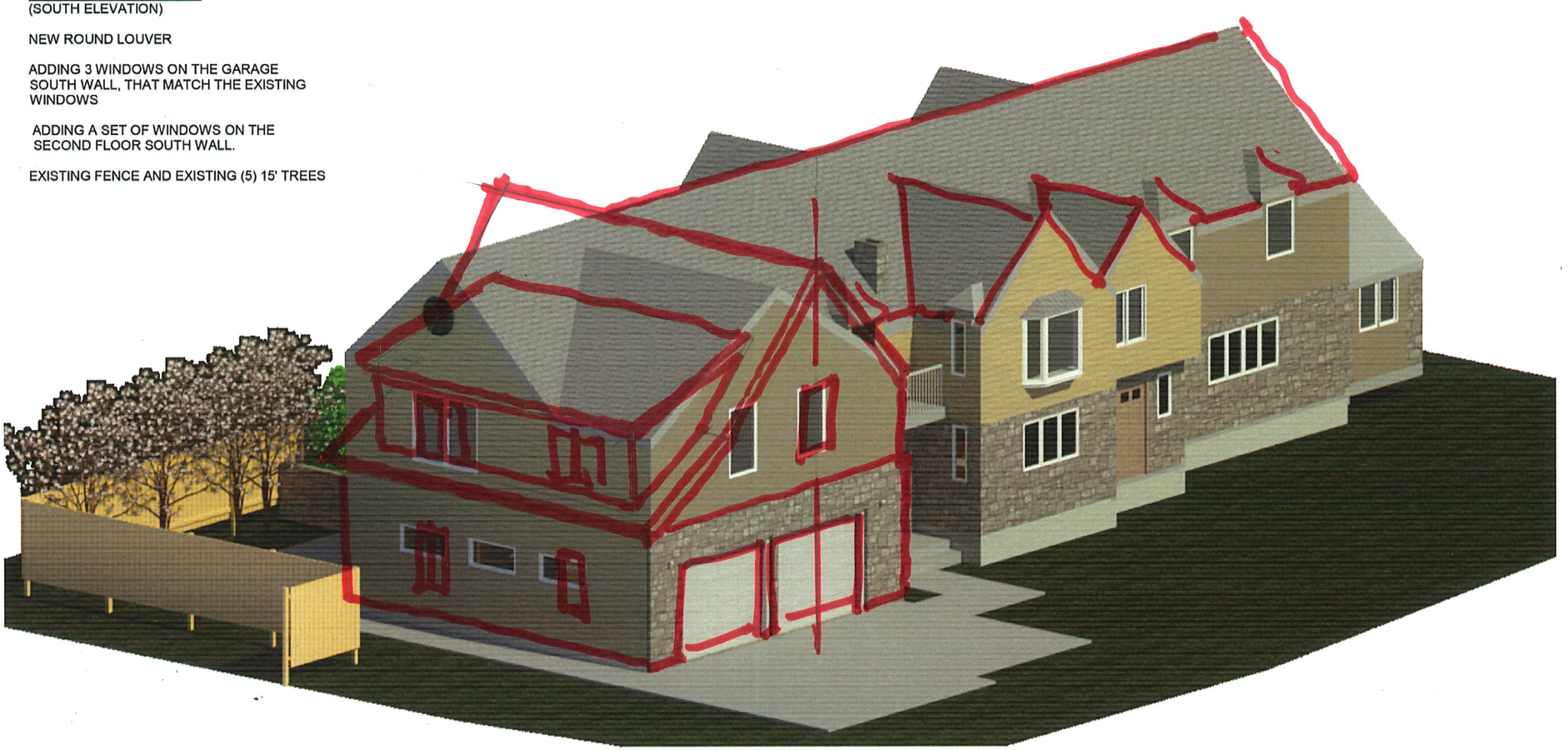
Project number	Project Number
Date	4-2-24
Drawn by	Author
Checked by	Checker

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

4/8/2024 8:42:59 PM

THIS RENDERING SHOWS:
(SOUTH ELEVATION)

- NEW ROUND LOUVER
- ADDING 3 WINDOWS ON THE GARAGE SOUTH WALL, THAT MATCH THE EXISTING WINDOWS
- ADDING A SET OF WINDOWS ON THE SECOND FLOOR SOUTH WALL.
- EXISTING FENCE AND EXISTING (5) 15' TREES



SOUTH (REAR YARD) / EAST (SIDE YARD)

N.T.S.

SDM Management Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

SOUTH WALL RENDERING

Project number	Project Number
Date	4-2-24
Drawn by	Author
Checked by	Checker

DTL-3

Scale

4/8/2024 8:43:01 PM

THIS RENDERING SHOWS:
(SOUTH AND WEST ELEVATION)

- NEW ROUND LOUVER
- ADDING 3 WINDOWS ON THE GARAGE SOUTH WALL, THAT MATCH THE EXISTING WINDOWS
- ADDING A SET OF WINDOWS ON THE SECOND FLOOR SOUTH WALL.
- ADDED 5 NEW 10'H TREES
- EXISTING FENCE AND EXISTING FIVE 15'H TREES
-
- EXISTING (14) 10'H THREES



WEST (SIDE YARD)/ SOUTH (REAR YARD)

N.T.S.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

WEST (SIDE) RENDERING

Project number	Project Number
Date	4-2-24
Drawn by	Author
Checked by	Checker

DTL-4

Scale

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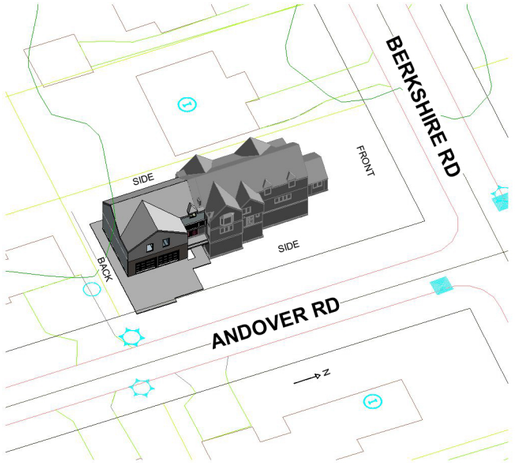
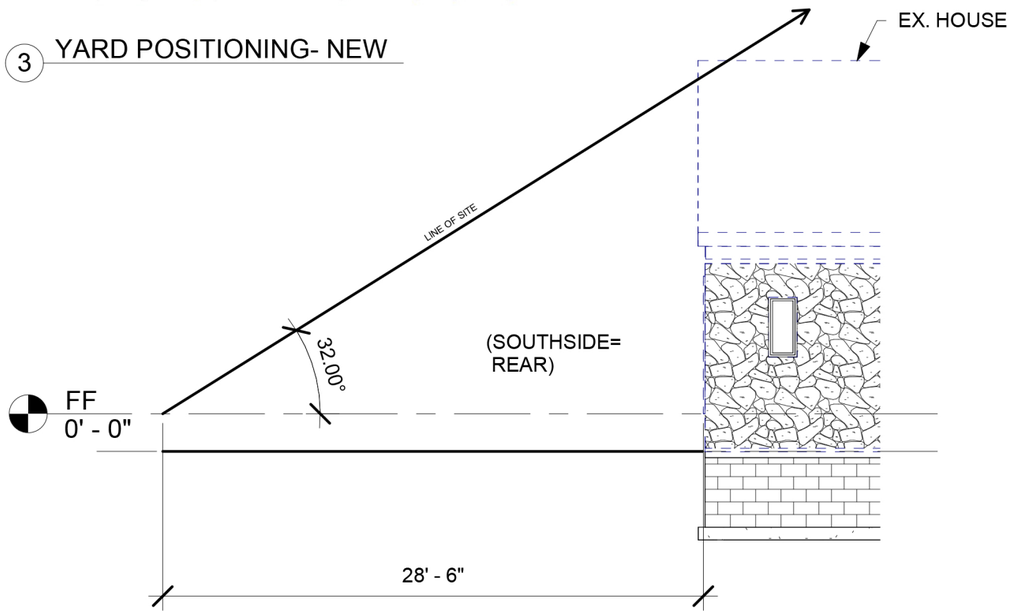
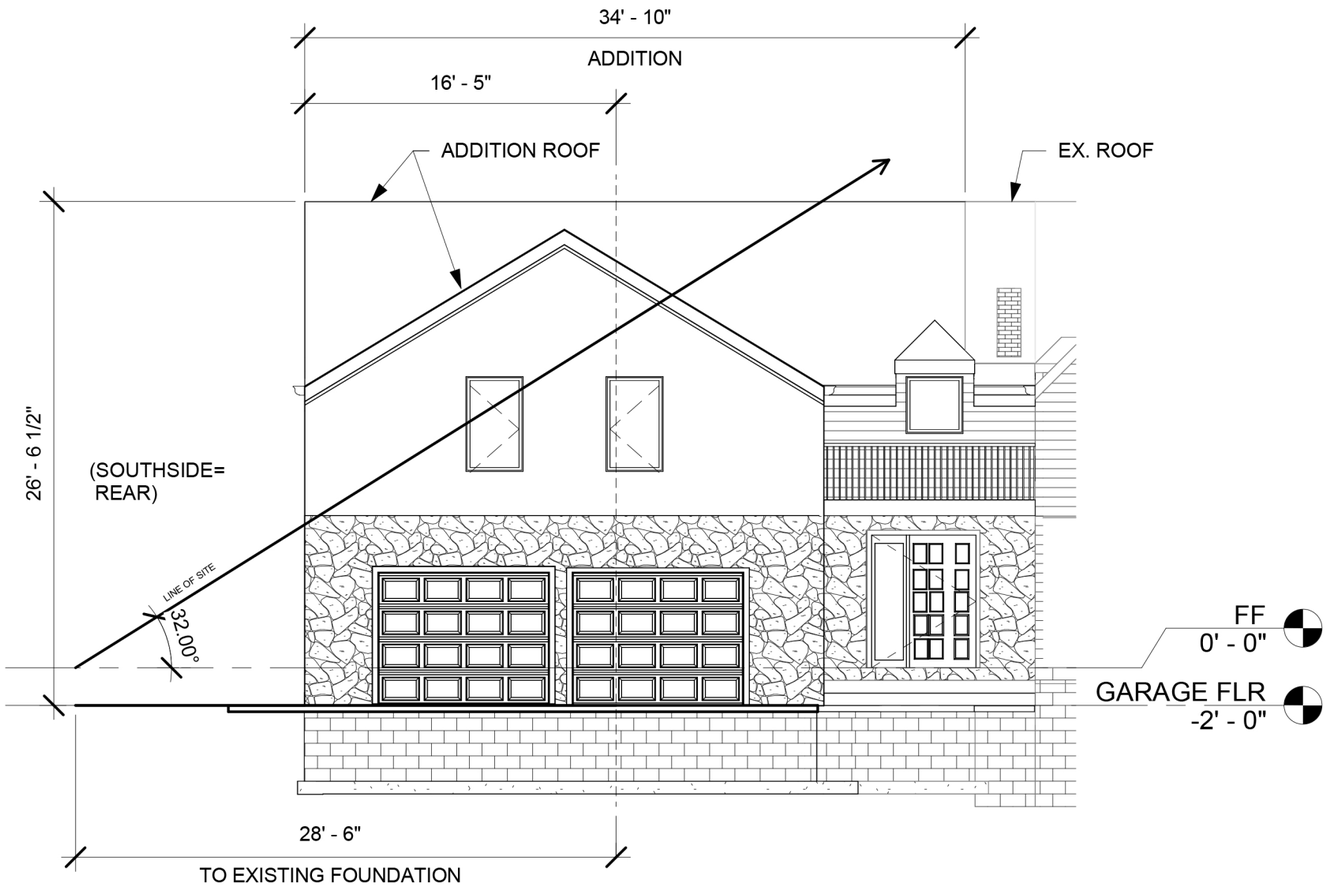


3 YARD POSITIONING- NEW



1 32 DEGREE LINE OF SIGHT- EXISTING
1/8" = 1'-0"



2 32 DEGREE LINE OF SIGHT- NEW
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.

Project number	Project Number
Date	4-2-24
Drawn by	Author
Checked by	Checker

DTL-1

Scale 1/8" = 1'-0"

4/8/2024 8:42:59 PM

THIS RENDERING SHOWS:
(SOUTH/ WEST ELEVATION)

- THE EXISTING TREELINE, ALONG WITH THE EXISTING FENCE, AND EXISTING STONE WALL ENCLOSING THE SIDE YARD.
- THE PROPOSED 10'H TREES TO COMPETE THE PRIVACY TREELINE AGAINST THE FENCE.
- NEW ROUND LOUVER
- ADDING 3 WINDOWS ON THE GARAGE SOUTH WALL
- TWO NEW MATCHING WINDOWS ON THE SECOND FLOOR ON THE WEST ELEVATION. ONE IN BATHROOM OTHER IN BEDROOM.
- ADDING A SET OF WINDOWS ON THE SECOND FLOOR SOUTH WALL.



SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

SITE LAYOUT RENDERING

Project number	Project Number	DTL-2
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	Scale

4/8/2024 8:43:00 PM

THIS RENDERING SHOWS:
(SOUTH ELEVATION)

- NEW ROUND LOUVER
- ADDING 3 WINDOWS ON THE GARAGE SOUTH WALL, THAT MATCH THE EXISTING WINDOWS
- ADDING A SET OF WINDOWS ON THE SECOND FLOOR SOUTH WALL.
- EXISTING FENCE AND EXISTING (5) 15' TREES



SOUTH (REAR YARD) / EAST (SIDE YARD)

N.T.S.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

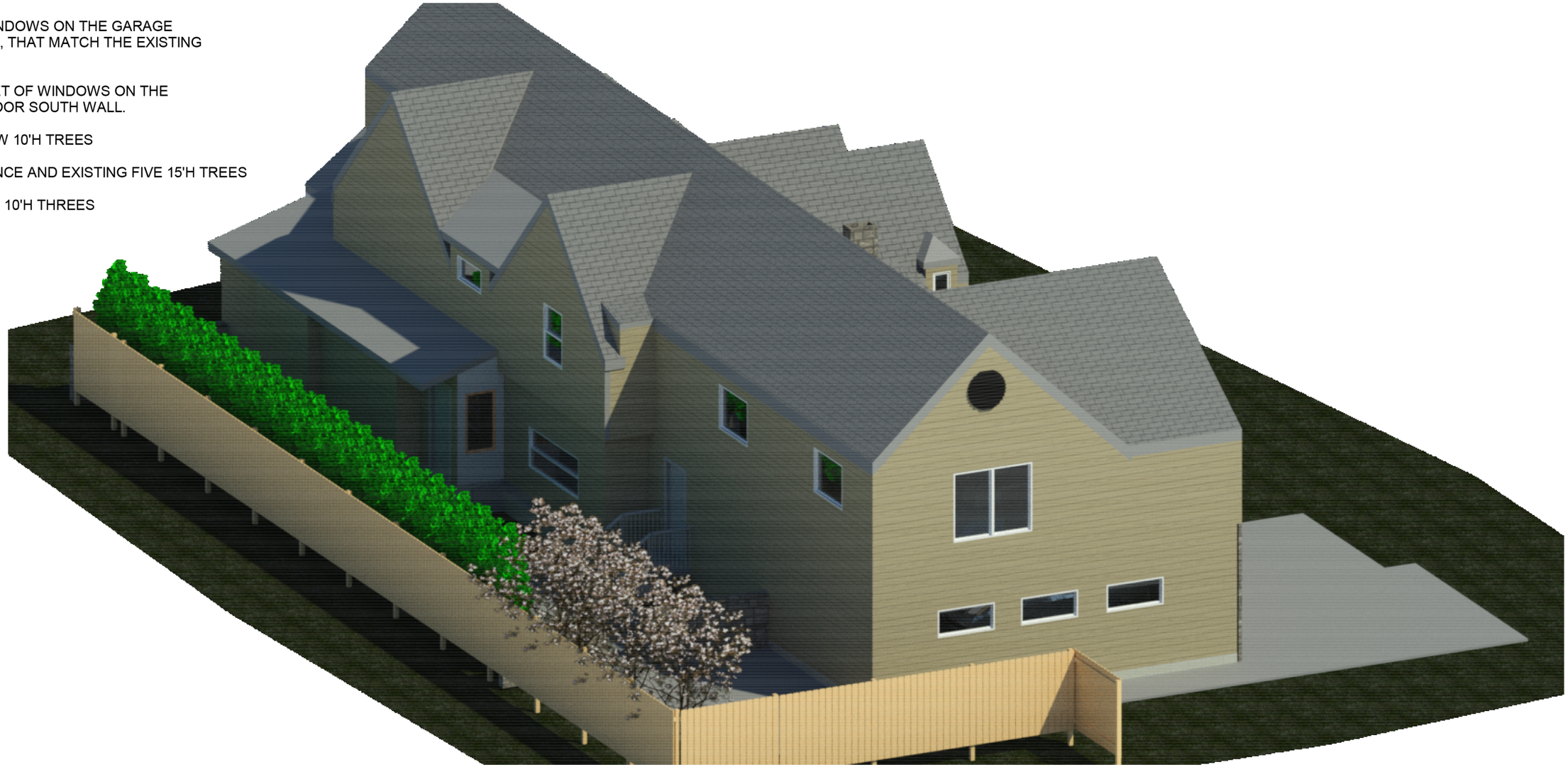
SOUTH WALL RENDERING

Project number	Project Number	DTL-3
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	Scale

4/8/2024 8:43:01 PM

THIS RENDERING SHOWS:
(SOUTH AND WEST ELEVATION)

- NEW ROUND LOUVER
- ADDING 3 WINDOWS ON THE GARAGE SOUTH WALL, THAT MATCH THE EXISTING WINDOWS
- ADDING A SET OF WINDOWS ON THE SECOND FLOOR SOUTH WALL.
- ADDED 5 NEW 10'H TREES
- EXISTING FENCE AND EXISTING FIVE 15'H TREES
-
- EXISTING (14) 10'H THREES



WEST (SIDE YARD)/ SOUTH (REAR YARD)

N.T.S.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

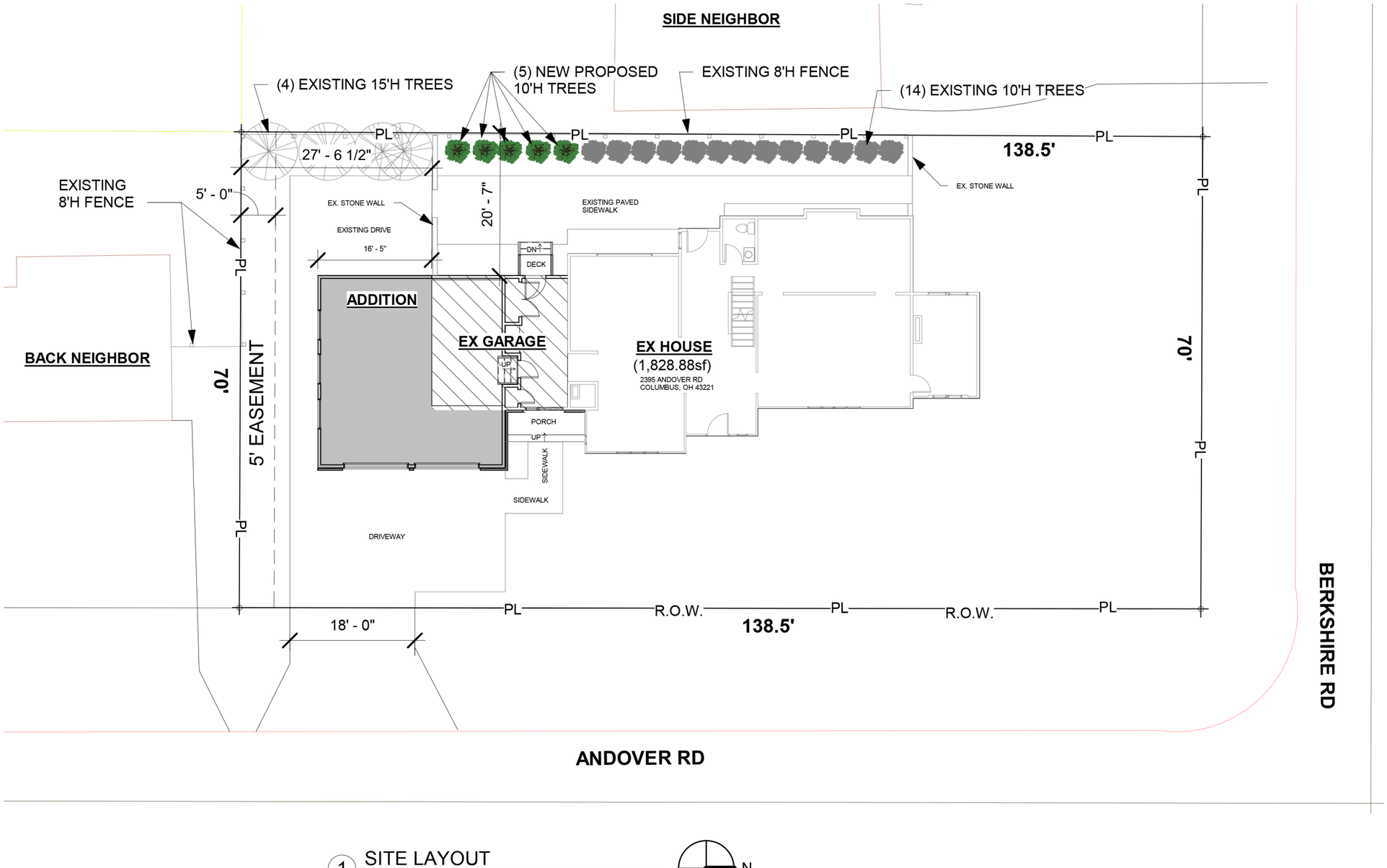
WEST (SIDE) RENDERING

Project number	Project Number	DTL-4
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	Scale

4/8/2024 8:43:01 PM

THIS PLAN SHOWS:

- THE EXISTING TREELINE, ALONG WITH THE EXISTING FENCE, AND EXISTING STONE WALL ENCLOSING THE SIDE YARD.
- THE PROPOSED 10'H TREES TO COMPETE THE PRIVACY TREELINE AGAINST THE FENCE.



1 SITE LAYOUT
1/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

SITE LAYOUT

Project number	Project Number	SL101
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

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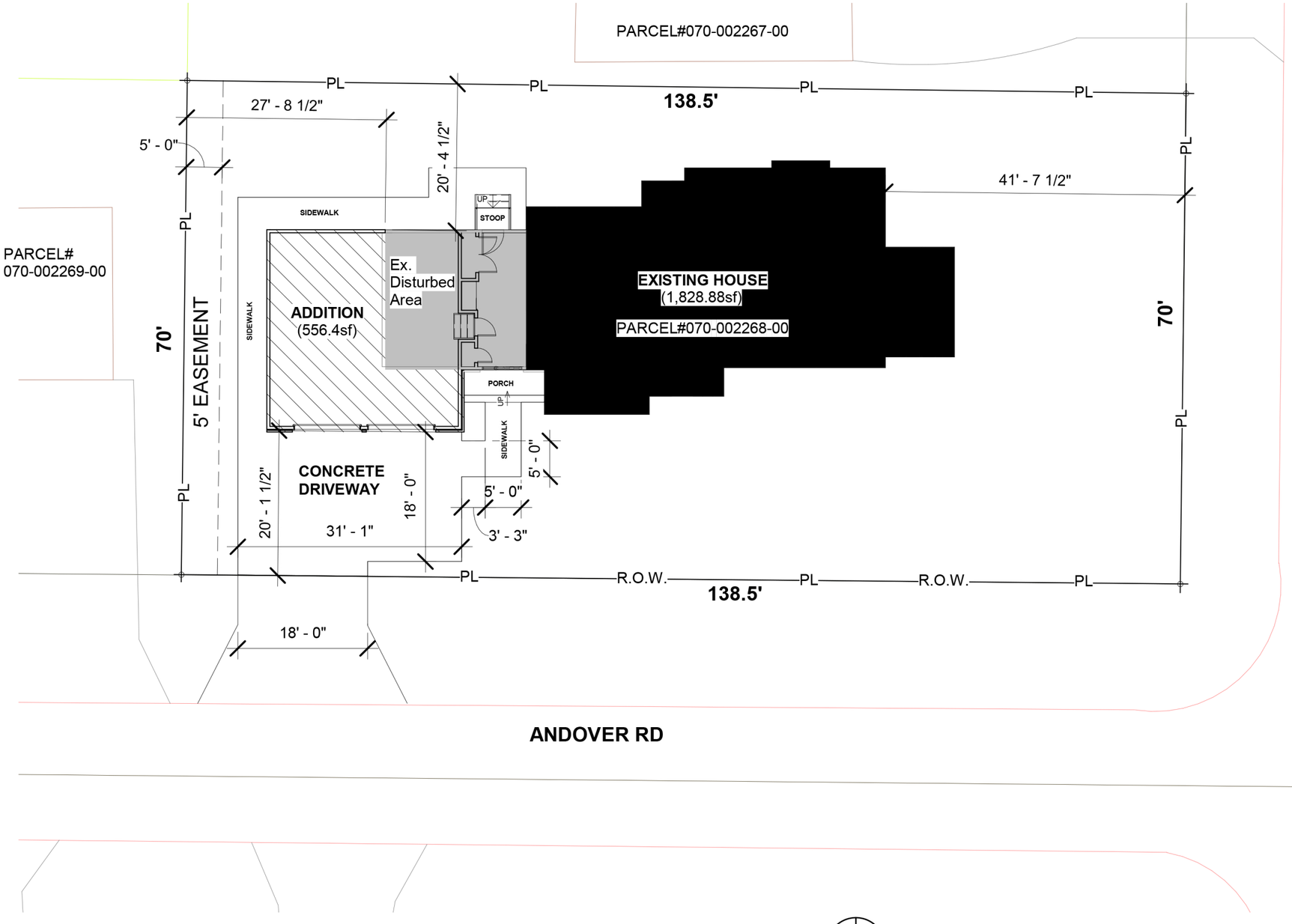


1 SITE PLAN
1/16" = 1'-0"

N

SITE DATA TABLE

OWNER:	CHARLES & ALYSON MACKEY
ADDRESS:	2395 ANDOVER RD, COLUMBUS, OH 43221
ZONING DISTRICT:	R-1C /ONE-FAMILY DWLG ON PLATTED LOT
TOTAL SITE AREA:	9,583.2SF (0.22 ACRES) 29%= 2,779.13SF max Bldg coverage area 50%= 4,791.60SF max dev, coverage area
EX. BUILDING COVERAGE AREA:	1,828.88SF
ADDITION BUILDING COVERAGE AREA:	556.40SF
TOTAL BUILDING COVERAGE AREA=	**2,385SF**
EX. DEVELOPED COVERAGE AREA:	3,950SF
ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

SITE PLAN

Project number	Project Number	SP100
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

4/8/2024 11:08:18 PM

From:	City of Upper Arlington, Ohio
To:	Justin Milam
Subject:	Message received about 2395 ANDOVER RD
Date:	Tuesday, April 9, 2024 3:34:34 PM

Organization Logo

City of Upper Arlington, Ohio

Charles Mackey commented on Board of Zoning & Planning Review:

Message:

"Hi Justin. Please see comments below in regards to the 3 items you reached out. In addition, I added a new drawing labeled "Set for 4-10-24" in the "Other Information to support the application or requested by Staff" section. This helps address some of the questions posed. The Board requested that you look at: *Adding windows or other detail (horizontal trim board?) on the south and west elevations Response: Added Windows on both the south and west walls. See attached plans labeled "Set for 4-10-24" *Look at any new or replacement fencing and landscaping in your rear yard area Response: Added the existing fencing, and the existing trees to the Site Layout plan. Also, added 5 new 10'H trees to cover the treelined gap against the fence of the side yard. In addition, the backyard (Southside) does have an existing fence, but it does not go all the way down the driveway. The neighbors ("backyard neighbors") are close acquaintances, and travel back and forth quite frequently, and would prefer not to disrupt the path traveled with the disruption of a fence going all the way down the driveway if possible. *Look to potentially reduce the projection amount into the rear yard profile. Response: We looked at this, and the Addition footprint is based on a min two car garage needed for vehicles having enough space between the two, to maneuver around. Also, having space in front of the landing of the stairs leading into the house from the garage. In addition, incorporating the height with the existing heights and roof slopes we were left with angled slopes that in some spots would be under the 6'8 requirement and limited the livable space on the second-floor addition. So, extending out 16'-5" from the existing Garage gave us the minimum projection to accomplish

	just what we needed to be functional in each assigned spatial designation. "
Where:	2395 ANDOVER RD
Type:	Variance Application
Number:	24-658

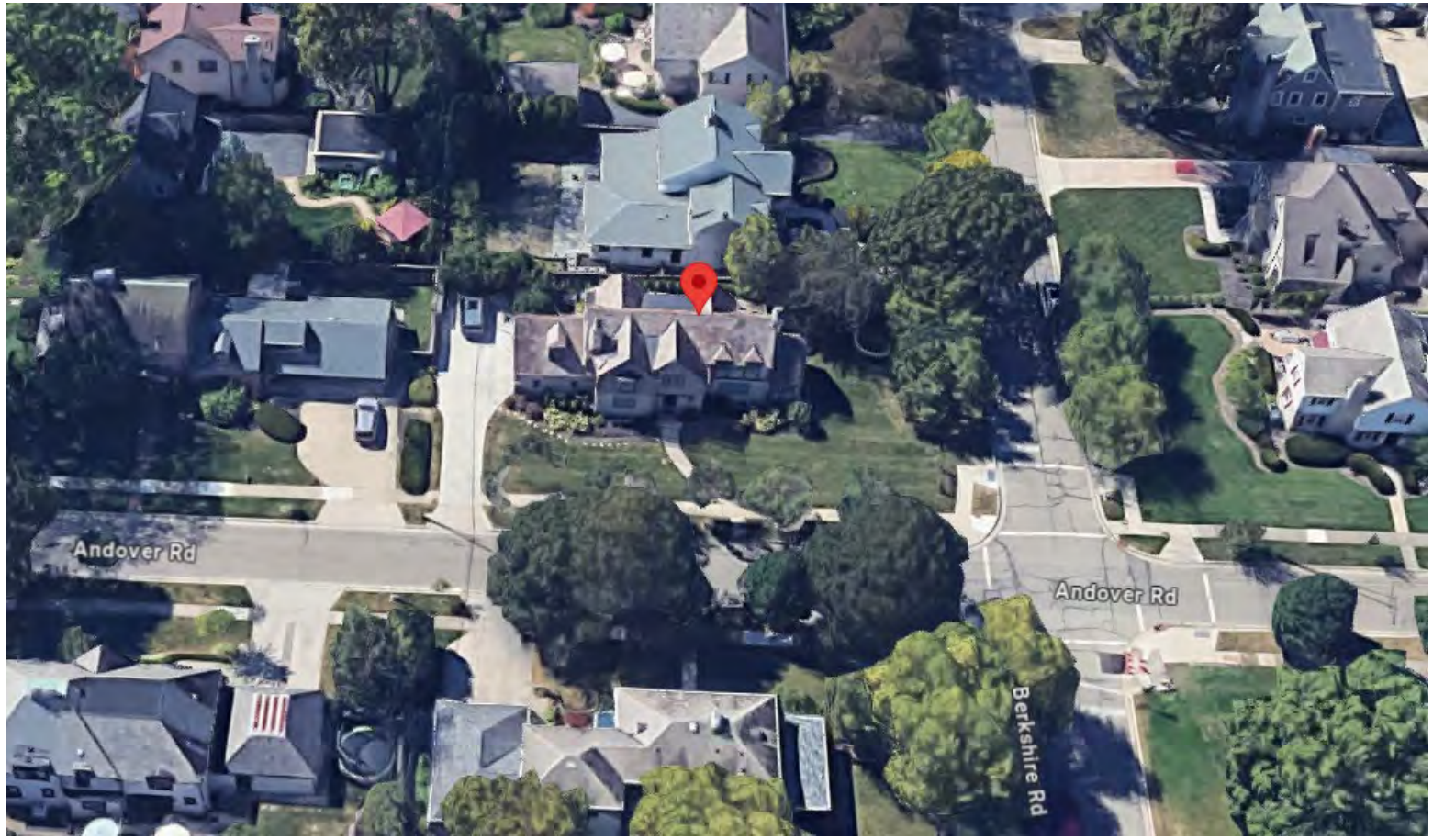
View Details

Powered by OpenGov

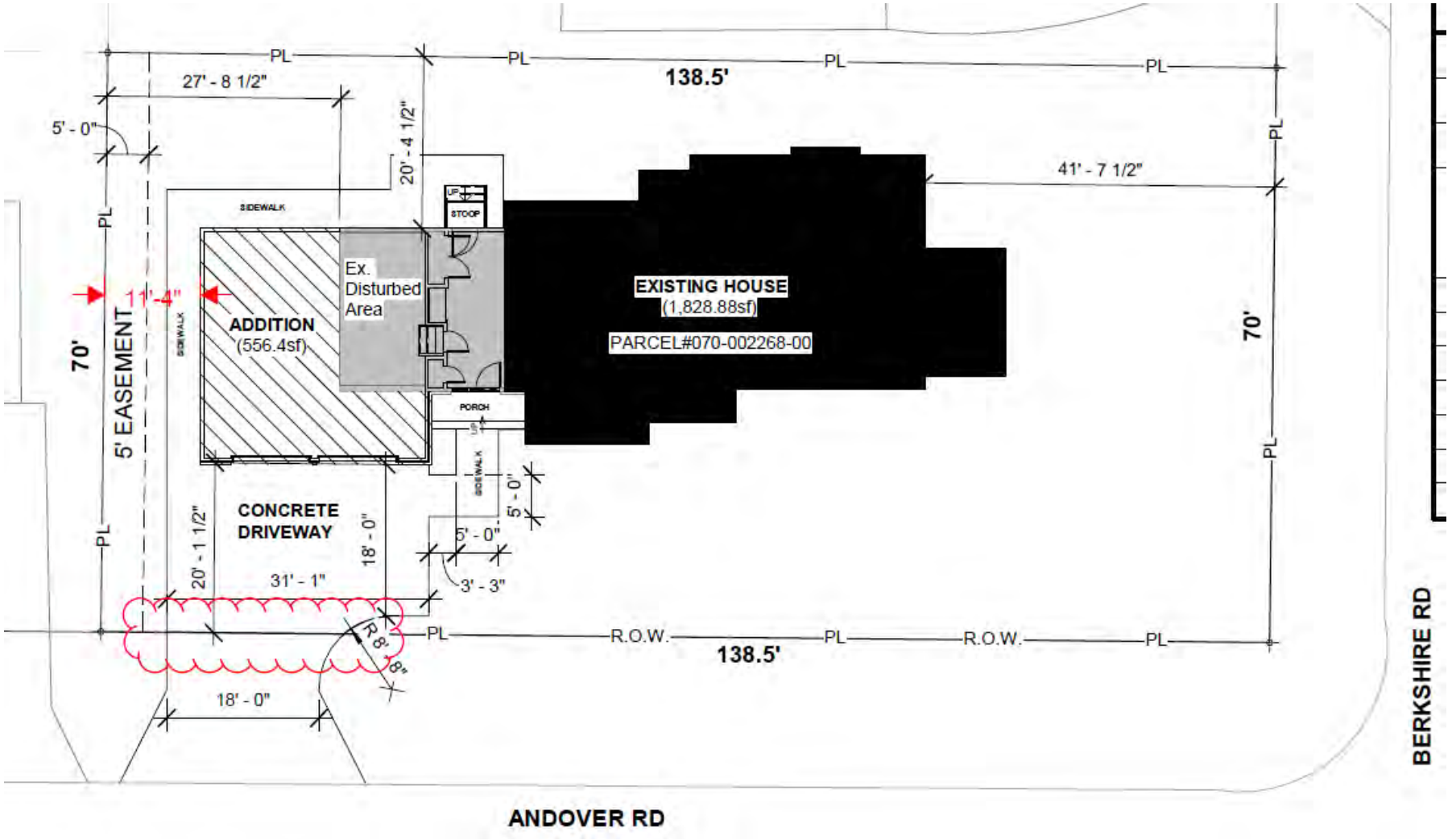
2395 Andover Road

BZAP Staff Report Pictures

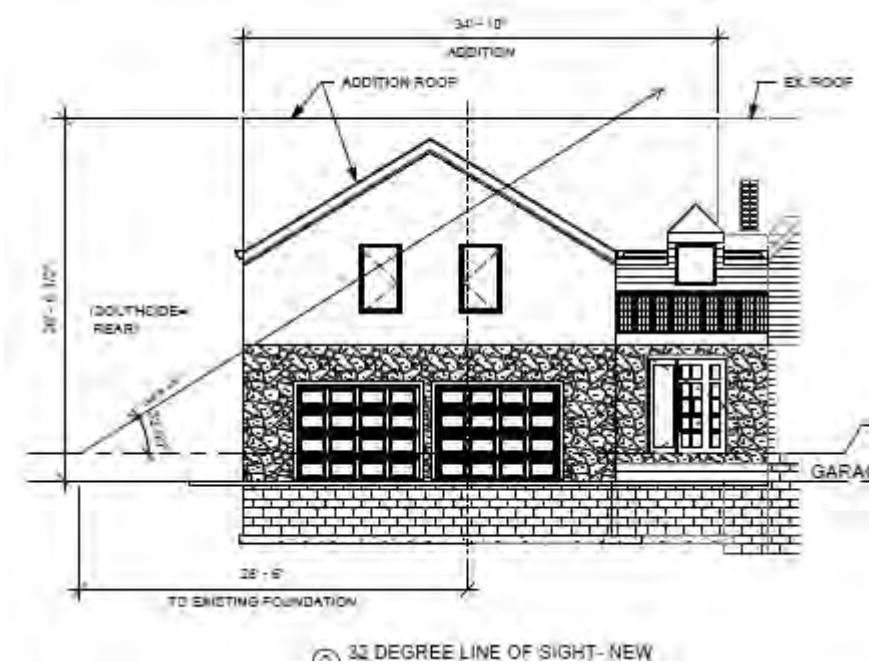
Google Maps ® Aerial – Looking West



Proposed Site Plan



Proposed Elevations





Existing View from Andover Road





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 20, 2024

Subject: 2395 Andover Road (VAR-16-24) - To allow a two-story addition to project up to 17 feet into the rear yard profile, continuing the existing roofline.

Site Description/History

The subject property, 2395 Andover Road, is located at the southwest corner of Berkshire and Andover Roads and is zoned R-1c, One-Family Residence District. It has 70 feet of frontage with a 40-foot building setback line along Berkshire Road and 138.5 feet of frontage along Andover Road with a 20-foot building setback line. It is identified as Lot #19 in the Upper Arlington subdivision from 1925. A two-story stone and siding home is located along both setback lines; a two-car, side-load attached garage and driveway are located along the south side of the property. Several mature trees are located in the Berkshire Road front yard and along the west property line. A six-foot tall wood fence is located along the west property line and continues along a portion of the rear property line, where there are overhead wires. The home was built in 1947 and purchased by the applicant in May 2020. It is designated as a Contributing Structure in the Historic District.

Proposal

The proposal includes the demolition of the existing attached garage and second floor office on the south side of the home, and the construction of a larger two-story garage addition. The addition would re-orient the garage to a front-load and keep it as a two-car attached garage. A new first-floor mudroom would be added between the garage and the existing residence. Overall the addition adds 16 feet of depth to the home, is located along the Andover Road setback line, and is 12 feet from the rear property line and 20 feet from the west side property line. On the second floor is a new primary bedroom, bathroom, laundry and office. The addition is 24'-7" tall and includes stucco and stone on the front elevation, and vinyl siding on the side and rear. The highest ridge of the home would be continued directly south, while the front part of the second floor section would have a gable roof that slopes away from rear property line. The addition would be adjacent to the southern neighbor's garage, more than 20 feet away. All coverage ratios are compliant with City standards.

Zoning Code Requirements

- To allow a two-story addition to encroach up to 17 feet into the rear yard profile (Article 5.02).

For properties in the neighborhood that utilize Andover Road for access, a significant majority of them do not have any type of habitable space located above their attached garage. The Board did grant a rear profile variance for 2444 Andover Road (10'-8" in 2004) and 1974 Collingswood Road (unknown, 1944).

Alternatives

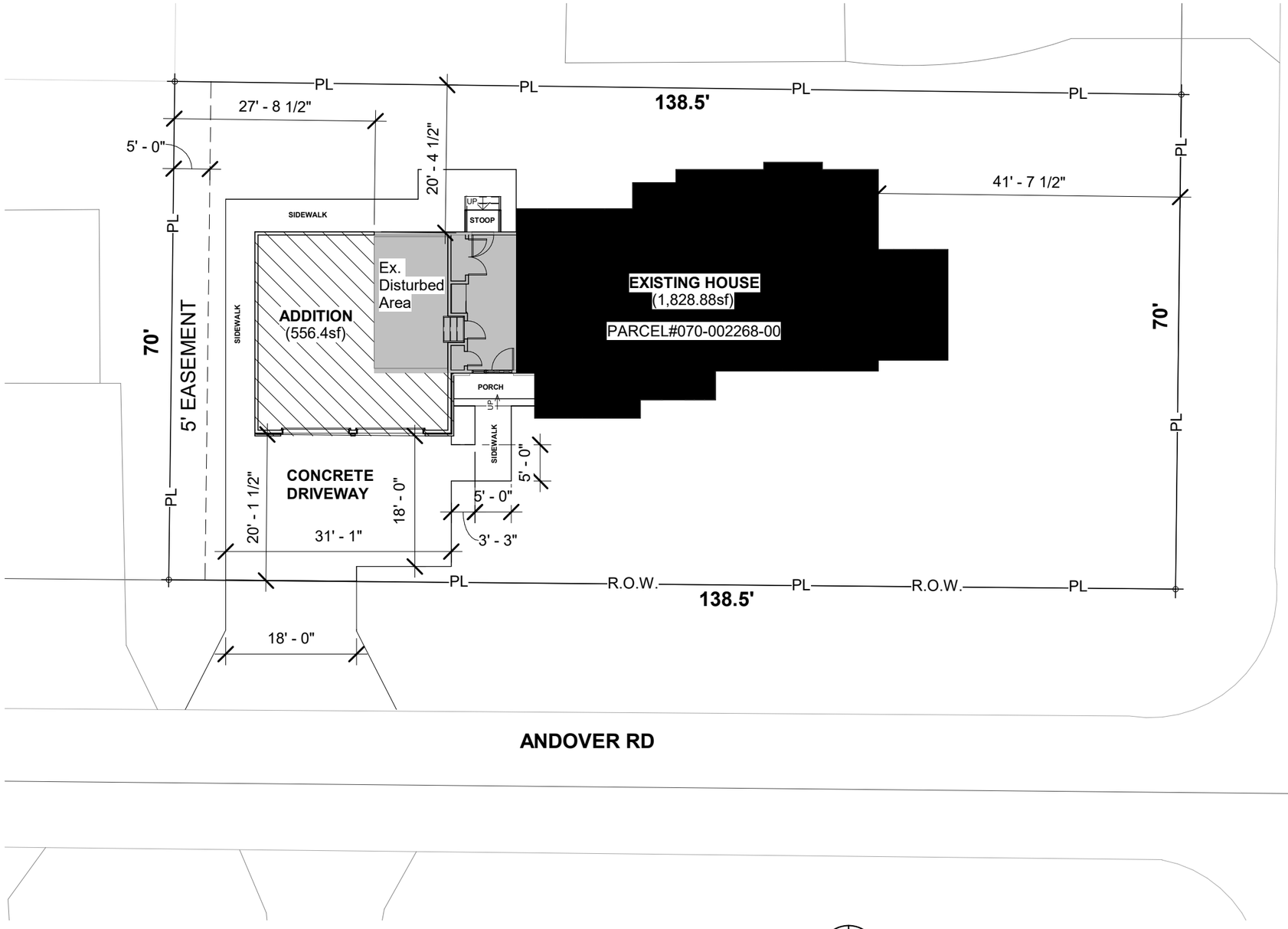
The applicant has explored other design alternatives to avoid a potential variance application. However, any second-floor space would require a variance because of the proximity to the rear property line. If the proposed roof were altered to match the front portion, it would reduce the rear yard projection by almost ten feet, but would result in an additional 30 square feet of lost space.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed with the applicant. Since the application was submitted, the applicant eliminated a driveway width variance and provided a clearer rear yard profile diagram. As noted above, there are very few instances of habitable spaces above attached garages in the neighborhood. Staff understands the desire to take advantage of this space, and it is very well-designed, but it may be out of character with the area. A 17-foot rear yard projection is one of the higher requests reviewed by the Board, even for a corner lot. However, any adjustment would result in a loss of interior space for the primary bedroom. Should the Board choose to support this application, Staff would recommend that Finding #4 (character of the neighborhood) be considered.

Attachments

1.	BZAP Staff Report Pics - 2395 Andover Road
2.	2395 Andover Rd - revised plans 03.15.24
3.	2395 Andover Rd Variance App



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

N

SITE DATA TABLE	
OWNER:	CHARLES & ALYSON MACKEY
ADDRESS:	2395 ANDOVER RD, COLUMBUS, OH 43221
ZONING DISTRICT:	R-1C /ONE-FAMILY DWLG ON PLATTED LOT
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EX. BUILDING COVERAGE AREA:	1,828.88SF
ADDITION BUILDING COVERAGE AREA:	556.40SF
TOTAL BUILDING COVERAGE AREA=	**2,385SF**
EX. DEVELOPED COVERAGE AREA:	3,950SF
ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

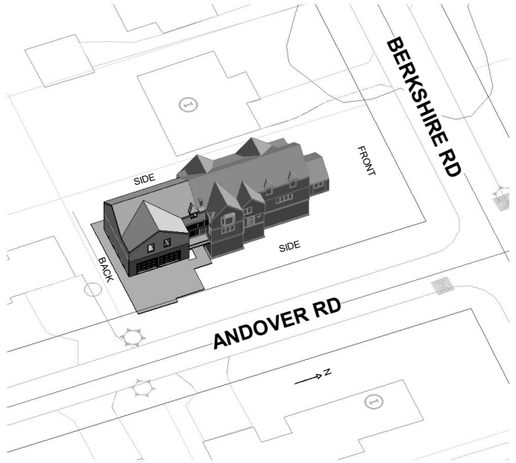
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

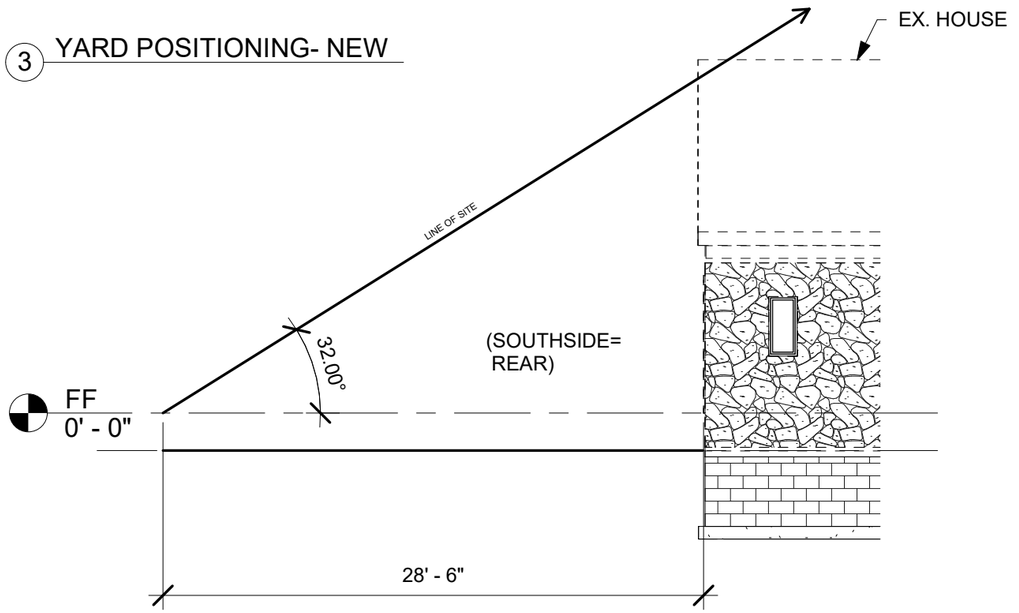
SITE PLAN

Project number	Project Number	SP100
Date	3-14-23	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

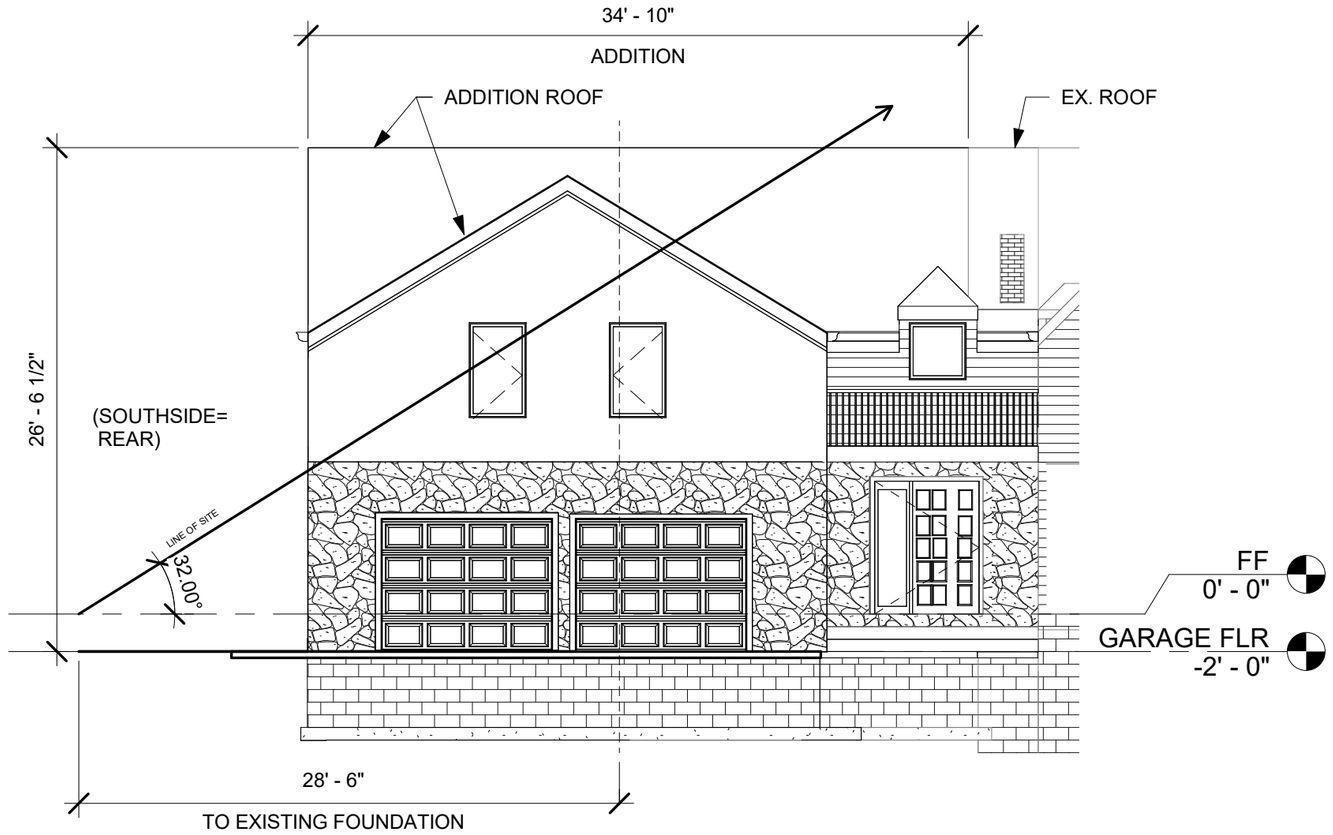
3/14/2024 3:59:36 PM



3 YARD POSITIONING- NEW



1 32 DEGREE LINE OF SIGHT- EXISTING
1/8" = 1'-0"



2 32 DEGREE LINE OF SIGHT- NEW
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.

Project number	Project Number	DTL-1
Date	3-14-23	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

3/14/2024 4:41:55 PM

24-658

Variance Application

Status: Active

Submitted On: 2/20/2024

Primary Location

2395 ANDOVER RD
UPPER ARLINGTON, OH
43221

Owner

Charles and Alyson Mackey
Andover Rd 2395 Andover Rd
Columbus, OH 43221

Applicant

Charles Mackey
614-296-9925
cmackey78@hotmail.com
2395 Andover Rd
Columbus, OH 43221

BZAP Information

BZAP Case #

VAR-16-24

Status

Pending

BZAP Determination Date

03/20/2024

Vote Tally

Primary Variance

Rear yard profile

Findings of Fact for Approval/Denial

Variance Request

To allow an addition to project up to 7'-4" into the rear yard profile.

BZAP conditions

Variance Information

Describe Variance Request

Garage addition for mudroom and 2nd floor expansion over the garage

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 only special condition is the line of sight for our neighbor.

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

None that we are aware of. There are constantly renovations being done in our area for additions and tear downs to make older spaces more funtional.

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

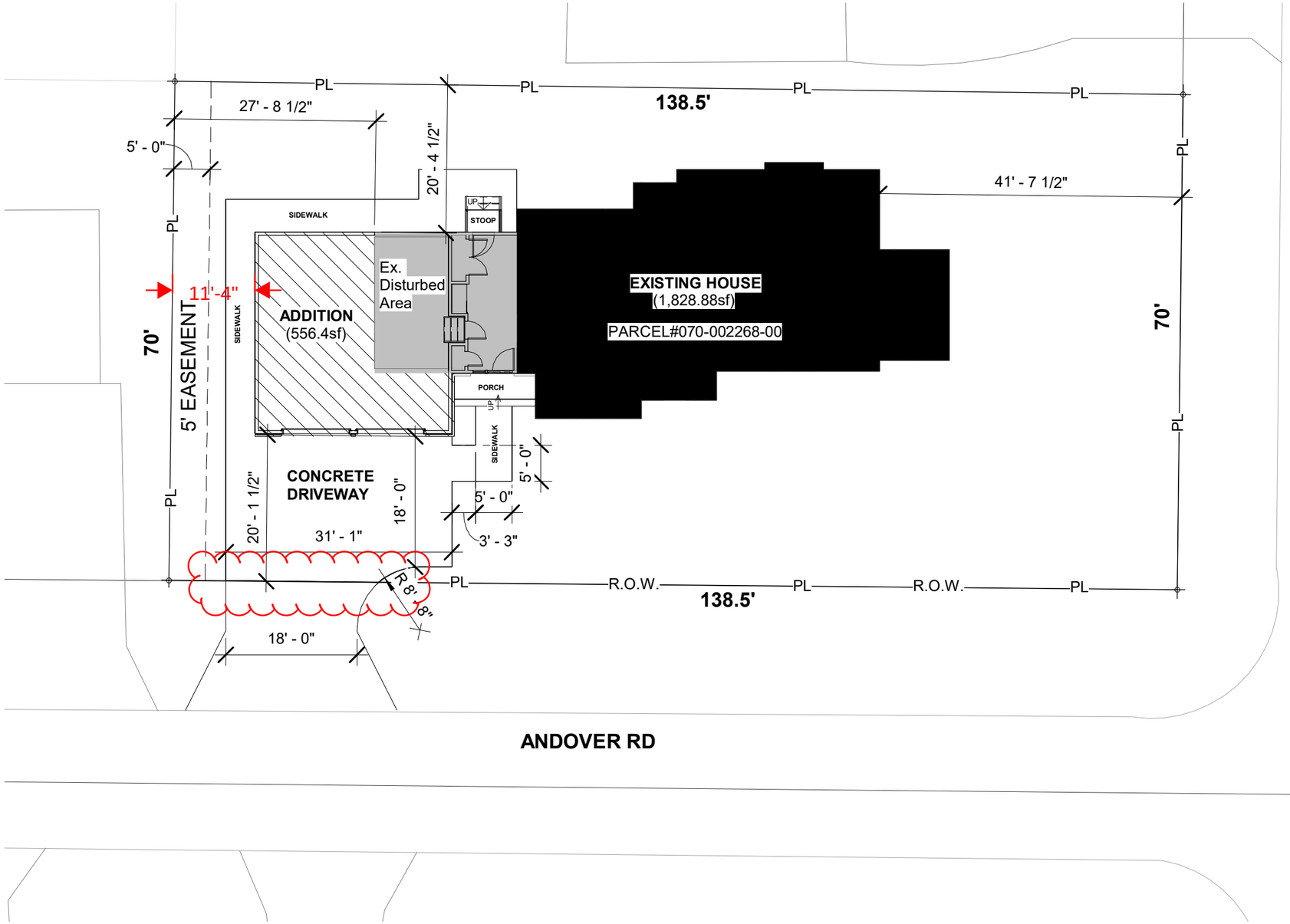
No, we will be leveraging existing driveway space for the garage addition so the garage doors face the street,similar to the other homes. Great care would be taken to make the addition match the existing home, including using existing shingles mixed with new shingles and existing stone mortar.

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, there is no other exising space on the property to add functional space to make a true 2 car garage, mud room and laundy room.

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

Yes, this addition will make the property more valuable by adding square footage for additional garage, liviable and functional space



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

N

SITE DATA TABLE

OWNER:	CHARLES & ALYSON MACKEY
ADDRESS:	2395 ANDOVER RD, COLUMBUS, OH 43221
ZONING DISTRICT:	R-1C /ONE-FAMILY DWLG ON PLATTED LOT
TOTAL SITE AREA:	9,583.2SF (0.22 ACRES) 29%= 2,779.13SF max Bldg coverage area 50%= 4,791.60SF max dev, coverage area
EX. BUILDING COVERAGE AREA:	1,828.88SF
ADDITION BUILDING COVERAGE AREA:	556.40SF
TOTAL BUILDING COVERAGE AREA=	**2,385SF**
EX. DEVELOPED COVERAGE AREA:	3,950SF
ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

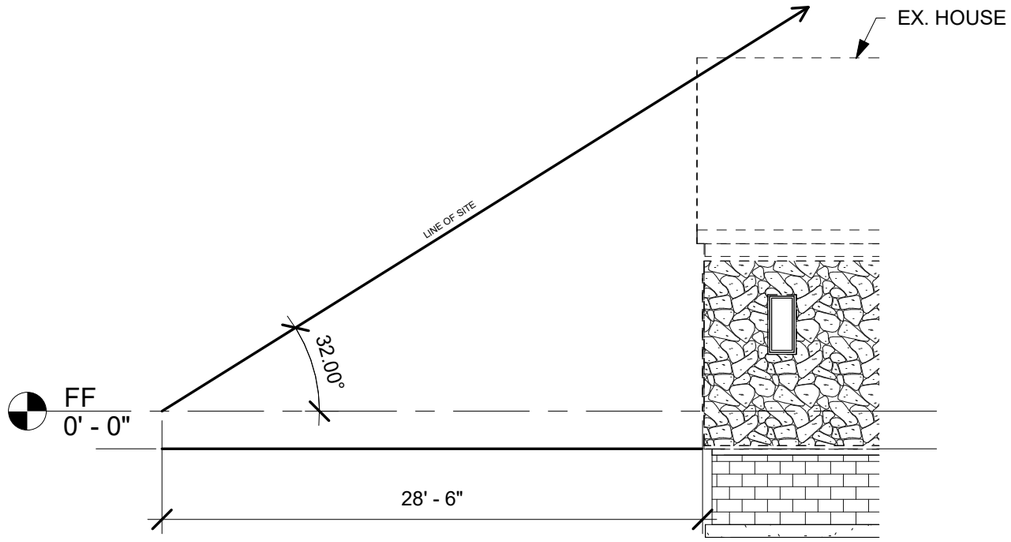
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

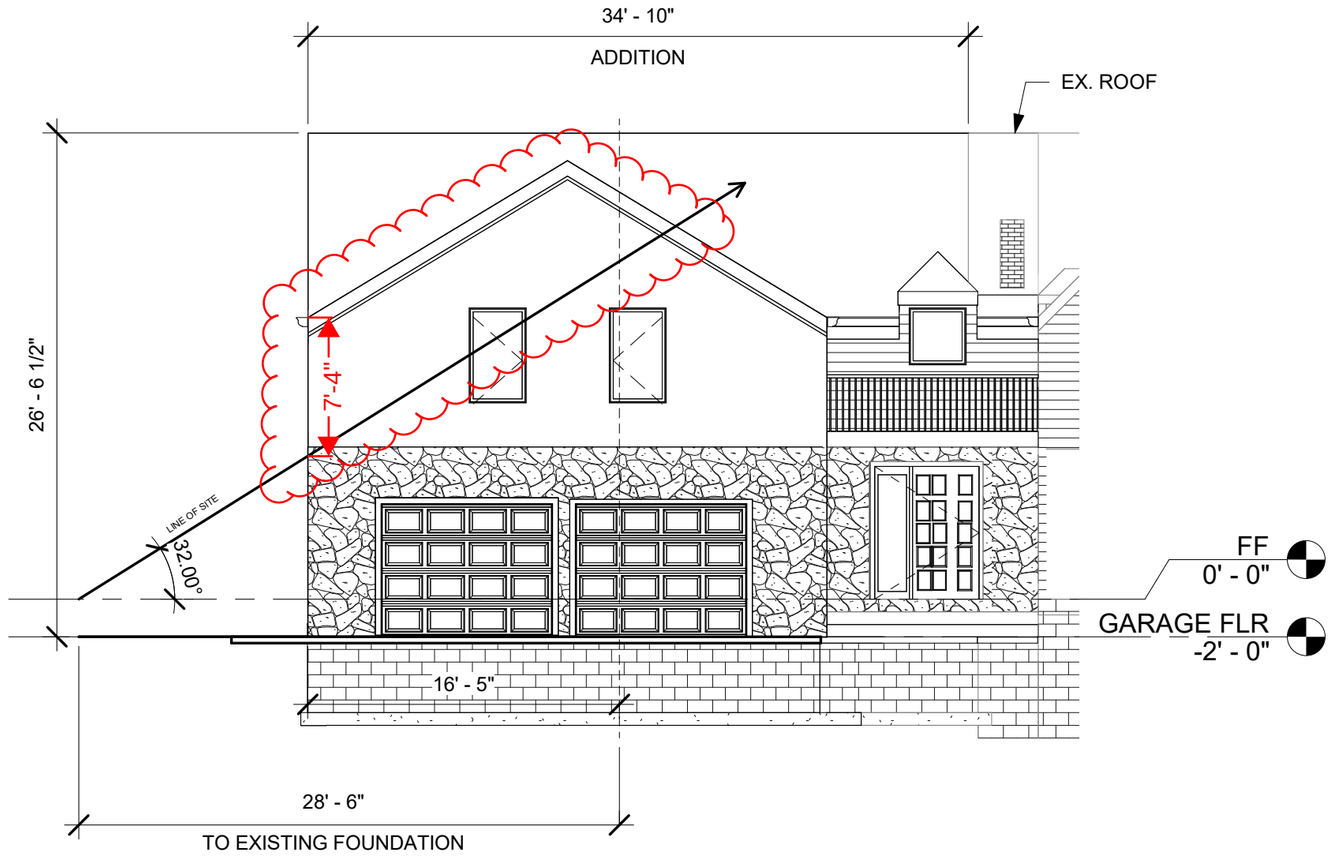
SITE PLAN

Project number	Project Number	SP100
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

12/13/2023 12:02:39 PM



1 32 DEGREE LINE OF SIGHT- EXISTING
1/8" = 1'-0"



2 32 DEGREE LINE OF SIGHT- NEW
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.

Project number	Project Number	DTL-1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

1/8/2024 2:01:45 PM

2395 ANDOVER RD



RENDERING WITH ADDITION

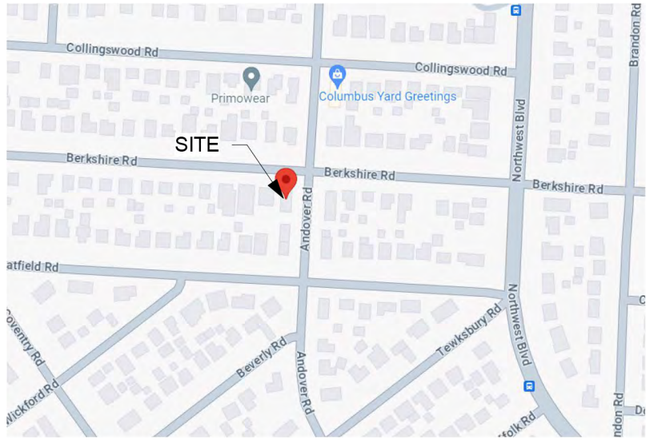
INDEX of DRAWINGS:	
Sheet	**Description**
CS100	COVER SHEET
SP100	SITE PLAN
A100.1	EXISTING FIRST FLOOR
A100.2	EXISTING SECOND FLOOR
A101.0	FOUNDATION PLAN
A102.1	FIRST FLOOR
A102.2	SECOND FLOOR
A102.3	ENLARGED PLANS
A103.0	ELEVATIONS
A103.1	ELEVATIONS
A103.2	BUILDING SECTIONS
A103.3	BUILDING SECTIONS
A103.4	BUILDING SECTIONS
A103.5	BUILDING SECTION/ DETAILS
A103.6	2nd FLR FRAMING/ WALL SEC.
A104.0	ROOF FRAMING PLAN
A104.1	RAFTER/ WINDOW EGRESS



VICINITY MAP

OHIO UTILITIES PROTECTION SERVICE
48 HOURS PRIOR TO DIGGING
CALL 800-362-2764 or 8-1-1

PROPERTY INFO:	
OWNERS:	CHARLES C & ALYSON MACKEY
ADDRESS:	2395 Andover Rd Columbus, OH 43221
EXISTING BUILD SQFT	3,022
PARCEL NUMBER	070-002268-00
ACRES	.22



SITE MAP

SDM Properties LLC

2395 ANDOVER RD

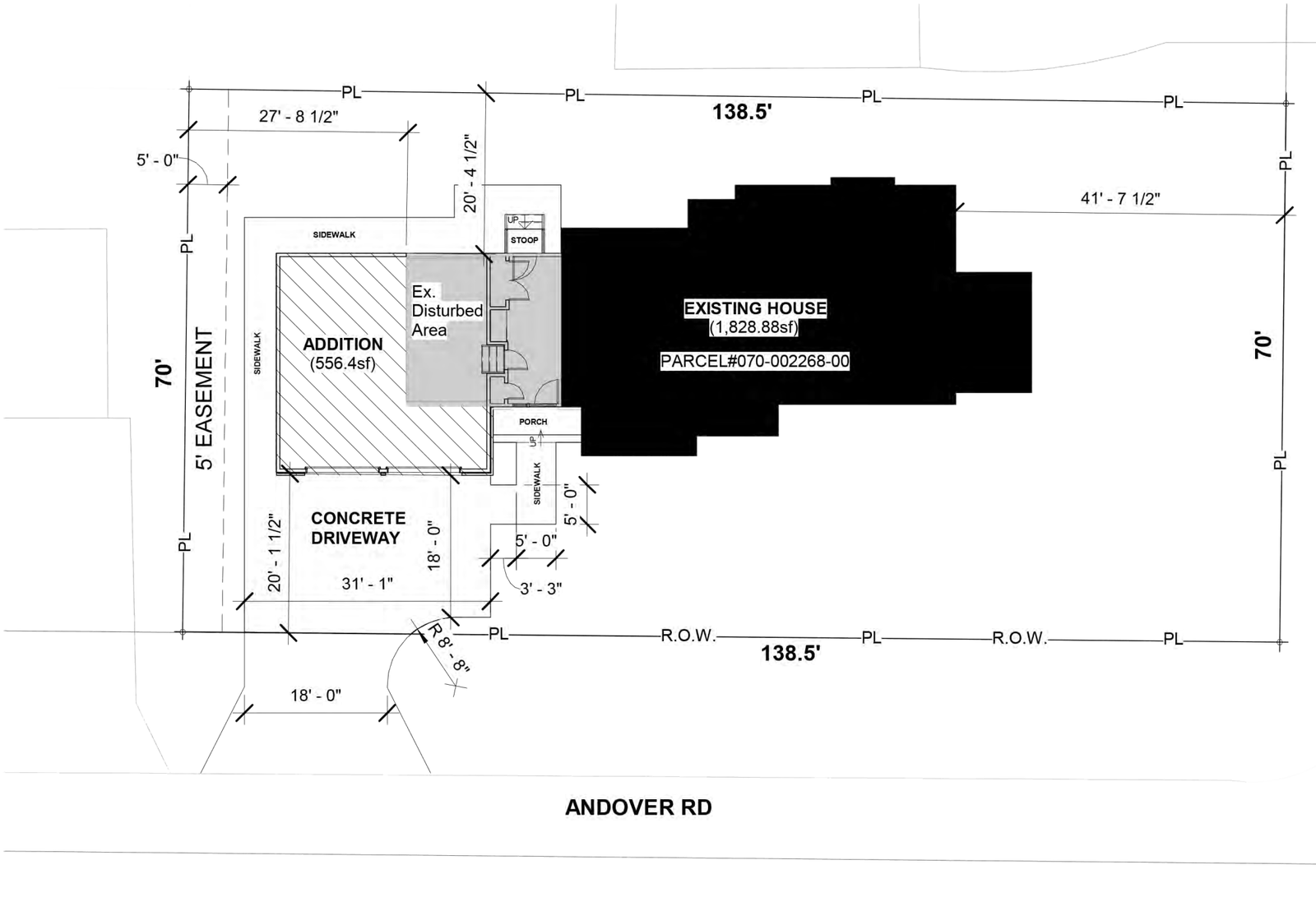
COLUMBUS, OH 43221

No.	Description	Date

COVER SHEET

Project number	Project Number	CS100
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale

12/13/2023 12:09:18 PM



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

N

SITE DATA TABLE

OWNER:	CHARLES & ALYSON MACKEY
ADDRESS:	2395 ANDOVER RD, COLUMBUS, OH 43221
ZONING DISTRICT:	R-1C /ONE-FAMILY DWLG ON PLATTED LOT
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ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

SITE PLAN

Project number	Project Number	SP100
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

12/13/2023 12:02:39 PM

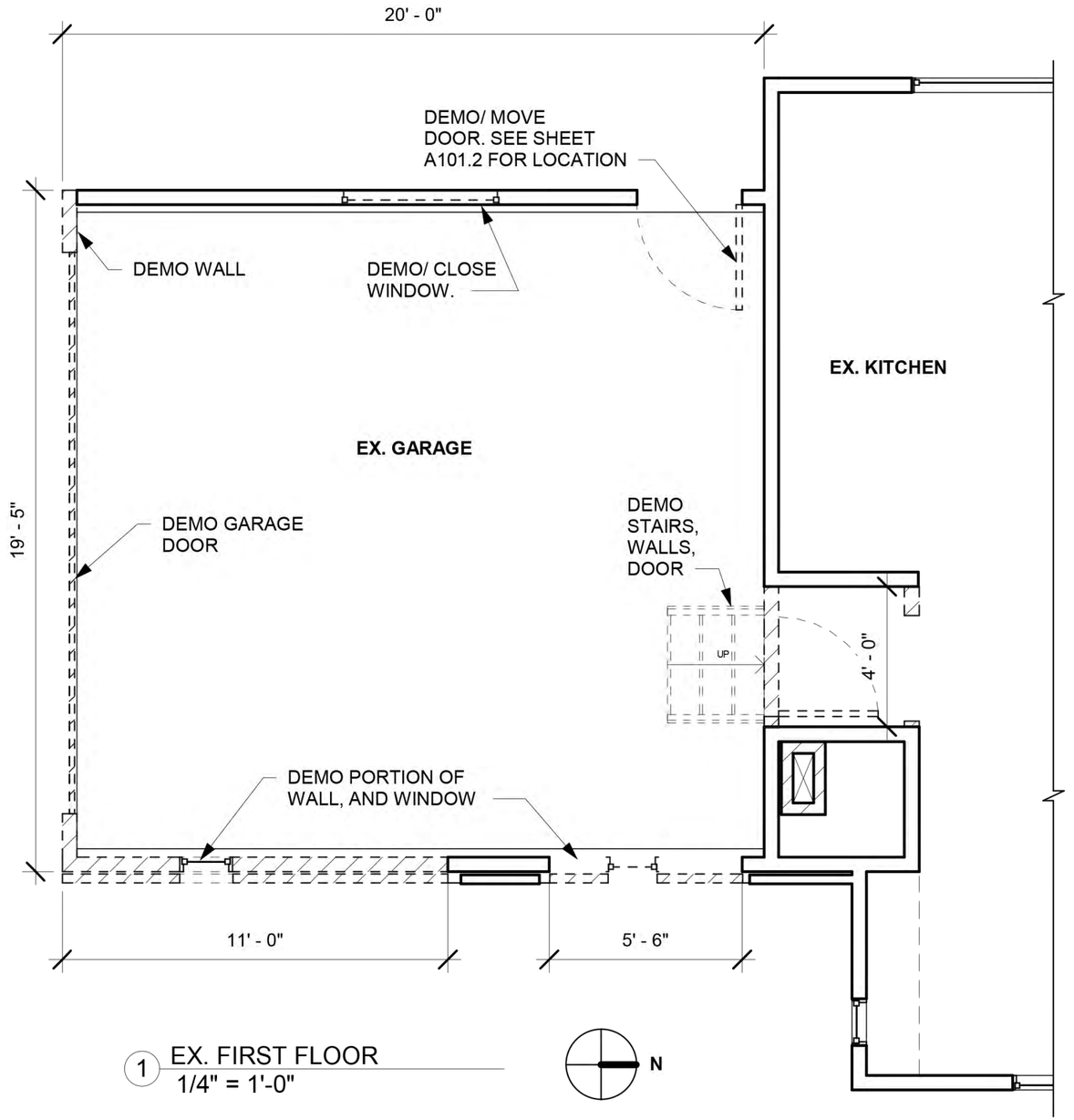
BUILDING DESIGN LOADS:

FOOTING SIZE **BASED** ON 1500 PSI SOIL BEARING

FLOORS:	40 PSF LIVE LOAD 10 PSF DEAD LOAD 50 PSF TOTAL LOAD
ROOFS:	(ROOF) 25 PSF LIVE LOAD (ROOF) 10 PSF DEAD LOAD (CEILING) 10 PSF DEAD LOAD 45 PSF TOTAL LOAD
WIND LOADS:	90 M.P.H. DESIGNS



EXISTING HOUSE



1 EX. FIRST FLOOR
1/4" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

EXISTING FIRST FLOOR

Project number	Project Number	A100.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

12/13/2023 12:02:32 PM

TABLE 1102.1.2

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	10/13	10, 2 ft	10/13

For SI: 1 foot = 304.8 mm.

NR = Not Required.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: Deleted.

c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

e. There are no SHGC requirements in the Marine Zone.

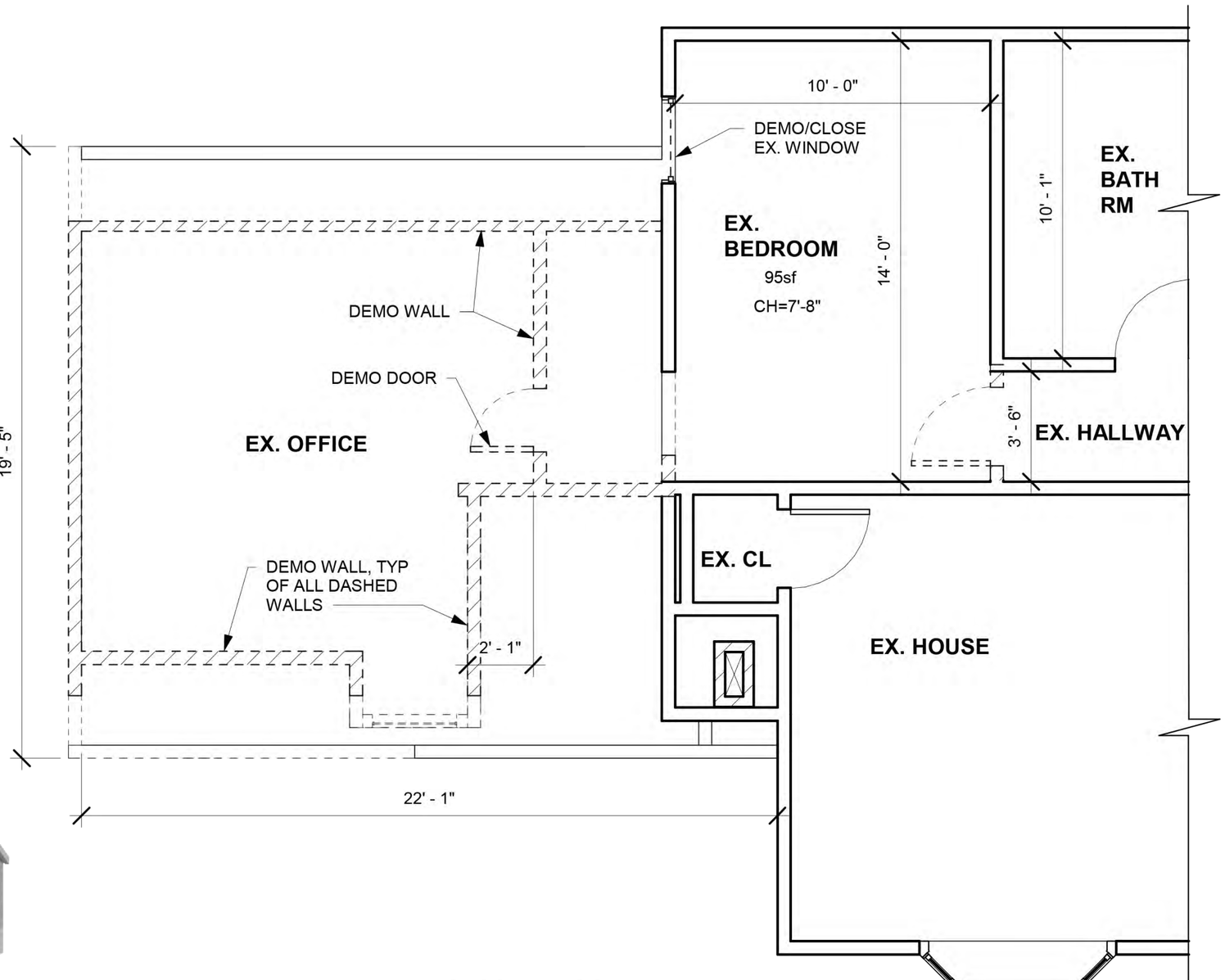
f. Deleted.

g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of R-19.

h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.



EXISTING HOUSE



1 EX. SECOND FLOOR
1/4" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

EXISTING SECOND FLOOR

Project number	Project Number	A100.2
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

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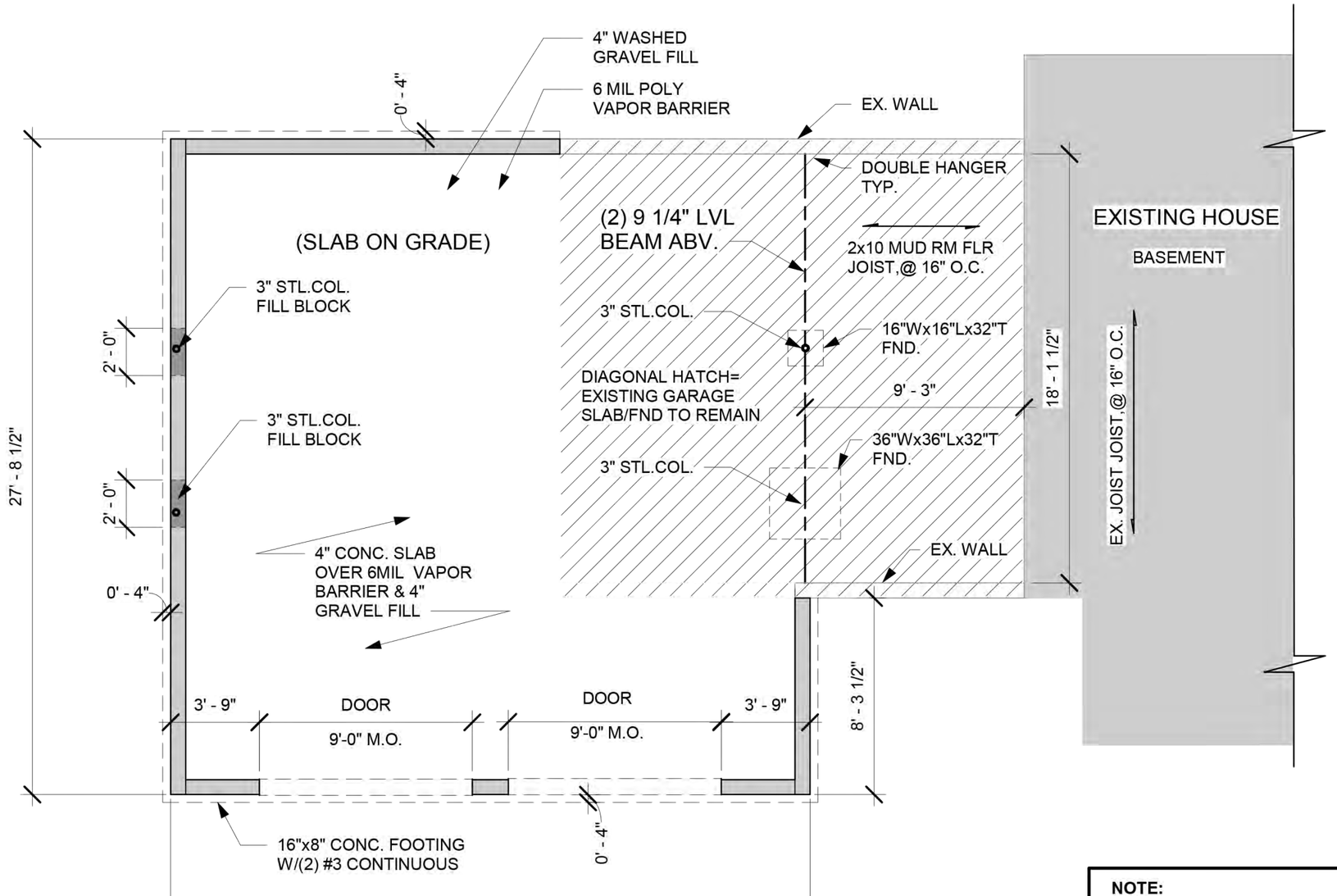


1 GARAGE FLR
3/16" = 1'-0"

N

NOTE:

1. DIAGONAL HATCHING REPRESENTS EXISTING GARAGE FOOTPRINT.
2. SEAL ALL OPENING IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATABLE WITH ADJACENT CONSTRUCTION.
3. CONTRACTOR TO VERIFY DIMENSTIONS PRIOR TO CONSTRUCTION.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

FOUNDATION PLAN

Project number	Project Number	A101.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

1/9/2024 11:57:04 AM

SYMBOL LEDGEND

	4" DIA. EXHAUST FAN
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE
	4" DRYER VENT

SYMBOL LEGEND

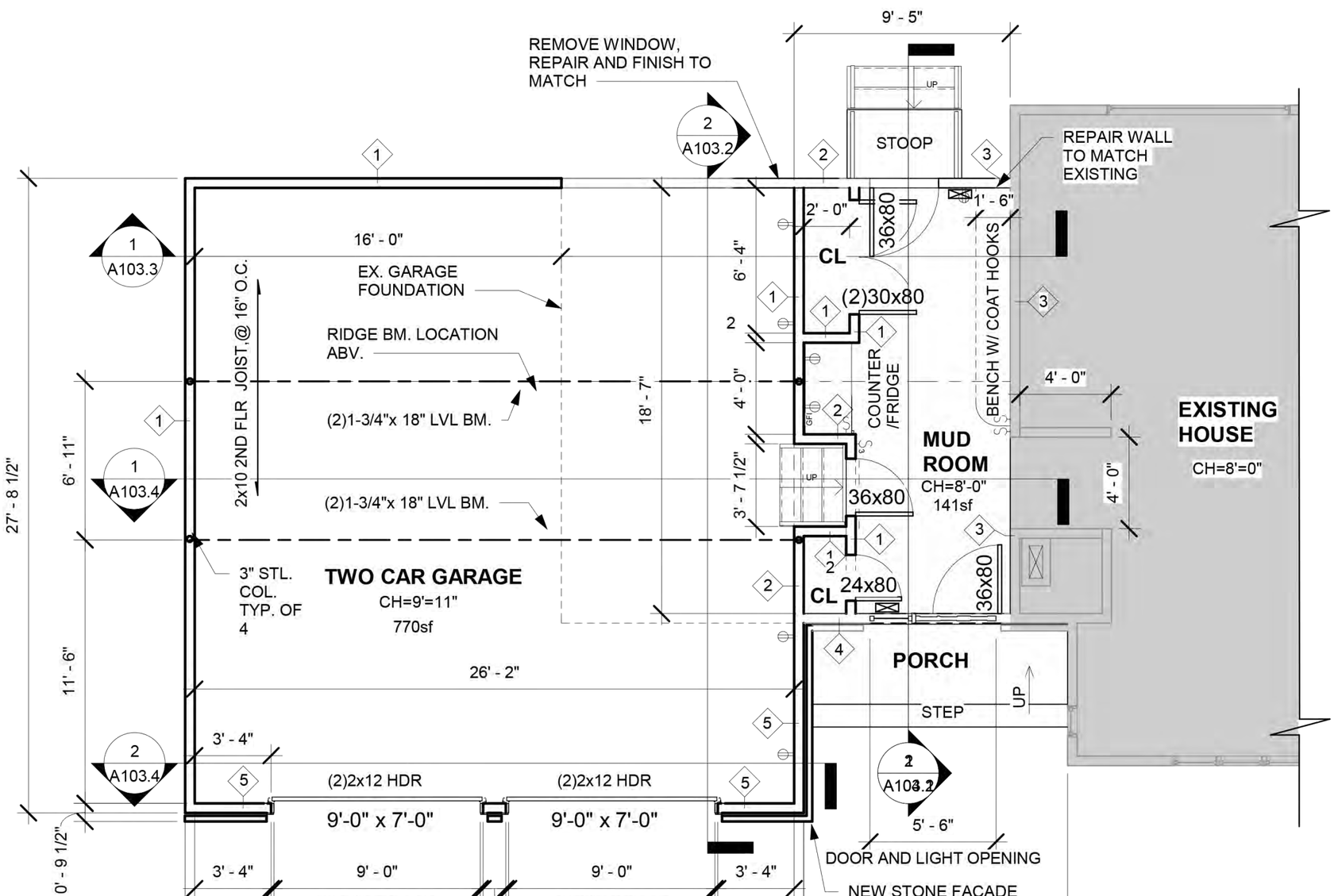
	OUTLET DUPLEX-SINGLE
GFI	OUTLET GFI- SINGLE
3	SWITCH- THREEWAY
	SWITCH- SINGLE
	DUCT- RETURN
	DUCT- SUPPLY
	GRILLE - SUPPLY

WALL TYPE

1. NEW 2x4 STUD WALL. SEE WALL SECTION DETAIL 2 ON SHEET A06.
2. NEW 1HR FIRE RATED 2x4 STUD WALL, W/ NEW R-15 INSUL. SEE DETAIL 4 SHEET A107.
3. EXISTING 2x4 STUD WALL.
4. EXISTING 2x4 STUD WALL, W/ STONE FACADE
5. NEW 2x4 STUD WALL, W/ STONE FACADE TO MATCH EXISTING. SIM. TO WALL SECTION DETAIL 2 ON SHEET A06. CONTRACTOR TO FOLLOW STONE MANUFACTURES INSTRUCTIONS FOR INSTALLATION.

NOTE:

1. SEAL ALL OPENING IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATABLE WITH ADJACENT CONSTRUCTION.
2. CONTRACTOR TO VERIFY DIMENSTIONS PRIOR TO CONSTRUCTION.



1 FIRST FLOOR
3/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

FIRST FLOOR

Project number	Project Number	A102.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

1/9/2024 11:57:04 AM

SYMBOL LEGEND

	4" DIA. EXHAUST FAN
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE
	4" DRYER VENT

SYMBOL LEGEND

	OUTLET DUPLEX-SINGLE
GFI	OUTLET GFI- SINGLE
3	SWITCH- THREEWAY
	SWITCH- SINGLE
	DUCT- RETURN
	DUCT- SUPPLY
	GRILLE - SUPPLY
	GRILLE - RETURN

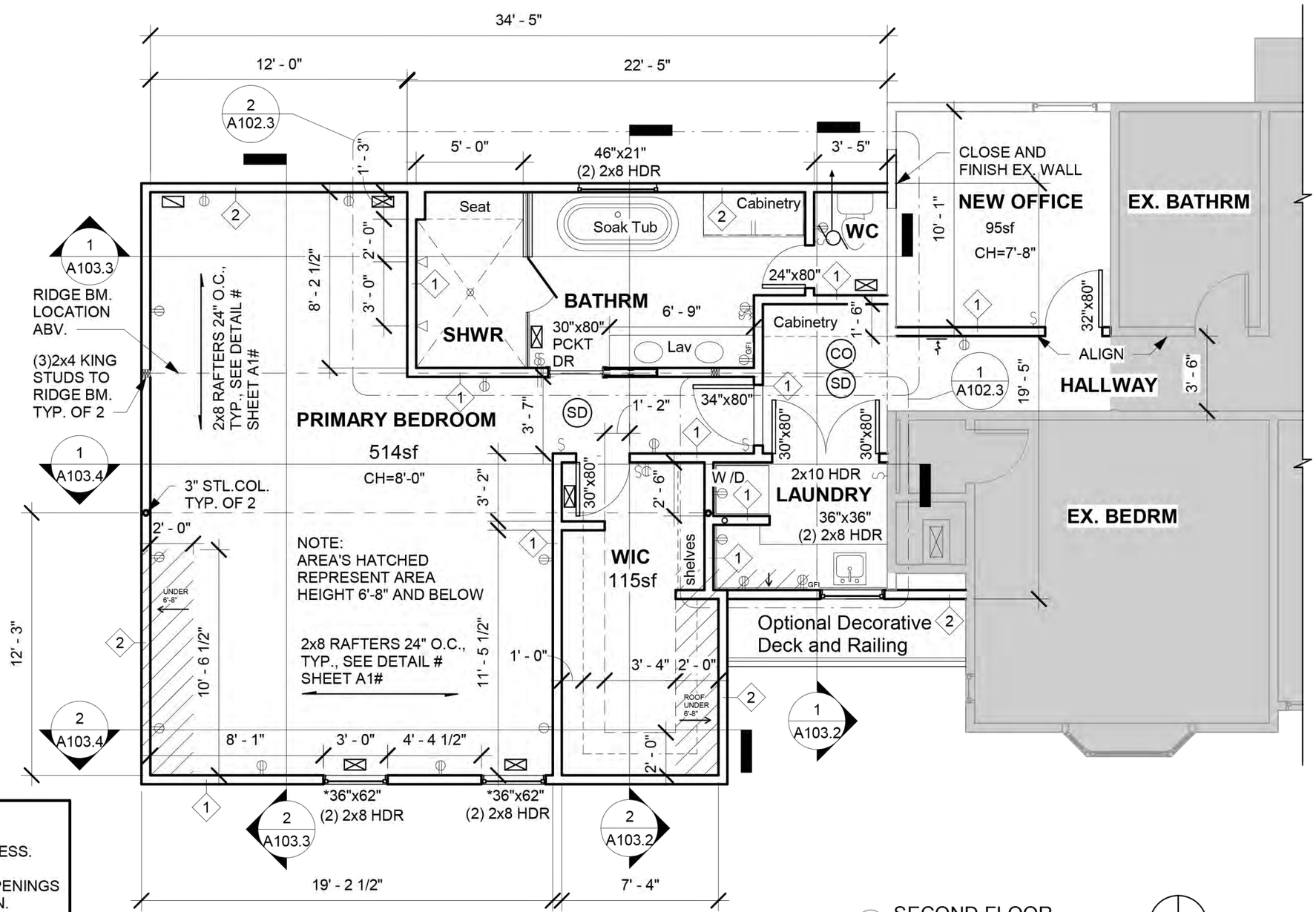
WALL TYPE

1. NEW 2x4 STUD WALL. SEE DETAIL 2 ON SHEET A06.
2. NEW 2x4 EXTERIOR STUD WALL, W/ NEW R-13 INSUL. SEE DETAIL 4 SHEET A107.

NOTE:

1. DIAGONAL HATCHING REPRESENTS CEILING AREAS 6'-8"H OR LESS.
2. SEAL ALL OPENING IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATABLE WITH ADJACENT CONSTRUCTION.

* EGRESS WINDOWS



1 SECOND FLOOR
3/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

SECOND FLOOR

Project number	Project Number	A102.2
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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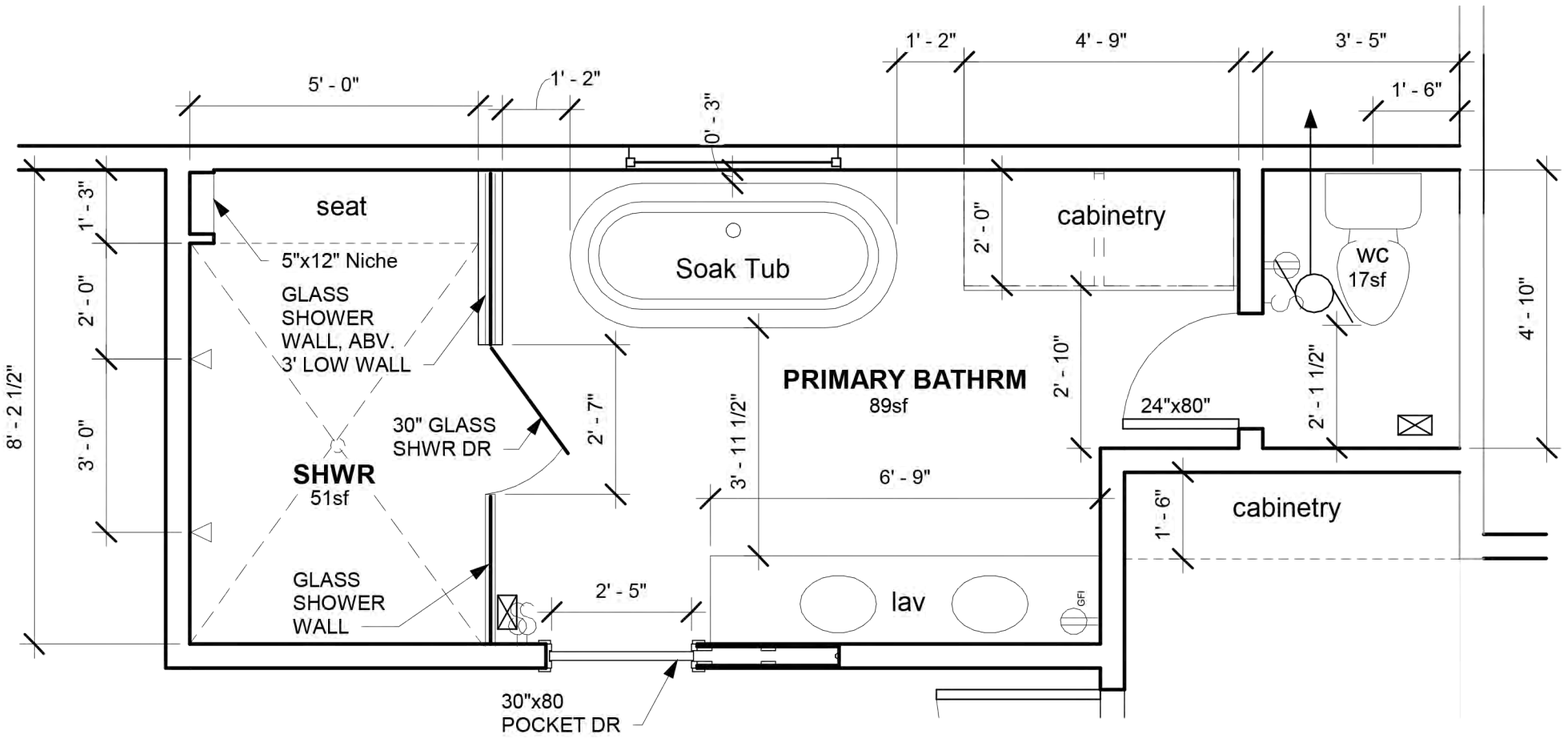
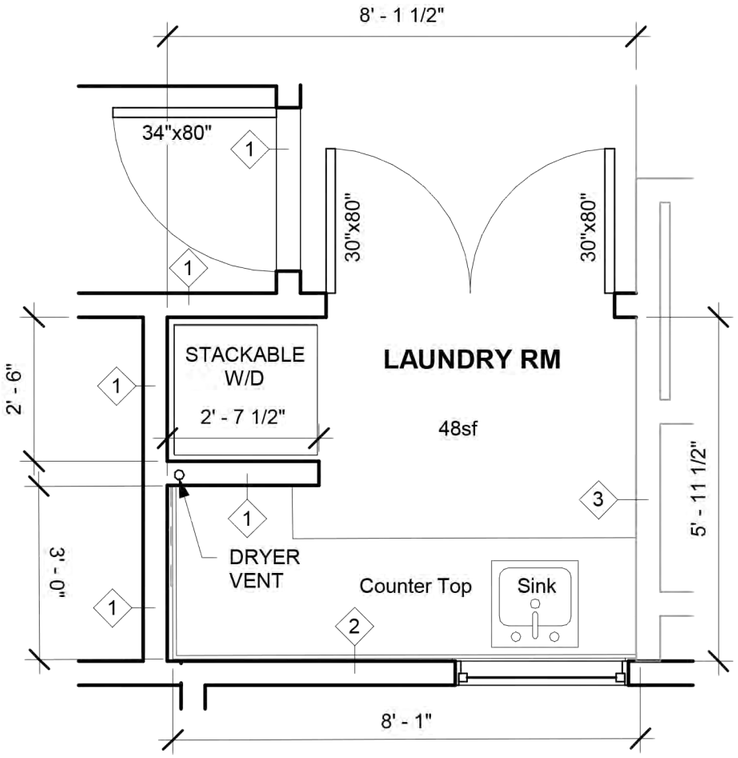


2 PRIMARY BATHROOM
3/8" = 1'-0"



1 LAUNDRY RM
3/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

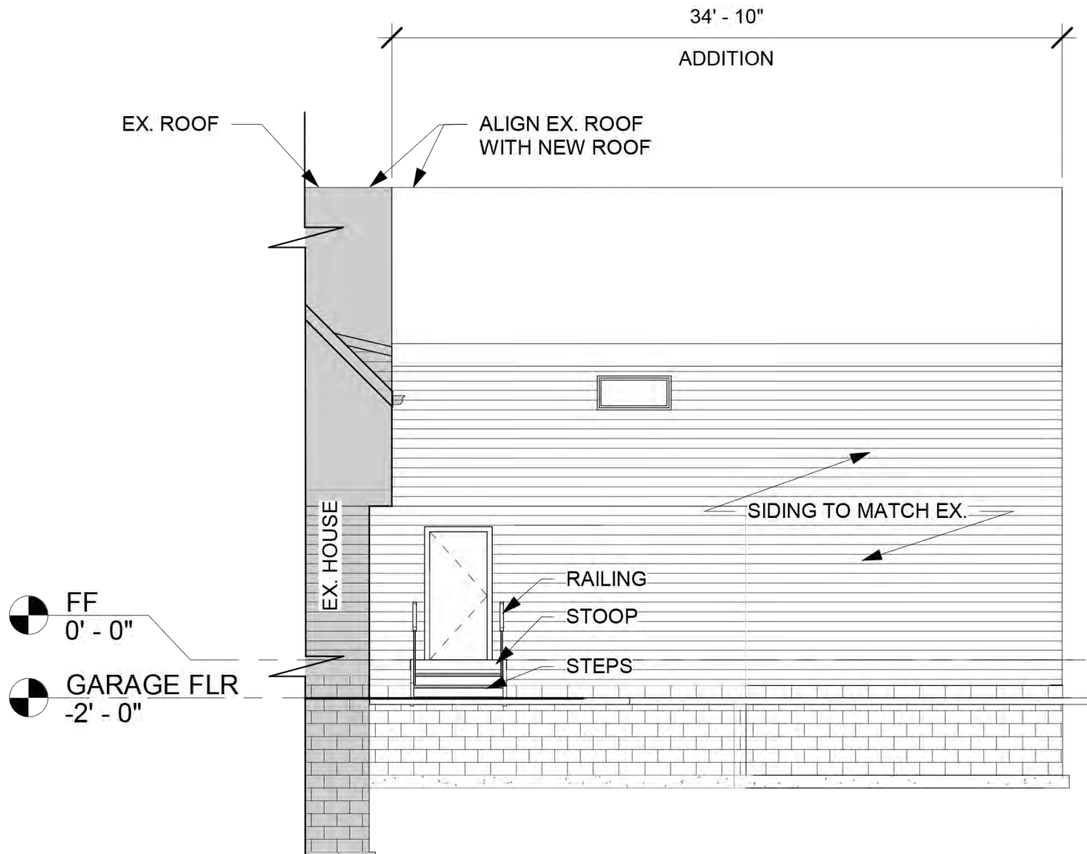
ENLARGED PLANS

Project number	Project Number
Date	9-22-23
Drawn by	Author
Checked by	Checker

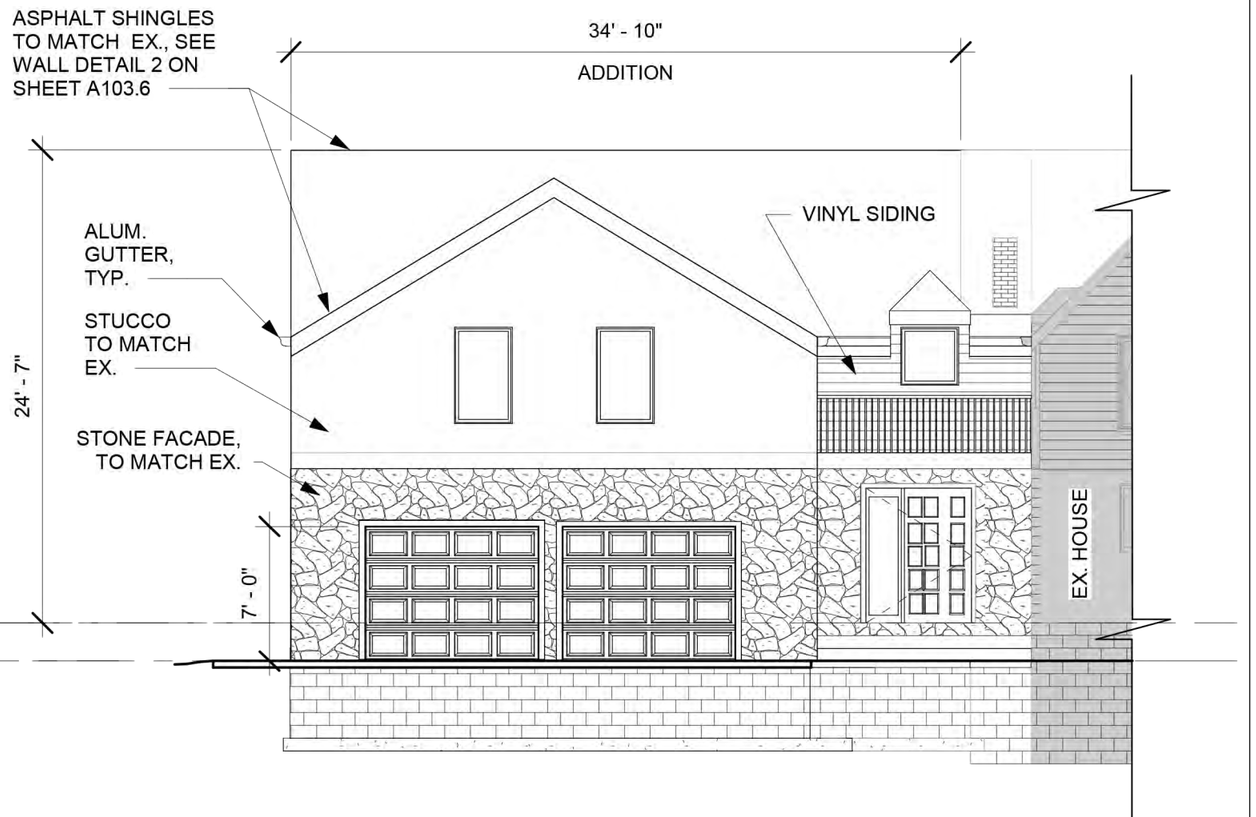
A102.3

Scale 3/8" = 1'-0"

12/13/2023 12:20:01 PM



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

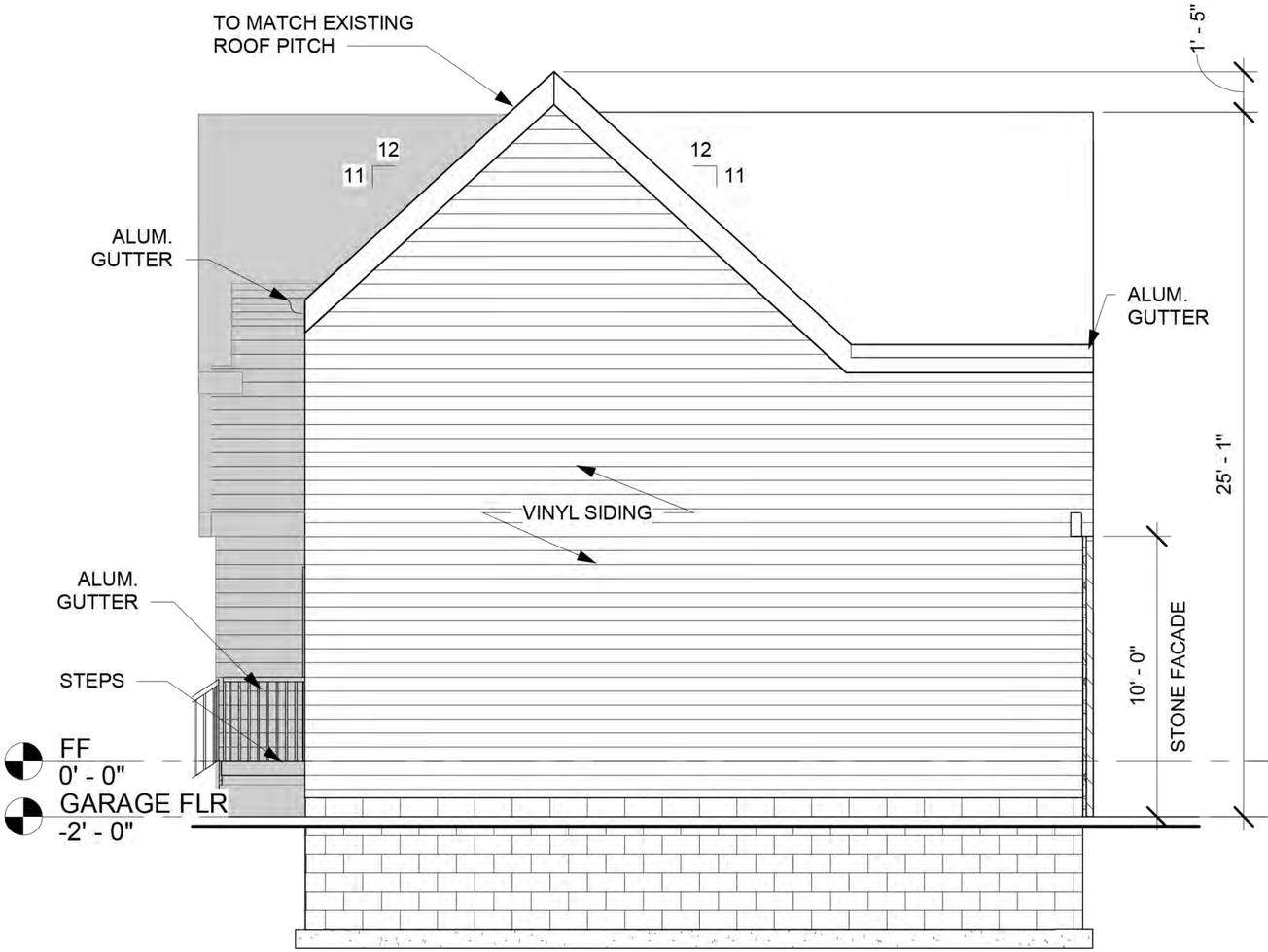
COLUMBUS, OH 43221

No.	Description	Date

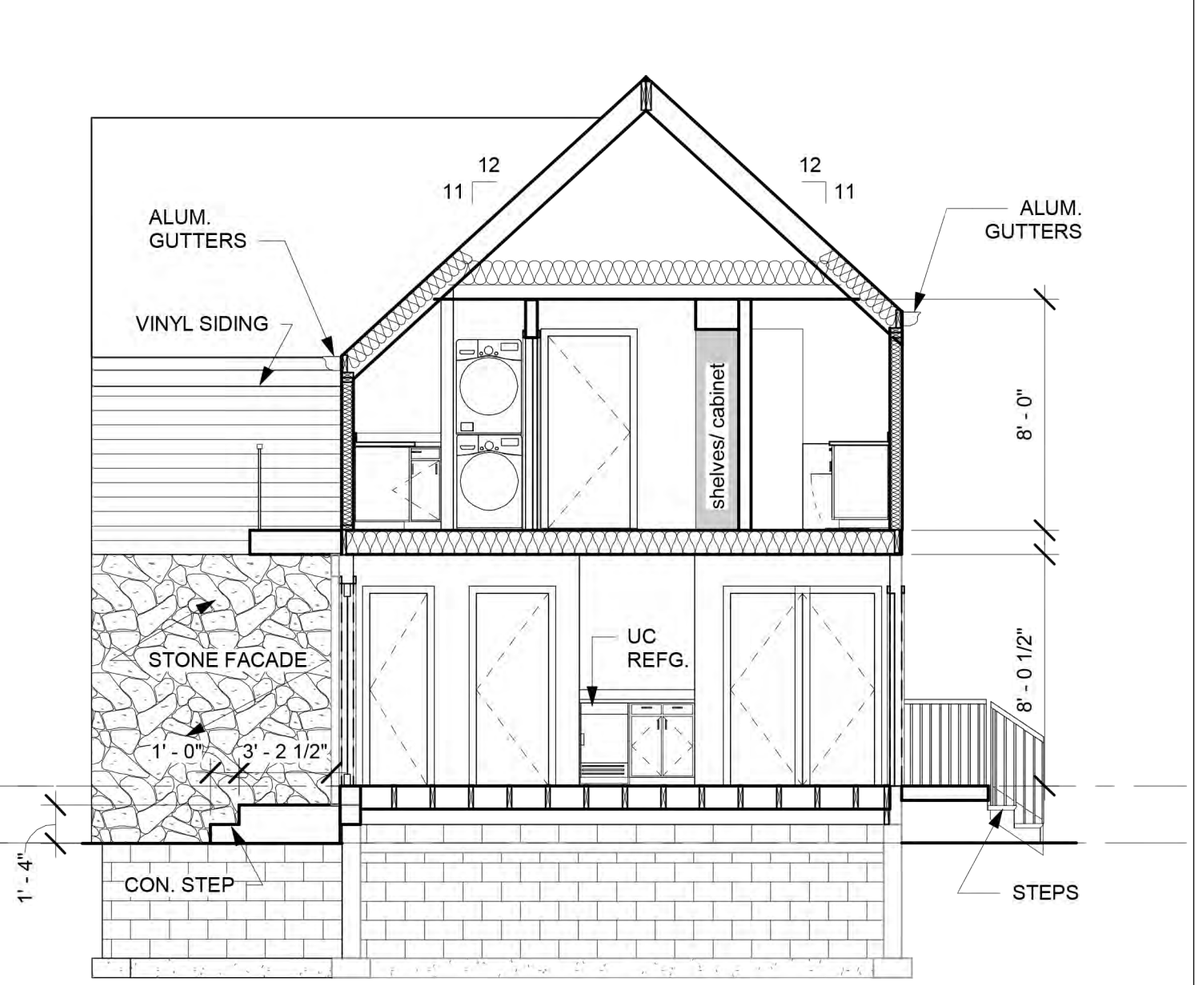
ELEVATION

Project number	Project Number	A103.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

12/13/2023 12:02:33 PM



2 SOUTH ELEVATION
3/16" = 1'-0"



1 NOTH ELEV./ SECTION
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

ELEVATION

Project number	Project Number	A103.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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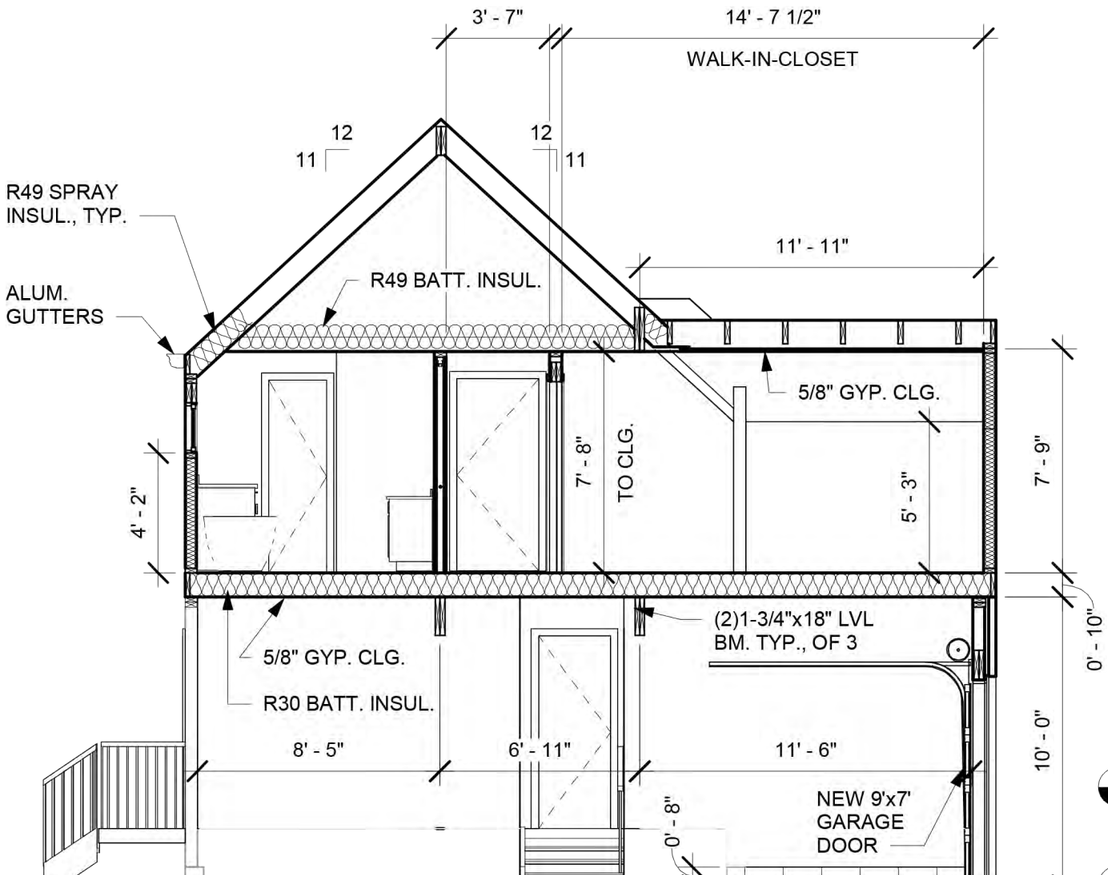
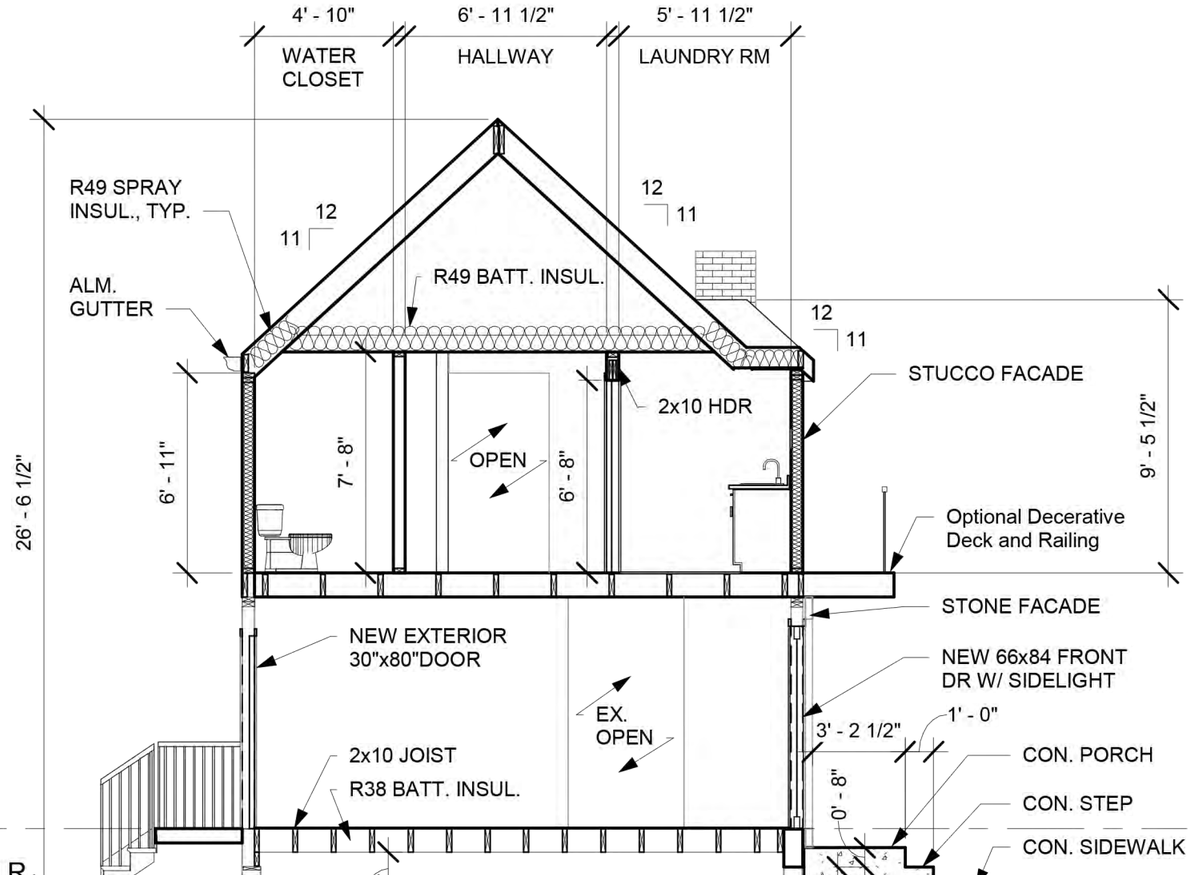


2 SECTION 1
3/16" = 1'-0"



1 SECTION 6
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

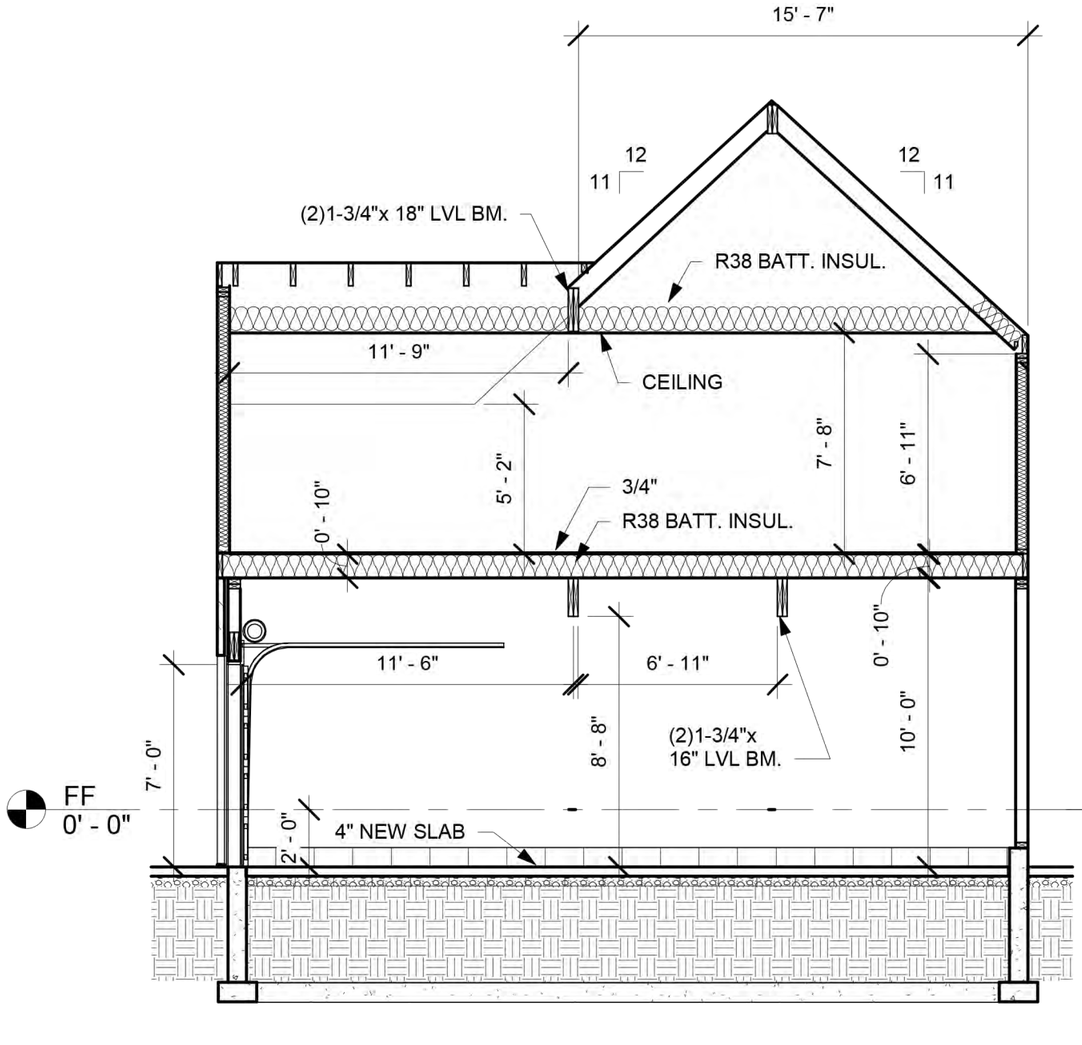
COLUMBUS, OH 43221

No.	Description	Date

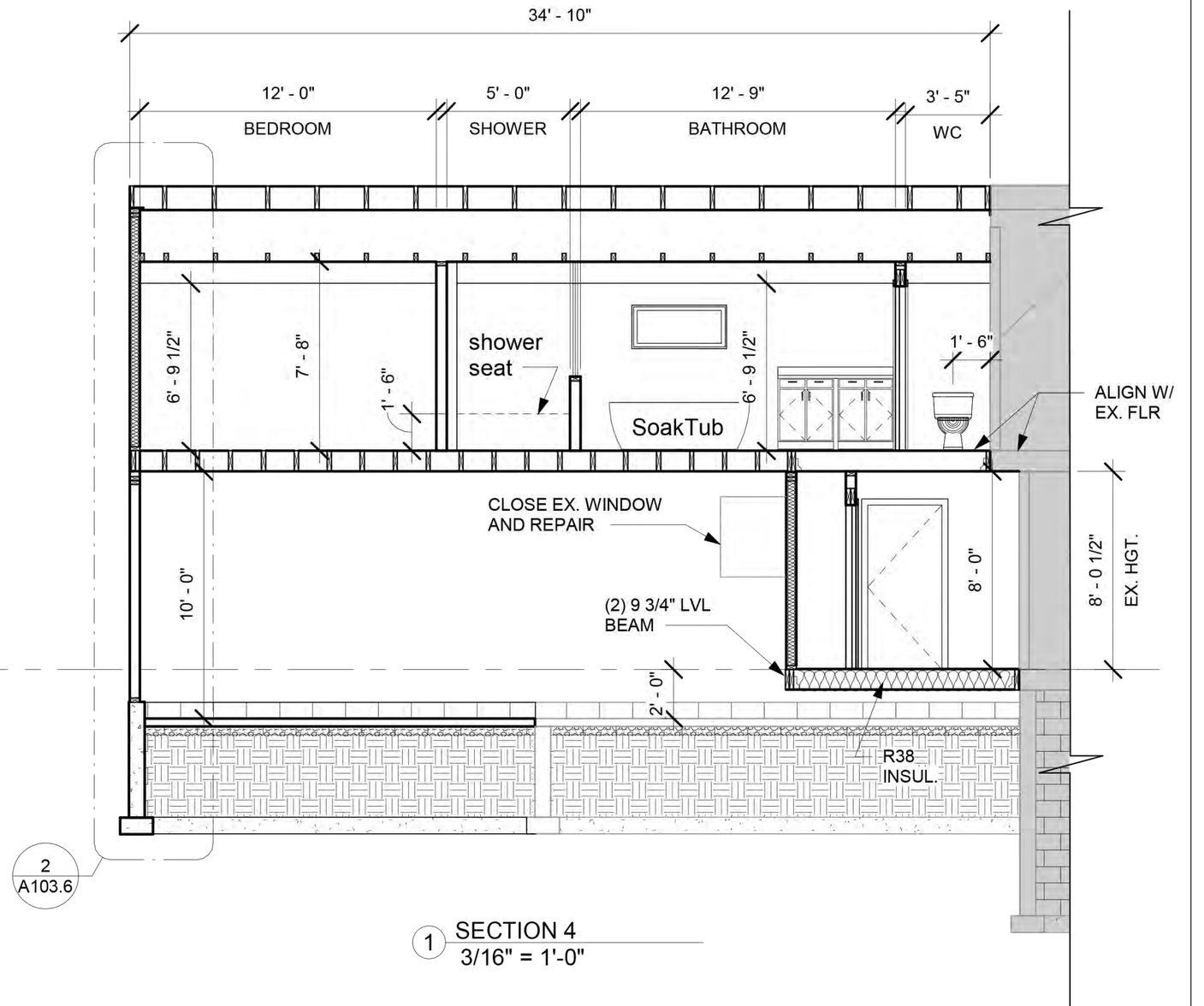
BUILDING SECTIONS

Project number	Project Number	A103.2
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

12/13/2023 12:02:34 PM



2 SECTION 3
3/16" = 1'-0"



1 SECTION 4
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

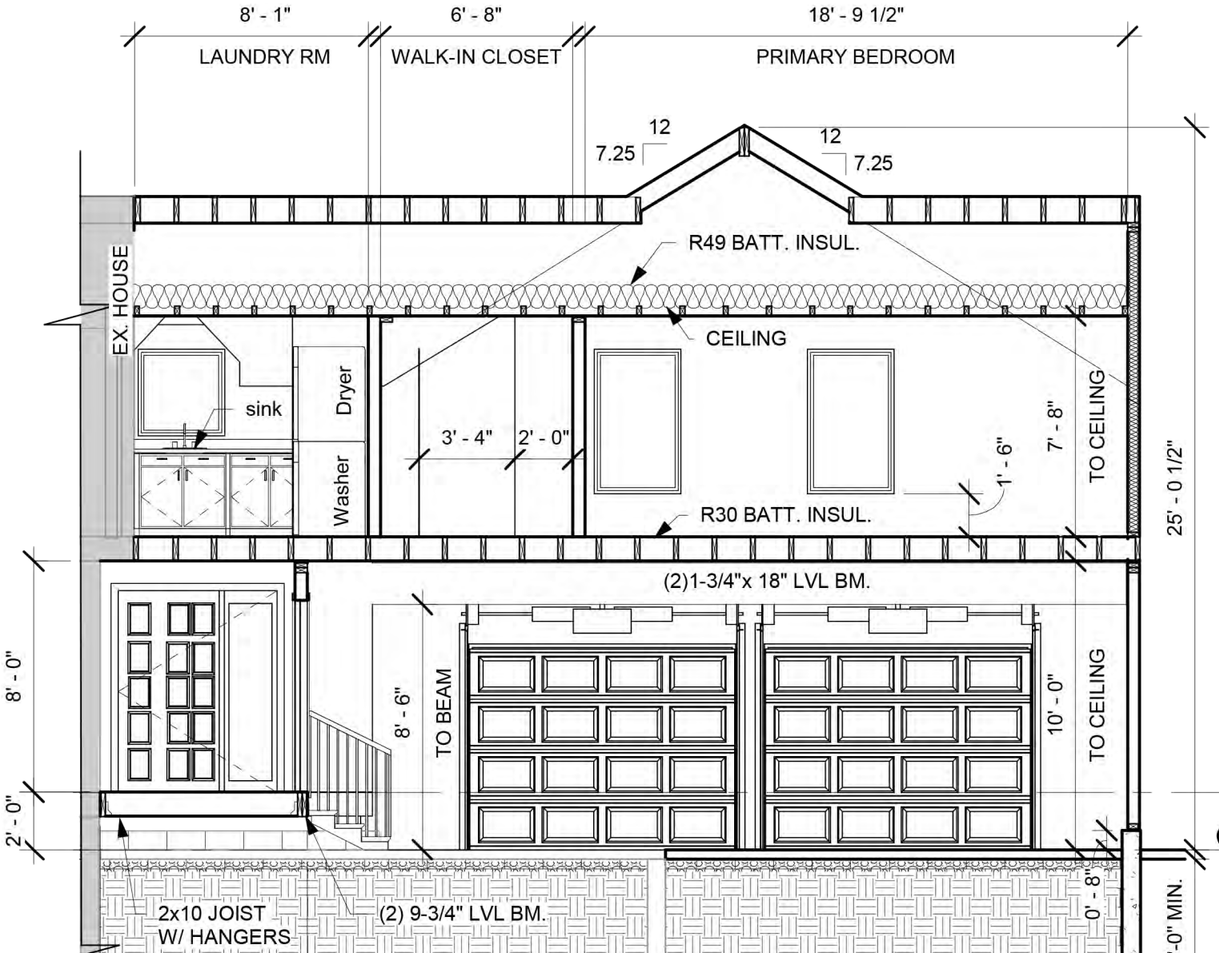
BUILDING SECTIONS

Project number	Project Number
Date	9-22-23
Drawn by	Author
Checked by	Checker

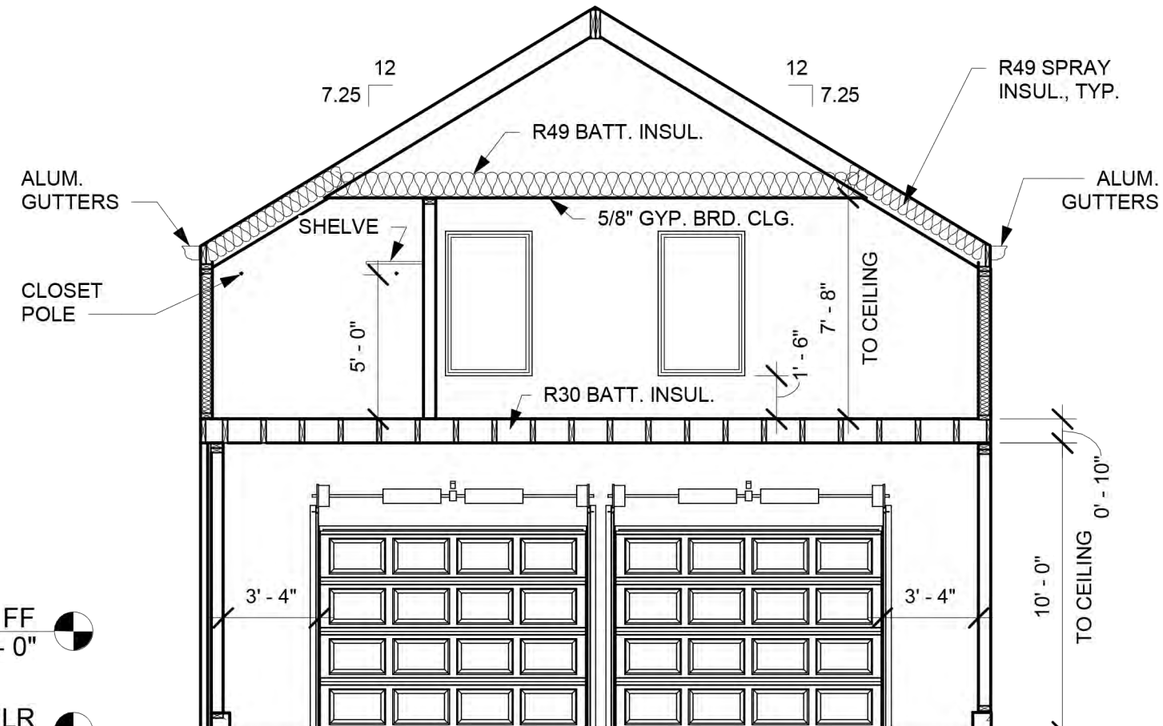
A103.3

Scale 3/16" = 1'-0"

12/13/2023 12:02:35 PM



1 SECTION 5
3/16" = 1'-0"



2 SECTION 2
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

BUILDING SECTIONS

Project number	Project Number	A103.4
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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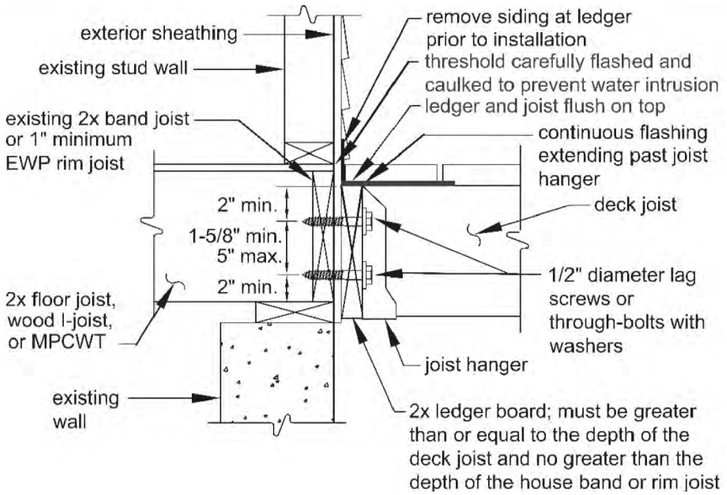
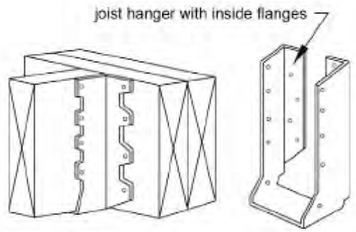


4 TYPICAL LEDGER BOARD DETAIL

N.T.S.



3 TYPICAL HANGER DETAIL

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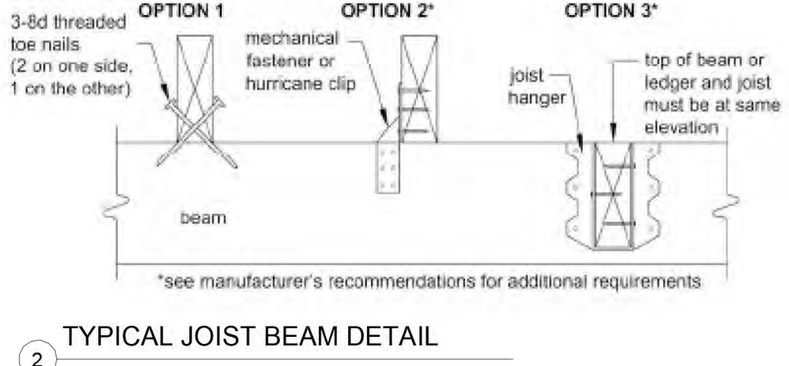

2 TYPICAL JOIST BEAM DETAIL

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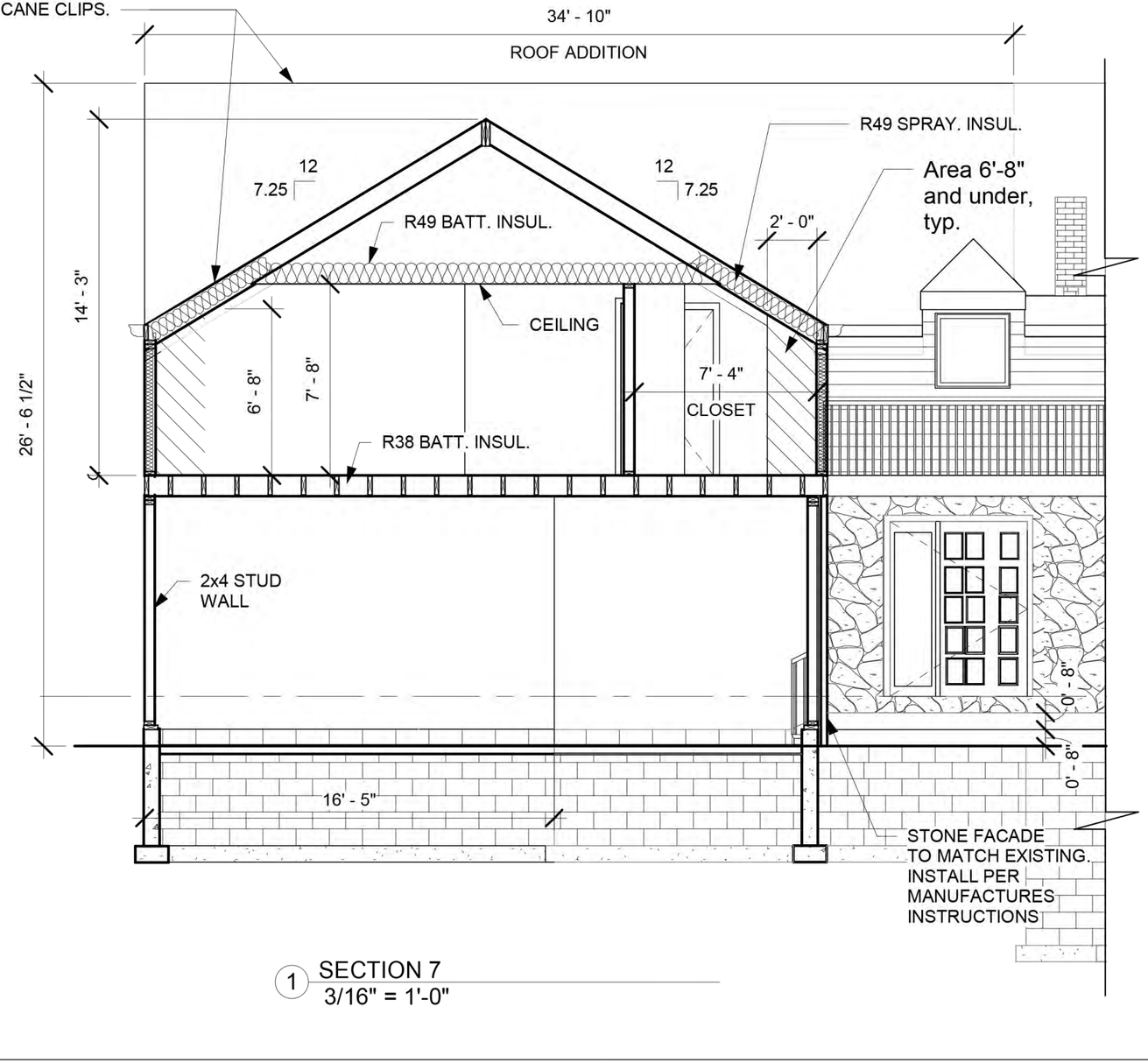


1 SECTION 7

3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

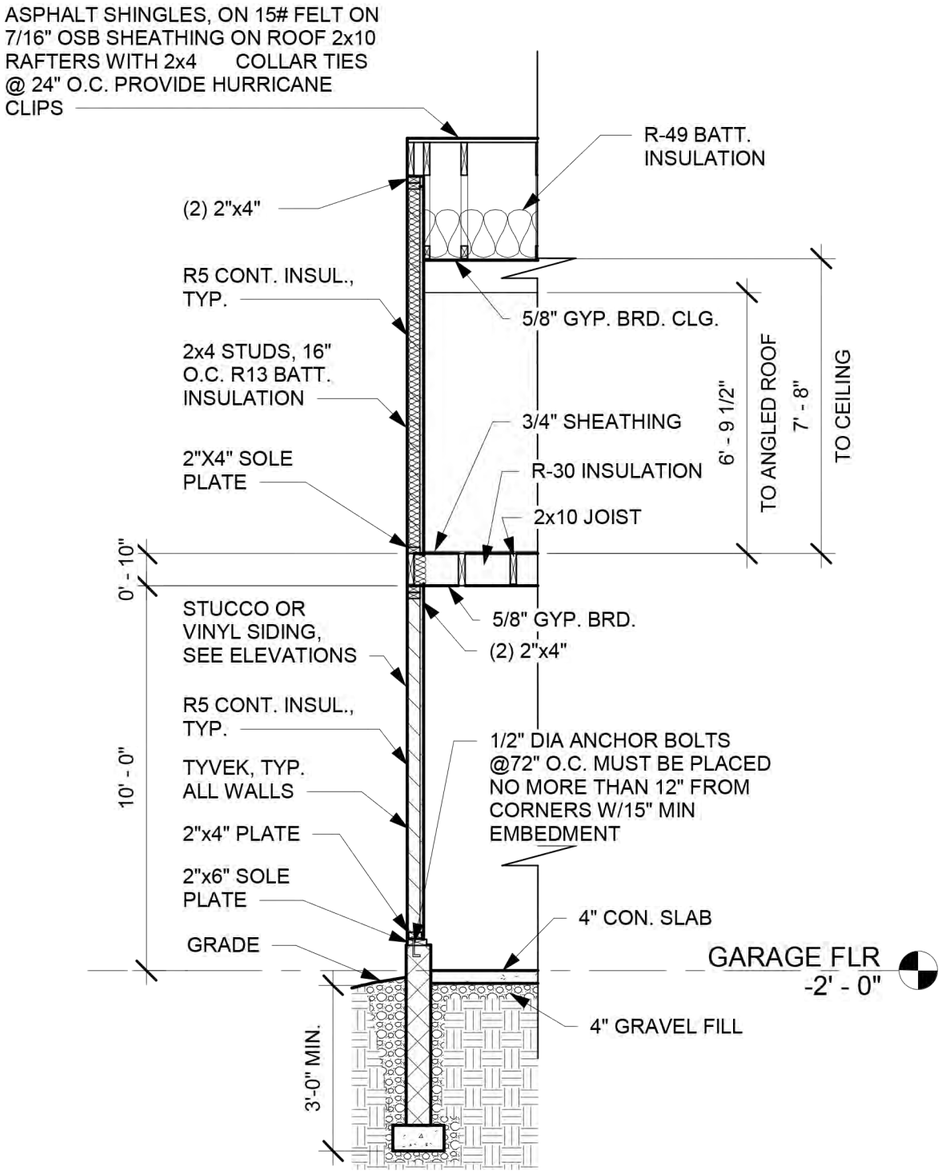
COLUMBUS, OH 43221

No.	Description	Date

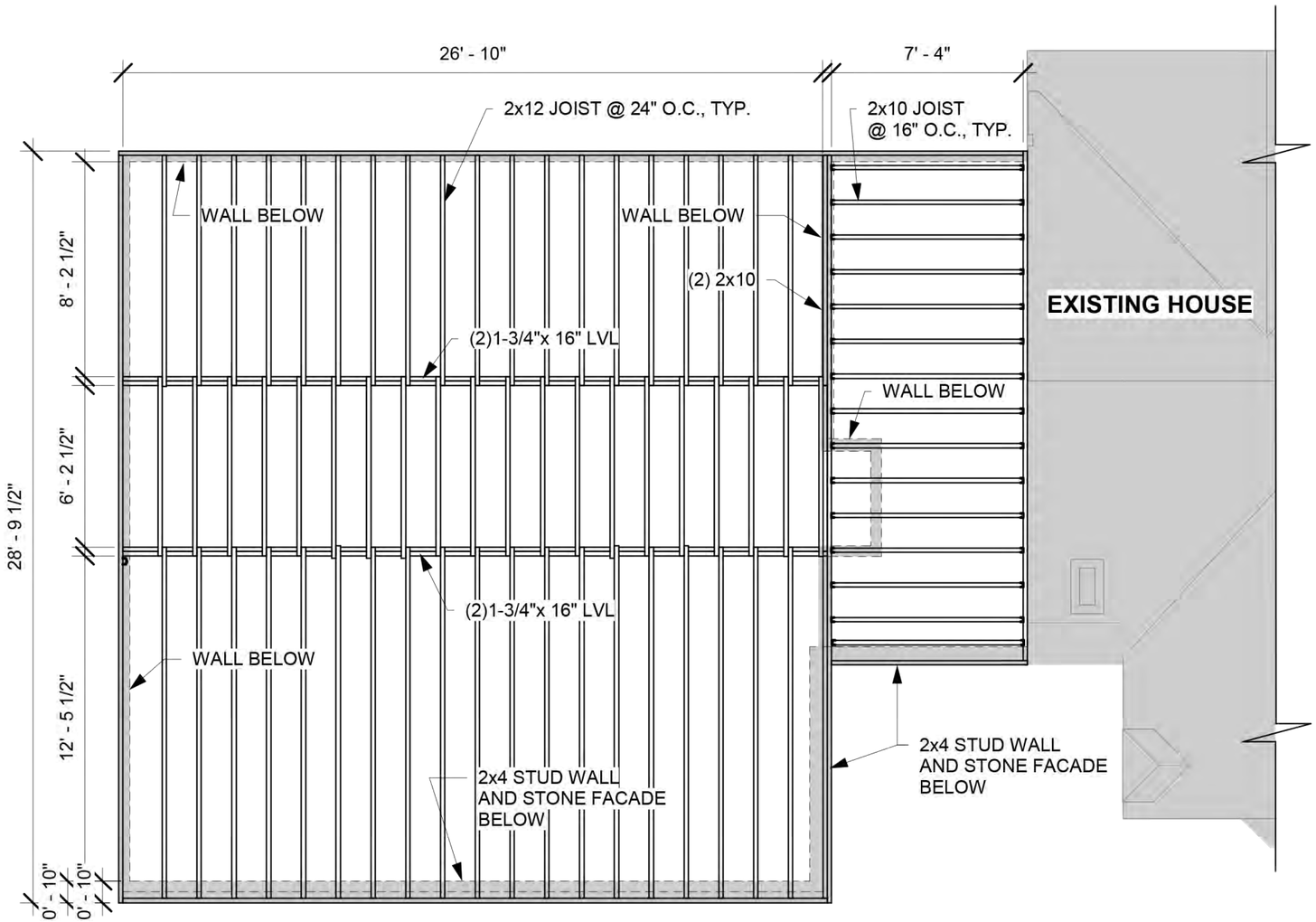
BUILDING SECTION/ DETAILS

Project number	Project Number	A103.5
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

12/13/2023 12:31:32 PM



2 WALL SECTION
1/4" = 1'-0"



1 SECOND FLR FRAMING
3/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

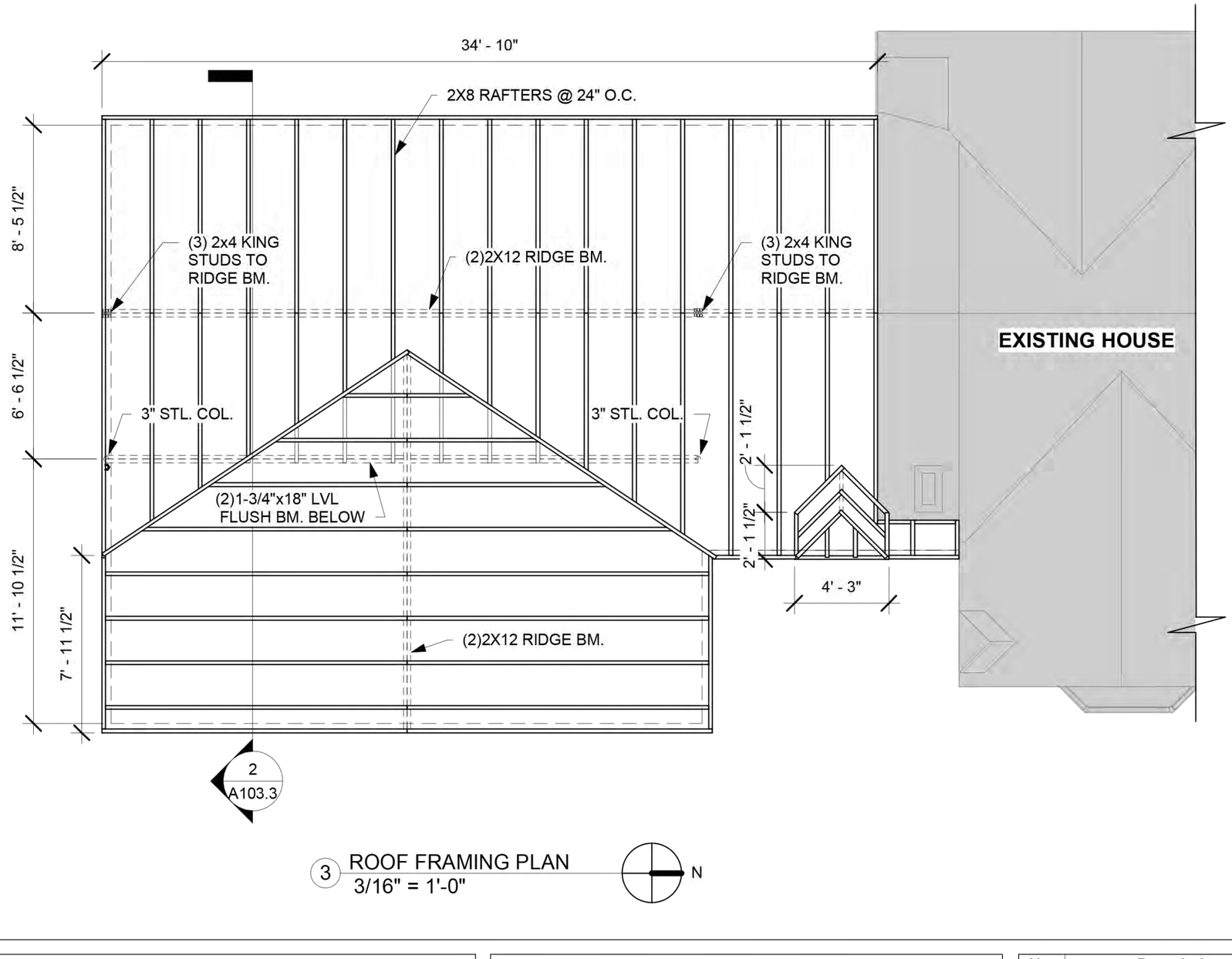
COLUMBUS, OH 43221

No.	Description	Date

2nd FLR FRAMING/ WALL SEC.

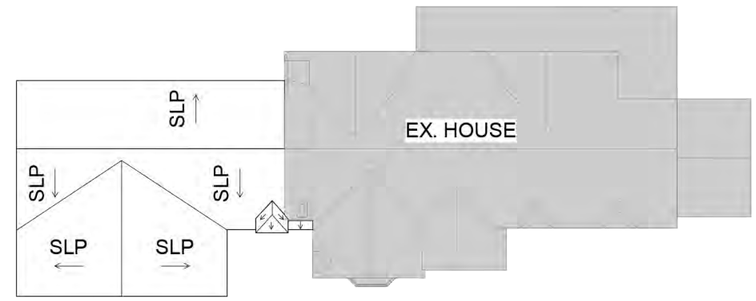
Project number	Project Number	A103.6
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale As indicated

12/13/2023 12:02:37 PM



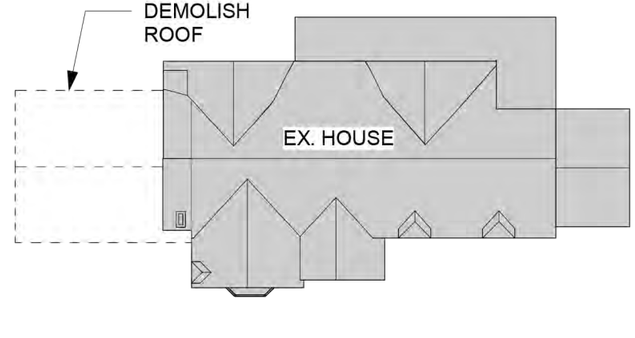
3 ROOF FRAMING PLAN
3/16" = 1'-0"

N



1 NEW ROOF SLOPE PLAN
1" = 20'-0"

N



2 EX. ROOF PLAN
1" = 20'-0"

N

SDM Properties LLC

2395 ANDOVER RD

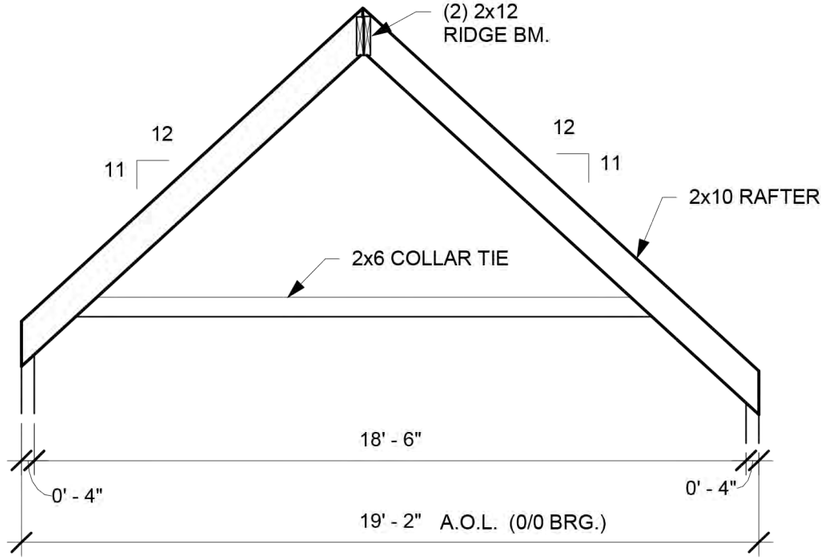
COLUMBUS, OH 43221

No.	Description	Date

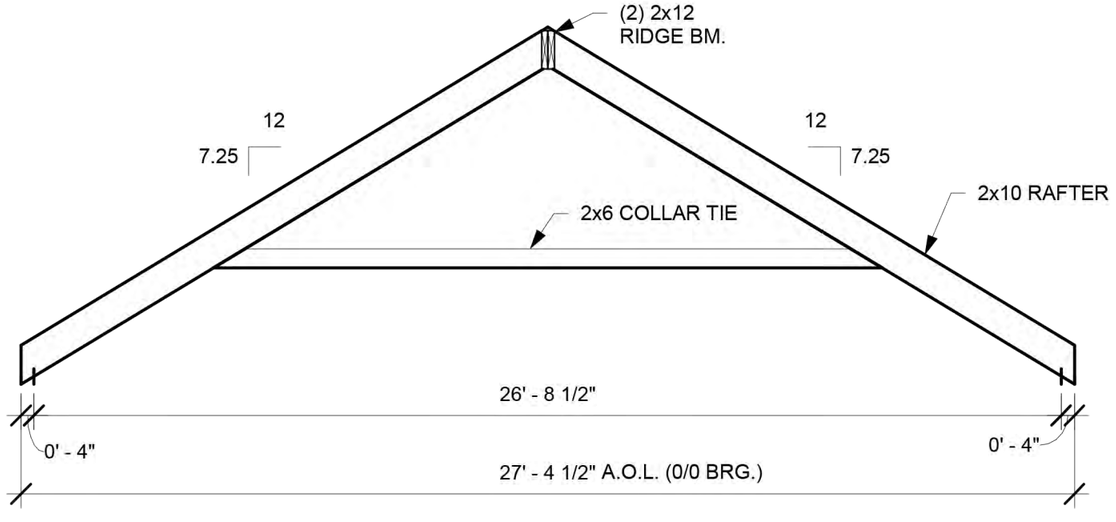
ROOF FRAMING PLAN

Project number	Project Number	A104.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale As indicated

12/13/2023 12:02:38 PM



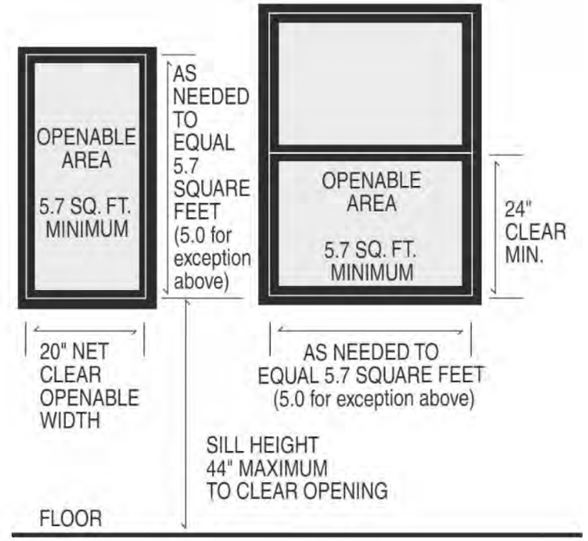
2 MAIN RAFTER DETAIL
1/4" = 1'-0"



1 RAFTER DETAIL
1/4" = 1'-0"

EGRESS WINDOW NOTE:

EVERY ROOM USED FOR SLEEPING MUST HAVE AN OPERABLE WINDOW FOR EMERGENCY EGRESS. SILL HEIGHT LESS THAN 44" ABOVE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7SQ.FT. (24" MIN. HEIGHT AND 20" MIN. WIDTH).



5 WINDOW EGRESS DETAIL
N.T.S.

- ROOF TRUSS SPACING, 24" O.C.
- TOP & BOTTOM CHORDS 2x4.
- TRUSS WEB SIZE & SPACING BY TRUSS MFG'R.
- LUMBER GRADES & STRENGTH BY TRUSS MFG'R.
- DESIGN LOADS IN GENERAL NOTES.
- BRACING & BLOCKING PER TRUSS MFG'R.
- INSTALL & HANDLE TRUSSES PER LATEST T.P.I. GUIDELINES.
- TRUSS MFG'R. TO PROVIDE ENGINEERED SHOP DFAWINGS PRIOR TO TRUSS FABRICATION OR ROOF CONSTRUCTION.
- PROVIDE (1) MATCHING GABLE END WALL TRUSS.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

RAFTER/ WINDOW EGRESS

Project number	Project Number	A104.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

12/13/2023 12:02:38 PM

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: CHARLES AND ALYSON MACKEY

Location of property subject to BZAP request: 2395 ANDOVER RD, COLUMBUS 43221

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

Variance for back line of sight for garage and 2nd floor 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:
1914 BERKSHIRE RD	MURTAUGH, DANIEL & TERESA		1/20/24
1904 BERKSHIRE RD	GRAY, DANIEL A	9407111206210902423334	2/19/24
2421 ANDOVER RD	FICKELL, TODD & NATALINA		2/17/2024
2395 ANDOVER RD	MACKEY, CHARLES & ALYSON		2/16/24
1905 BERKSHIRE RD	CLEMONS, ADAM		2/17/24
1915 BERKSHIRE RD	WINDLER, TERESA H	9407111206210902471458	2/19/24
1920 CHATFIELD RD	MOORE, CHARLES & LEYLA		20JAN24
1914 CHATFIELD RD	CORONA, IGNACIO & MARIBEL		012024
2375 ANDOVER RD	CORNA, JOSHUA & AMY		1/20/24
2376 ANDOVER RD	JEHL, KEVIN & KAREN		1/28/24
2396 ANDOVER RD	WOODWARD, JANE & JOHN OLIVER		1/20/24
2424 ANDOVER RD	STATHULIS, EVAN & LAROE, REBECCA		1.28.24

Applicant Signature: _____ **Date:** 2/19/24

Dear Neighbor,

We are writing to let you know that we will be seeking a variance in March from the Upper Arlington Board of Zoning and Planning to expand our garage and add a 2nd story addition on top of it.

Per the Board's guidelines, the city requires that we provide written notice to all property within 100 feet of the subject property, that we will be seeking the variance at the March 20th meeting at 6 PM EST at the Upper Arlington Municipal Building.

Please do let us know if you have any questions.

Best Regards,

Charles and Alyson Mackey

2395 Andover Rd

Columbus, OH 43221

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: April 17, 2024

Subject: 2661 Wickliffe Road (VAR-17-24) - To allow a six-foot tall fence to project up to 10 feet into the 25-foot platted front yard setback along Kioka Avenue, where only a 42-inch height and 15-foot projection are permitted in the front yard.

Site Description/History

The subject property, 2661 Wickliffe Road, is located at the southwest corner of Wickliffe Road and Kioka Avenue. The property is zoned R-1c, One-family Residence District, and is a rectangular-shaped lot, with 75 feet of frontage along Wickliffe Road and 125 feet of depth along Kioka Avenue. The property is platted as Lot #23 of the Wickliffe Woods subdivision, with a 40-foot building line along Wickliffe Road and a 25-foot building line along Kioka Avenue. Properties to the east and south are platted as part of the East Cleft on the Scioto subdivision and Fancyburg Park is to the north. In 1992, BZAP denied a request to construct a fence 25 feet into the Kioka Avenue front yard setback (BZ-25-92). The 0.31-acre property is developed with a two-story, brick and stucco home that is 2,923 square feet and includes four bedrooms and three bathrooms. It was purchased by the applicant in January of this year.

Proposal

The applicant is proposing the construction of a six-foot tall, wooden privacy fence with a decorative spindle top that would enclose the rear yard (no variance required) and also project up to 10 feet into the 25-foot platted front yard setback along Kioka Avenue (variance required).

Zoning Code Requirements

- To allow a six-foot tall fence to be constructed 10 feet into the 25-foot front yard setback, where only a 42-inch height and 15-foot projection are permitted in the front yard.

Alternatives

The applicant could reduce the height of the fence to 42 inches and retain the fence in the currently proposed location. Alternatively, the fence could be moved in line with the house along Kioka Avenue and the six-foot height could remain. Staff has noted two nearby corner

lots along Kioka Avenue that have met these standards (2634 Swansea Road and 2624 Woodstock Road.

Requested Action and Findings

Staff has reviewed the application, talked with the applicant, and visited the site. While Staff appreciates the homeowner's desire to increase the six-foot fenced yard space, the zoning code does provide two reasonable alternatives that would allow the homeowner to fence the rear yard. The zoning code limits fences in front yards to retain the open space and viewshed along city streets. In some instances, the Board has granted relief from these code provisions where homes are located along busy, major thoroughfares where fencing adjacent to the roadways already exists (e.g. Riverside Drive, McCoy Road, Reed Road, etc.), but that condition is not present here. In fact, there are several six-foot tall fences that are aligned with homes along Kioka Avenue and even shorter fences that project out toward the street per code. Permitting a taller fence so close to the street would also set a new precedent for Kioka Avenue. Therefore, Staff is not supportive of the current proposal, and the Board may consider Finding #4 with this application.

Attachments

1.	2661 Wickliffe Rd Variance App
2.	BZAP Staff Report Pics - 2661 Wickliffe Road

24-909

Variance Application

Status: Active

Submitted On: 3/6/2024

Primary Location

2661 WICKLIFFE RD
UPPER ARLINGTON, OH
43221

Owner

Mickala Buccigross
WICKLIFFE 2661 COLUMBUS,
OH 43221

Applicant

Mickala Buccigross
330-224-3096 ext.
00000
mickalabuccigross@yahoo.com
2661 Wickliffe Rd
Columbus, OH 43221

BZAP Information

BZAP Case #

VAR-17-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Fence

Findings of Fact for Approval/Denial

Variance Request

To allow a six-foot tall fence to project up to 10 feet into the 25-foot platted front yard setback along Kioka Avenue.

BZAP conditions

Variance Information

Describe Variance Request

Construct a 6 foot spindle top privacy fence that runs 25 feet from Kioka Ave for backyard.

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?

This property is a corner lot where part of our side and back yards run along Kioka Avenue.

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, this is a corner lot that is tree lined between the street and where our fence would go.

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

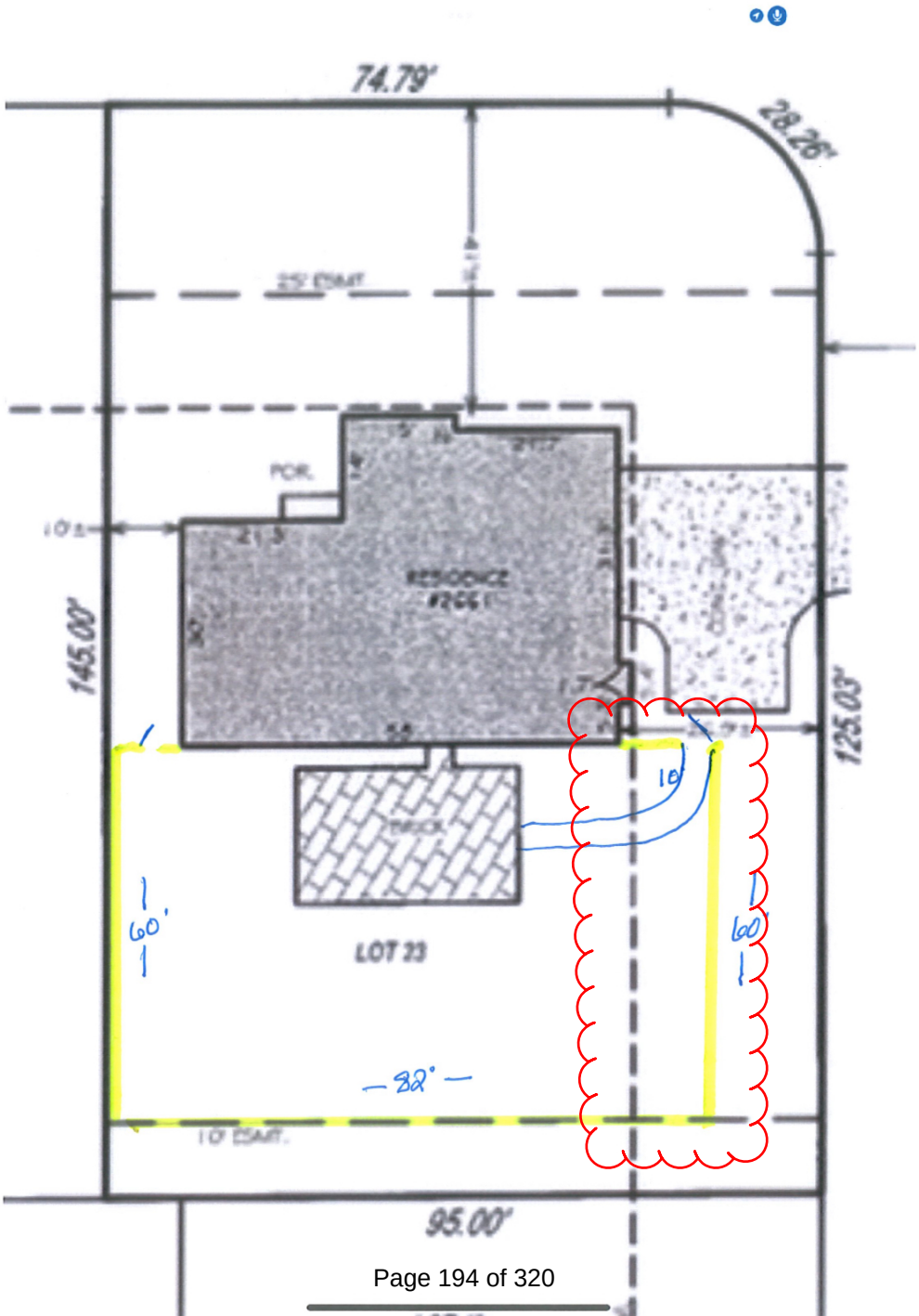
No, this is a corner lot where the side yard / back yard is lined by a row of trees. The fence will barely be noticeable to other properties and will be a top quality fence.

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 two dogs, so shortening the height of the fence will not suffice. Extending the fence out will allow more space and function in the backyard.

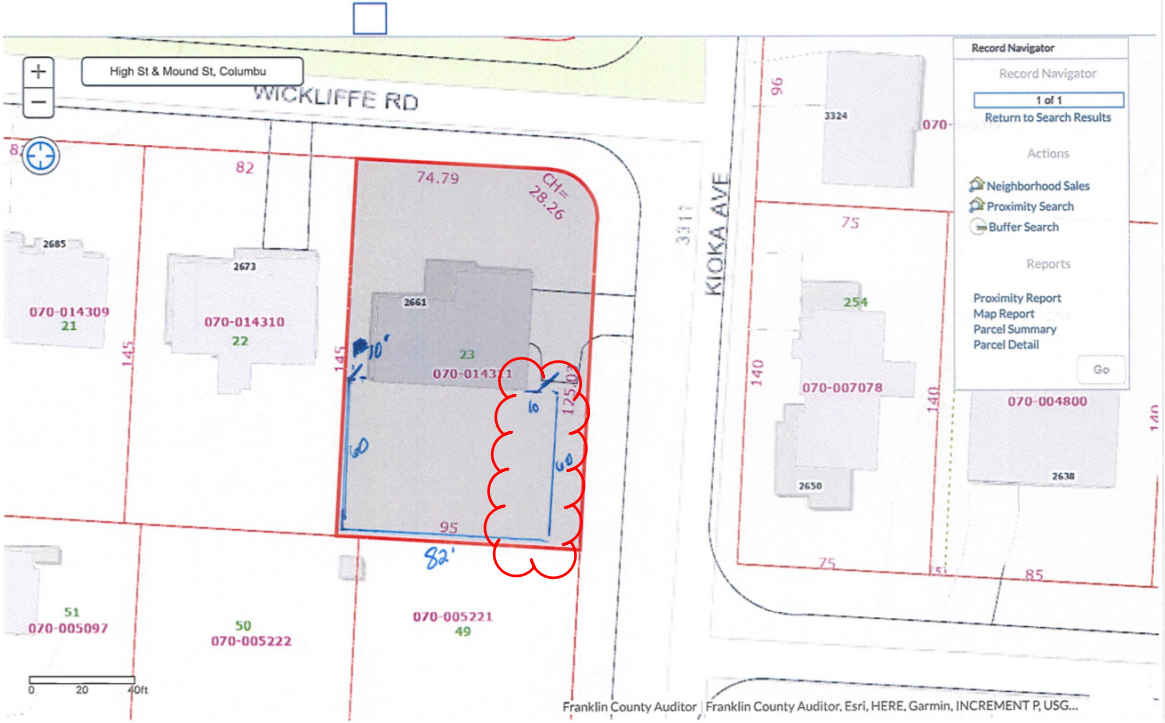
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

No, without the variance, it would leave a substantial area between our fence and the tree lined area along Kioka. This would disrupt the size and flow of our backyard / side yard.


74.79'
28.26'
25' ESMT.
POR.
10'±
145.00'
RESIDENCE
#2061
125.03'
10'
60'
60'
LOT 23
32'
10' ESMT.
95.00'

Parcel ID: 070-014311-00
BUCCIGROSS MICKALA

Map Routing: 070-N100A -001-00
2661 WICKLIFFE RD



TRUDEAU'S FENCE COMPANY, LTD.

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Family owned and operated since 1993
No subcontractors

3450 Millikin Ct., Suite A
Columbus, OH 43228
Web: www.Trudeausfence.com
Phone: (614) 876-9944
Fax: (614) 876-9949
E-mail: Sales@atrufence.com

Proposal to: Mickela Buccigross
Address:
Job Site: 2661 Wickliffe Rd
Address: OH 43221

Date: 2-26-24 Est. Date
Phone: (Hm.)
Phone: (Wk.) 517-462-1056 Est. Time
Cell:
E-mail drewstetler@yahoo.com

Angie's list SUPER SERVICE AWARD for OVER 20 YEARS

LICENSED *BONDED* *INSURED*

BBB

Warranty on workmanship: 5 years on wood fence & gates
Lifetime warranty on vinyl and aluminum fences and workmanship
20 year warranty on steel ornamental fences and workmanship

ALL POST ARE INSTALLED WITH CONCRETE

WOOD

[_] Treated or [X] Cedar

Fence style: Spindle TOP
Total height: 4' 5' 6' 7' 8'
Picket: 5/8" x 6" 3/4" x 6"
Picket spacing: 0" 1" 2" 3 ½"
Post: 4" x 4" 6" x 6"
Post space: 8' or equally spaced
Walk gate post: 4" x 4" 4" x 6" 6" x 6"
Drive gate post: 4" x 4" 4" x 6" 6" x 6"
Walk gate: 2
Double drive gate:
Post: Treated or Cedar
Rails: Treated or Cedar
Boards: Treated or Cedar
Top plate: 1" x 4" 1" x 6" 2" x 4" 2" x 6"
Custom post: _____ Post caps YES
Finish Side: ___IN ___OUT
Custom built: Yes built on site

ORNAMENTAL

[_] Steel [_] Aluminum Color: _____

Fence style:
Total height: 3' 3.5' 4' 4.5' 5' 6' 7' 8'
Picket width: R - 5/8" C - 3/4" I - 1"
Picket spacing: 1-5/8" 3-13/16" 3-3/4"
Post: 2" 2.5" 3" 4" 6" Flanged Y - N
Post space: 6' 8' Equally Post caps _____
Walk/Drive gate post: 2" 2.5" 3" 4" 6"
Walk /Double gates: ___/___ Set with concrete 36" deep

VINYL Color: [_] White [_] Tan [_] Khaki [_] Wood

Fence style:
Total height: 3' 42" 4' 54" 5' 6' 7' 8'
Picket width: 1-3/8" 3" 6" 8" 11-1/4"
Picket spacing: 0" 1/2" 9/16" 1" 2" 3"
Post space: 6' 8' Post caps: _____
Fence and Gate post: 5"x 5" Set with concrete 36" deep
Walk /Double gates: _____ with post stiffeners

Quantity	Description	Price
224' of	6' Spindle TOP PRIVACY	
	2-walk gates, All Post Set in Concrete	
	5YR workmanship Warranty	$17,730.00

Trudeau's will remove _____ feet and properly dispose of _____ feet of existing fence. $_____

Permit $ 100.00
HOA $ 0

Respectfully Presented By: _____ **Trudeau's Fence Co. Ltd**

Cell: _____ **Email:** _____@atrufence.com

ESTIMATE TOTAL PRICE: $ 17,830.00

Prices good for: 5 . 10 . 20 . 30 Days

Terms of payment: Down payments are flexible and the balance is due upon completion.

Method of payment accepted: **VISA, M/C, DISCOVER, CHECK, CASH**
We also offer: 90 days same as cash, & Low interest loans-with bank approval.

A Tru-Fence Built with Pride, Quality & Commitment.







City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Mickala Buccigross

Location of property subject to BZAP request: 2661 Wicklifte Rd

This application will be heard by the Board of Zoning and Planning on: 4/17/2024

Describe activity which requires Board of Zoning and Planning review:

Construct a 6 foot spindle top privacy fence that runs 25 feet from Kioka Ave for backyard.

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:
2673 Wicklifte	Cory Messaros + Carrie Burggraf	9589071052700699945924	3/2/24
2685 Wicklifte	Kock IS Gan	9589071052700699945917	3/2/24
2650 Eastcbft	~~Rosta~~ Ana Suelves Cogollos	9589071052700699945948	3/2/24
3324 Kioka	Ronald + Michelle Colasanti	9589071052700699945931	3/2/24
2672 Eastcleft	Kevin Noeser	9589071052700699945955	3/2/24
2684 East cleft	Robert + Esther Haas	9589071052700699945900	3/2/24
2696 Eastcleft	Joseph + Richard Biggs	70191640000055197836	3/23/24
3270 Kioka	Josif + Marjana Stavre	70191640000055197843	3/23/24
3123 Cranston	Kevin + Arielle Noemer	70191640000055197850	3/23/24
3851 Bickley	Ronald + Michelle Colasanti	70191640000055197867	3/23/24

Applicant Signature: Mickala Buccigross **Date:** 3/2/2024

Mickala Buccigross
2661 Wickliffe Rd
Columbus, OH 43221

FENCE VARIANCE - CERTIFICATION OF NOTICE

Dear Current Resident,

This letter is to inform our neighbors closest to our property that we are applying for a fence variance to the City of Upper Arlington.

We are adding a fence to the backyard of our new home at 2661 Wickliffe Rd. The city considers our backyard/side yard a front yard due to it being a corner lot and running along Kioka Ave. The fence will be a 6-foot spindle top privacy fence that runs 25 feet from Kioka Ave. We are working with Trudeau's Fence Company to construct a high quality, visibly appealing fence that will help keep in our two small but adorable dogs :).

The Board of Zoning and Planning (BZAP) meeting will be on Wednesday, April 17. BZAP meetings begin at 6PM 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.

Sincerely Your New Neighbor,

Mickala Buccirgross

Mickala Buccigross
2661 Wickliffe Rd
Columbus, OH 43221

FENCE VARIANCE – CERTIFICATION OF NOTICE

Dear Current Resident,

This letter is to inform our neighbors closest to our property that we are applying for a fence variance to the City of Upper Arlington.

We are adding a fence to the backyard of our new home at 2661 Wickliffe Rd. The city considers our backyard / side yard a front yard due to it being a corner lot and running along Kioka Ave. The fence will be a 6-foot spindle top privacy fence that runs 25 feet from Kioka Ave. We are working with Trudeau's Fence Company to construct a high quality, visibly appealing fence that will help keep in our two small but adorable dogs :-)

Board of Zoning and Planning (BZAP) meetings begin at 6PM 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.

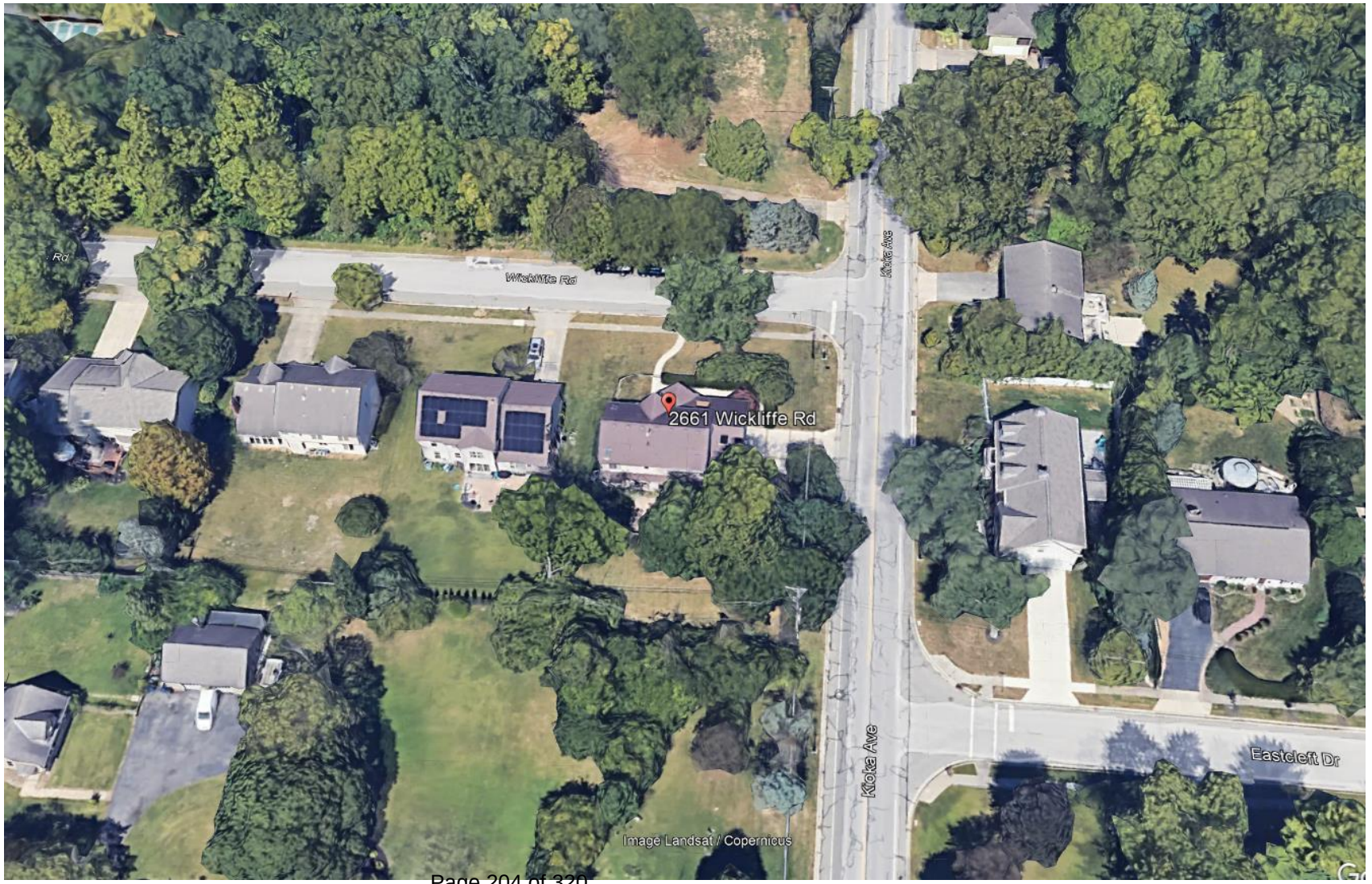
Sincerely Your New Neighbor,

Mickala Buccigross

2661 Wickliffe Road

BZAP Staff Report Pictures

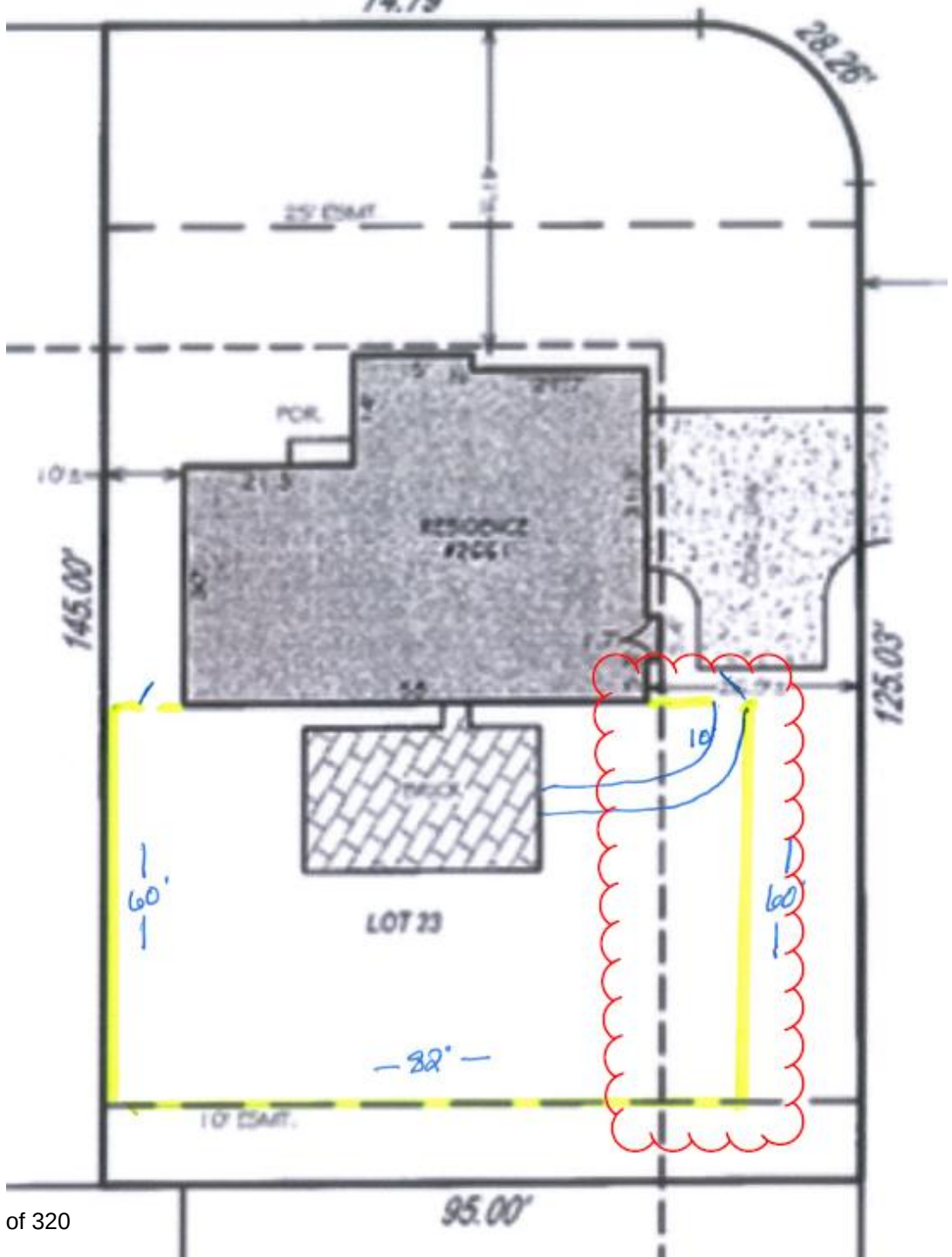
Google Maps ® Aerial – Looking North



Existing Front Elevation



Proposed Site Plan



Proposed Fence Type



Existing Elevation (Kioka Avenue)



Existing Yard (Kioka Avenue)



2624 Woodstock Rd (Woodstock and Kioka)



2634 Swansea Rd. (Swansea and Kioka)



3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 17, 2024

Subject: 1974 Collingswood Road (VAR-18-25) - To allow the retention of a fireplace that encroaches up to eight feet into the 10-foot minimum setback and is less than 15 feet from a building.

Site Description/History

The subject property, 1974 Collingswood Road, is located at the northeast corner of Collingswood and Henthorn Roads, just south of W. Lane Avenue. The property is zoned R-1c, One-Family Residence District, and measures 70' x 150', similar to others in the neighborhood. It is identified as Lot #24 in the Village of Upper Arlington subdivision plat from 1924, and includes a 40-foot building setback line along Collingswood Road and a 20-foot building setback line along Henthorn Road. A two-story stone and siding home sits along both setback lines with access from the north side of the property leading to a three-car attached garage, which was approved by BZAP via variance in 2010. A rear patio extends the width of the home on the east side; the city does not have record of a permit for this work. The home was built in 1947 and purchased by the applicant in 2005. Despite being located within the Historic District, the home is not considered a Contributing Structure due to its age.

While taking site photos for a previous variance request in the neighborhood, Staff observed a fireplace under construction. Upon inspection, it was discovered that it was constructed without a permit and appeared to be too close to the property line. The property owner chose to seek a variance rather than relocating/removing the fireplace.

Proposal

The application includes the retention of a stone fireplace that is 11'-1" tall, and is 15 feet from the house (per code), but is only two feet from the east property line, where a 10-foot minimum setback is required. The fireplace is approximately six feet from the adjacent neighbor's home, which is brick on the first floor and siding on the second. Fireplaces must be at least 15 feet from any building.

Zoning Code Requirements

- To allow the retention of a fireplace that encroaches up to eight feet into the 10-foot minimum setback and is less than 15 feet from a building (Article 6.09).

Alternatives

Unfortunately, this fireplace was installed too close to the side property line without a permit. The required minimum distances from property lines and buildings were established by the Board and Council for Fire Code and safety purposes, as well as to help mitigate potential impacts from smoke on neighbors. Due to existing site conditions, the only other alternative would be to relocate the fireplace and attach it to the home.

A very similar case occurred on Kent Road in 2021, but the variance application was ultimately withdrawn, and the fireplace was deconstructed.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the contractor, and visited the site. While this is an unfortunate situation where a substantial structure was built without a permit, the contractor remarked to Staff that they typically do not apply for permits for their patio projects, but will begin now when working in the community. In general, Staff has found it is unreasonable to install a fireplace so close to a property line and adjacent to a neighbor's home. Any wind blowing from the west would potentially push smoke and ash onto the adjacent neighbor's home. Staff cannot identify any hardships from Article 4.09 that could support this application and would recommend that the Board deny this application, so that the applicant can pursue a Building Permit to deconstruct and lawfully relocate the fireplace.

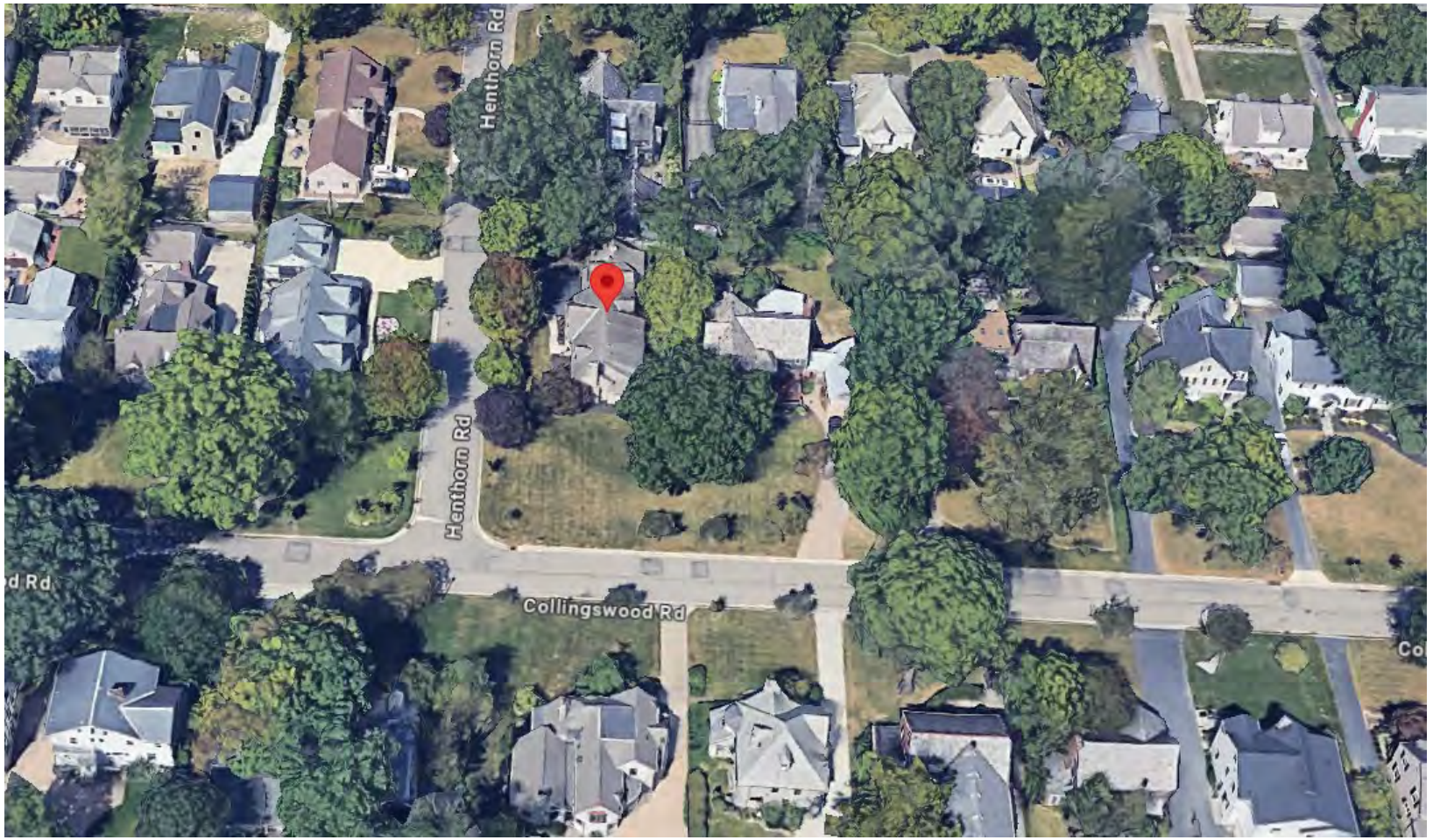
Attachments

1.	BZAP Staff Report Pics - 1974 Collingswood Road
2.	1974 Collingswood Rd - Variance App

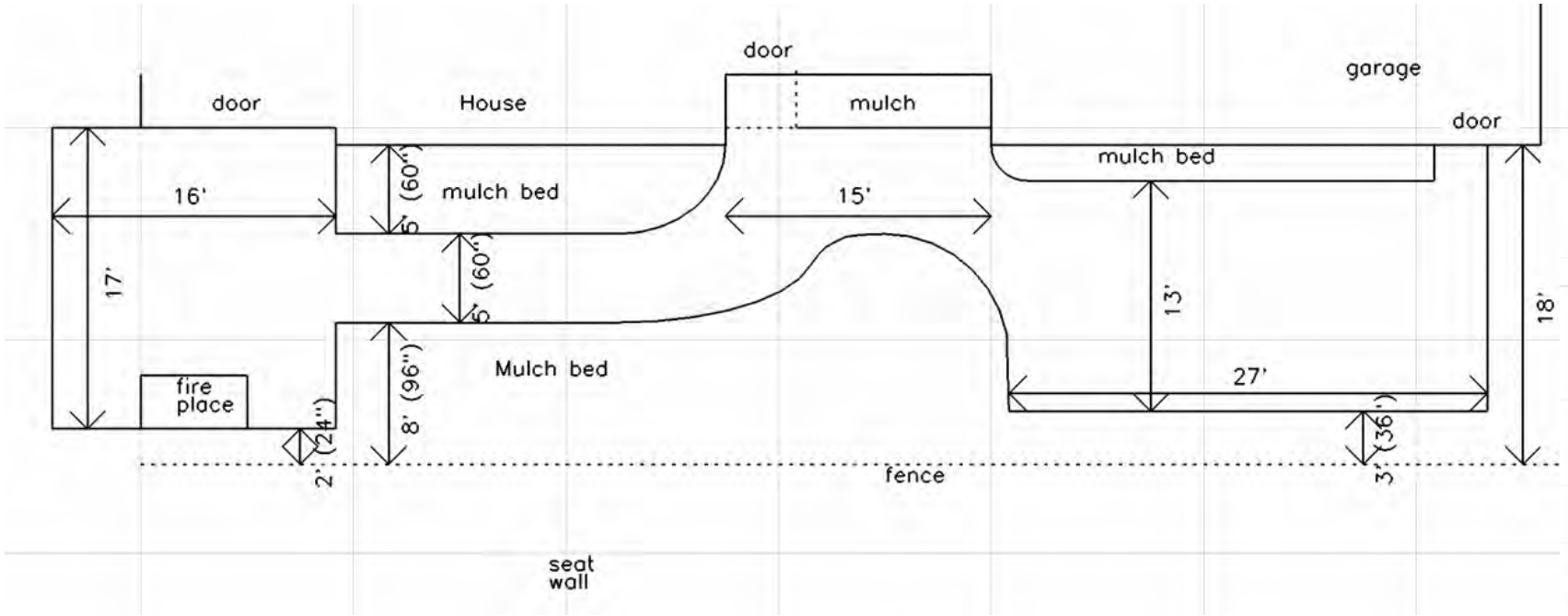
1974 Collingswood Road

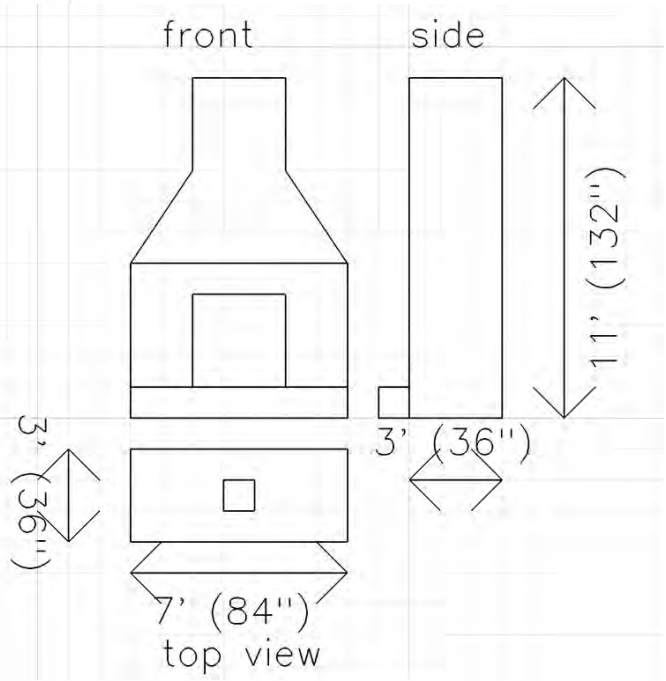
BZAP Staff Report Pictures

Google Maps ® Aerial – Looking North



Installed Project (no permit)





Existing Site Conditions







24-864

Variance Application

Status: Active

Submitted On: 3/5/2024

Primary Location

1974 COLLINGSWOOD RD
UPPER ARLINGTON, OH
43221

Owner

NORRIS JOEL S
COLLINGSWOOD 1974
COLUMBUS, OH 43221

Applicant

Jim Moore
614-425-1880
@ moorebros130@gmail.com
5099 BOWENWORTH ST
DUBLIN, OH 43016

BZAP Information

BZAP Case #

VAR-18-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Accessory Structure

Findings of Fact for Approval/Denial

Variance Request

To allow a fireplace to encroach up to eight feet into the 10-foot required setback.

BZAP conditions

Variance Information

Describe Variance Request

Construct a Gas Burning outdoor fireplace within 10 feet of property line

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?

1. The property in question is a corner lot. The backyard is very shallow, and the current patio (in place before the upgrade) abuts right up to the property and fence line, leaving no privacy for occupants. There is a large side yard, but that faces the other street and the house does not have an entry way on that side of the house. The backyard is the only place to create an outdoor living area.
2.
    1. Property owners were attempting to increase the personal and financial value of the home by creating a useful outdoor living area consistent with Market needs. The fireplace creates some additional privacy between the property and neighbors.
    2. The variance asks that the fireplace be allowed to remain in its current location. This location is on the footprint of the previously built patio and does not encroach on the property line any more than a fence of the same height would have. Additionally, the fireplace is gas fueled and does not produce smoke or noxious fumes or offensive odors.

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

1. Not that we are aware of.

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

1. The nature of the neighborhood would not be altered or affected detrimentally. The adjoining property would enjoy additional privacy without additional cost or altering their property. Sun and shade is not affected due to the area being covered with mature tree growth.

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?

1. Due to the lot shape and size and orientation of the structures, there is no other feasible option for the location of the patio and fireplace.

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

There will be a reasonable return on the value of the property with this addition. The lack of space on the back of the house to the property line limits any other beneficial use of this space.

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Joel and Jennifer Norris

Location of property subject to BZAP request: 1974 Collingswood Dr, Upper Arlington

This application will be heard by the Board of Zoning and Planning on: April 17, 2024 6pm

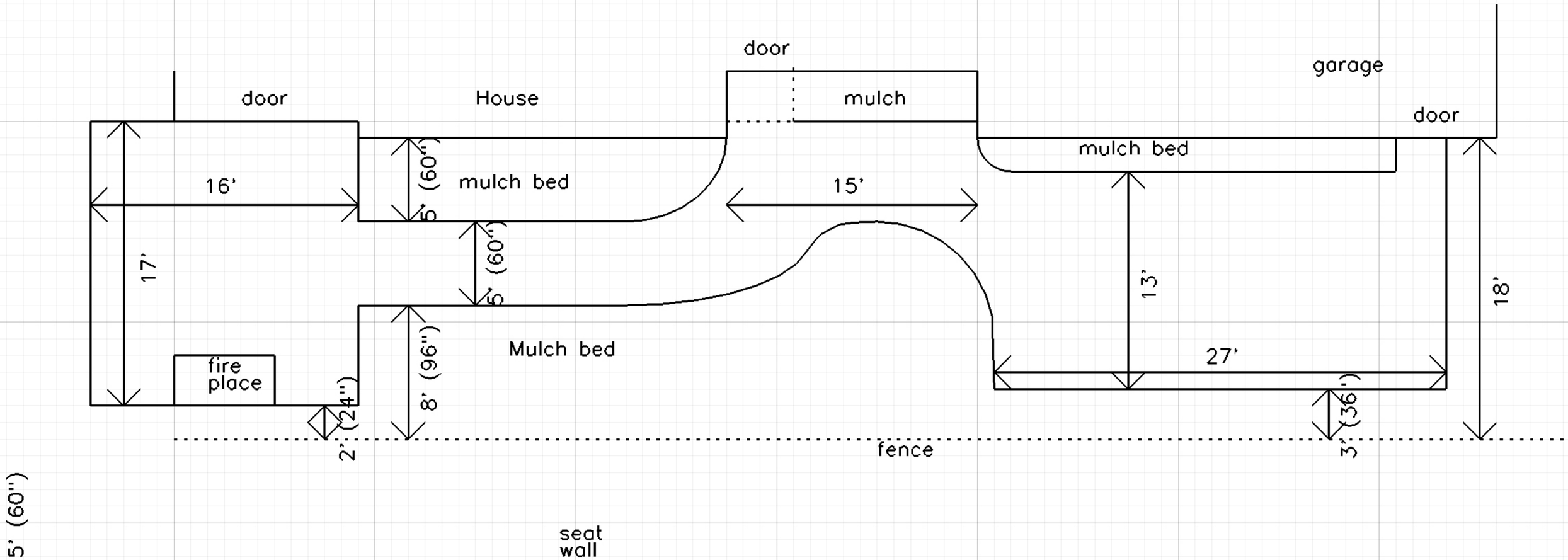
Describe activity which requires Board of Zoning and Planning review:

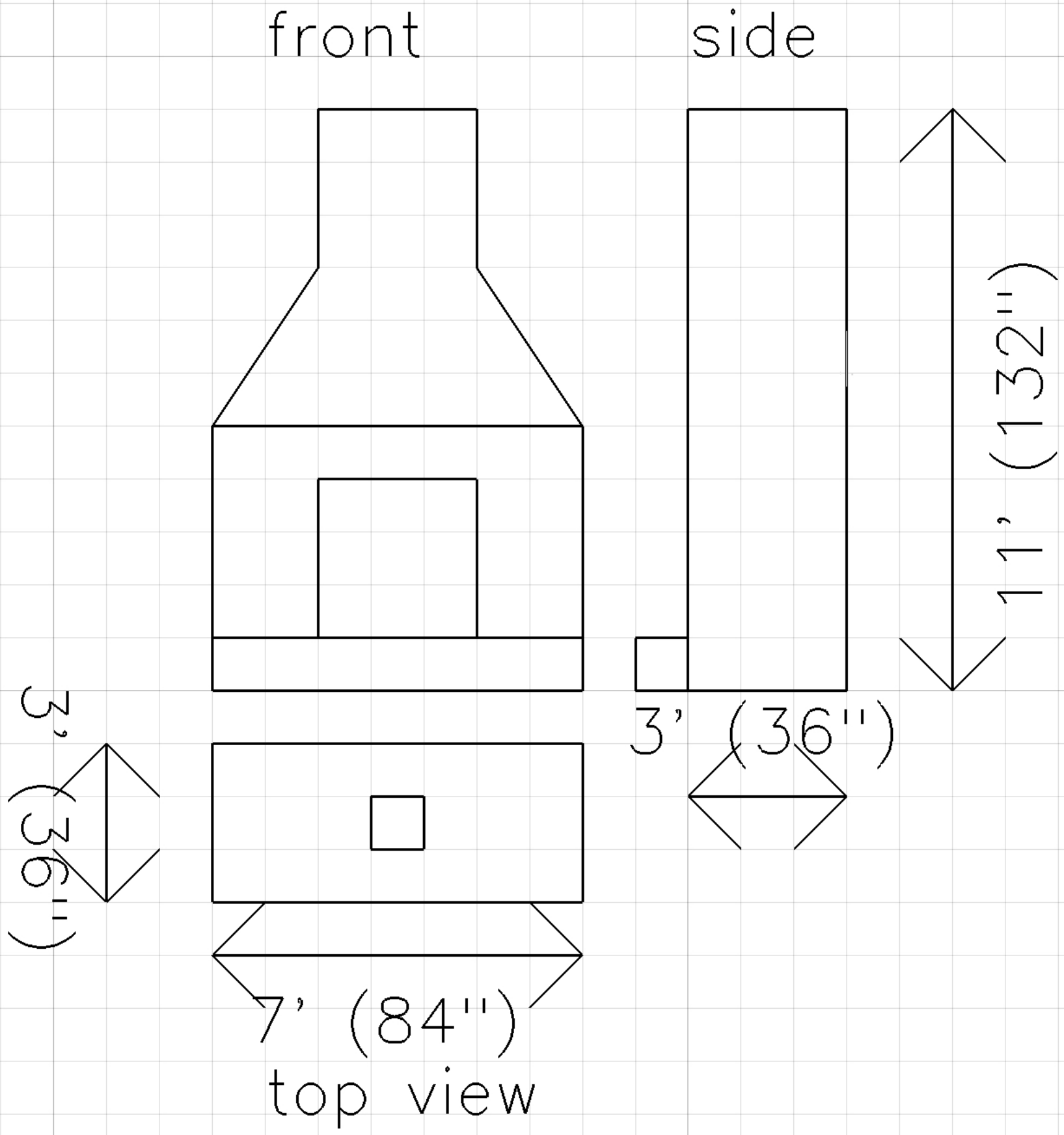
Allow outdoor gas fireplace to be placed within 10' of property line.

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:
1964 Collingswood	Patricia & Arthur Tsai		2/26/2024
1959+ 1967 Collingswood	Kay Ferris		2/26/2024
1977 Collingswood	Michael D Gilbert		2/26/2024
1993 Collingswood	Karlye Martin		2/26/2024
2495 Henthorn	Jim Fahrbach		2-25-2024
2500 Henthorn	Eric Jones		2/27/2024
2505 Henthorn	Steve Grund		2-21-24
1959 W. Lane	John H. Burtch		2/26/24
1950 Collingswood	David Gaston		2/25/24
1951 W. Lane	Mary Mitte		2.23.24
Applicant Signature:			Date: 2/20/2024


door
House
door
mulch
garage
door
mulch bed
16'
5' (60")
mulch bed
15'
17'
5' (60")
13'
18'
fire
place
8' (96")
Mulch bed
27'
2' (24")
3' (36")
fence
5' (60")
seat
wall


front
side
11' (132")
3' (36")
3' (36")
7' (84")
top view











3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: April 17, 2024

Subject: 2571 Clarion Court (VAR-19-24) - To allow a detached garage that is 25'-9" in height, when 17 feet is the limit.

Site Description/History
The subject property, 2571 Clarion Court, is located on the south side of the street, north of Sandover Road. The property is irregular in shape, with 138 feet of frontage and 142 (average) feet of depth. It is platted as Lot #106 of the Wellington Woods subdivision and is zoned R-1a, One-Family Residence District. The brick home is 2.5 stories tall and was built in 1981. The property received a variance in 2001 to allow a shed dormer on the third-floor, which the code does not permit by-right (BZ-11-01). There are three detached garages located immediately south of the site. The applicant purchased the property in 2009.

Proposal
The proposal includes a new detached garage on the eastern side of the lot adjacent to the existing driveway. The garage would be 22'-8" x 28 feet in size (635 square feet) and 25'-9" in height. It would be situated over 42 feet from the rear property line and as close as 5'-3" from the side property line, allowing for the retention of an existing mature tree behind the garage. Space for two cars, storage, and a half-bathroom would be located on the first floor with stairs leading to a second floor office space. The exterior includes brick and asphalt shingles with a front-facing eyebrow window and a standing seam metal roof to complement the main home. All elevations would include windows with a man-door on the west elevation, providing access to the second floor. The proposal meets all coverage limits including the detached garage size limitation of 870 square feet (the maximum the code allows for detached garages outside the buildable area). Existing mature landscaping along the rear of the property would remain but there is limited landscaping along the side property line (bushes directly adjacent to the drive appear to be on the neighboring property).

Zoning Code Requirements

- To allow a detached garage that is 25'-9" tall, in lieu of the 17-foot maximum (Article 6.09).

The Board has recently approved similar requests for additional detached garage height including:

Address	Height	Footprint
2425 Kensington Drive	21'-10"	696 SF
1912 Collingswood Road	20'-6"	681 SF
1489 Berkshire Road	20'-4"	528 SF
2517 Brixton Road	19'-0"	490 SF

Staff and the City's third-party architect share concerns about a detached garage of this height being so close to the side property line. In addition to looking at reducing the overall height, the third-party architect also recommended lowering the eave height of the garage and potentially adding a front portion to the garage that is lower in height, aligning with the height of the attached garage on the main home (see attached sketch). Staff would also recommend landscaping and/or fencing be installed to buffer the garage from neighboring properties.

Alternatives

In these instances, alternatives include reducing the height of the garage or relocating the garage within the buildable area of the lot, where the 17-foot height limit would not apply. The applicant's architect has noted that the proposed location reduces impacts from the garage by utilizing the existing driveway and retaining existing landscaping and a mature tree.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. In this case, Staff has concerns with a nearly 26-foot tall detached garage as close as 5'-3" from the side property line. Staff has found this would be out of character for the neighborhood, especially since the home is in the R-1a district, where lot sizes are larger and setbacks are deeper than many other neighborhoods in the City. Staff understands the applicant's desire for an additional garage and living space and appreciates the architectural detailing of the proposed garage. However, this would be the tallest detached garage approved by the Board and could result in impacts on neighboring properties; it could also become a precedent-setting request for height of detached garages. For these reasons, Staff would recommend a height reduction of at least 3'-9", which would be more in-line with other detached garages recently approved by the Board, and the addition of landscaping and/or fencing along the side property line. The Board may consider Finding #4 with this request.

Attachments

1.	2571 Clarion Ct - Variance App
2.	BZAP Staff Report Pics - 2571 Clarion Court

24-1094

Variance Application

Status: Active

Submitted On: 3/19/2024

Primary Location

2571 CLARION CT
UPPER ARLINGTON, OH
43220

Owner

OVERMYER DANIEL E
CLARION 2571 COLUMBUS,
OH 43220

Applicant

Erik Maxwell
614-846-7388
erik@nicholsonbuilders.com
6525 Busch Blvd
Columbus, Ohio 43229

BZAP Information

BZAP Case #

VAR-19-24

Status

Pending

BZAP Determination Date

04/17/2024

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 25'-9" in height, when 17 feet is the limit.

BZAP conditions

Variance Information

Describe Variance Request

Proposed is the reduction of the east side yard setback from 12'-0" to 5'-0" to allow for a detached garage with finish space above.

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 location of the house, mature trees to the rear and west, and the slope of site from east to west create just one ideal location for a detached garage on the property. This will also allow us to minimze additional development cover on the property as we will be close to the existing concrete driveway.

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

We do not feel special privilege would result in the granting of this variance as there are other examples of side yard reductions due to site constraints in the same district.

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

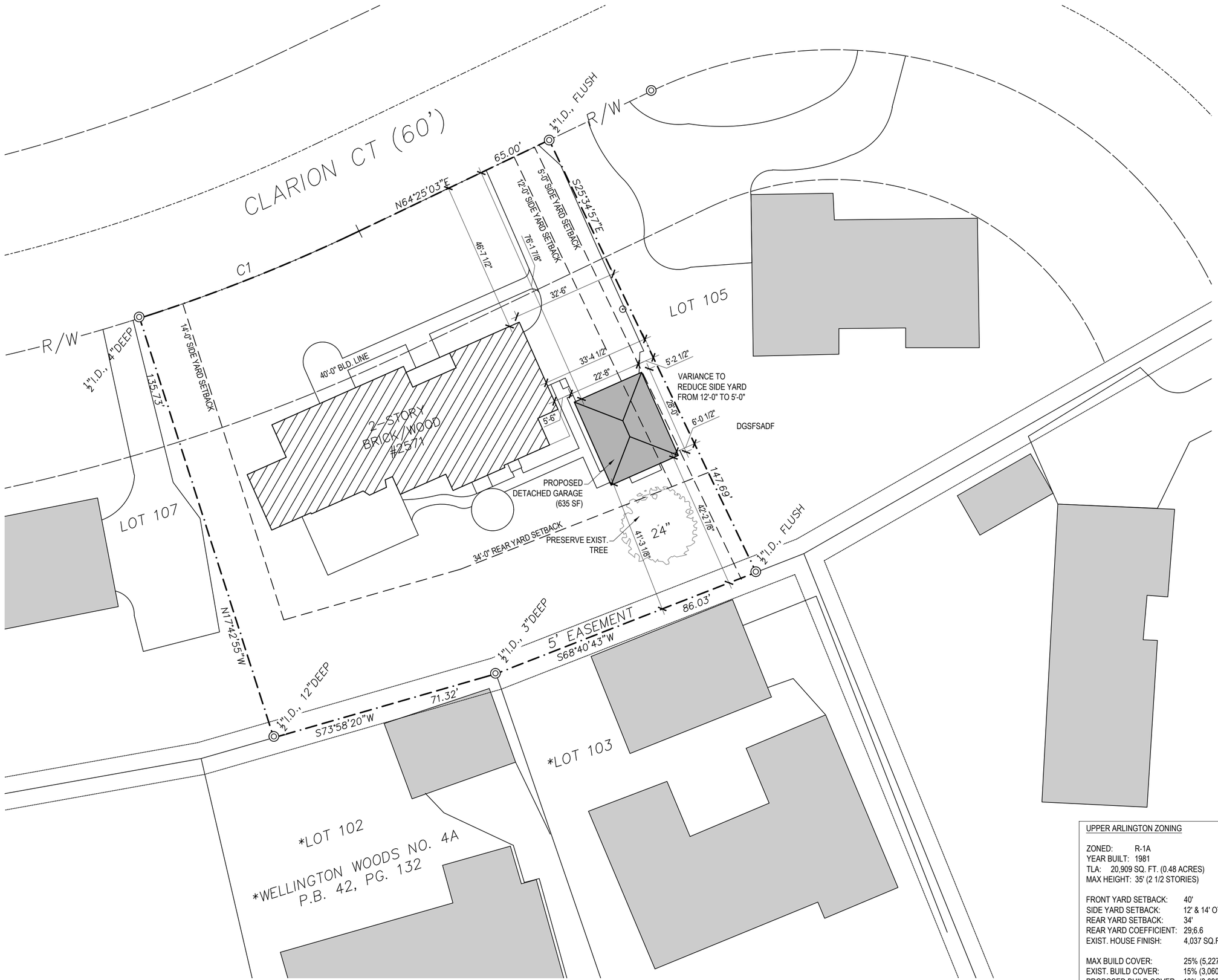
We feel the essential character of the neighborhood will be enhanced. Furthermore, the exterior aesthetic will give the new structure more of a carriage house feel.

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 feel this is the best location for the detached garage on the site. This location will preserve all mature trees on the site including the one directly behind the proposed garage and limit the amount of additional concrete driveway needed.

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

While we feel this property can yield a reasonable return, currently having only a two-car garage for a property and street such as Clarion Ct. is a disadvantage in today's market.



NORTH

1 / A101 SITE PLAN

SCALE: 1" =20'-0"

0 20' 40'

UPPER ARLINGTON ZONING

ZONED:	R-1A
YEAR BUILT:	1981
TLA:	20,909 SQ. FT. (0.48 ACRES)
MAX HEIGHT:	35' (2 1/2 STORIES)
FRONT YARD SETBACK:	40'
SIDE YARD SETBACK:	12' & 14' OTHER SIDE
REAR YARD SETBACK:	34'
REAR YARD COEFFICIENT:	29;6.6
EXIST. HOUSE FINISH:	4,037 SQ.FT.
MAX BUILD COVER:	25% (5,227.3 SQ.FT.)
EXIST. BUILD COVER:	15% (3,060 SQ.FT.)
PROPOSED BUILD COVER:	18% (3,695 SQ.FT.)
MAX DEV. COVER:	40% (8,364 SQ.FT.)
EXIST. DEV. COVER:	31% (6,415 SQ.FT.)
PROPOSED DEV. COVER:	34% (7,087 SQ.FT.)

VARIANCE: TO REDUCE EAST SIDE YARD SETBACK FROM 12'-0" TO 5'-0"

NICHOLSON
DESIGN - BUILD FOR LIFE
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason

STATE OF OHIO
NICHOLSON
1115322
REGISTERED ARCHITECT
EXP 12/31/2024

A(N)
# REMODEL / ADDITION
TO THE
OVERMYER RESIDENCE
2571 CLARION COURT
U.A., OHIO 43220

APPROVED BY/ DATE:

DRAWN BY: E.M. / L.M.

CHECKED BY: J.L. / J.N.

SHEET NO.: S101

PROGRESS:	03/01/2024
U.A. VARIANCE:	03/20/2024
BID SET:	00/00/0000
PERMIT:	00/00/0000
REVISION:	

BOUNDARY SURVEY

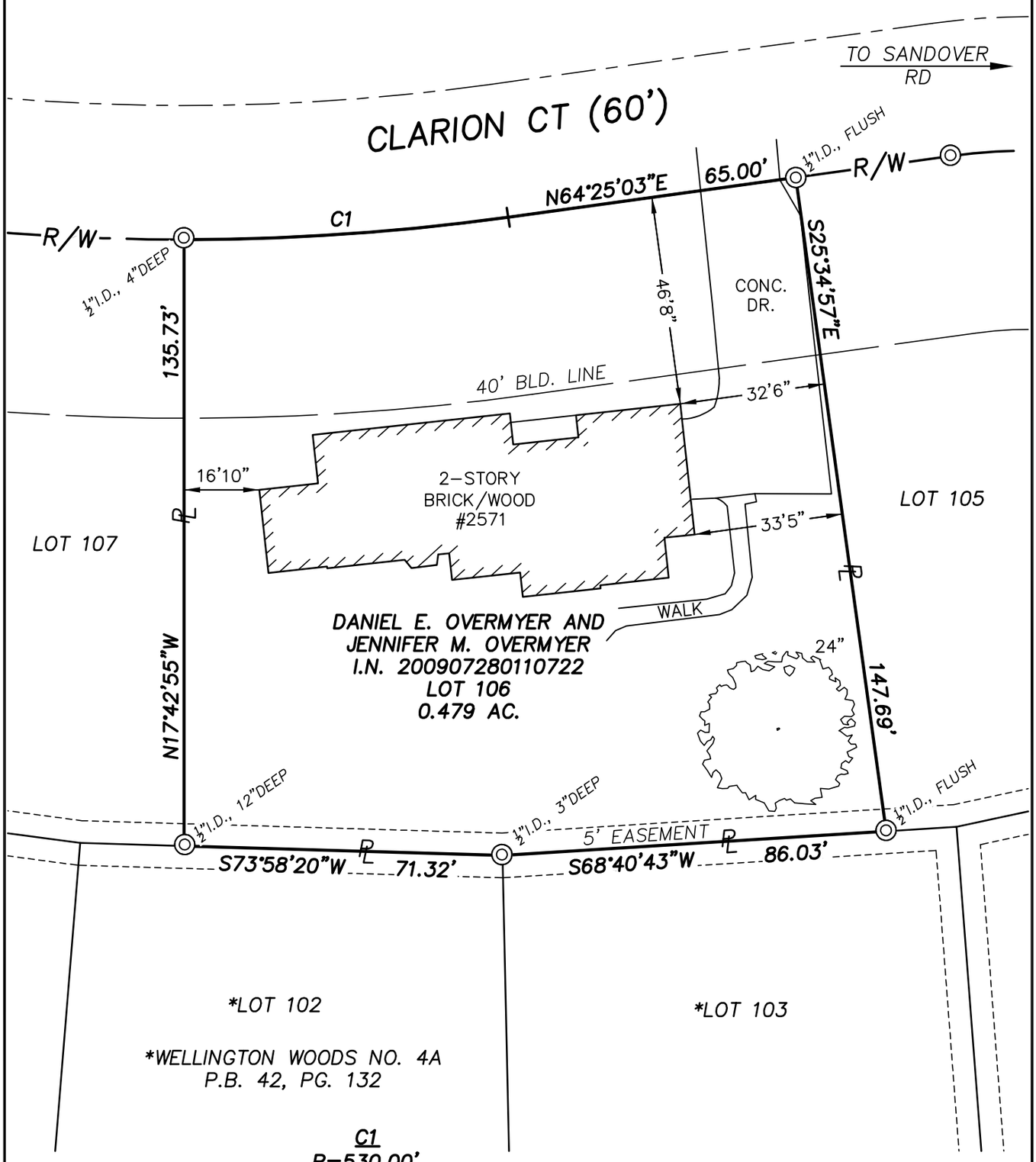
LOT 106 ~ WELLINGTON WOODS NORTH

P.B. 42, PG. 114

UPPER ARLINGTON, FRANKLIN CO., OHIO

0 15 30 45

SCALE: 1"=30'



C1
R=530.00'
L=72.77'
Δ=7°52'02"
CH=N68°21'04"E
72.72'

LEGEND

- ◎ IRON PIPE FOUND
- ℄ PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

SURVEY NOTES

Bearings hereon are referenced to the plat "Wellington Woods North", of record in P.B. 42, Pg. 114. Lot Nos. referenced to same unless otherwise noted.

Address of subject property is 2571 Clarion Ct., Columbus, OH 43220. PID is 070-012252.

This plat is based on the results of an actual field survey performed on the property under my supervision in January, 2024.

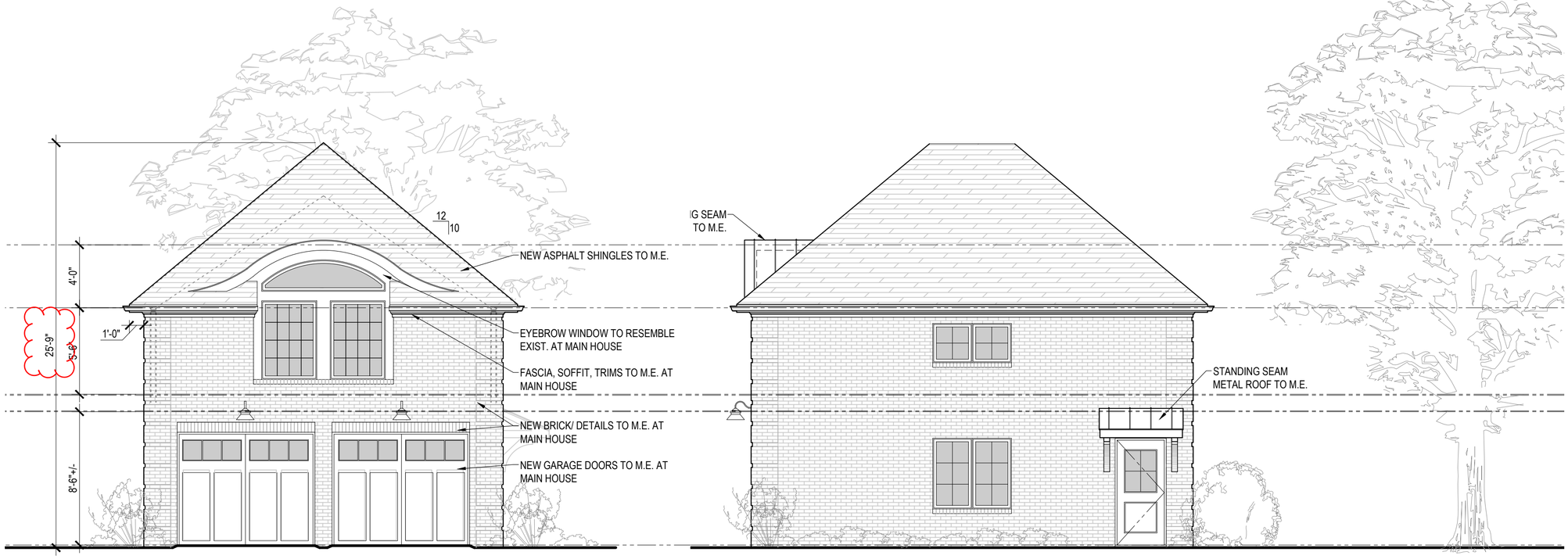
STATE OF OHIO
TIMOTHY P. STADT
S-8723
REGISTERED
PROFESSIONAL SURVEYOR

PRO BOUNDARY LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DRAWING NAME: 23373BS.DWG

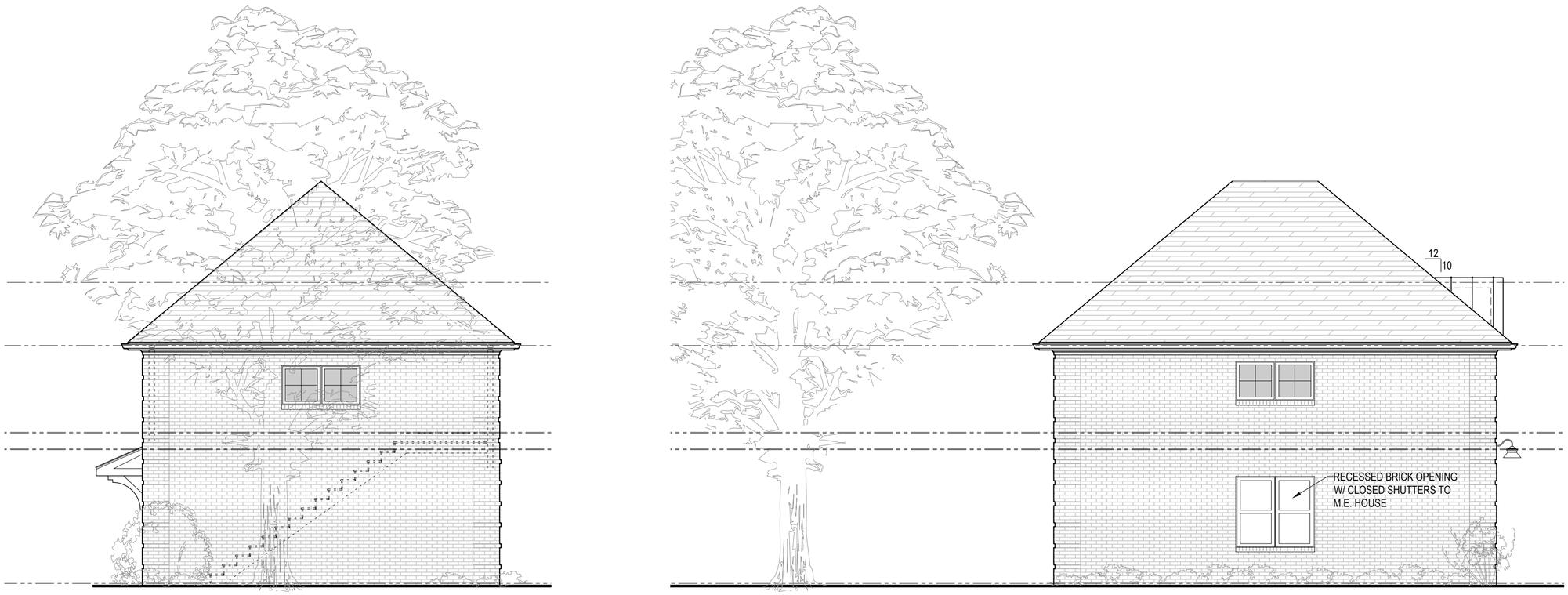
DATE: 1/30/2024 REVISED:
JOB No.: 23-373 F.B./PG.: 43/24
CLIENT: NICHOLSON BUILDERS
CLIENT P.O.: N/A

BY Timothy P. Stadt
OHIO PROFESSIONAL SURVEYOR No. 8723



1 A301 NORTH ELEVATION
SCALE: 3/16" =1'-0"

2 A301 WEST ELEVATION
SCALE: 3/16" =1'-0"



3 A301 SOUTH ELEVATION
SCALE: 3/16" =1'-0"

4 A301 EAST ELEVATION
SCALE: 3/16" =1'-0"

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6525 Busch Blvd. Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

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STATE OF OHIO
JOHN M. NICHOLSON
1115322
REGISTERED ARCHITECT
EXP 12/31/2024

A(N) REMODEL / ADDITION TO THE OVERMYER RESIDENCE

2571 CLARION COURT U.A., OHIO 43220

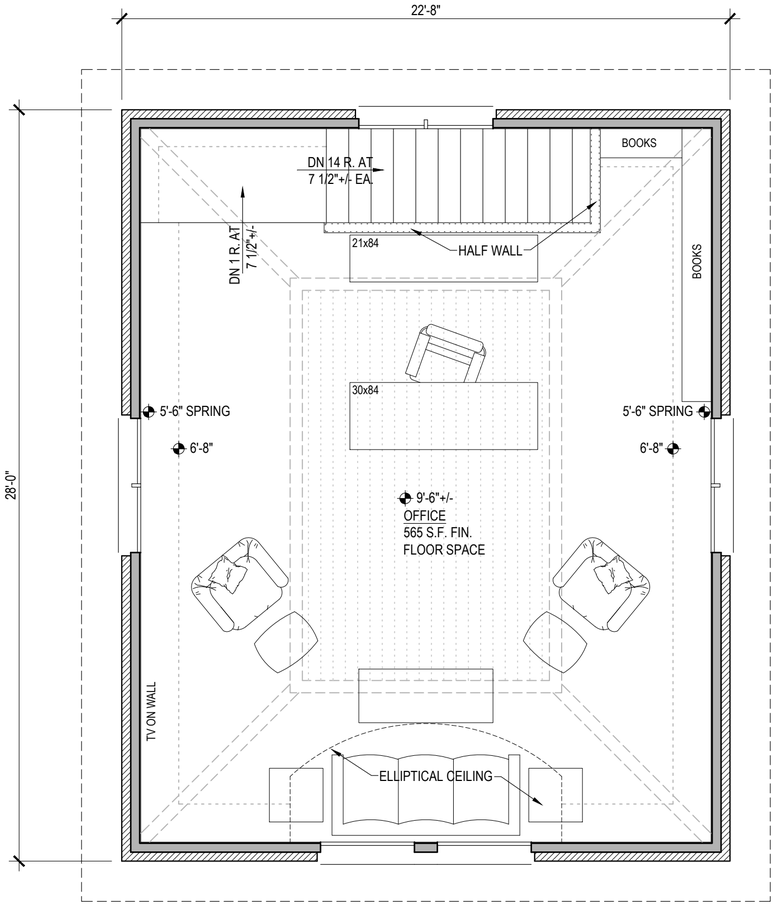
APPROVED BY/ DATE:

DRAWN BY: E.M. / L.M.

CHECKED BY: J.L. / J.N.

SHEET NO.: A301

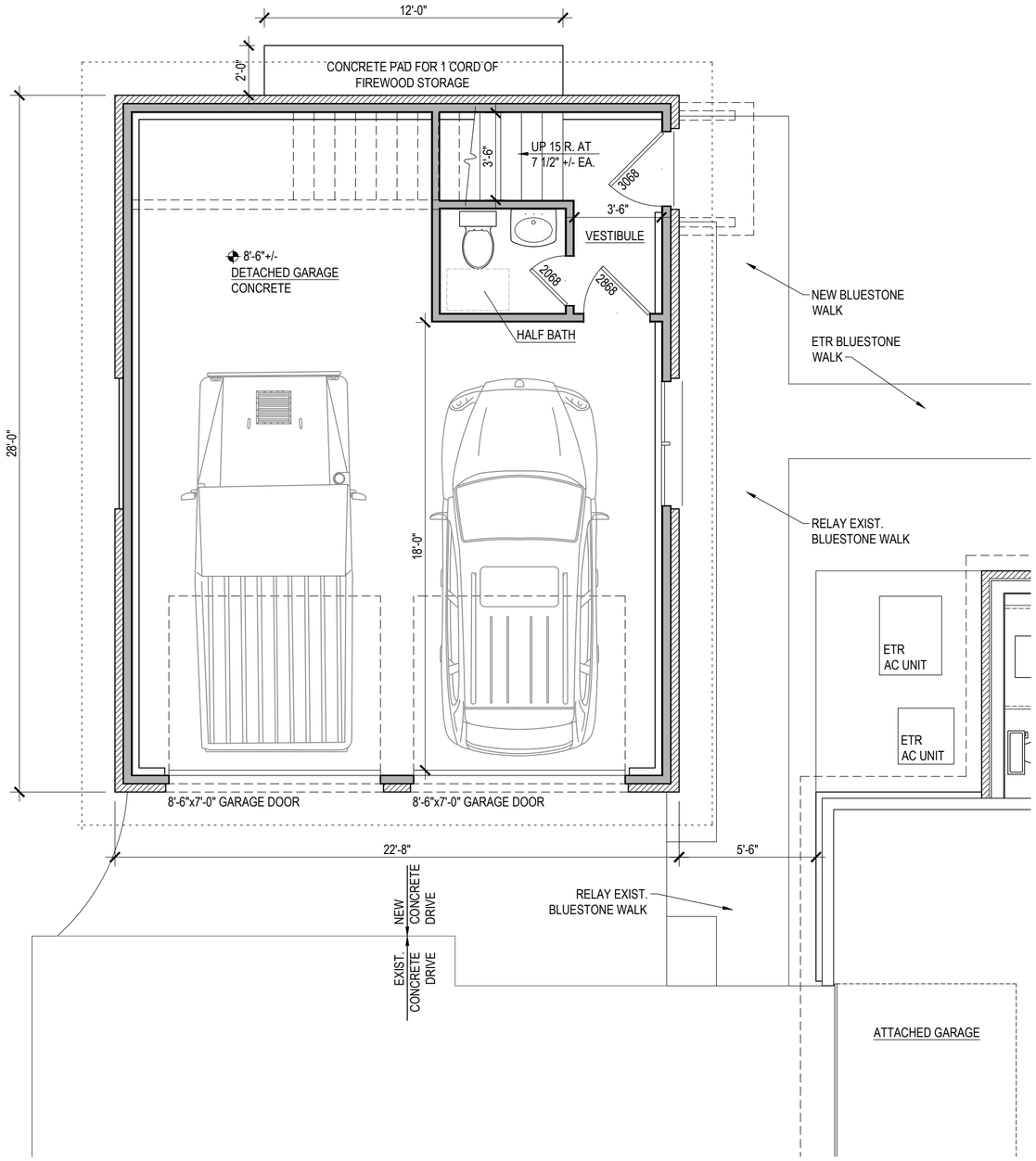
PROGRESS:	03/01/2024
U.A. VARIANCE:	03/20/2024
BID SET:	00/00/0000
PERMIT:	00/00/0000
REVISION:	



1 A101 DETACHED GARAGE 2ND FLOOR PLAN

NORTH

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



2 A101 DETACHED GARAGE 1ST FLOOR PLAN

NORTH

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

WALL TYPES

- NEW WALL
- EXISTING WALL
- WALL WITH SOUND BATT INSULATION
- MASONRY
- POURED CONCRETE

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DESIGN • BUILD FOR LIFE
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

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STATE OF OHIO
JOHN
NICHOLSON
1115322
REGISTERED ARCHITECT
EXP 12/31/2024

A(N) REMODEL / ADDITION TO THE OVERMYER RESIDENCE

2571 CLARION COURT U.A., OHIO 43220

APPROVED BY/ DATE:

DRAWN BY: E.M. / L.M.

CHECKED BY: J.L. / J.N.

SHEET NO.: A101

PROGRESS:	03/01/2024
U.A. VARIANCE:	03/20/2024
BID SET:	00/00/0000
PERMIT:	00/00/0000
REVISION:	

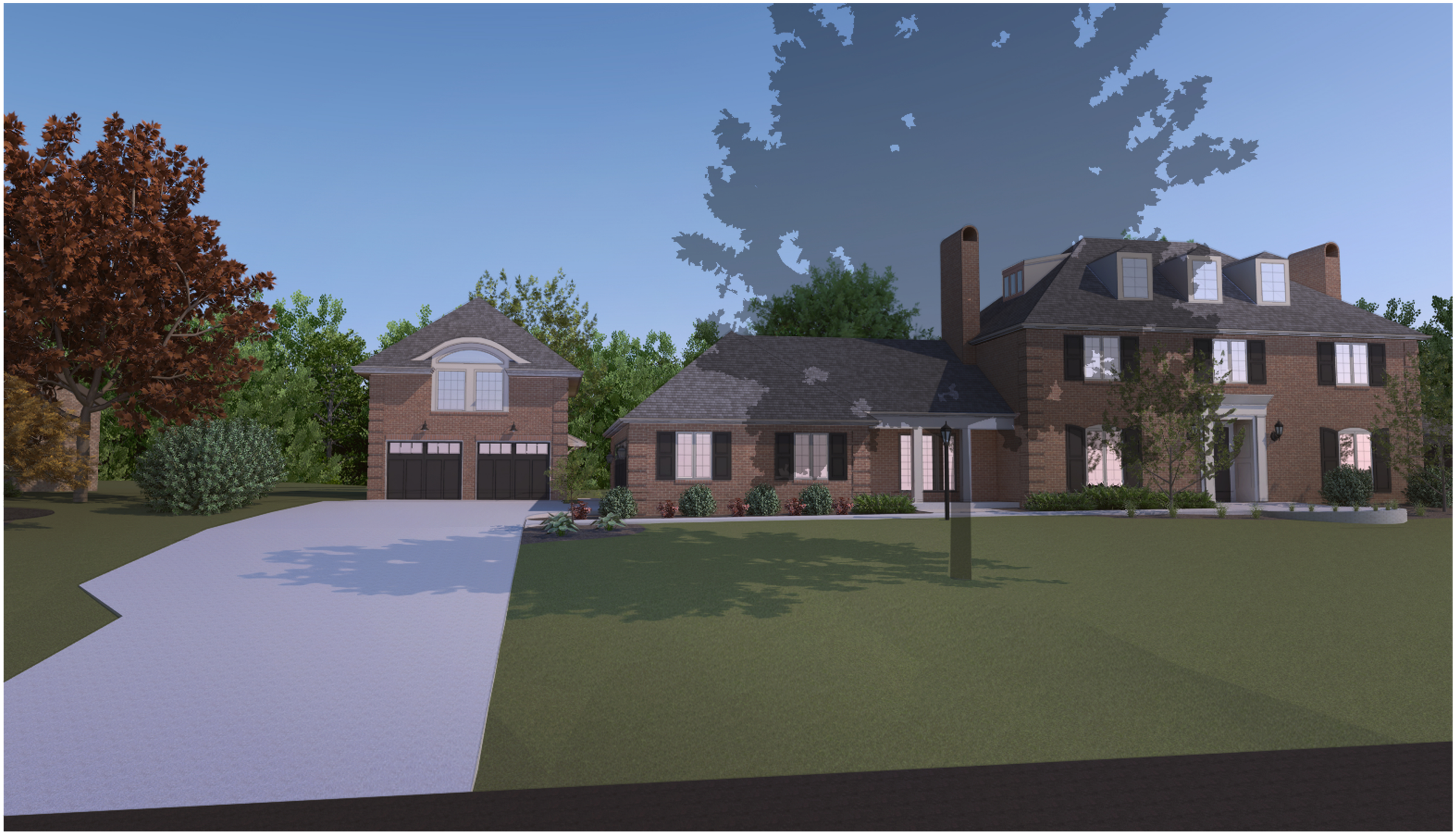
NICHOLSON

DESIGN • BUILD FOR LIFE



NICHOLSON

DESIGN • BUILD FOR LIFE



NICHOLSON

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City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Erik Maxwell

Location of property subject to BZAP request: 2571 Clarion Court

This application will be heard by the Board of Zoning and Planning on: 04-17-24

Describe activity which requires Board of Zoning and Planning review:

To reduce the East side yard setback from 12'-0" to 5'-0".

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:
2594 Sandover RD	Jeremy & Melissa Masters	7018 03600001 0559 9840	03-18-24
2580 Sandover RD	2580 Sandover RD LLC	7018 03600001 0559 9864	03-18-24
2564 Sandover RD	Karen Jackson	7018 03600001 0559 9918	03-18-24
4771 Clarion CT	Yun Heekyung	7018 03600001 0559 9888	03-18-24
2561 Clarion CT	Donald & Amanda Baird	7018 03600001 0559 9857	03-18-24
2591 Clarion CT	David & Linda Price	7018 03600001 0559 9925	03-18-24
2600 Clarion CT	Malcolm & Lauretta Ross	7018 03600001 0559 9932	03-18-24
2570 Clarion CT	Debra Showe	7018 03600001 0559 9949	03-18-24
1237 Dublin RD	Joshua Fullen	7018 03600001 0559 9956	03-18-24
Applicant Signature: Erik Maxwell			**Date:** 03-19-24

NICHOLSON

DESIGN • BUILD FOR LIFE

03-18-2024

To whom it may concern,

The intent of this letter is to make you aware that Nicholson Builders is requesting a variance for the property located at 2571 Clarion Court. We are requesting, on behalf of the homeowner, to reduce the required east side yard setback to allow for a new detached garage addition.

You are welcome to attend the public hearing regarding this variance request per the information below or contact planning@uaoh.net for further information.

Board of Zoning and Planning (BZAP) meeting will be held at:
6pm on 04-17-2024
U.A. Municipal Service Center
3600 Tremont Road
Upper Arlington, OH 43221

Thank you for your time.

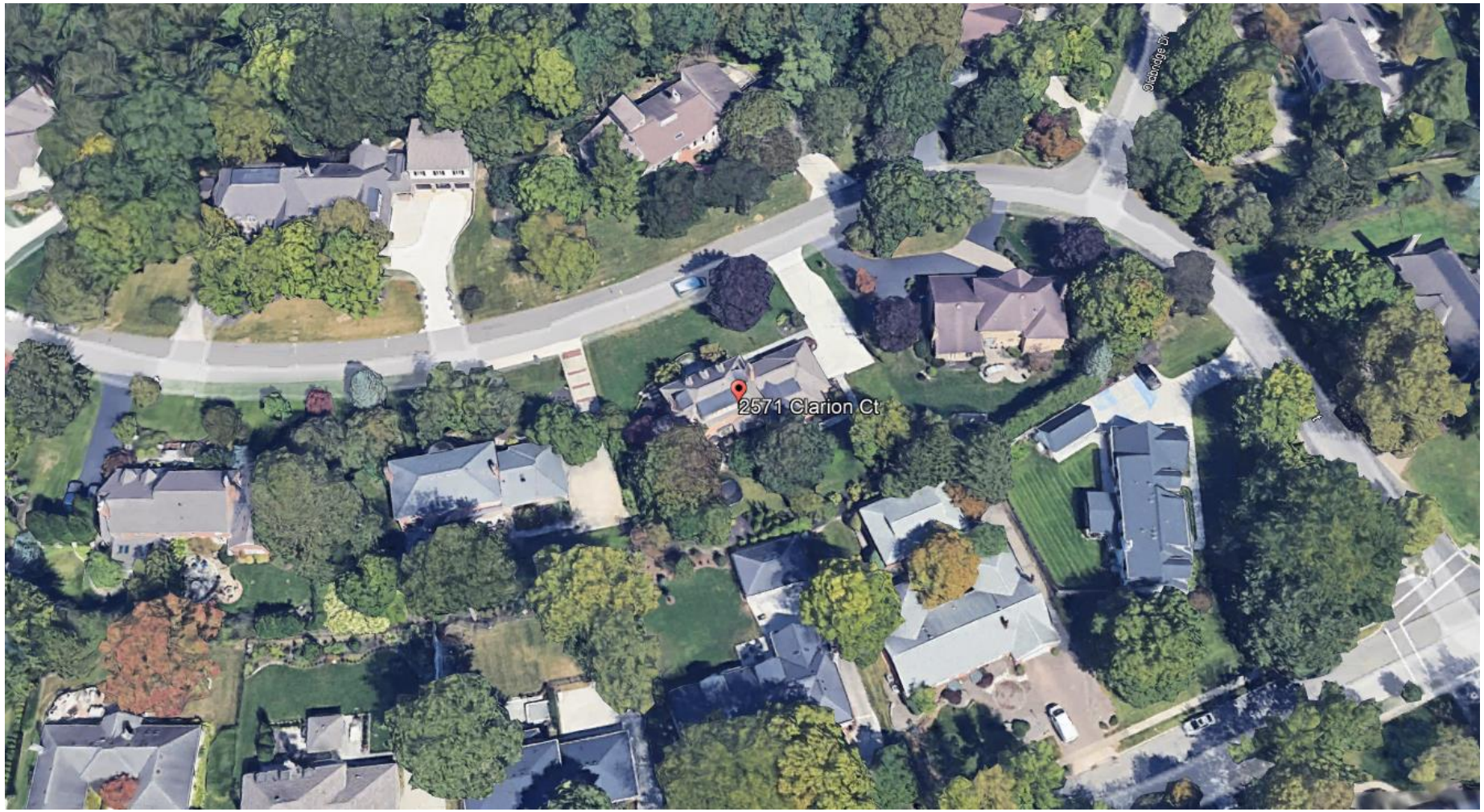
Sincerely,

Erik Maxwell
Architectural Design Leader
Nicholson Builder Inc.

2571 Clarion Court

BZAP Staff Report Pictures

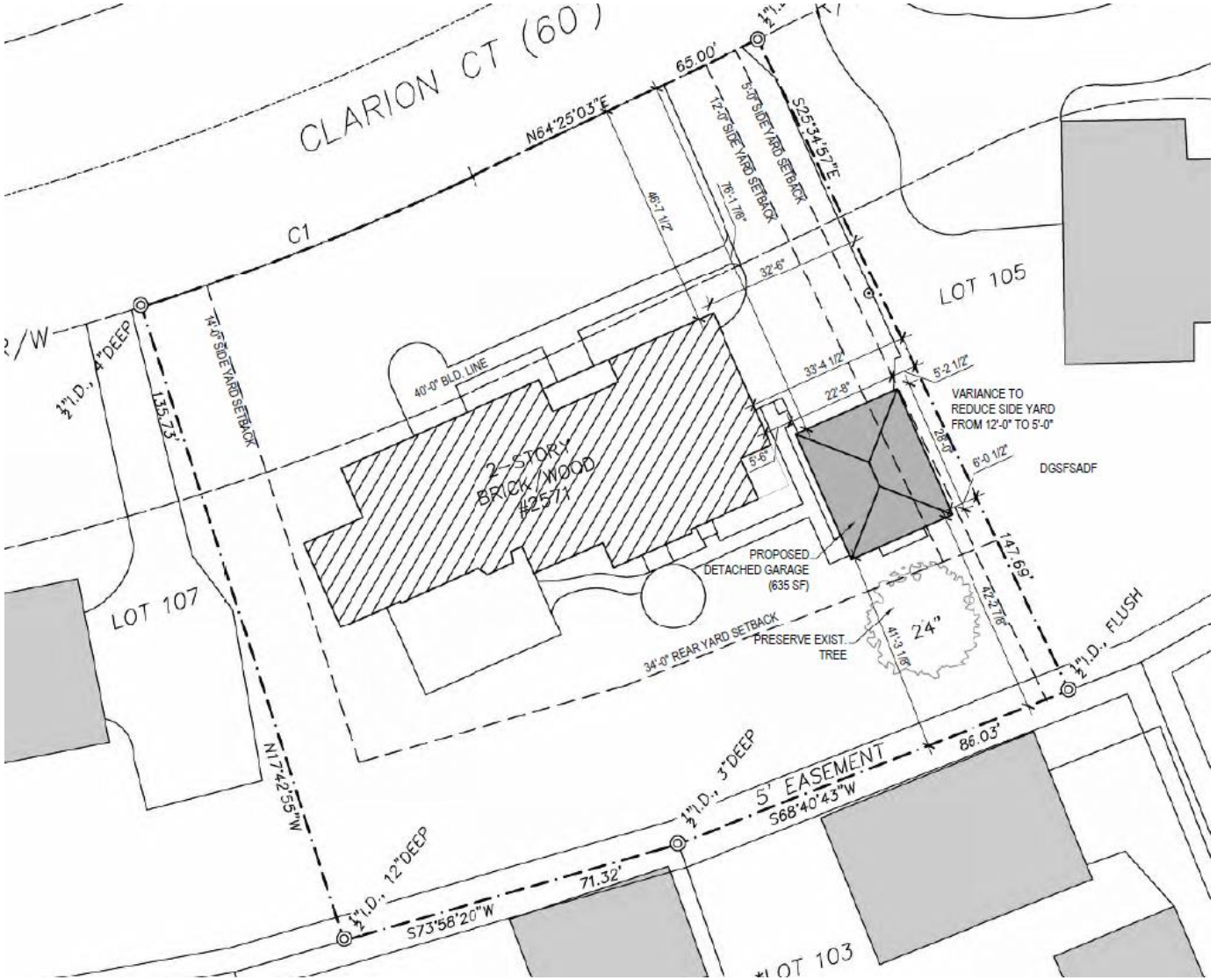
Google Maps ® Aerial – Looking North



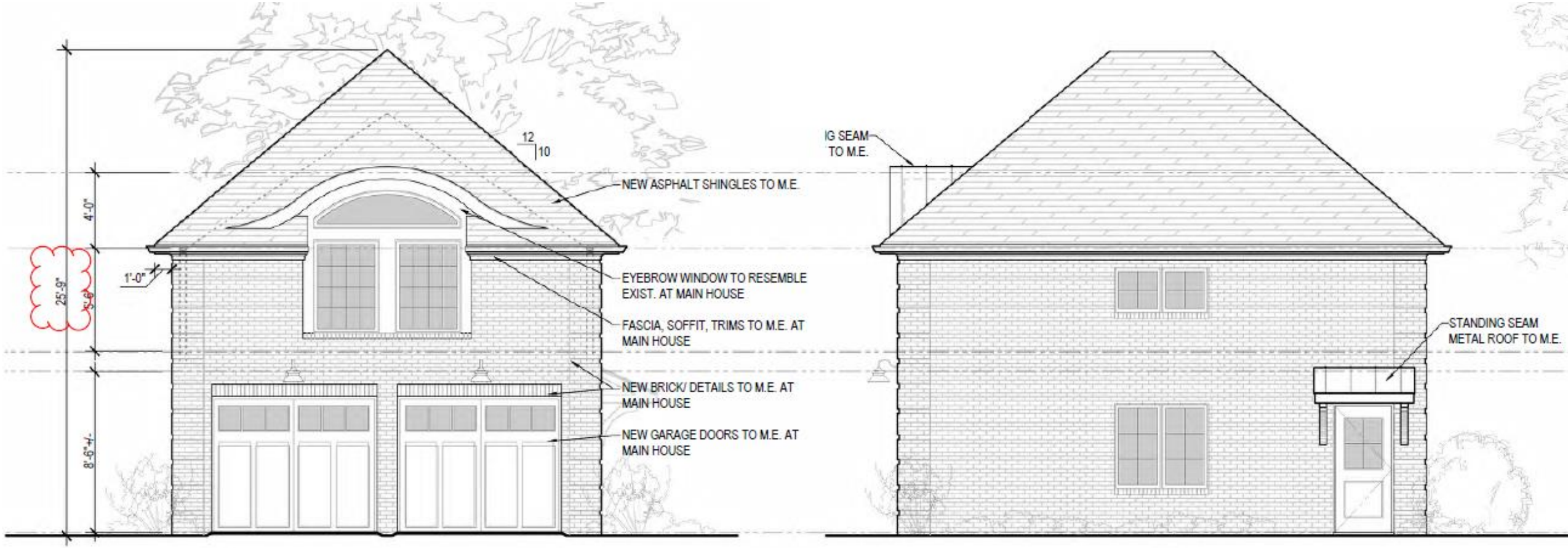
Existing Front Elevation



Proposed Site Plan



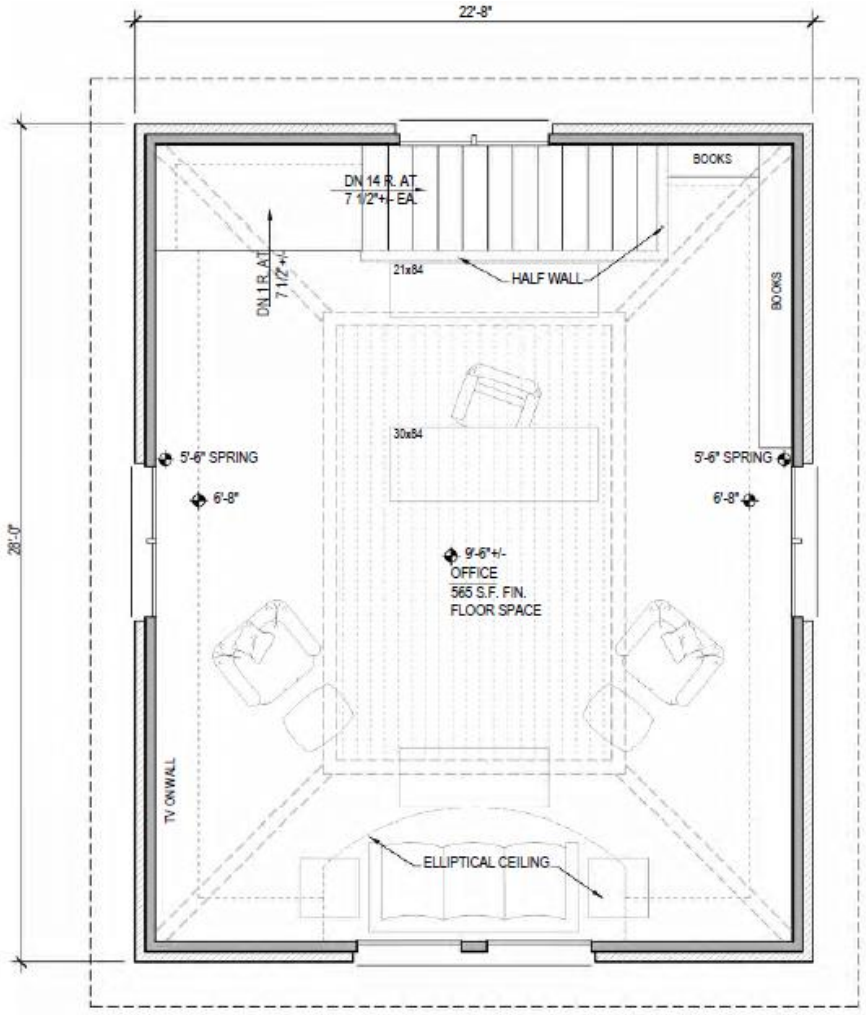
Proposed Garage Elevations

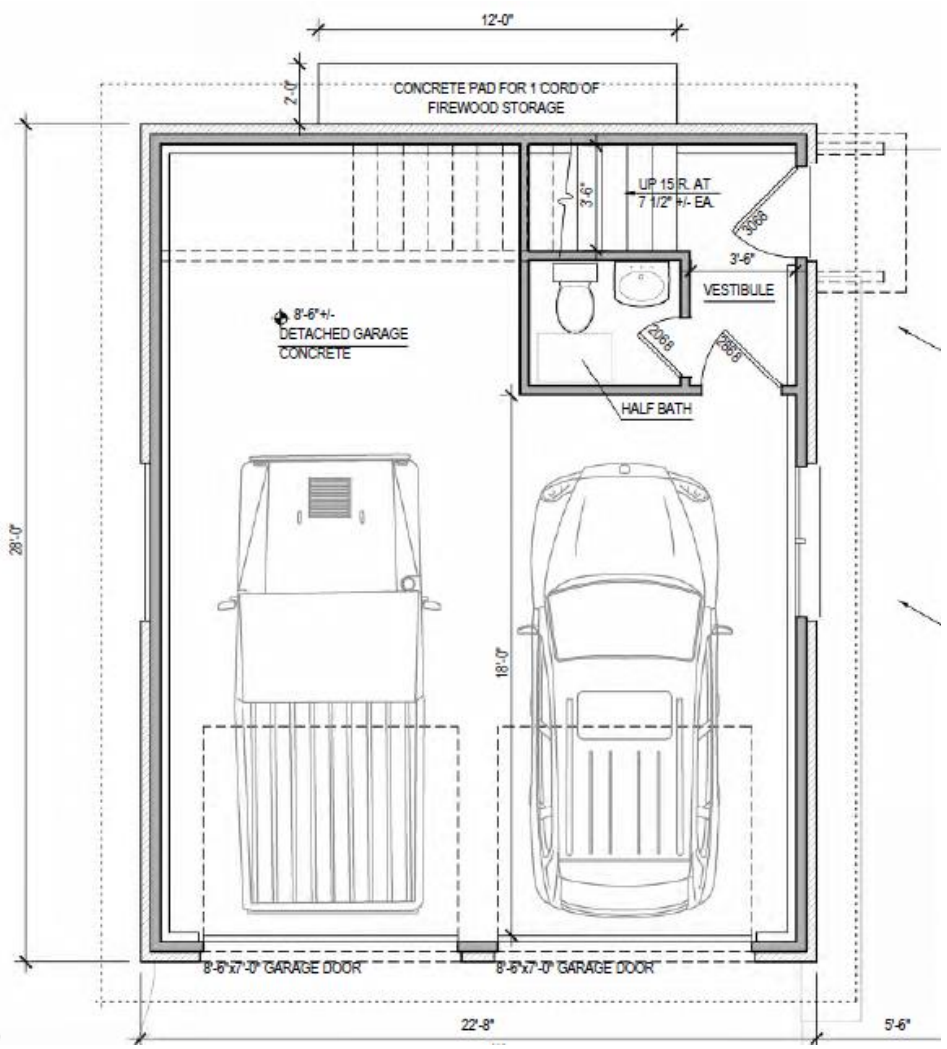


1 A301 NORTH ELEVATION
SCALE: 3/16" =1'-0"

2 A301 WEST ELEVATION
SCALE: 3/16" =1'-0"

Proposed Floor Plans





Proposed Front Elevation



Existing Rear Yard



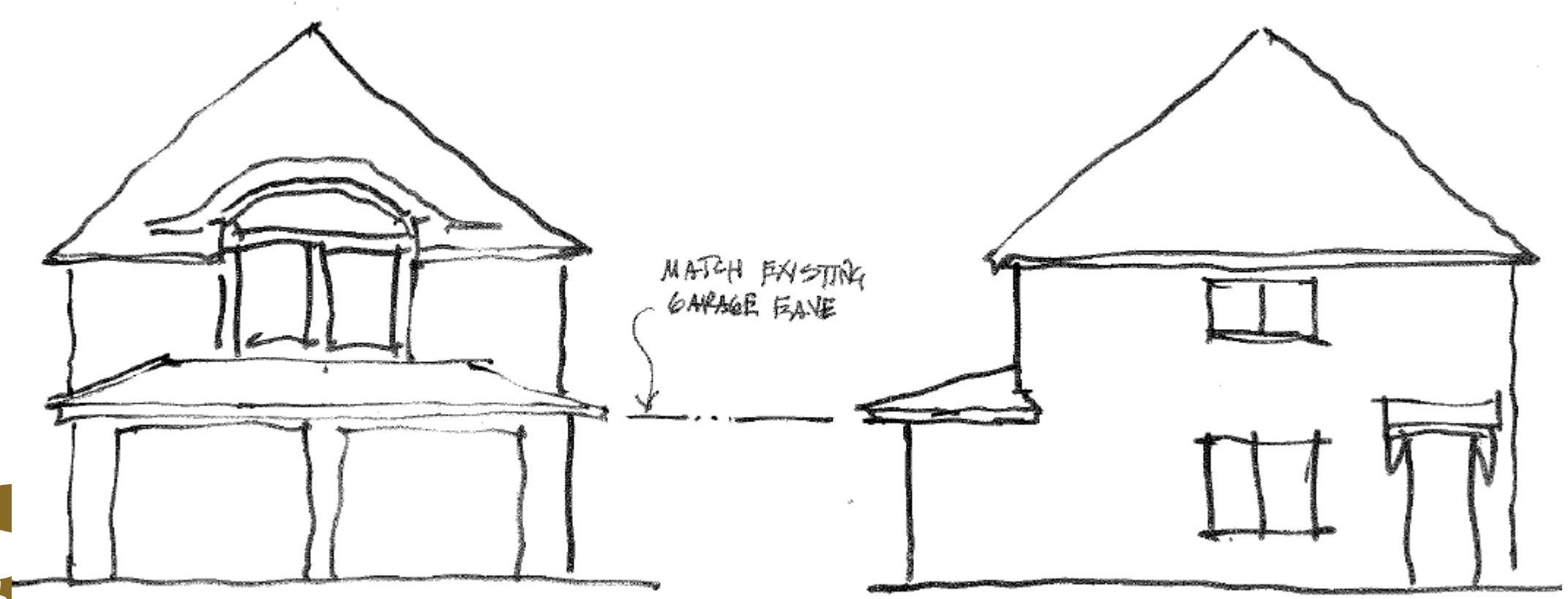


Existing Rear Yard





Third-Party Architect's Sketch



3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 17, 2024

Subject: POSTPONED - 2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use (for a columbarium) with variances for exterior improvements and signage to Holy Trinity Lutheran Church.

Site Description/History

Holy Trinity Lutheran Church is located at 2001 Northwest Boulevard and comprises the entire 1.81-acre block between Glenn and Westwood Avenues. It is zoned R-1c, One-Family Residence District, which permits single-family dwellings in low- to medium-density residential neighborhoods, as well as institutional uses, cultural uses, recreational uses, and limited daycare. The site is developed with a 33,401-square foot church building (built in 1951) of varying heights (up to 35 feet) and has a 73-space parking lot behind the building to the south. Access to the site is currently from three driveways, two on Westwood Avenue and one on Glenn Avenue. The building has entrances on the south and east elevations. There is a fenced-in playground area located along Glenn Avenue, near the northwest corner of the site.

The subject parcel is irregular in shape, with frontage along Northwest Boulevard (269 feet), Glenn Avenue (269 feet), and Westwood Avenue (312 feet); this property incorporates Lots 12-20 of the Kingswood Subdivision. To the north, across Northwest Boulevard, and to the east, across Westwood Avenue, are four-unit apartment buildings zoned R-2a, One-to-Four Family Residence District. To the west, across Glenn Avenue, is an AT&T facility zoned O, Office District. There is vegetation in varying densities along the southern (parking lot) boundary, and there are mature trees and some street trees along the three frontages. There are existing concrete sidewalks located along all three street frontages as well. A freestanding, internally illuminated sign is located near the middle of the site's Northwest Boulevard frontage.

The applicant attended the April 3, 2024 Work Session to introduce and discuss the project with the Board. The Board appeared to be supportive of the project in general but wanted to make sure the State regulations for the cemetery would be followed. The applicant did not have information at the Work Session as to those questions. The Church was last before the Board in 2009, where approval was granted for a sanctuary/chapel addition, to remedy building setback encroachments and vacate platted utility easements.

Proposal

The proposal includes a variety of improvements to the Church's property, including: enhanced landscaping, building maintenance, new signage, a columbarium, and scattering gardens. This follows improvements that are occurring for the playground that is located along Glenn Avenue. Two large-scale skylights will be installed as part of this project. The proposed development coverage is below the previously approved variance granted by the Board.

Columbarium and Scatter Garden
Under the Unified Development Ordinance (UDO/zoning code), a columbarium is a cemetery, which is a conditional use in this zone. The City does not have any other zoning regulations specific to cemeteries. The proposed columbarium would be the first one in the community, but there appears to be growing interest in places of worship across the country to have memorial gardens and columbariums. There are a variety of styles typically associated with this type of use, from a grand, large-scale building to simple, small columns. The Church is proposing a 2'-8" x 15' stone structure that is 9'-5" tall with a standing seam metal roof connected to the building. It includes 48 granite-faced niches in three separate 4x4 areas. It would be opposite the sanctuary and face Northwest Boulevard. Scatter gardens with curbing, where loved ones can scatter ashes into a sacred landscaped area, are proposed in oval-shaped gardens along the walkway. The Church asserts that adding a columbarium and scattering grounds supports their existing use as a place of worship.

Landscaping/Outdoor Lighting
A revised landscaping plan has been submitted based on the review by the City Forester. The proposed Honey Locust trees have been replaced with Paper Bark Maple trees and ground cover has been added beneath them. Overall, landscaping will be substantially cleaned up from existing site conditions, allowing the building to come more into focus. New small-sized, ground-mounted outdoor lighting LED fixtures will be added to illuminate the building.

Signage
The existing free-standing sign located along Northwest Boulevard will be removed and a new free-standing sign will be installed slightly further to the west, in front of an existing bay window. This sign measures 2' x 7', is located atop a 1'-6" stone base, and will be installed perpendicular to the road. It includes a black background with push-through letters containing the Church's logo. Address numbers are located on the side of the sign for identification. A second free-standing sign will be installed along Glenn Avenue for the childcare center. This sign is nearly square at 2' x 2'-6", and is atop a 1'-3" stone base. It also includes a black background with push-thru letters with the Church's Child Development Center logo. Both signs do not meet the City's 2.5:1 width/height ratio. However, having smaller signs in this location is advisable.

Engineering
No changes are proposed to existing utilities, stormwater, or access.

Zoning Code Requirements
Amended Major Site Plan:
Standards for approval: The following standards shall be considered in the review of major site plan applications, where Staff has offered commentary on each:

- (a)That it fully complies with all applicable requirements of this Ordinance; *This application conforms with the Ordinance in that the primary use is not changing and the columbarium and memory garden areas are quite modest and well-designed. The walkability and aesthetics of the site are also being improved.*
- (b)That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use; *This application maintains the primary use of the site as a place of worship or church. The addition of the columbarium, garden areas, and new signage will have minimal impacts on neighboring properties and will actually be an improvement from existing conditions.*
- (c)That it is consistent with the use and character of surrounding properties; *The primary use and function of the property, a place of worship or church, is not changing. The amenities being added to the property are secondary to the primary use and will have minimal impacts on neighboring properties.*
- (d)That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; *No changes are proposed to site access. Positive improvements are being made to the internal walkability of the site.*
- (e)That it provides safe ingress and egress for emergency services. *No changes are being made to ingress and egress. The Fire Division has adequate access to the site.*

Conditional Use:
Conditional Uses are those uses that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by BZAP. The granting of conditional use approval imposes such conditions as necessary to make the use compatible with other uses permitted in the same district zone or vicinity. A conditional use shall be allowed in a zoning district after permission is granted by BZAP in accordance with the provisions of the UDO. Development standards for most of the conditional use are described in Section 6.10; cemeteries are not listed .

(1)Standards for approval: The following standards shall be considered in the review of conditional use applications, where Staff has offered commentary on each:

- (a)The conditional use is a permitted conditional use in the district for which it is proposed; *A cemetery is listed as a Conditional Use in the R-1 zoning district per Table 5-A. Cemetery is defined as: the land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbarium, crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery.*
- (b)The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO; *The application is in alignment with the code by allowing an improvement and reinvestment into a site that is consistent and compatible with the historic character and outstanding residential environment of Upper Arlington, especially its Historic District.*
- (c)The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of

the general vicinity and that such use will not change the essential character of the same area; *The columbarium will not alter the essential character of the area and the improvements will look integrated into the building and site. One will not know that a "cemetery" is located on the property.*

- (d)The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses; *The proposed columbarium will not be disturbing to any use as it is a quiet, peaceful retreat area for loved ones to remember their family and friends.*
- (e)The conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services; *Yes, this is currently adhered to and will not change.*
- (f)The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; *Yes, this is currently adhered to and will not change.*
- (g)The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors; *The proposed columbarium will not generate excessive traffic, noise, glare or odors. It is more of a passive use that is internal to the site.*
- (h)The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares; *Yes, no issue.*
- (i)The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance. *Yes, no issue.*

Expiration: A conditional use certificate shall authorize a particular conditional use on a specific parcel for which it was approved. The conditional use certificate is non-assignable and shall expire six (6) months from the date of enactment, unless prior to that date the applicant commences actual construction or business. If the conditional use is approved by BZAP as part of a development or site plan, the conditional use shall not expire until such plan has expired. There shall be no modification of a conditional use certificate except by BZAP.

Variances:
Back in 2009, the Board granted a total of 11 variances, which were largely a result of existing site conditions. Those included: development coverage (65.3 percent), parking spaces (73), signage in a residential district, minimum parking lot buffer (six feet), playground in Glenn Avenue front yard, and four-foot tall fence in the Glenn Avenue front yard. These variances do not need to be re-granted again. The subject application adds two variances for signage, both of which are relatively minor and supported by Staff:

- To allow an additional free-standing sign in a residential district (Article 6.06); and
- To allow signage that does not meet the City's size and location requirements (Article 6.06).

State Requirements:
Cemeteries are regulated by state law, including a registration process through the Ohio Department of Commerce. In general, both cemeteries and scattering grounds for the spreading of cremated ashes are generally considered to be a "cemetery" under state law. The City cannot grant a variance to any state law requirement. Since the applicant appeared at the Work Session, the Church has initiated its registration application process for the cemetery using the Holy Trinity Lutheran Church Memorial Park name. The Church has indicated that they plan to comply with all applicable State law requirements.

Alternatives
The proposal results in improvements to the site while having minimal impacts on neighboring properties. The applicant has addressed Staff's concerns about this project and eliminated most of the initially identified variances, including staying below the previously approved development coverage limit. Variances for signage are required due to the institutional nature of the site in a residential zoning district and the need to identify the church and daycare for accessibility purposes. The proposed location for the columbarium is complementary to the church and grounds. Locating the columbarium within the Church's building would still require a Conditional Use to be granted by the Board.

Requested Action and Findings
Staff has reviewed the application and plans and met with the applicant numerous times over the past several months. The plan substantially improves the Church property by cleaning up and enhancing the landscaping along Northwest Boulevard, allowing for the building to be the focus. It adds a small columbarium to the building, which looks more like a decorative stone wall as opposed to a traditional columbarium building or cemetery. Staff recognizes that this is a growing trend for places of worship to add columbariums, as several churches within Central Ohio have recently added them to their grounds. It also would not substantially increase the number of events, gatherings, or traffic going to and from the Church. For these reasons and those previously outlined, Staff recommends that this Amended Major Site Plan application be conditionally approved, as it meets the standards of approval for site plans, conditional uses, and variances.

Staff would recommend the following conditions:

1. That all requirements from the State of Ohio be satisfied prior to the submittal of a Building Permit application; and
2. That if additional niches, memorial gardens, or columbariums are proposed in the future, they meet all requirements for cemetery expansions from the State of Ohio, be similar in design as the one proposed, and be reviewed by the Board at a future Work Session.

Attachments

1.	HTLC Revised Plans 04.10.24
2.	2001 Northwest Boulevard - Development App

3.	UA Prelim Comments - 2001 Northwest Blvd
4.	BZAP Staff Report Pics - HTLC
5.	Peppe email 04.01.24

TO: ALYSSA KELLY, AICP, PLANNING OFFICIER
—
CITY OF UPPER ARLINGTON COMMUNITY DEVELOPMENT
3600 TREMONT ROAD
UPPER ARLINGTON, OH 43221
—
DATE: 04.10.2024
RE: DEPARTMENT BOARD OF ZONING AND PLANNING REVIEW: HOLY TRINITY LUTHERAN CHURCH – 2001 NORTHWEST BOULEVARD (DEV-01-24)

Alyssa,

Please see the itemized list below responding to the Memorandum dated 3/29/2024 regarding 2001 Northwest Boulevard, **DEV-01-24**:

1. **COMMENT:** ***Variances Required*** *- Staff has identified variances that will be required for the replacement sign regarding its location in a residential district, as well as details related to size, location on the property, landscaping requirements, etc. Please review UDO 6.06 for signage requirements and meet code requirements as closely as possible.*

   RESPONSE: Proposed signage size and relative location are similar to current signage that was granted via previously approved variance. Landscape Plans updated to highlight landscaping provided to meet UDO 6.06 requirements.

2. **COMMENT:** ***Landscape Plan*** *– The City Forester has provided initial comments on the landscape plan. Please modify plans to address these comments:*

   - *Large species honey locust are too closely spaced at 6ft apart. This tree is listed at mature size 20ft wide - one tree would be sufficient.*
   - *Tree spacing and stone urn for flowers will make [internment] area difficult for weekly mowing maintenance - consider alternative groundcover.*
   - *Curb will limit growth and impact health of large species trees or tree will damage curb - can curb/separation be an alternative material?*

   RESPONSE: Landscape Plans updated for the internment areas considering the forester's comments. The groupings of three trees are to be paperback maples. This tree offers year-round interest and grows slowly to 20'-30' tall and 10'-15' wide. Additionally, below these trees is to be vinca ground cover to ease maintenance. Finally, the curbs are to be 6" cut limestone edging to encapsulate ground cover and add distinction to the internment areas.

3. **COMMENT: Additional Information Required** – Please submit the existing and proposed development coverage for the site, details on the proposed internment area, and details on the proposed exterior lighting, including fixture type.

RESPONSE: Development coverage data added to the Civil Plans. Product cut sheets attached for the columbarium internment area and basis of design for the exterior landscape light fixtures. Color of landscape light fixtures to match existing exterior light fixtures.

4. **COMMENT: State Requirements** – Please confirm that the proposed columbarium will meet all state requirements, including those in the Ohio Revised Code and Ohio Administrative Code.

   RESPONSE: Please review the attached process notes and registration forms from Steve Wachtman, pastor Holy Trinity Lutheran Church, regarding the registering process for the Holy Trinity Memorial Park Columbarium as a cemetery in Ohio. Through this process review and coordination, it is our understanding that submitting the attached documentation should suffice for the State of Ohio Department of Commerce requirements. These forms have been submitted 4/9/24.

5. **COMMENT: Public Hearing Sign** –A "Ready for a Change" sign will be placed at the site. Please ensure this sign remains visible on the property until the BZAP process is complete. This is to help passersby and neighbors become aware of the potential project.

   RESPONSE: Signs placed by the UA Community Development department will remain in place until the BZAP process is complete.

6. **COMMENT: Neighbor Concerns** – Staff has received at least one call from a neighbor (Peppe) regarding the proposed columbarium. You may choose to proactively contact this individual prior to the formal BZAP hearing.

   RESPONSE: Holy Trinity Lutheran Church sent out the attached letter to neighbors in addition to the UA notification requirements. An informational conversation is to be held at the church on Sunday, April 14 at 6:00pm.

Please review and reach out with additional questions or concerns. We appreciate your assistance throughout the review process.
Thank you,

KURT MILLER, AIA,LEED GA
DESIGN MANAGER
—
WSA STUDIO
982 S FRONT ST
COLUMBUS, OH 43206
614.824.1633

ATTACHMENTS:

20240410 Holy Trinity Church - UA BZAP Supplemental Drawings

03 Holy Trinity Church - Landscape Product Cut Sheets

04 Holy Trinity Church - Cemetery Registration

06 Holy Trinity Church - Letter to Neighbors

TO: JUSTIN MILAM, AICP, SENIOR PLANNER
—
CITY OF UPPER ARLINGTON COMMUNITY DEVELOPMENT
3600 TREMONT ROAD
UPPER ARLINGTON, OH 43221
—
DATE: 04.09.2024
RE: DEPARTMENT BOARD OF ZONING AND PLANNING REVIEW: HOLY TRINITY LUTHERAN CHURCH – 2001 NORTHWEST BOULEVARD (DEV-01-24)

In response to the Upper Arlington Board of Zoning and Planning Work Session that took place 04/03/2023, please review the submitted process notes from Steve Wachtman, pastor Holy Trinity Lutheran Church, regarding the registering process for the Holy Trinity Memorial Park Columbarium as a cemetery in Ohio:

Other area churches with columbaria:
First Community Church, Hilliard
Prince of Peace Lutheran Church, Dublin
All Saints Lutheran Church, Worthington
Epiphany Lutheran Church, Pickerington
Bethel Lutheran Church, Grove City

Process of registration

- A google search led me to this site with instructions for registering a columbarium as a cemetery: https://com.ohio.gov/divisions-and-programs/real-estate-and-professional-licensing/cemeteries
- Ruthie Schmitz, who administers the columbarium at Epiphany Lutheran Church, verified that they registered their cemetery through the process outlined on this site.
- Ruthie encouraged me to call the Ohio Department of Commerce and ask for the cemetery licensing department.
- I called (614) 466-3636 and they directed me to Kelly Neer in the cemetery administration department.
- Kelly verified my reading of the instructions for registering a columbarium:
    - Complete only the first page of the registration form. (attached)
    - Complete a List of Persons Authorized to Sell Internment Rights. (attached)
    - Include a copy of Rules of Use for the columbarium if you have any. (attached)
    - Submit all of the above with the annual registration fee of $25.
    - He indicated it takes about a week to process since they do them in batch to accommodate two registration forms on their pre-printed registration stock.
- All of Kelly's guidance aligned with the process that Ruthie indicated for registering the columbarium at Epiphany Lutheran Church.
- On learning about the other Ohio Revised Code Sections 1721.03 and 1721.04, I called Kelly again to see if those applied to us.
    - He indicated that he had no authority to speak on those codes.
- I approached my Ohio attorney brother Drew Wachtman on the matter,
    - His initial reading is that the Ohio Revised Code 1721.03 applies to unincorporated land not municipalities such as UA that have their own code. Since Holy Trinity Lutheran is subject to UA zoning, UA zoning rules should control.

- Additionally, he provided the attached Attorney General Opinion, which although not directly on point, lends credence to the position the statute only applies to unincorporated land.

The registration has been submitted to the Ohio Department of Commerce 04/09/2024.

On the chance it's helpful in advocating for the project going forward, here again are the primary objectives of this project:

To extend our ministry with the dying by

- Establishing a dignified space that gives witness to the honor we have for the deceased and our hope in the resurrection,
- Providing economical and ecologically sensitive alternatives for burial, and
- Improving the curb appeal of the church with a new landscape design that accentuates the classic architectural features of the building.

Please review and reach out with additional questions or concerns.
Thank you,

KURT MILLER, AIA,LEED GA
DESIGN MANAGER
—
WSA STUDIO
982 S FRONT ST
COLUMBUS, OH 43206
614.824.1633

Ohio Department of Commerce

Check Type of Cemetery
☐ Association/Corporation
☑ Church/Religious/Benevolent
☐ Society Government/Political Subdivision

Cemetery Application

New Registration/Transfer Form

- **This form is interactive. You may type your responses directly into the form or print in blue or black ink.**
- **Incomplete applications will be returned to you and accepted for processing when all required materials are submitted. An original signature must be included at the end of this form.**
- **A check or money order for any fees, made payable to the Division of Real Estate & Professional Licensing, must accompany this application. Cash will not be accepted; fees are nonrefundable.**
- **Complete a separate form for each cemetery.**
- **Complete the List of Persons Authorized to Sell Interment Rights**
- **Include a copy of your cemetery's Rules and Regulations. If your cemetery has not adopted Rules and Regulations include a letter stating that.**

All cemetery operators, except government/political subdivisions, shall pay the appropriate fee :

One Cemetery $25.00
Two Cemeteries $40.00
Three or more Cemeteries $50.00

Reason For Completing This Form

☐ **New Cemetery Registration**
☐ **Transfer Cemetery to New Operator**

1. Cemetery	Name of Cemetery: Holy Trinity Lutheran Church Memorial Park			Registration Number if a transfer:	
2. Cemetery Address	Street Address: 2001 Northwest Blvd			Township: Perry	
	City: Upper Arlington	County: Franklin	State: OH	ZIP Code: 43212	
3. Entity that Operates/ Maintains Cemetery	Organization Name: Holy Trinity Lutheran Church	Mailing Address: 2001 Northwest Blvd			
	City: Upper Arlington	County: Franklin	State: OH	ZIP Code: 43212	
4. Contact Information	Office Phone Number: 614-486-9433	Email Address: steve.wachtman@engagedbygrace.org			
	Cell Phone Number: 614-579-8128	Name of Contact Person and position: Stephen Wachtman, Pastor			
	Name of Owner as show on deed (if applicable)	Federal Identification Number (if applicable): 31-0685928			
	Date of most recent interment: n/a				

I certify that all of the statements on this application and all of the attached materials are complete and accurate. I understand that any false statement on this form or any of the attached materials may subject me to criminal prosecution.

Steph D. Wachtman — **Signature of Authorized Agent/Title**

4/8/24 — **Date**

NOTICE: Per O.R.C. Section 149.43, this application and the information contained therein is public record.

6606 Tussing Rd
PO Box 4008
Reynoldsburg, Ohio 43068
3/2024

614-466-4100
com.ohio.gov/real
REPL-18-0009

Attachment for Association/Corporation Cemeteries

1. Year of organization or development of cemetery. _____

2. Current balance of the Endowment Care Trust. _____

3. List the name and address of either at least three bonded individuals or the trust company, national bank, or federal savings association that is the Trustee of your Endowment Care Trust. _____

_____

_____

4. Current balance of the Preneed Merchandise/Services Trust, if applicable. _____

5. List the name and address of either at least three bonded individuals or the trust company, national bank or federal savings association that is the Trustee of your Preneed Merchandise/Services Trust. _____

_____

_____

6. Attach a copy of the financial statements, including account statements, for the previous year of all the assets and investments of the Endowment Care Trust as prepared pursuant to Section 1721.21 of the Ohio Revised Code.

7. Attach the Endowment Care Trust Agreement and the Preneed Merchandise/Services Trust Agreement if applicable.

8. If you are a cemetery owner or operator intending to purchase cemetery assets, management rights, or stock from another cemetery owner or operator you must provide the division with audited financial statements of the trust accounts. Please contact the division for additional information.

_____ _____ _____

Signature of Officer or Authorized Agent **Title** **Date**

6606 Tussing Rd
PO Box 4008
Reynoldsburg, Ohio 43068
3/2024

614-466-4100
com.ohio.gov/real
REPL-18-0009

Ohio | Department of Commerce
Division of Real Estate & Professional Licensing

Please visit our website at www.com.ohio.gov/real

614 | 466-4100
Fax 614 | 220-7103
TTY/TDD: 800 | 750-0750

Anne M. Petit, Superintendent

LIST OF PERSONS ENGAGED TO SELL INTERMENT RIGHTS INCLUDING CONTRACTOR, EMPLOYEES, OR AFFILIATES OF THE CEMETERY

1. *Cemetery must list employees and other persons engaged or authorized to sell interment rights pursuant to Ohio Revised Code Section 4767.031. Attach additional pages as needed.*
2. *Complete one form for each cemetery.*
3. *A revised list must be completed and submitted within the calendar quarter following the date of termination of the cemetery's relationship with an existing salesperson or the commencement of a relationship with a new salesperson.*

***New registrants**: A cemetery file number and owner number will be assigned upon registration with the Division.*

CEMETERY NAME Holy Trinity Lutheran Church Memorial Park

CEMETERY ADDRESS 2001 Northwest Blvd

CEMETERY FILE # _____ **TELEPHONE #** 614-486-9433

OWNER # _____ **DATE** April 4, 2024

NAME	RESIDENCE ADDRESS & PHONE NUMBER	AFFILIATION (I.E. EMPLOYEE, AGENT OR CONTRACTOR)
Stephen Wachtman	1702 Cardiff Rd, Columbus OH 614-579-8128	Pastor

Engaged by Grace.
Holy Trinity
Lutheran Church

2001 Northwest Blvd
Columbus, Ohio 43212

www.engagedbygrace.org
email@engagedbygrace.org

614-486-9433

invite.

embrace.

empower.

Holy Trinity Lutheran Church Memorial Park Guideline
April 4, 2024

Eligibility to purchase niche space in the columbarium
Any member or person sponsored by a member may purchase niche space.

Costs for niche space in the columbarium
$2,000 for single use niche
$3,000 for double use niche
$200 recommended donation to assist with landscape maintenance

Rules of use
- Real cut flowers (not plastic) may be place in flower urns provided.
- No animal cremains are permitted.
- In the event that the columbarium is closed, remains will be returned to designee or surviving spouse according to Ohio code.

1993 Ohio AG LEXIS 5

Office of the Attorney General of the State of Ohio

1993 Ohio Op. Atty Gen. 28; 1993 Ohio Op. Atty Gen. No. 5

Reporter
1993 Ohio AG LEXIS 5 *; 1993 Ohio Op. Atty Gen. 28; 1993 Ohio Op. Atty Gen. No. 5

OPINION No. 93-005

February 26, 1993

Core Terms

cemetery, burial, religious society, registration, certificate, zoning regulation, person in charge, burial ground, statistic, disposal, township, funeral, dead

Syllabus

[*1]

1. A religious society may not own, operate, or maintain a cemetery unless the cemetery is registered with the Division of Real Estate in the Department of Commerce pursuant to R.C. 4767.02-.04; an exception to the registration requirement applies to a family cemetery or to a cemetery in which there have been no interments during the previous fifty calendar years.

2. A religious society seeking to establish a private cemetery in an unincorporated area that has no zoning regulations must comply with the requirements of R.C. 1721.03 and ***1721.04*** regarding proximity of a cemetery to dwellings and with any applicable regulations of the local board of health.

3. When a religious society establishes a private cemetery in an unincorporated area that has no zoning regulations, the cemetery must be operated and records retained in compliance with R.C. 3705.16-.17, which govern death certificates and burial permits.

Request By: LEE FISHER, Attorney General

Opinion

The Honorable P. Randall Knece
Pickaway County Prosecuting Attorney
P.O. Box 631
Circleville, Ohio 43113

You have requested an opinion concerning the legality and procedures involved with the establishment of a private cemetery on privately-owned **[*2]** land. Your request states that members of the Amish community in Pickaway

County have inquired about the proper procedure for establishing, on land owned by them, a private burial ground to be used exclusively by members of their community. Your letter indicates that the burial ground would be located in a township that has no zoning regulations; [1] it is assumed that the burial ground would not be located within a municipal corporation. For purposes of this opinion, it is understood that the Amish community constitutes a "religious society, " as that term is commonly used. *See, e.g.,* R.C. 517.10, 1721.03, 1721.21(G); State v. Fulton, 57 Ohio St. 3d 120, 566 N.E.2d 1195, *cert. denied,* 112 S.C. 98 (1991). Because of the general nature of your inquiry, this opinion contains a general overview of the applicable Ohio statutory scheme.

[*3]

Statutes Providing for Regulation of Cemeteries and Related Activities

In general, a private person or religious society may use its land for such purposes as it chooses, including the burial of the dead, subject to applicable state or local regulation. *See, e.g.,* State ex rel. Stuart v. Meyer, 19 Ohio App. 436 (Lucas County 1925). The Ohio Revised Code contains a variety of statutes governing different types of cemeteries. A number of those statutes are clearly not applicable to the type of cemetery that you have described. *See, e.g.,* R.C. 517.01-.20 (township cemeteries) ; R.C. 759.01-.26 (cemeteries of municipal corporations and cemeteries within municipal corporations); R.C. 759.27-.40 (union cemeteries) ; R.C. 1721.21 (requiring the establishment of a fifty thousand dollar endowment care fund by a person desiring to operate a cemetery that is organized or developed after July 1, 1970, but providing an exception for any cemetery that "is owned and operated entirely and exclusively by churches, religious societies, established fraternal organizations, municipalities, or other political subdivisions of the state, or a national cemetery").

Recently-enacted legislation **[*4]** requires a person, church, religious society, established fraternal organization, or political subdivision that owns, operates, or maintains a cemetery to register the cemetery with the Division of Real Estate in the Department of Commerce. R.C. 4767.02-.04; *see* Sub. H.B. 733, 119th Gen. A. (1992) (effective Oct. 28, 1992, with certain provisions effective on other dates). [2] An exception to the registration requirement applies to a cemetery in which there have been no interments during the previous fifty calendar years and also to a "family cemetery, " defined as "a cemetery containing the human remains of persons, at least three-fourths of whom have a common ancestor or who are the spouse or adopted child of that common ancestor." R.C. 4767.02(C). An application for registration of a cemetery must be made by the owner or the person responsible for the operation and maintenance of the cemetery, who is required to submit the necessary documentation and appropriate fee. The certificate of registration must be displayed on the premises of the cemetery, and annual renewal is required. R.C. 4767.03-.04.

[*5]

Various other statutes govern activities that may be related to the operation of a cemetery. For example, any individual who wishes to carry on the business or profession or discharge any of the duties of embalming or funeral directing must be licensed by the Board of Embalmers and Funeral Directors pursuant to R.C. Chapter 4717. *See* R.C. 4717.07, .12-.13. "Funeral directing" is defined to include "the disposition of dead human bodies" and "the provision or maintenance of a place for the preparation, the care, or disposition of dead human bodies." R.C. 4717.01(B). Funeral homes are governed by R.C. 4717.11 and 4717.17-.19. *See also* 7 Ohio Admin. Code Chapter 4717- 1.

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[1] In addition to township zoning, zoning regulations may be adopted for unincorporated territory of a county by the board of county commissioners, through the creation of a county rural zoning commission. See R.C. 303.02, .03-.25. It is assumed that no such regulations are in effect in the situation with which you are concerned.

[2] he cemetery registration requirements of R.C. 4767.02-.04 that were enacted by Sub. H.B. 733, 119th Gen. A. (1992) (eff. Oct. 28, 1992), became effective on January 1, 1993. Uncodified section 4 of Sub. H.B. 733 provides that a person or entity "operating a cemetery and required to register" pursuant to R.C. 4767.02-.03 must apply for a certificate of registration not later than June 30, 1993, in order to avoid the penalties imposed pursuant to R.C. 4767.99.

The Ohio Department of Health has general supervision of all matters relating to the preservation of the life and health of the people, and has express authority to make orders or rules governing the receipt and conveyance of remains of deceased persons. R.C. 3701.13. The Public Health Council, which is part of the Department of Health, is authorized to adopt a sanitary code for application throughout the state. *See* R.C. 3701.02, .33-.34. No existing rules of those bodies govern the establishment **[*6]** of cemeteries.

The Director of Health is in charge of the statewide system of vital statistics that includes registration of births, deaths, and fetal deaths. R.C. 3705.02. The state is divided into registration districts, and each district has a local registrar of vital statistics whose responsibilities include keeping records of deaths and fetal deaths. R.C. 3705.04-.07. The funeral director or other person in charge of the final disposition of the remains of each death or fetal death is required to register the death with the local registrar of vital statistics. The funeral director or other person in charge must obtain the personal and statistical information needed for the death certificate, sign the statement of facts, and present the death certificate to the physician or coroner for certification of the cause of death. R.C. 3705.16.

The local registrar of vital statistics is also responsible for issuing burial permits. R.C. 3705.17. R.C. 3705.17 prohibits the person in charge of any premises in which interments or cremations are made from interring, cremating, or otherwise disposing of a body unless there is a burial permit. *See also* R.C. 3705.20 (fetal deaths). **[*7]** The person in charge is required to endorse upon the burial permit the date of disposal of the body and to retain the permit for at least five years. The person in charge is required to keep accurate records of all interments, cremations, or other disposal of dead bodies made in the premises under his charge, including the name of the deceased person, place of death, date of burial, cremation, or other disposal, and name and address of the funeral director. The records must be open at all times to public inspection. R.C. 3705.17. *See generally* 4 Ohio Admin. Code Chapter 3701-5.

Statutory provisions govern the disposition of the body of a person who has died of a communicable disease, when the Department of Health has declared that the disease requires immediate disposal for the protection of others. R.C. 3707.19. There are, however, no statutes governing the manner in which a burial must be performed in other circumstances.

R.C. Chapter 1721 provides for the establishment and operation of cemetery companies or associations, which are companies or associations that are incorporated for cemetery purposes and have the rights and responsibilities specified in R.C. Chapter **[*8]** 1721. *See, e.g.,* R.C. 1721.01-.02, .05-.06. It does not, however, appear that the establishment of a cemetery association would serve the purposes sought by the Amish community - particularly that of providing a cemetery for use exclusively by members of the community - since R.C. 1721.07 states that "any person not already the owner of a lot in the cemetery [of a cemetery company or association] may purchase any unsold lot in it, and have such lot conveyed to him by the company or association upon tender of the usual price asked by it for such lots."

Certain provisions of R.C. Chapter 1721 apply to entities other than cemetery companies or associations. Your letter references R.C. 1721.03, which prohibits an association incorporated for cemetery purposes, or a benevolent or religious society, from appropriating land or locating a cemetery within one hundred yards of a dwelling house, unless the owner of that house consents or the entire tract of land appropriated is a necessary addition to or enlargement of a cemetery already in use. Various exceptions are provided by R.C. 1721.03 and ***1721.04***. Unless one of the exceptions is applicable, the proximity limitations of R.C. **[*9]** 1721.03 will apply to a cemetery established by the Amish community. [3]

An organization that considers establishing a cemetery should be aware that, pursuant to R.C. 5709.14, lands used exclusively as graveyards or burial grounds are generally exempt from taxation unless they are held for profit or

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[3] R.C. 1721.03 has been construed as applying only to the entities named therein (including a religious society) , and not to an individual. *See* Jackson v. Claxton, 61 Ohio St. 2d 283, 400 N.E.2d 1356 (1980).

for the purpose of speculating in the sale. Pursuant to R.C. 1721.10, lands appropriated and set apart as burial grounds and recorded and filed as such in the office of the county recorder are also generally exempt from sale on execution on a judgment, taxation, dower, and compulsory partition. Land appropriated and set apart as a private burial ground is, however, not so exempt if it exceeds fifty dollars in value. R.C. 1721.10. An association organized for the purpose of preserving and protecting bodies of deceased persons before burial may hold up to an acre of land, with suitable buildings and appliances, and such property will generally be exempt from execution, **[*10]** taxation, and appropriation for another public purpose. R.C. 1743.03.

Local Regulation of a Private Cemetery

Each local board of health is authorized to make such orders and regulations as are necessary for the public health, the prevention or restriction of disease, and the prevention, abatement, or suppression of nuisances, and to take steps to abate or remove nuisances and to protect the public health and prevent disease. R.C. 3707.01, 3709.21-.22. A local board of health may, accordingly, adopt provisions that regulate the establishment and operation of cemeteries. A religious society that seeks to establish a private burial ground should, therefore, check with the local board of health for relevant regulations, and would also be well advised to consult with representatives of the board of health and other interested persons to seek to avoid any sort of nuisance situation. *See generally, e.g.,* Henry v. Trustees, 48 Ohio St. 671, 674, 30 N.E. 1122, 1123 (1891) (a cemetery is not a nuisance per se, but it may be required to be kept an appropriate distance from a dwelling house to guard comfort and health and to protect property values; *see* R.C. 1721.03); *see also* **[*11]** R.C. Chapter 3767; R.C. 6111.04, .08.

It should further be noted that R.C. 517.21 permits a board of township trustees to order a private cemetery discontinued if the board is "of the opinion that the further use for burial purposes . . . will be detrimental to the public welfare or health," provided that a cemetery in the near vicinity is open for public use. R.C. 517.21. In such circumstances, the board is required to give notice that the bodies buried in the cemetery must be removed. If removal is not made by the friends or kindred of the dead, the board may provide for the removal and pay the expenses from the township treasury. R.C. 517.21.

Conclusion

This opinion provides an overview of various statutory provisions that relate to the establishment and operation of a private cemetery in an unincorporated area that has no zoning regulations. It is, however, not a definitive analysis of all provisions that may affect the establishment of a private cemetery. If you have specific questions concerning the interpretation or application of particular provisions, those matters could be addressed in a subsequent opinion.

It is therefore, my opinion, and you are hereby advised, **[*12]** as follows:

1. A religious society may not own, operate, or maintain a cemetery unless the cemetery is registered with the Division of Real Estate in the Department of Commerce pursuant to R.C. 4767.02-.04; an exception to the registration requirement applies to a family cemetery or to a cemetery in which there have been no interments during the previous fifty calendar years.

2. A religious society seeking to establish a private cemetery in an unincorporated area that has no zoning regulations must comply with the requirements of R.C. 1721.03 and ***1721.04*** regarding proximity of a cemetery to dwellings and with any applicable regulations of the local board of health.

3. When a religious society establishes a private cemetery in an unincorporated area that has no zoning regulations, the cemetery must be operated and records retained in compliance with R.C. 3705.16-.17, which govern death certificates and burial permits.

End of Document

Engaged by Grace.
Holy Trinity
Lutheran Church

2001 Northwest Blvd
Columbus, Ohio 43212

www.engagedbygrace.org
email@engagedbygrace.org

614-486-9433

invite.

embrace.

empower.

Monday, March 11, 2024

Dear NEIGHBOR NAME(S),

Greetings from your neighbors at Holy Trinity Lutheran Church. We are hopeful that the emerging signs of spring find you and your family doing well. I'm writing today with news about some activity on the church property for your information and perhaps even involvement as well.

As you are very likely aware, we rehabilitated the playground on Westwood last spring, unfortunately with more ado than we had anticipated or shared with you in advance. Our contractor was not family with the 7:30am noise ordinance in Upper Arlington. With apologies again for that disturbance in the neighborhood, we are very pleased with the upgrade in materials, drainage and lighting for the playground and trust that you are too.

A primary driver of the timing and pace for that project was a grant from the state of Ohio that had to be spent by June 30, 2023. We decided to take that opportunity to address three other property projects that had been under consideration in recent years as well. We have commissioned new stained glass artwork for the round window in our sanctuary, which will be installed in May. Then this summer we are replacing the 40-year-old, leaky skylight in our atrium area which you may have seen before while voting, giving blood or attending a concert.

Most pertinent to this communication, we have also been in conversation with the city since last summer about the rehabilitation of our front yard as a Memorial Park. As you can see on the enclosed illustration, the Memorial Park will include a columbarium, scatter garden and lawn for cremains integrated into new, well-lit landscaping and contemplative spaces. We are pursing this project as an enhancement to our ministry with the dying by offering a way for laying people to rest at their church home in an ecologically-minded, economical, dignified way that is expressive of our hope in the resurrection. We are also eager to upgrade our street appeal for the neighborhood.

Within the next week, we will be sending you a certified letter announcing an opportunity for the community to participate in the public hearing on this matter with the Upper Arlington Board of Zoning and Planning at 6;00pm on Wednesday, April 17. In anticipation of that meeting, we also invite any interested persons to a conversation at church at 6:00 on Sunday, April 14, when we will offer an overview of the project and answer any questions that you might have. I am also available by appointment to review the project with you in person at a time convenient for you.

If approved, work on the project is scheduled to begin this June and be completed this August. Everyone would be able see progress on the project at the 4th of July parade!

Thank you for your consideration of these matters. I look forward to connecting with interested persons at any of the opportunities presented above. And as always, please be in touch with any other issues you might want to suggest, any service we might be providing your family or simply to get more well acquainted. We at Holy Trinity value the neighborhood we share!

Warm regards,

Steve Wachtman
Pastor, Holy Trinity Lutheran Church
steve.wachtman@engagedbygrace.org
614-579-8128 (direct)

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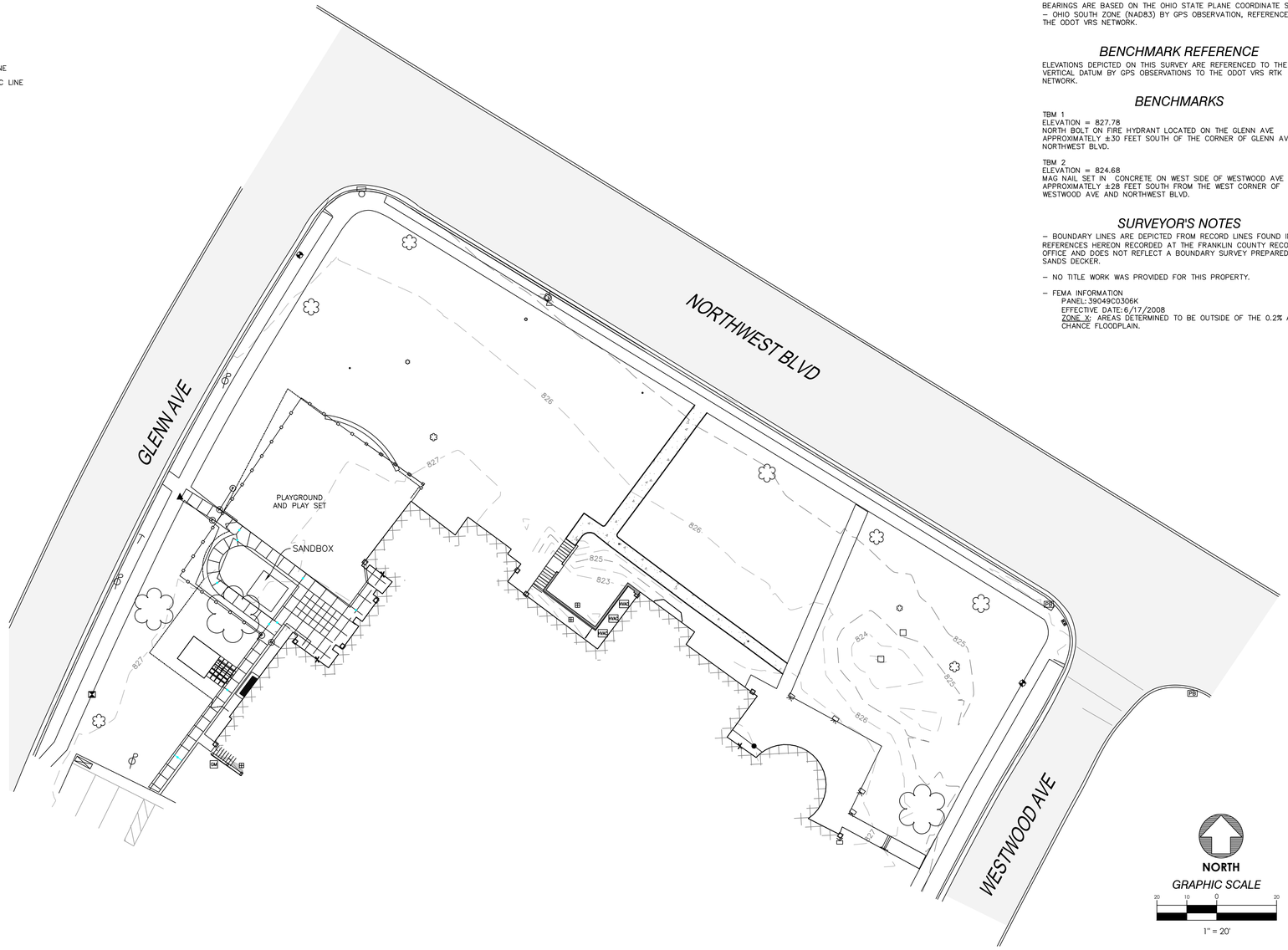
LEGEND

- STM — STORM LINE
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- BAR FENCE
- LANDSCAPE EDGE
- HAND RAIL
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- YARD DRAIN
- CURB INLET
- CLEANOUT
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER VALVE
- GAS VALVE
- GM — GAS METER
- LIGHT POLE
- POWER POLE
- GL — GROUND LIGHT
- GUY WIRE
- HVAC — HVAC UNIT
- PB — PULL BOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- POST
- SIGN
- PARKING BLOCK
- FINISHED FLOOR
- BENCHMARK
- CONCRETE
- ASPHALT
- BRICK
- BUILDING



HORIZONTAL REFERENCE

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY GPS OBSERVATIONS TO THE ODOT VRS RTK NETWORK.

BENCHMARKS

TBM 1
ELEVATION = 827.78
NORTH BOLT ON FIRE HYDRANT LOCATED ON THE GLENN AVE APPROXIMATELY ±30 FEET SOUTH OF THE CORNER OF GLENN AVE AND NORTHWEST BLVD.

TBM 2
ELEVATION = 824.68
MAG NAIL SET IN CONCRETE ON WEST SIDE OF WESTWOOD AVE APPROXIMATELY ±28 FEET SOUTH FROM THE WEST CORNER OF WESTWOOD AVE AND NORTHWEST BLVD.

SURVEYOR'S NOTES

– BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

– FEMA INFORMATION
PANEL: 39049C0306K
EFFECTIVE DATE: 6/17/2008
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HOLY TRINITY CHURCH	
CURRENT SITE AREA	1.814 ac = 79,014.84 sf
PRE-CONSTRUCTION IMPERVIOUS	51,598.65 sf
TOTAL PRE-CONSTRUCTION IMPERVIOUS PERCENTAGE	65.3%
TOTAL NEW IMPERVIOUS (NOT INCLUDING RIGHT-OF-WAY)	= (-122.92 sf)
POST-CONSTRUCTION IMPERVIOUS	51,475.73 sf
TOTAL POST-CONSTRUCTION IMPERVIOUS PERCENTAGE	65.1%

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET A315004994:

COLUMBIA GAS OF OHIO	1–800–344–4077
AT&T OHIO	1–800–660–1000
AEP OHIO POWER	1–800–277–2177
MCI INC	1–888–624–5622
CITY OF UPPER ARLINGTON	1–614–583–5070
CHARTER COMMUNICATIONS	1–866–849–1945

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

WSA
982 S. FRONT STREET
COLUMBUS, OH 43206
614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
COlumbus, OH 43212

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
10 APR 2024

PROJECT NUMBER
202406.00

DRAWN BY: JMG | CHECKED BY: LA

SURVEY SITE PLAN

C-1.0

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GENERAL NOTES:

APPROVED PLANS: THE CIVIL/SITE DRAWINGS PREPARED BY SANDS DECKER FOR THIS PROJECT ARE NOT FOR CONSTRUCTION UNLESS AND UNTIL ALL APPLICABLE APPROVALS HAVE BEEN SECURED AND THE DRAWINGS ARE ISSUED FOR CONSTRUCTION. LAYOUT, FABRICATION OF MATERIALS, CONSTRUCTION, OR ANY CONSTRUCTION-RELATED ACTIVITIES ASSOCIATED WITH THESE DRAWINGS IS NOT TO PROCEED UNLESS EACH SHEET INCLUDES THE ISSUED FOR CONSTRUCTION LABEL.

GENERAL: THE CURRENT STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS (ODOTCMS) TOGETHER WITH THE REQUIREMENTS OF UPPER ARLINGTON, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIALS & WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. WHEN THERE IS OR APPEARS TO BE A CONFLICT BETWEEN THE ABOVE REFERENCED SPECIFICATIONS & THESE PLANS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. UNLESS OTHERWISE SPECIFIED, ALL ITEM NUMBERS REFER TO ODOTCMS.

PROJECT LIMITS: THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHTS-OF-WAY, CONSTRUCTION EASEMENTS & PERMANENT EASEMENTS, & SHALL NOT TRESPASS UPON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

PROTECTION OF SURVEY MONUMENTS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, & ANY OTHER SURVEY MONUMENTS OR MARKERS. IF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, OR HIS SUB-CONTRACTORS RESULT IN DESTRUCTION OF OR DAMAGE TO ANY OF THE ABOVE ITEMS, THOSE ITEMS SHALL BE ACCURATELY RESTORED, AT THE CONTRACTOR'S EXPENSE, BY A LICENSED SURVEYOR REGISTERED IN THE STATE OF OHIO.

MISCELLANEOUS WORK: ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR & THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

TRAFFIC CONTROL: THE CONTRACTOR SHALL USE ADEQUATE LIGHTS, SIGNS, FLAGGERS, & BARRICADES AS REQUIRED IN ITEM 614 TO SAFEGUARD THE TRAVELING PUBLIC AT ALL TIMES. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. WHERE IT IS ANTICIPATED THAT WORK WILL CLOSE A ROAD OR STREET, THE CONTRACTOR SHALL INFORM THE RESIDENTS TO BE AFFECTED, THE LOCAL LAW ENFORCEMENT AGENCY, THE LOCAL FIRE DEPARTMENT, & THE ENGINEER AS TO THE EXTENT, NATURE, & THE TIME OF THE ANTICIPATED WORK. THE CONTRACTOR SHALL SUBMIT A PLAN & SCHEDULE FOR DETOURING TRAFFIC 10 DAYS PRIOR TO THE CLOSING OF ANY ROAD OR STREET TO THE ENGINEER & ROAD OWNER. DURING A CLOSING OF A ROAD OR STREET, THE CONTRACTOR SHALL PROVIDE ACCESS TO PROPERTIES FOR EMERGENCY VEHICLES & THE PROPERTY OWNERS. NO ROAD OR STREET SHALL BE CLOSED UNTIL THE SCHEDULE IS APPROVED BY THE AGENCY HAVING CONTROL OF THE ROAD.

SAFETY OF CONSTRUCTION: THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY & HEALTH ACT OF 1970 (OSHA) & ALL OTHER APPLICABLE FEDERAL, STATE, & LOCAL LAWS, REGULATIONS, FINDINGS & ORDERS RELATING TO SAFETY & HEALTH CONDITIONS ON THE WORK SITE. CONSTRUCTION METHODS FOR COMPLETING THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS SHALL BE CONSISTENT WITH THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AMENDED CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUB-PART P, EFFECTIVE MARCH 5, 1990.

EROSION & SEDIMENT CONTROL: PROJECTS DISTURBING LESS THAN ONE ACRE & NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT ARE NOT REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO THE OHIO EPA FOR COVERAGE UNDER THEIR GENERAL CONSTRUCTION STORM WATER PERMIT & ARE NOT REQUIRED TO MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) ON SITE. THE CONTRACTOR SHALL, HOWEVER, INSTALL & MAINTAIN SILT FENCES, DITCH CHECKS, TEMPORARY SEEDING, & OTHER MEASURES AS NECESSARY TO CONTROL SOIL EROSION & PREVENT SEDIMENT-LADEN RUN-OFF FROM EXITING THE SITE OR ENTERING STORM SEWER SYSTEMS OR DRAINAGE WAYS.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, & OTHER INFORMATION SHOWN IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE ENGINEER DOES NOT INDEPENDENTLY VERIFY NOR FIELD LOCATE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE & VERIFY, IN THE FIELD, THE HORIZONTAL & VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL SUPPORT, PROTECT & RESTORE ALL EXISTING UTILITIES & THEIR ASSOCIATED ITEMS. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE SECTIONS OF THE OHIO REVISED CODE INCLUDING SECTIONS 153.64 & 3781.28. THE CONTRACTOR SHALL NOTIFY THE REGISTERED UTILITY PROTECTION SERVICE & ALL UTILITY OWNERS HAVING FACILITIES IN THE CONSTRUCTION AREA WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. THE CONTRACTOR SHALL GIVE NOTIFICATION AS REQUIRED BY OHIO REVISED CODE, AT LEAST TWO (2) & NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS, EXCLUDING SATURDAYS, SUNDAYS, & LEGAL HOLIDAYS, & SHALL COORDINATE HIS WORK WITH THE UTILITY OWNERS UNTIL HIS WORK IS COMPLETED. THE CONTRACTOR SHALL KEEP THE UTILITY OWNERS APPRISED OF HIS SCHEDULE & REQUIREMENTS & SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTIFIED THE UTILITIES & PROVIDED THEM WITH HIS WORK SCHEDULE PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MAY REVIEW THE INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY OWNERS AT THE ENGINEER'S OFFICE PRIOR TO SUBMITTING A BID. CONTRACTORS REQUIRING MORE INFORMATION REGARDING EXISTING UTILITIES SHOULD CONDUCT THEIR OWN FIELD INVESTIGATIONS OR OTHERWISE LOCATE THE UTILITIES PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION. SEE EXISTING SITE SURVEY FOR A LISTING OF UTILITIES THAT MAY HAVE UNDERGROUND FACILITIES IN THE PROJECT AREA.

DRAINAGE TILE: ALL FARM DRAINS, ROADWAY DRAINS, & OTHER DRAINAGE TILE WHICH ARE ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION SHALL BE PROVIDED WITH AN UNOBSTRUCTED OUTLET. EXISTING COLLECTOR TILES WHICH ARE LOCATED BELOW THE PROPOSED FINISHED ELEVATION & WHICH CROSS THE TRENCH SHALL BE REPLACED WITHIN THE TRENCH LIMITS BY ITEM 611 CONDUIT. THE LOCATION, TYPE, SIZE, & GRADE OF THE REQUIRED REPLACEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER OR HIS SITE REPRESENTATIVE DURING CONSTRUCTION. NECESSARY BENDS OR FITTINGS, COMPACTED GRANULAR BACKFILL, & ASSOCIATED ITEMS SHALL BE INCLUDED IN THE BID PRICE.

CONFLICTS IN GRADE: IN ALL CONFLICTS IN GRADE BETWEEN THE WATER LINES OR WATER SERVICES & OTHER EXISTING UTILITIES, THE WATER LINE/SERVICE LINE SHALL BE LOWERED DURING CONSTRUCTION. A MINIMUM 18" VERTICAL & 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER LINE & ANY SANITARY OR STORM SEWER; 12" MINIMUM VERTICAL CLEARANCE FOR OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AHEAD OF HIS CONSTRUCTION OPERATIONS TO ALLOW FOR ADJUSTMENTS IN GRADE TO THE WATER LINE THAT MAY BE REQUIRED AS A RESULT OF POTENTIAL CONFLICTS WITH AN EXISTING UTILITY. NO ADDITIONAL COMPENSATION WILL BE MADE TO THE CONTRACTOR FOR LOWERING THE WATER LINE TO AVOID CONFLICTS WITH EXISTING UTILITIES.

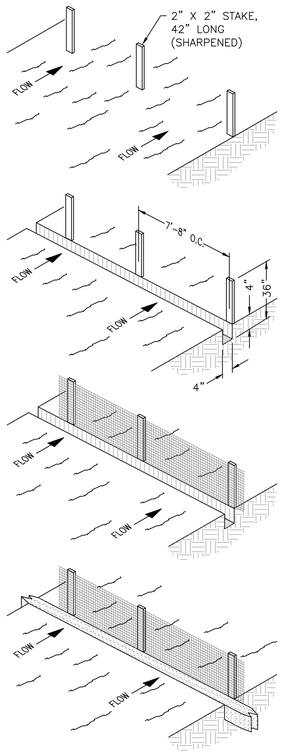
FINAL GRADING & CLEAN-UP: THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS & MATERIALS RESULTING FROM HIS OPERATION & RESTORE ALL SURFACES, STRUCTURES, DITCHES, SIGNS, MAILBOXES, FENCES, GUARDRAILS, OR OTHER PHYSICAL FEATURES OR PROPERTY DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER. THE COST OF ALL SUCH WORK SHALL BE INCLUDED WITH THE VARIOUS RELATED ITEMS.

SEEDING & MULCHING: ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION & ELEVATION OR TO THE PROPOSED ELEVATIONS SHOWN ON THE DRAWINGS, & PROPER DRAINAGE SHALL BE PROVIDED. AFTER FINAL GRADING, THE SEED BED SHALL BE RAKED & ALL STONES, CLODS, LUMPS & OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER SHALL BE REMOVED PRIOR TO SEEDING & MULCHING. ALL AREAS SHALL BE SEEDED PER ITEM 659.09, CLASS 1 FOR RESIDENTIAL AREAS OR CLASS 2 FOR RURAL ROADSIDE AREAS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL WATER, RE-SEED & MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.

STORM SEWER & CULVERT CONSTRUCTION: UNLESS SHOWN OTHERWISE ON THESE PLANS, STORM SEWER & CULVERT CONSTRUCTION SHALL CONFORM TO ODOT SPECIFICATIONS. PIPE SHALL BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, ITEM 707.33, OR REINFORCED CONCRETE CIRCULAR PIPE, ITEM 706.02.

BEDDING & BACKFILL: STORM SEWERS UNDER EXISTING OR PROPOSED PAVEMENT LIMITS & DRIVES SHALL BE INSTALLED AS REQUIRED FOR TYPE B OR TYPE D CONDUIT, ITEM 611.02. BACKFILL SHALL BE ITEM 703.11, TYPE 1, UP TO THE PAVEMENT SUBGRADE OR WITHIN 6" OF FINISHED GRADE. THE PAVEMENT LIMITS SHALL BE 5' BEYOND THE EDGE OF PAVEMENT, PAVED SHOULDER OR BACK OF CURB. STORM SEWER OUTSIDE PAVEMENT LIMITS SHALL BE INSTALLED AS REQUIRED FOR TYPE C CONDUIT, ITEM 611.02, USING NATURAL BACKFILL. BEDDING FOR TYPE B, C OR D CONDUIT SHALL CONSIST OF NOS. 57, 6, 67, 7, 78, OR 8, ITEM 703, AS REQUIRED BY THE PIPE MANUFACTURER. ANY SETTLEMENT WHICH OCCURS DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

UNDERDRAIN: WHERE DOWNSPOUTS FROM RESIDENTIAL DWELLINGS ARE TO CONNECT INTO THE STREET UNDERDRAIN SYSTEM, THE UNDERDRAIN SHALL BE 6" MINIMUM OR AS OTHERWISE SPECIFIED. 4" UNDERDRAINS ARE ACCEPTABLE WITHOUT DOWNSPOUT CONNECTIONS. PIPE USED FOR UNDERDRAIN SHALL CONFORM TO ITEM 707.31, CORRUGATED POLYETHYLENE DRAINAGE TUBING.



SILT FENCE: THIS BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC & IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. HEIGHT OF BARRIER SHALL NOT EXCEED 36". HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE STRUCTURE FAILURE.
2. FILTER FABRIC SHALL BE FROM A CONTINUOUS ROLL & CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.
3. POSTS SHALL BE SPACED AT 10' (MAX.) APART & DRIVEN SECURELY INTO THE GROUND 12" (MIN.). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT WIRE MESH SUPPORT, POST SPACING SHALL NOT EXCEED 6'.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, TIE WIRES OR HOG RINGS. WIRE MESH SHALL EXTEND INTO THE TRENCH 2" (MIN.) & SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
6. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE MESH & 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FABRIC SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC & CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT MAY BE ELIMINATED. IN SUCH CASE, FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

INSPECT IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FILTER FABRIC DECOMPOSE OR BECOME INEFFECTIVE WHILE THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO EXISTING GRADE, PREPARED & SEEDED.

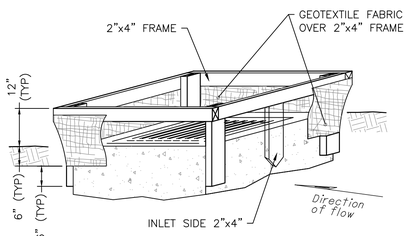
DESIGN CAPACITY CHART:

MAX. DRAINAGE AREA PER 100 LF OF BARRIER	RANGE OF SLOPE PER DRAINAGE AREA
0.5 AC.	<2%
0.25 AC.	≥2% BUT <20%
0.125 AC.	≥20% BUT <50%

SEDIMENT FENCE (1)
NOT TO SCALE

NOTE:
THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. STRAW WATTLES OR COMPOST ROLLS HAVE TO BE A MINIMUM OF 12" IN DIAMETER NOW (OEPA).

ADDITIONALLY:
THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.



SEE ODOT SCD DM-4.4 FOR ADDITIONAL DETAILS.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM PANELS, SURFACE & VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF UNIT AS NEEDED.

INLET PROTECTION
(LAWN AREAS) (2)
NOT TO SCALE

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SMBH STRUCTURAL ENGINEERING
Karpinski

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COLUMBARIUM AND RENOVATIONS

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DATE PRINTED
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DRAWN BY: JMG | CHECKED BY: LA

GENERAL NOTES & SEDIMENT CONTROL DETAILS

C-1.1

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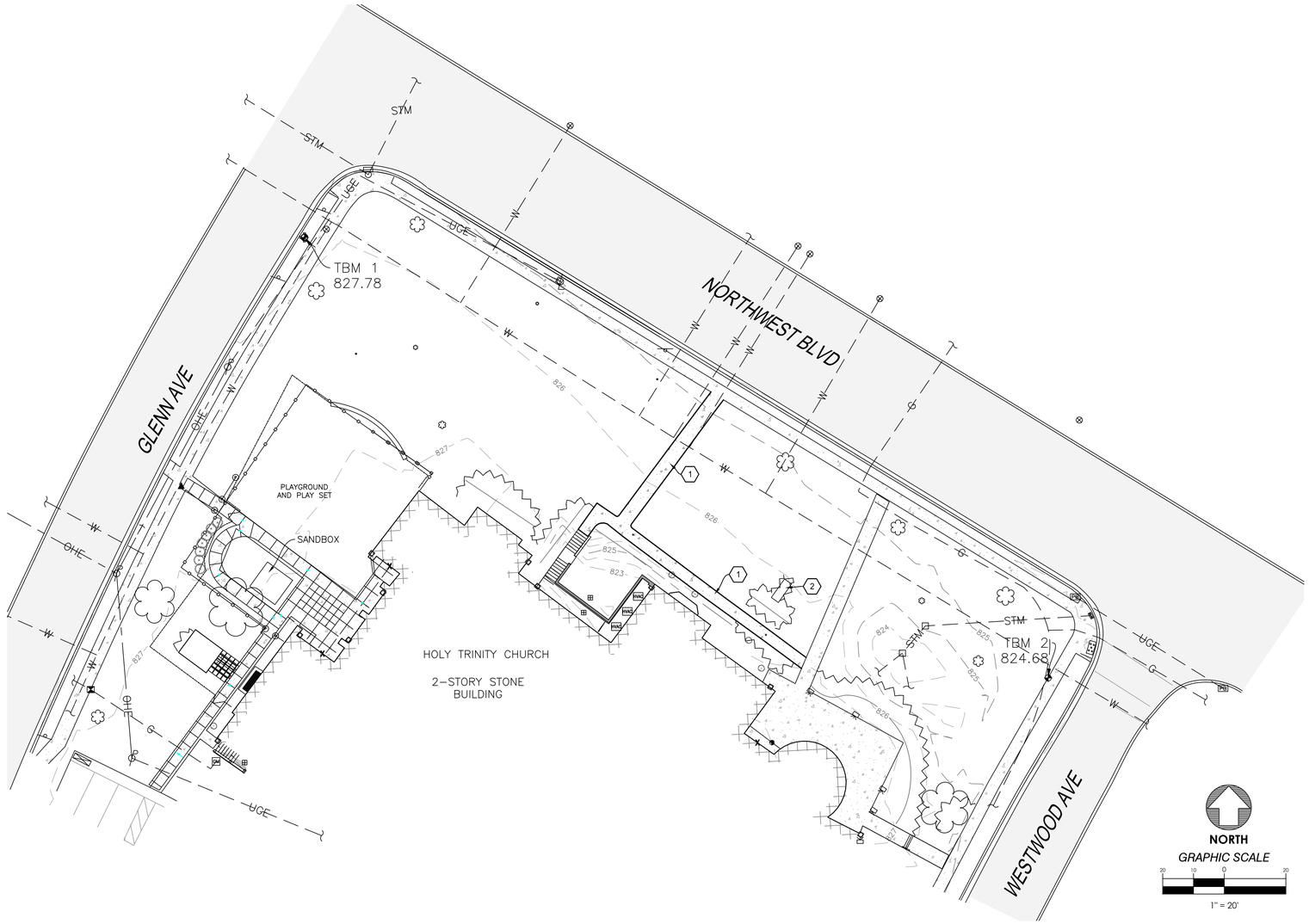

SITE DEMOLITION KEYNOTES

1. EXISTING SIDEWALK TO BE REMOVED
2. EXISTING CHURCH SIGN AND BRICK FOUNDATION TO BE REMOVED.

MISC. NOTES

- ALL ITEMS ARE EXISTING & ARE TO REMAIN UNLESS INDICATED OTHERWISE BY KEY NOTE.
- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL REQULATIONS, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, REMOVAL, RELOCATION, AND/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY AND SHALL MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS. ANY ABANDONED OR INACTIVE UTILITIES ENCOUNTERED ON-SITE. WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REMOVED TO THE PROPERTY LINE AND CAPPED.
- THE REMOVAL OF ANY ITEMS WHICH HAVE IN-GROUND FOUNDATIONS, BASES OR FOOTERS OF ANY KIND SHALL INCLUDE COMPLETE REMOVAL OF SAID FOUNDATIONS.
- VOIDS REMAINING AFTER DEMOLITION WHICH DO NOT FALL WITHIN AREAS OF PROP. PAVEMENT SHALL BE BROUGHT TO WITH 6" OF FINISHED GRADE THEN FINISHED WITH TOPSOIL, SEEDING & MULCHING PER SPECIFICATIONS.

LEGEND

EX. CONCRETE PAVEMENT/WALK (TBR)

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DEMOLITION PLAN

C-2.0

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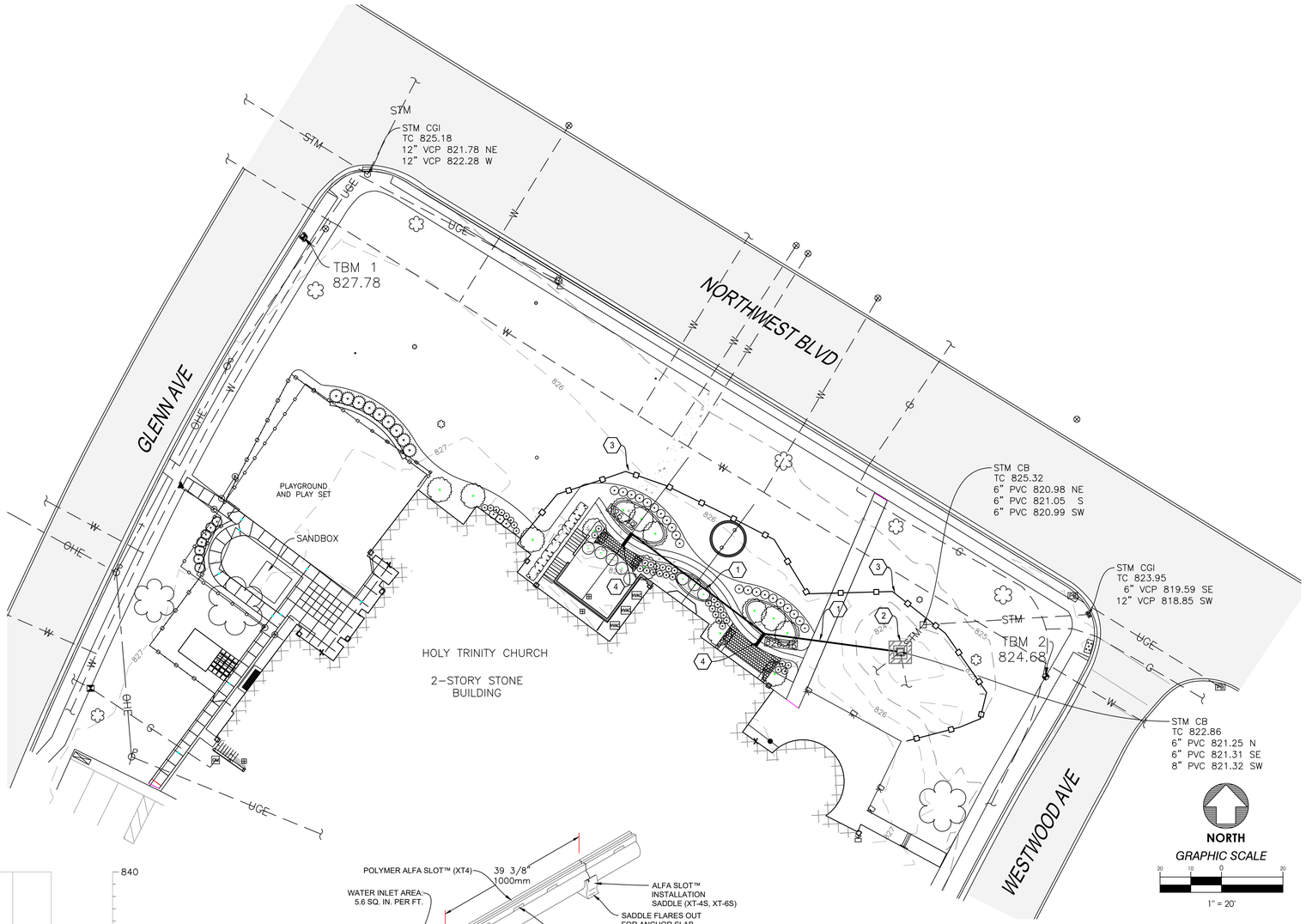
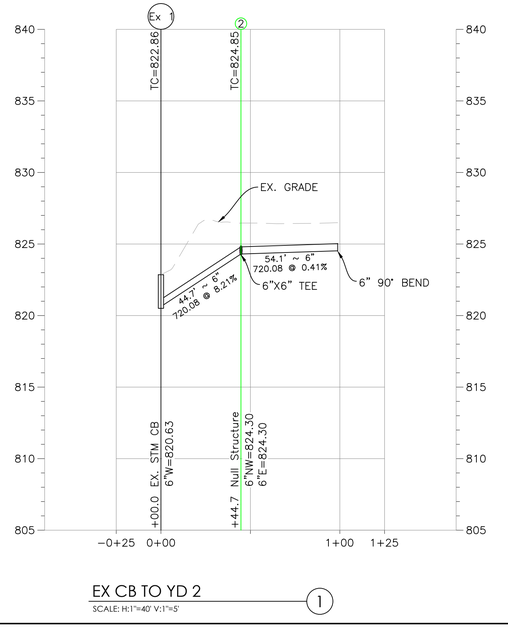
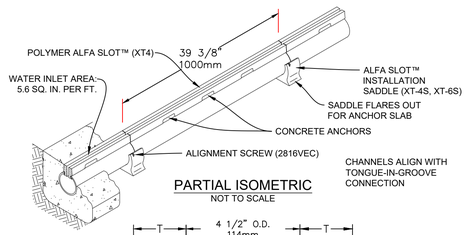




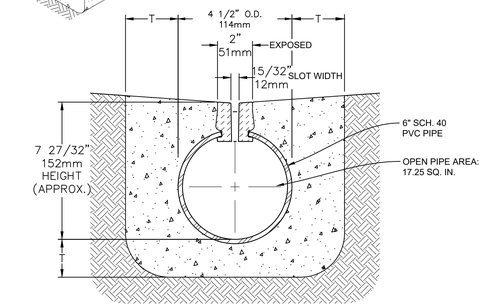
EX CB TO YD 2

SCALE: H:1"=40' V:1"=5' (1)



PARTIAL ISOMETRIC

NOT TO SCALE



CROSS SECTIONAL VIEW

T = STRUCTURAL ENGINEER'S SPECIFICATION, OR FLOOR SLAB THICKNESS, OR 4" MIN. [100mm] (WHICHEVER IS GREATER)

ALFA SLOT DRAIN

NTS (2)

(1) SITE GRADING KEYNOTES

1. STORM SEWER, SEE DETAIL 1.
2. INLET PROTECTION, SEE DETAIL 2 ON SHEET C-1.1
3. SEDIMENT FENCE, SEE DETAIL 1 ON SHEET C-1.1.
4. ALFA SLOT POLYMER CONCRETE SLOT DRAIN, OR APPROVED ENGINEERS APPROVED EQUAL.

MISC. NOTES

- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS AT FACE OF CURB, WHERE APPLICABLE UNLESS OTHERWISE NOTED. EX = EXISTING, TC = TOP OF CASTING, BC = TOP/BACK OF CURB.
- GRADE BOXES HAVE BEEN TRUNCATED FOR LEGIBILITY. ADD 700 OR 800 TO ALL SPOT ELEVATIONS UNLESS OTHERWISE IDENTIFIED.
- ALL DISTURBED AREAS LEFT UNPAVED SHALL BE SEEDED & MULCHED.
- ALL EXISTING AND PROPOSED STORM SEWER INLETS SHALL BE FITTED WITH EROSION CONTROL DEVICES DURING CONSTRUCTION.
- ANY EXISTING MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO GRADE ACCORDING TO THE UTILITY OWNER'S REQUIREMENTS.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A TEMPORARY CONSTRUCTION ENTRANCE TO MITIGATE TRACKING OF DIRT AND DEBRIS ONTO PUBLIC STREETS.
- CONTRACTOR SHALL UTILIZE APPROVED CONCRETE WASHOUT AREAS. LOCATIONS TO BE DETERMINED IN THE FIELD.
- ALL SLOPE 3:1 AND STEEPER SHALL REQUIRE ODOT ITEM 671, TEMPORARY EROSION CONTROL MATTING, TYPE C. INSTALLED AND SECURED ACCORDING TO ODOT STD. DWG. DM-4.2 OR MANUFACTURER'S RECOMMENDATIONS.

LEGEND

INLET PROTECTION

SEDIMENT FENCE

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Karpinski

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SITE GRADING PLAN

C-3.0

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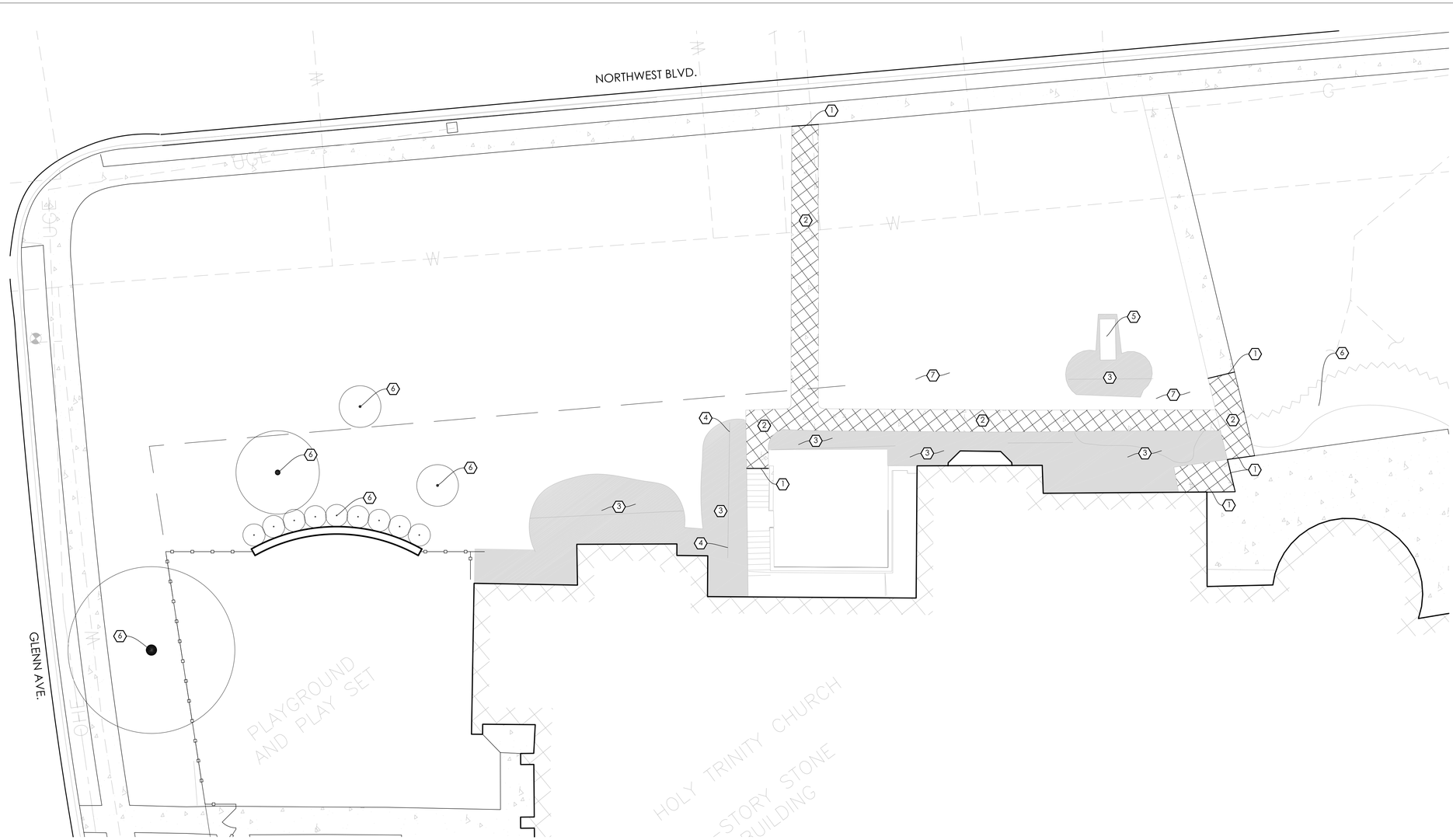

1 DEMOLITION PLAN

0' 5' 10' 20'

NORTH

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. WORK SHOWN IS BASED ON A SURVEY ORIGINALLY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.
7. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.

DEMOLITION NOTES:

1. LIMIT OF PAVEMENT REMOVAL.
2. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AND GRAVEL BASE AS NECESSARY FOR NEW CONSTRUCTION.
3. EXISTING PLANT MATERIAL TO BE REMOVED.
4. REMOVE EXISTING GUARDRAIL.
5. REMOVE SIGN, WALL, AND FOUNDATION.
6. EXISTING PLANT MATERIALS TO REMAIN.
7. REMOVE SOD AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

DEMOLITION LEGEND:

- CONCRETE AND BASE TO BE REMOVED.
- PLANT MATERIALS AND ROOT BALLS TO BE REMOVED.

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DEMOLITION PLAN

L1.00

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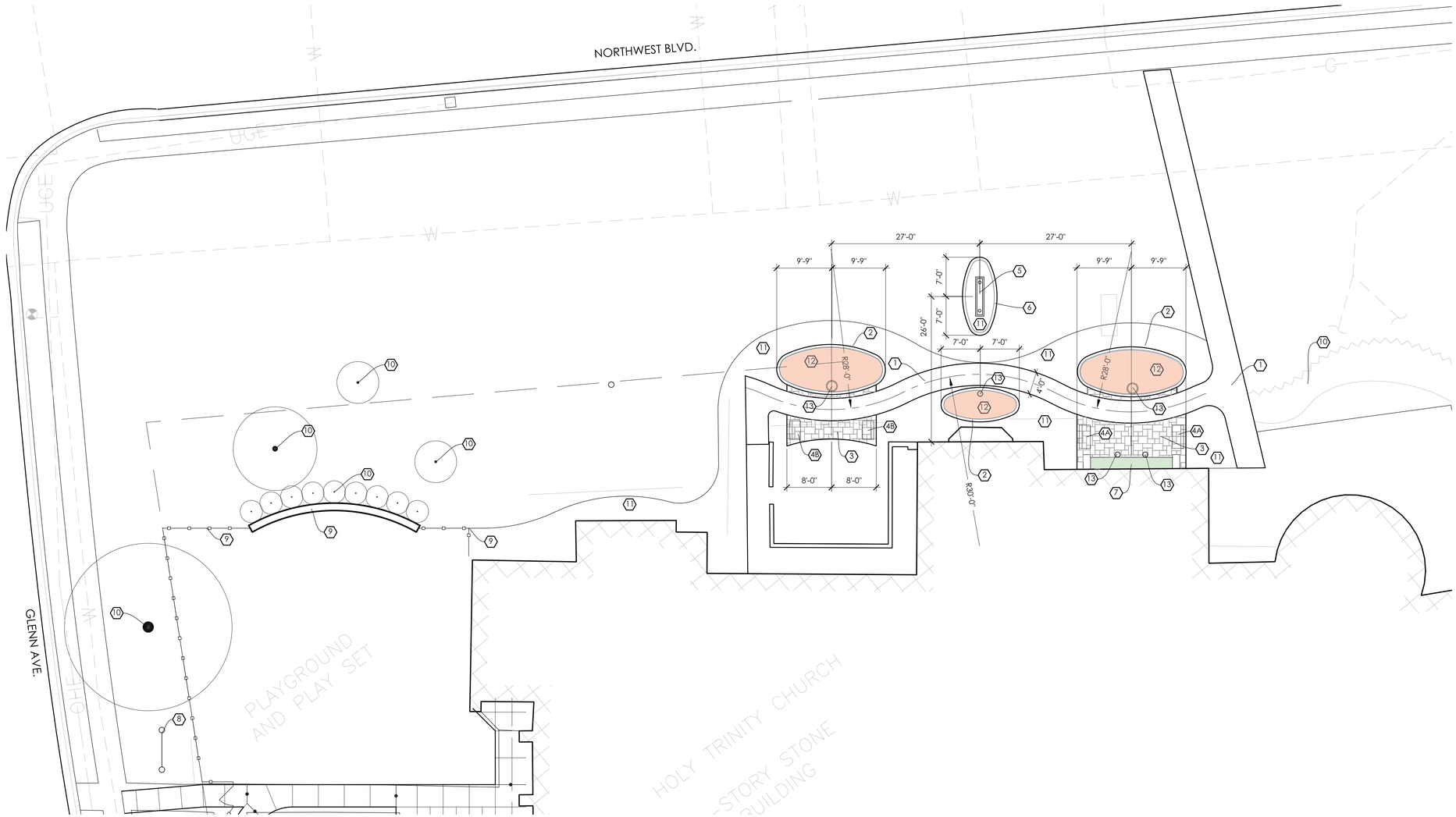


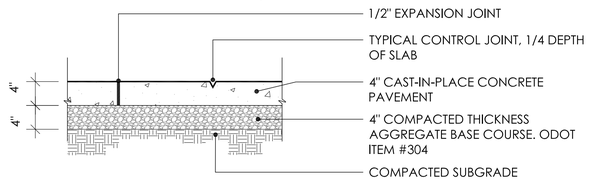
1 LAYOUT & MATERIALS PLAN

0' 5' 10' 20' NORTH

NOTES:
1. EXPANSION AND CONTROL JOINTS AS SHOWN ON PLAN. IF NOT INDICATED, EXPANSION JOINTS TO BE 30'-0" O.C. CONTROL JOINTS TO BE @ 5'-0" O.C.

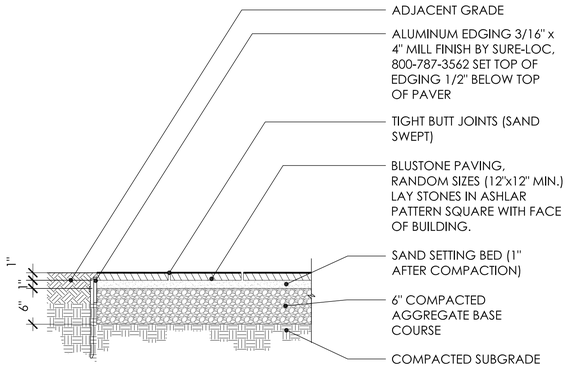
2. PROVIDE LIGHT BROOM FINISH ON ALL CONCRETE SURFACES AFTER JOINT & EDGE TOOLING. PROVIDE 1/4" RADIUS ON ALL SLAB EDGES.

3. EXPANSION JOINTS SHALL BE 1/2" WIDE.



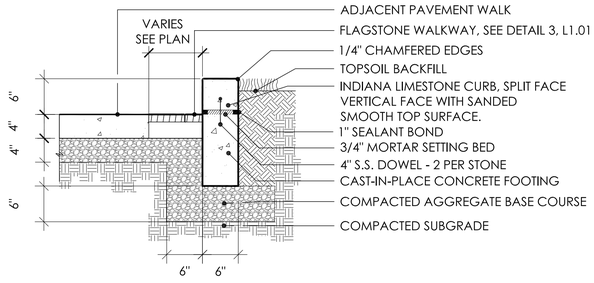
2 CONCRETE SIDEWALK

SCALE: 1" = 1'-0"



3 FLAGSTONE WALKWAY

SCALE 1" = 1' - 0"



4 LIMESTONE CURB

SCALE = 1"=1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.

CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK, SEE DETAIL 2, L1.01
2. LIMESTONE LANDSCAPE CURB, SEE DETAIL4, L1.01.
3. LIMESTONE FLAGSTONE PAVING ON AGGREGATE BASE, RANDOM ASHLAR PATTERN, SEE DETAIL 3, L1.01.
4A. 6' BENCH. WORLD'S FAIR BENCH WITH ARMS. NATURAL IPE. MANUFACTURED BY KENNETH LYNCH & SONS.
4B. 4' BENCH. WORLD'S FAIR BENCH WITH ARMS. NATURAL IPE. MANUFACTURED BY KENNETH LYNCH & SONS.
5. NEW SIGN, SEE ARCHITECT'S DRAWINGS.
6. CUT LIMESTONE PLANT BED EDGING
7. COLUMBARIUM, SEE ARCHITECT'S DRAWINGS
8. NEW PRESCHOOL SIGN, SEE ARCHITECT'S DRAWINGS.
9. EXISTING FENCE AND WALL.
10. EXISTING PLANT MATERIAL.
11. PROPOSED PLANT BED. SEE SHEET L2.01.
12. PROPOSED INTERNMENT AREA.
13. STONE URN TO RECEIVE CUT FLOWERS.

HIGHLIGHTED AREAS INDICATE LOCATION OF COLUMBARIUM

HIGHLIGHTED AREAS INDICATE LOCATION OF SCATTER GARDENS

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LAYOUT AND MATERIALS PLAN

L1.01

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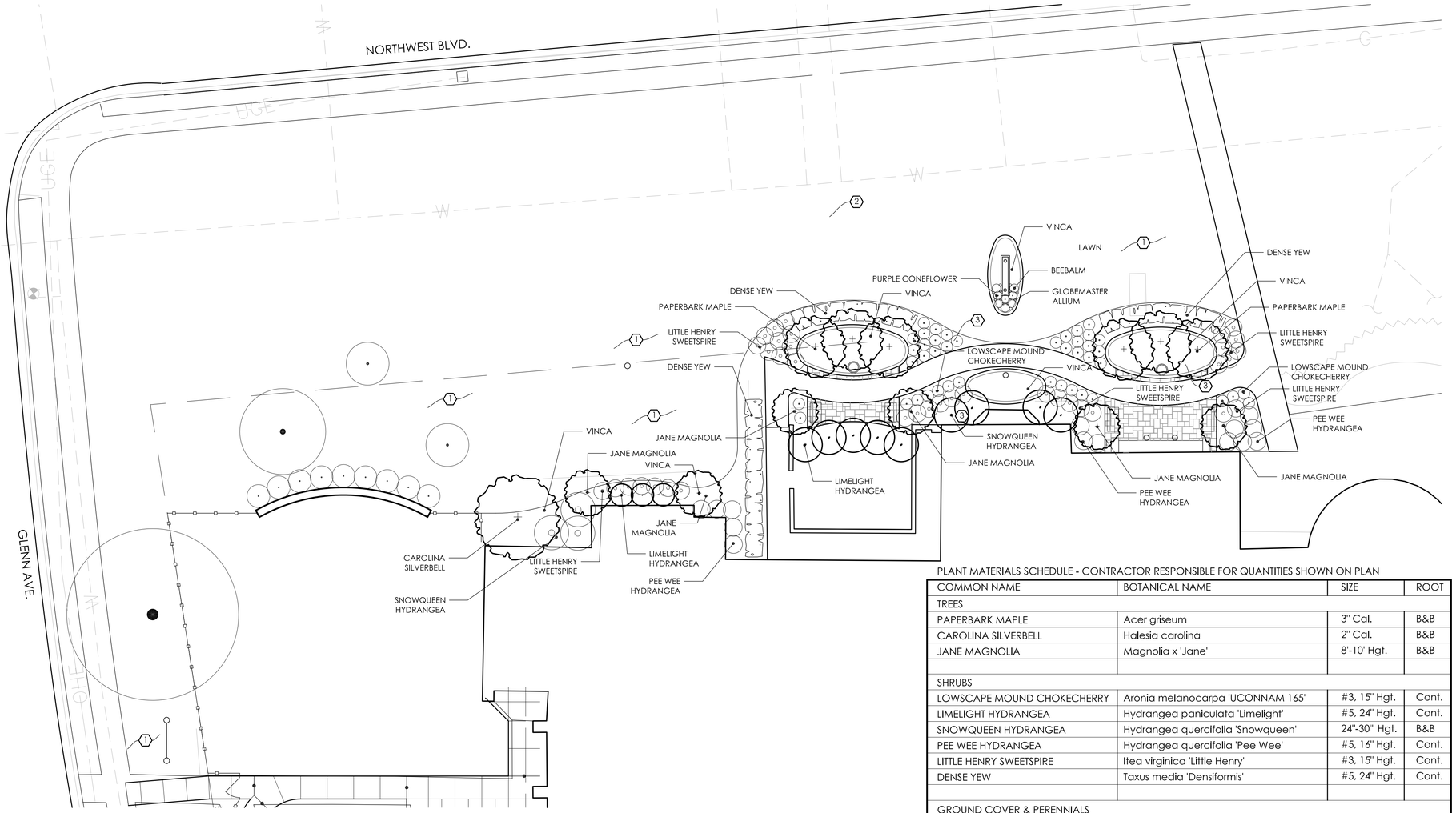


PLANT MATERIALS SCHEDULE - CONTRACTOR RESPONSIBLE FOR QUANTITIES SHOWN ON PLAN

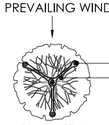
COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES			
PAPERBARK MAPLE	Acer griseum	3" Cal.	B&B
CAROLINA SILVERBELL	Halesia carolina	2" Cal.	B&B
JANE MAGNOLIA	Magnolia x 'Jane'	8'-10' Hgt.	B&B
SHRUBS			
LOWSCAPE MOUND CHOKECHERRY	Aronia melanocarpa 'UCONNAM 165'	#3, 15" Hgt.	Cont.
LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#5, 24" Hgt.	Cont.
SNOWQUEEN HYDRANGEA	Hydrangea quercifolia 'Snowqueen'	24"-30"" Hgt.	B&B
PEE WEE HYDRANGEA	Hydrangea quercifolia 'Pee Wee'	#5, 16" Hgt.	Cont.
LITTLE HENRY SWEETSPIRE	Itea virginica 'Little Henry'	#3, 15" Hgt.	Cont.
DENSE YEW	Taxus media 'Densiformis'	#5, 24" Hgt.	Cont.
GROUND COVER & PERENNIALS			
PERIWINKLE	Vinca minor	2 1/4" Peat Pot	Flat
PURPLE CONEFLOWER	Echinacea purpurea	#1	Cont.
BEE BALM	Monarda fistulosa	#1	Cont.
GLOBEMASTER ALLIUM	Allium giganteum	#1	Cont.

1 PLANTING PLAN

0' 5' 10' 20'

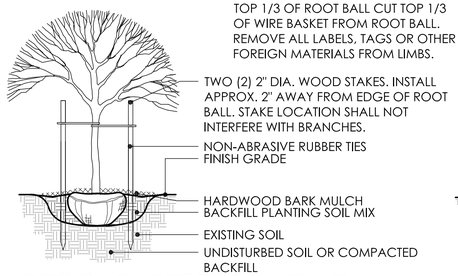
NORTH

PREVAILING WIND



PLAN VIEW

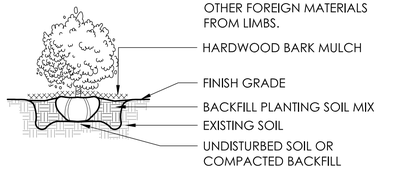
NOTES:
1. ROOT FLARE TO BE FLUSH WITH ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



2 DECIDUOUS TREE PLANTING

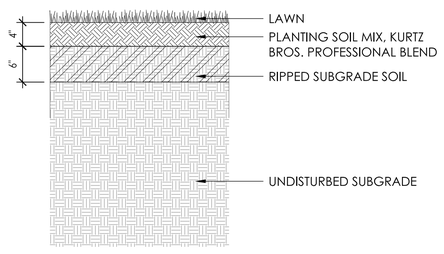
NTS

NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



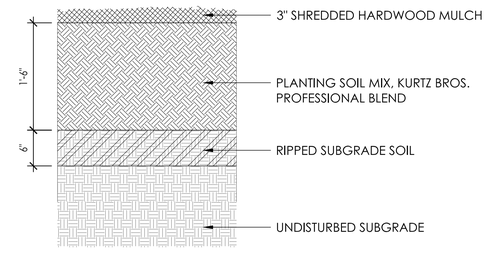
3 SHRUB PLANTING

NTS



4 SOIL PROFILE AT LAWN

NTS



5 SOIL PROFILE AT PLANT BED

NTS

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL PLANT BEDS SHALL BE IRRIGATED. PROVIDE IRRIGATION PLANS FOR REVIEW.

PLANTING CONSTRUCTION NOTES:

(1) REPAIR LAWN AREA, FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) NEW LAWN AREA, FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(3) LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

WSA
982 S. FRONT STREET
COLUMBUS, OH 43206
614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
Columbus, OH 43212

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
10 APR 2024

PROJECT NUMBER
202406.00

DRAWN BY: KK | CHECKED BY: PL

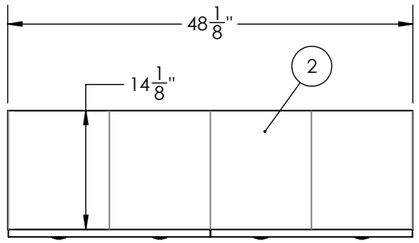
PLANTING PLAN

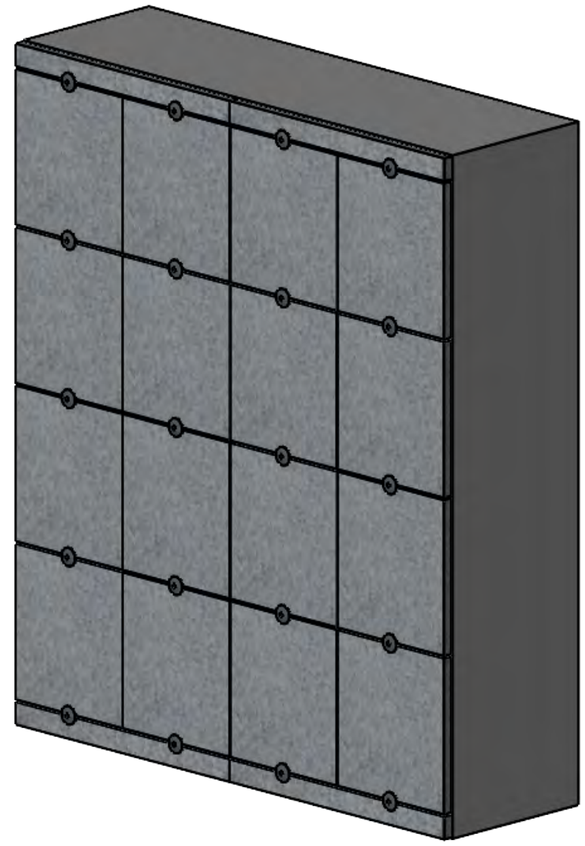
L2.01

2/15/2024 2:29:09 PM

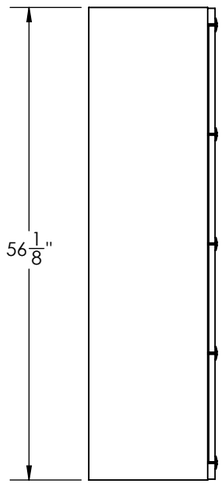
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	TRIM-K-01202	GRANITE TRIM .875" X 1.875" X 24.000"	4
2	NEAR-K-04800	FRAME 4 WIDE 4 HIGH 12X13X14D	1
3	DOOR-K-00367	GRANITE DOOR 12" X 13"	16
4	K-ROSETTE	ROSETTE	20

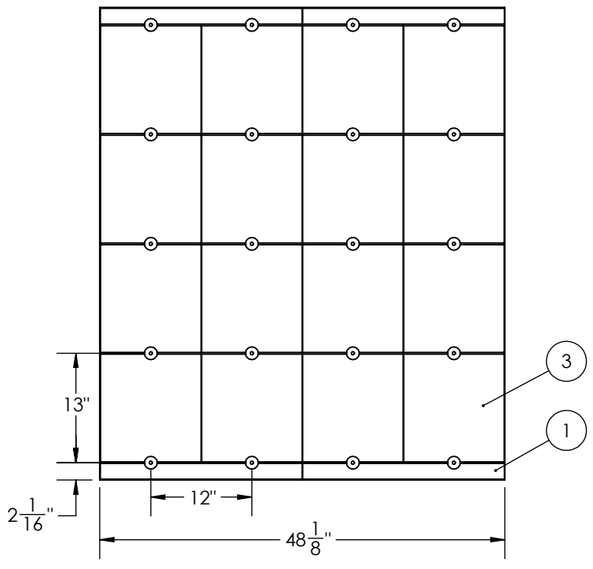
REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
01	INITIAL RELEASE	02/10/2024	DM





3D VIEW
SCALE: NTS





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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
FRACTIONAL ± 1/64
ANGULAR: MACH ±1° BEND ±1°
TWO PLACE DECIMAL ±.030
THREE PLACE DECIMAL ±.010
INTERPRET DIM AND TOL PER ASME Y14.5M - 1994 THIRD ANGLE PROJECTION

kyber a niche company

	NAME	DATE
DRAWN	QMINX	02/10/2024
CHECKED		
ENG APPR.	DM	02/10/2024

TITLE:
PACIFIC 16 UNITS
12WX13HX14D

SIZE	DWG. NO.	REV
B	PACIFIC-16-14-NB	01

WEIGHT: LBS | SCALE: 1:18 | SHEET 1 OF 1

KICHLER

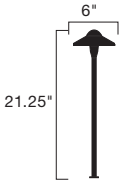
PROj ECT:	
Ty PE:	
ORDERING # :	
COMMENTS:	

LED 6" Dome Path Light



FEATURES

- A popular look has a new addition with a smaller 6” shade and is available in LED.
- Coordinates with 15810 & 15811 LED Domed Roof series.
- Cast Aluminum or Cast Brass Housing.
- 4 W / 5.8 VA, Integrated LEDs and Driver, 2950K (-150/+175), High CRI.
- 9V - 15V AC/DC
- 30" of usable #18-2, SPT-1-W leads. Cable connector supplied.
- 8" In-ground stake



ORDERING INFORMATION

EXAMPLE: 15870AZT (Product # & Finish)

PRODUCT	FINISH	WATTAGE	LIGHT SOURCE	WIRING	MOUNTING ACCESSORIES (INCLUDED)	OPTIONS & ACCESSORIES
15870 Dimensions: 6" W x 21.25" L	Cast Aluminum AZT - Textured Architectural Bronze™  BE - Beach  BKT - Textured Black  Cast Brass BBR - Bronzed Brass 	4 W / 5.8 VA Note: Not for use with electronic transformers.	Integrated LEDs and Driver 2950K (-150 / +175) High CRI	30" of usable #18-2, SPT-1-W leads. Cable connector supplied.	8" In-ground stake	15601AZT - Cast Aluminum Surface Mounting Flange w/ Bronze Finish, Neoprene Gasket For Watertight Seal 15601BKT - Cast Aluminum Surface Mounting Flange w/ Black Finish, Neoprene Gasket For Watertight Seal 15601BBR - Cast Brass Surface Mounting Flange, Neoprene Gasket For Watertight Seal  Flange For Tree / Surface Mounting 15607AZT - Textured Bronze Finish 15607BKT - Textured Black Finish 15607BBR - Bronzed Brass Finish 

Fixture Photometric (fc)

Distance from Light	0'	1'	2'	3'	4'	5'	6'	7'	8'
Footcandles	6.11	5.71	3.97	2.55	1.64	0.90	0.50	0.40	0.31

NOTES

For Warranty Information, please visit www.landscapelighting.com

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.





12V Adjustable Drop-In LED Accent Kit



Everything you need in one easy kit.

Our 12V Adjustable Drop-in LED Accent Kit lets you adjust beam angle or color temperature right on location. Flexibility is key with this kit. You can change the lamp from 3000K with a warming lens to achieve a warm white light. Plus, you can customize the beam angle from a 35-degree flood to a 60-degree wide flood with the beam expander optic.

12V Adjustable Drop-In LED Accent Kit with 4-in-1 Customizable Lens System

EASY INSTALLATION
- Adjustable lens system is easy to use and snaps into place under the fixture glass.
- 9-15V operating range allows you to add more fixtures to a wire run.

PROFESSIONAL-GRADE STANDARDS
Durable cast aluminum construction. Backed by our 5-year limited warranty for aluminum fixtures. Visit kichler.com/landscapewarranty for details.

FLEXIBILITY
- Kit includes a 3000K lamp and warming lens to achieve a warm, white light, comparable to 2700K.
- A beam expander optic allows you to switch from a 35-degree flood to a 60-degree wide flood by inserting a lens under the glass.
- The toolless knuckle allows for easy adjustments to the angle and position of the fixture.

PRODUCT ORDERING GUIDE

Ordering Guide (product number breakdown)	1 Item Number for Fixture:	2 Product Finish:
Example: 16193 BKT	**16193** = Adjustable Accent Kit **16193 + NL** = Modern Accent Light 1 6 1 9 3	**AZT, AZTNL** = Textured Architectural Bronze™ **BKT, BKTNL** = Textured Black B K T

16193AZT, 16193BKT
Adjustable Drop-in LED Accent Kit

16193AZTNL, 16193BKTNL
Modern Drop-in Accent Light



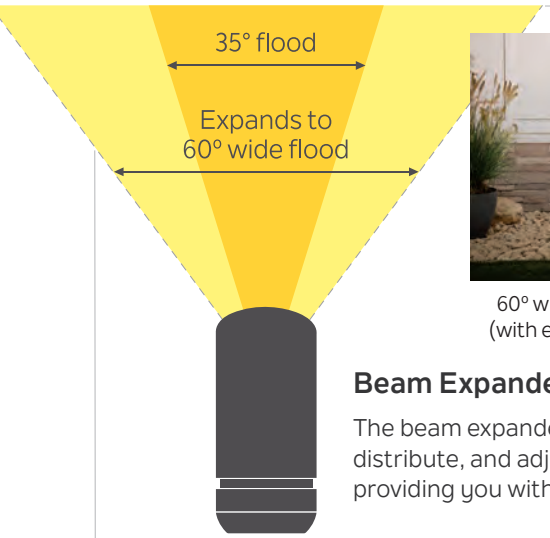
ACCENT KIT INSTALLATION STEPS

1. Make a crosscut into the ground. Hammer the stake into the ground by placing a board on top of the stake. Clear a space at the wireway opening in the stake.
2. Loosen the thumb screw to disassemble the cowl from the fixture and install the lamp. Be careful not to touch the glass inside with your bare hands.
3. Expand the beam from 35° to 60° by placing the beam expander optic into the cowl (dotted side facing outwards) and set the lens clip/retainer into the cowl.
4. Adjust the color from pure white to warm white by adding the warming lens filter inside the cowl, followed by the lens clip/retainer.

NOTE: Place the beam expander optic into the cowl first when using both the beam expander and warming lens. Next, place the warming lens filter followed by the lens clip/retainer to hold everything flat and snug.

5. Install the cowl into the fixture housing and tighten the thumb screw. Once installed, adjust the angle by loosening the toolless knuckle.

ADJUSTABLE DROP-IN ACCENT LENS SYSTEM



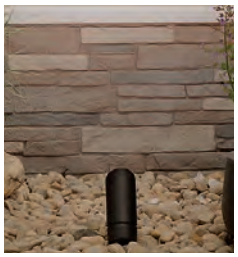


60° wide flood (with expander)

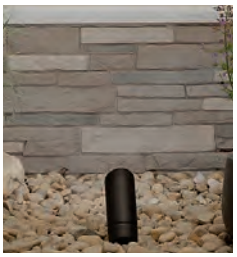
35° flood

Beam Expanders

The beam expander optic helps you control, distribute, and adjust light right on location, providing you with design flexibility in real-time.



With warming lens (comparable to 2700K)



Pure white 3000K

Warming Lens

Which is best for your project, bright or warm light? The warming lens lets you decide right on location, taking the guesswork out of it.

DIMENSIONS





FINISH OPTIONS

AZT - Textured Architectural Bronze

BKT - Textured Black

SPECIFICATIONS

Fixture

Height	4.96" / 125.98 mm
Length/Depth	6.19" / 157.20 mm
Width	2.44" / 61.98 mm
Body/Housing	Cast Aluminum
Weight	0.85 lbs

Lamp Base

12V MR16 bi-pin

Electrical

Input Voltage Range	9 to 15V
Max Wattage	10W

Wire

48" of usable #18-2, SPT-1W leads

Rating/Certification

Outdoor wet locations

FIXTURE

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Included Accessories

Modern accent light
LED lamp: MR16, 35° flood, 4W, 5.7VA, 3000K, 330 lumen
Warming lens
Beam expander optic – use to achieve a 60° wide flood
Lens clip
2 gel-filled wire nuts
8" slotted in-ground stake

Notes

Modern drop-in accent light can be ordered separately from the kit.

16193AZTNL	Textured Architectural Bronze™
16193BKTNL	Textured Black

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	**Consult Technical Support**			

TROUBLE SHOOTING

Fixture does not illuminate	Verify power connections. Review installation guide for installation problem. Ensure manual reset breaker has not been tripped.
Fixture turns off	Verify power connections. Review installation guide for installation problems. Ensure manual reset breaker has not been tripped. Check voltage drop at fixture.
Fixture trips breaker	Check installation for a possible short or overload state. Isolate the identified short and replace affected fixture or remove fixture(s) installed in overload.

LISTING

UL 1838 Listed. Low Voltage Landscape Lighting Systems.

CSA C22.2#250.7 Listed.

FCC Part 15, subpart B, Class B

WARRANTY

Backed by our 5 year limited warranty. Visit **kichler.com/landscapewarranty** for details.

DISCLOSURE

1. Chip binning ranges: (2700K 80+ CRI: 3 step), (3000K 80+ CRI: 3 step). LED chip data measured in accordance to IES LM-80.
2. Fixture has a 90% confidence luminous flux range to stated 3000K CCT target. Photometric (flux and color) data has been measured in accordance to IES LM- 79.
3. Actual efficacy value can be calculated as follows: Lumen value divided by average power consumption.
4. Do not extend beyond the recommended maximum run length.
5. Recommend product be installed with 10 or 12 gauge wire.
6. Recommend 80% load/20% overhead rule for fixture load planning in reference to the power source. Calculating fixture loading this way provides additional resource for fixture adjustment and loss due to voltage drop due to wire run lengths.
7. We reserve the right to modify and improve the design of our fixtures without prior notice. We cannot guarantee to match existing installed fixtures for subsequent orders or replacements in regards to product appearance, CCT, or lumen output.
8. Damage caused by misuse (including use for an unintended application) or improper or incorrect installation, maintenance or repair, including failure to follow the applicable care and cleaning instructions, is not covered by our warranty.

ADVANCED PRODUCT SOLUTIONS (APS) & LAYOUT TEAM

Have installation issues or a product and location inquiry? We have you covered. Our APS team can provide you with technical guidance and professionally designed landscape lighting layouts free of charge.

Visit **Kichler.com/APS**, reach out to us at **layouts@kichler.com**, or by phone Monday - Friday, 8:00 am to 6:30 pm EST, at **844-KICHLER (844-542-4537)** to get started.

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24-1118

Site Plan Application

Status: Active

Submitted On: 3/20/2024

Primary Location

2001 NORTHWEST BL
UPPER ARLINGTON, OH
43212

Owner

HOLY TRINITY LUTHERAN
NORTHWEST 2001
COLUMBUS, OH 43212

Applicant

Kurt Miller
380-223-9293
kmiller@wsastudio.com
982 S. Front St.
Columbus, Oh 43206

BZAP Information

BZAP Case #

DEV-01-24

BZAP Review Date

04/17/2024

Status

Pending

Variances Granted

BZAP Conditions

Development Information

Development Name*

Holy Trinity Lutheran Church
Columbarium and Renovations

Proposed Tenants (if available)

Description of Development*

Construction of a new exterior columbarium and adjacent exterior site and landscape upgrades, and replacement of an existing skylight. Addition and replacement of interior light fixtures in the sanctuary space.

Site Area (in SF)*

79014.84

Total Development Size (in SF)*

1517.1

# of Stories

1

Building Height (from grade)*

35

# of Parking Spaces*

73

Total Development Coverage (in %)*

65.1

Application Information

Application Type*

Amended

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?*

This development complies with the zoning standards found in the City's Unified Development Ordinance per the attached plans and details, except for the following requested variances: (1) A conditional use for the columbarium considering the current R-1C zoning and the existing place of worship or churches use per Section 5.06, Table 5-A; (2) Exterior signage locations considering lot setbacks per Section 5.06, Table 5-E.

How will this development comply with the goals and objectives listed in the City's Master Plan?*

This development complies with the City's Master Plan's goal to enhance community appearance in residential areas. The current landscape dates to the previous sanctuary addition (2010) and is need of an upgrade. This project also encourages community gathering with the creation of the memorial garden. Finally, the project preserves the historic Holy Trinity Lutheran Church property with continued enhancements and maintenance efforts.

Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.*

This project will positively impact the adjoining neighborhood through the improvement of the exterior landscaping along the Northwest corridor. This project does not impact current site traffic, parking, and utilities.

What are the primary goals and objectives for this development.*

The primary objective for this development is an enhancement to the Holy Trinity Lutheran Church ministry by providing an ecologically-minded, economical, and dignified resting place for church members on church grounds through the elevation and improvement of site landscaping. This will lead to the creation of a columbarium and memorial garden. Secondary objectives include improvements to street appeal, site drainage, site irrigation, and site signage and lighting.

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8/20/2024 10:23:49 AM

HOLY TRINITY LUTHERAN CHURCH

COLUMBARIUM AND RENOVATIONS

2001 Northwest Blvd, Columbus, OH 43212

UA BZAP SUBMISSION | 20 MAR 2024

PREPARED BY

ARCHITECT
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982 S Front Street, Columbus, OH 43206
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wsastudio.com

CIVIL ENGINEER
SANDSDECKER
1495 Old Henderson Rd, Columbus, OH 43220
(614) 459-6992
https://www.sandsdecker.com/

STRUCTURAL ENGINEER
SMBH
1166 Dublin Rd #200, Columbus, OH 43215
(614) 481-9800
https://smbhinc.com/

LANDSCAPE ARCHITECT
EDGE GROUP
330 W Spring ST #350, Columbus, OH 43215
(614) 486-3343
https://www.edgela.com/

MEP ENGINEER
KARPINSKI ENGINEERING
8800 Lyra Dr #530, Columbus, OH 43240
(614) 430-9820
https://karpinskieng.com/

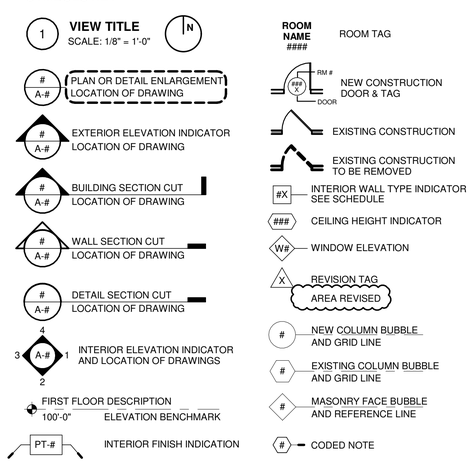
PREPARED FOR

OWNER
HOLY TRINITY LUTHERAN CHURCH
2001 Northwest Blvd, Columbus, OH 43212
(614) 486-9433
https://www.engagedbygrace.org/

CODE INFORMATION

PROJECT TITLE	Holy Trinity Lutheran Church
PROJECT ADDRESS	2001 Northwest Blvd, Upper Arlington, OH 43212
APPLICABLE CODES	2024 Ohio Building Code 2024 Ohio Mechanical Code 2024 Ohio Plumbing Code Ohio Electrical Code 2023, NFPA 70, 2023 Ohio Fire Sprinkler Code 2022, NFPA 13, 2022 Ohio Fire Alarm Code 2022, NFPA 72, 2022 Ohio Energy Code 2021 Ohio Accessibility Code 2017
PROJECT DESCRIPTION	Construction of a new exterior columbarium and adjacent exterior site and landscape upgrades, and replacement of an existing skylight. Addition and replacement of interior light fixtures in the sanctuary space.
USE & OCCUPANCY	A-3 - No change
CONSTRUCTION TYPE	IIIB - No change
FLOOR AREA	Existing - No change
BUILDING HEIGHT	Existing - No change
FIRE PROTECTION SYSTEMS	Existing - No change
OCCUPANCY	Existing - No change
NUMBER OF EXITS	Existing - No change
PLUMBING SYSTEMS	Existing - No change

SYMBOLS KEY



COMMON ABBREVIATIONS

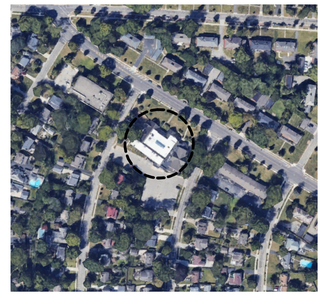
@	At	CL:	Centerline	FL:	Floor	LP:	Low Point	PVC:	Polyvinyl Chloride	T.O.:	Top Of
#	Number / Pound	CLG:	Ceiling	FLUOR:	Fluorescent	MAINT:	Maintenance	PVMT:	Pavement	TEMP:	Temporary, Tempered
ø	Diameter	CLR:	Clear	FP:	Fireproof	MAX:	Maximum	QT:	Quarry Tile	THRU:	Through
⊥	Perpendicular	CMU:	Concrete Masonry Unit	FT:	Foot, Feet	MB:	Machine Bolt	RAD:	Radius	TPTN:	Toilet Partition
x	By			FTG:	Footing, Fitting	MECH:	Mechanical	RB:	Resilient Base	TYP:	Typical
AB:	Anchor Bolt	CO:	Cleanout	FUR:	Furred	MEZZ:	Mezzanine	RCP:	Reflected Ceiling Plan	UL:	Underwriters' Laboratories
ACT:	Acoustical Tile	COL:	Column	FURN:	Furniture	MFR:	Manufacturer	REBAR:	Reinforcing Bar		
ADA:	Americans with Disabilities Act	CONC:	Concrete	GA:	Gauge, Gage	MIN:	Minimum	REFR:	Refrigerator	UNO:	Unless Noted Otherwise
ADH:	Adhesive	CONST:	Construction	GALV:	Galvanized	MISC:	Miscellaneous	REINF:	Reinforced		
ADJ:	Adjacent	CONT:	Continuous	GC:	General Contractor	MLWK:	Millwork	REQD:	Required	VB:	Vinyl Base
AFF:	Above Finished Floor	COR:	Corridor	GFI:	Ground Fault Interrupted	MO:	Masonry Opening	REQS:	Requirements	VCT:	Vinyl Composition Tile
ALT:	Alternate	CPT:	Carpet			MTD:	Mounted	RESIL:	Resilient	VERT:	Vertical
ALUM:	Aluminum	CSS:	Countersunk Screw	GL:	Glass	MTL:	Metal	REV:	Revision	VIF:	Verify In Field
AMT:	Amount	CT:	Ceramic Tile	GLZ:	Glaze	(N):	New	RH:	Right Hand	W/:	With
ANOD:	Anodized	CTD:	Coated	GYP BD:	Gypsum Board	NIC:	Not In Contract	RM:	Room	W/O:	Without
APPROX:	Approximate	CW:	Clockwise	HB:	Hose Bib	NOM:	Nominal	RO:	Rough Opening	WB:	Wood Base
ARCH:	Architectural	DBL:	Double	HGT:	Height	NTS:	Not To Scale	S4S:	Surface Four Sides	WC:	Watercloset/Wall Cabinet
ASPH:	Asphalt	DEMO:	Demolition	HID:	High Intensity Discharge	OC:	On Center	SALV:	Salvage		
ATTEN:	Attenuation	DIAG:	Diagonal			OD:	Outside Diameter	SAN:	Sanitary	WD:	Wood
AVG:	Average dv	DIA:	Diameter	HM:	Hollow Metal	OH:	Opposite Hand	SB:	Sink Base Cabinet	WIN:	Window
AX:	Axis	DIM:	Dimension	HOR:	Horizontal	OHD:	Overhead Door	SCHED:	Schedule	WP:	Waterproof
BC:	Base Cabinet	DN:	Down	HR:	Hour	OPCI:	Owner Provided Contractor Installed	SECT:	Section	WT:	Weight
BD:	Board,	DR:	Door	HT:	Height			SF:	Square Foot	WWF:	Welded Wire Fabric
BDY:	Boundary	DTL:	Detail	HVAC:	Heating Ventilating & Air Conditioning	OPNG:	Opening	SIM:	Similar		
BIT:	Bituminous	DWG:	Drawing			OVFL:	Overflow	SPEC:	Specification		
BLDG:	Building	DS:	Downspout	IN:	Inch	PLAM:	Plastic Laminate	SQ:	Square		
BLT-IN:	Built-In	EL:	Elevation	INCR:	Increase	PERF:	Perforate	SS:	Stainless Steel		
BM:	Beam, Bench Mark	ELEC:	Electrical	INSUL:	Insulation	PERIM:	Perimeter	STC:	Sound Transmission Class		
B.O.:	Bottom Of	ENCL:	Enclosure	INT:	Interior	PERP:	Perpendicular	STD:	Standard		
BW:	Both Ways	EQ:	Equal	J-BOX:	Junction Box	PLWD:	Plywood	STL:	Steel		
B/W:	Between	EQPM:	Equipment	JAN:	Janitor	PLUMB:	Plumbing	STM:	Steam		
C/C:	Center to Center	EW:	Each Way	JST:	Joist	PNL:	Panel	STOR:	Storage		
CAB:	Cabinet	EXIST:	Existing	JT:	Joint	PR:	Pair	STRUCT:	Structural		
CCW:	Counter Clockwise	EXT:	Exterior	L:	Angle	PREFAB:	Prefabricated	SUSP:	Suspended, Suspend		
CF:	Cubic Feet	FD:	Floor drain	LAV:	Lavatory	PRTN:	Partition				
CJ:	Control Joint	FDN:	Foundation	LH:	Left Hand	PT:	Paint				
		FE:	Fire Extinguisher								
		FIN:	Finish, finished								
		FIXT:	Fixture								

MATERIAL INDICATION

EARTH
COMPACTED EARTH
CONCRETE
MASONRY
BRICK
GYPSUM BOARD
WOOD FRAMING
WOOD BLOCKING
PLYWOOD
PLASTIC LAMINATED WOOD
FINISH WOOD
CERAMIC OR QUARRY TILE
BATT INSULATION
RIGID INSULATION
ACOUSTIC CEILING TILE
STEEL
ALUMINUM

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT.
2. THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT.
3. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
4. FRAMING DIMENSIONS ARE WITNESSED TO FACE OF STUD UNLESS NOTED OTHERWISE.
5. ALL INTERIOR DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
6. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, CONVECTORS, CABINET UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS.



VICINITY MAP
NOT TO SCALE

DRAWING LIST

GENERAL	
G-001	TITLE SHEET
CIVIL	
C-1.0	SURVEY SITE PLAN
C-1.1	GENERAL NOTES & SEDIMENT CONTROL DETAILS
C-2.0	DEMOLITION PLAN
C-3.0	SITE GRADING PLAN
LANDSCAPE	
L1.00	DEMOLITION PLAN
L1.01	LAYOUT AND MATERIALS PLAN
L2.01	PLANTING PLAN
STRUCTURAL	
S-001	GENERAL NOTES
S-101	STRUCTURAL PLAN AND DETAILS
ARCHITECTURAL	
A-101	GROUND FLOOR PLAN
A-102	ROOF PLAN
A-200	ENLARGED PLANS AND BUILDING ELEVATIONS
A-300	SECTIONS, AND DETAILS
I-300	EXTERIOR SIGNS
ELECTRIC	
E0-1	ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES
E0-2	LUMINAIRE SCHEDULE
E1-1	FIRST FLOOR LIGHTING PLAN
E1-2	SITE LIGHTING PLAN

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EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
Columbus, OH 43212

#	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
20 MAR 2024

PROJECT NUMBER
202406.00

DRAWN BY: KM | **CHECKED BY:** GG

TITLE SHEET

G-001

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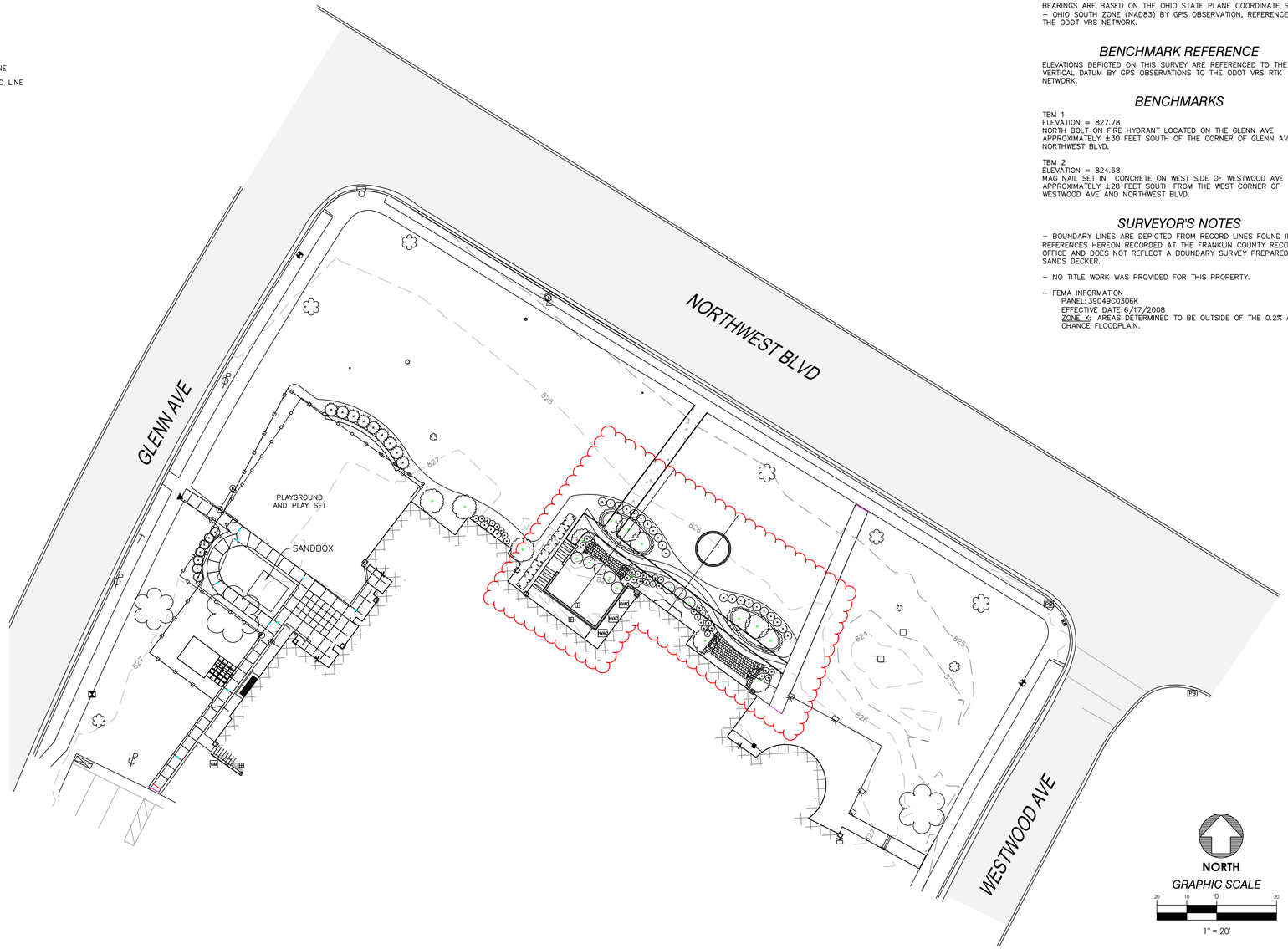
LEGEND

- STORM LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- BAR FENCE
- LANDSCAPE EDGE
- HAND RAIL
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- YARD DRAIN
- CURB INLET
- CLEANOUT
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER VALVE
- GAS VALVE
- GAS METER
- LIGHT POLE
- POWER POLE
- GROUND LIGHT
- GUY WIRE
- HVAC UNIT
- PULL BOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- POST
- SIGN
- PARKING BLOCK
- FINISHED FLOOR
- BENCHMARK
- CONCRETE
- ASPHALT
- BRICK
- BUILDING



HORIZONTAL REFERENCE

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY GPS OBSERVATIONS TO THE ODOT VRS RTK NETWORK.

BENCHMARKS

TBM 1
ELEVATION = 827.78
NORTH BOLT ON FIRE HYDRANT LOCATED ON THE GLENN AVE APPROXIMATELY ±30 FEET SOUTH OF THE CORNER OF GLENN AVE AND NORTHWEST BLVD.

TBM 2
ELEVATION = 824.68
MAG NAIL SET IN CONCRETE ON WEST SIDE OF WESTWOOD AVE APPROXIMATELY ±28 FEET SOUTH FROM THE WEST CORNER OF WESTWOOD AVE AND NORTHWEST BLVD.

SURVEYOR'S NOTES

– BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

– FEMA INFORMATION
PANEL: 39049C0306K
EFFECTIVE DATE: 6/17/2008
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET A315004994:

COLUMBIA GAS OF OHIO	1–800–344–4077
AT&T OHIO	1–800–660–1000
AEP OHIO POWER	1–800–277–2177
MCI INC	1–888–624–5622
CITY OF UPPER ARLINGTON	1–614–583–5070
CHARTER COMMUNICATIONS	1–866–849–1945

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

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20 MAR 2024

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DRAWN BY: JMG | CHECKED BY: LA

SURVEY SITE PLAN

C-1.0

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GENERAL NOTES:

APPROVED PLANS: THE CIVIL/SITE DRAWINGS PREPARED BY SANDS DECKER FOR THIS PROJECT ARE NOT FOR CONSTRUCTION UNLESS AND UNTIL ALL APPLICABLE APPROVALS HAVE BEEN SECURED AND THE DRAWINGS ARE ISSUED FOR CONSTRUCTION. LAYOUT, FABRICATION OF MATERIALS, CONSTRUCTION, OR ANY CONSTRUCTION-RELATED ACTIVITIES ASSOCIATED WITH THESE DRAWINGS IS NOT TO PROCEED UNLESS EACH SHEET INCLUDES THE ISSUED FOR CONSTRUCTION LABEL.

GENERAL: THE CURRENT STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS (ODOTCMS) TOGETHER WITH THE REQUIREMENTS OF UPPER ARLINGTON, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIALS & WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. WHEN THERE IS OR APPEARS TO BE A CONFLICT BETWEEN THE ABOVE REFERENCED SPECIFICATIONS & THESE PLANS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. UNLESS OTHERWISE SPECIFIED, ALL ITEM NUMBERS REFER TO ODOTCMS.

PROJECT LIMITS: THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHTS-OF-WAY, CONSTRUCTION EASEMENTS & PERMANENT EASEMENTS, & SHALL NOT TRESPASS UPON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

PROTECTION OF SURVEY MONUMENTS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, & ANY OTHER SURVEY MONUMENTS OR MARKERS. IF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, OR HIS SUB-CONTRACTORS RESULT IN DESTRUCTION OF OR DAMAGE TO ANY OF THE ABOVE ITEMS, THOSE ITEMS SHALL BE ACCURATELY RESTORED, AT THE CONTRACTOR'S EXPENSE, BY A LICENSED SURVEYOR REGISTERED IN THE STATE OF OHIO.

MISCELLANEOUS WORK: ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR & THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

TRAFFIC CONTROL: THE CONTRACTOR SHALL USE ADEQUATE LIGHTS, SIGNS, FLAGGERS, & BARRICADES AS REQUIRED IN ITEM 614 TO SAFEGUARD THE TRAVELING PUBLIC AT ALL TIMES. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. WHERE IT IS ANTICIPATED THAT WORK WILL CLOSE A ROAD OR STREET, THE CONTRACTOR SHALL INFORM THE RESIDENTS TO BE AFFECTED, THE LOCAL LAW ENFORCEMENT AGENCY, THE LOCAL FIRE DEPARTMENT, & THE ENGINEER AS TO THE EXTENT, NATURE, & THE TIME OF THE ANTICIPATED WORK. THE CONTRACTOR SHALL SUBMIT A PLAN & SCHEDULE FOR DETOURING TRAFFIC 10 DAYS PRIOR TO THE CLOSING OF ANY ROAD OR STREET TO THE ENGINEER & ROAD OWNER. DURING A CLOSING OF A ROAD OR STREET, THE CONTRACTOR SHALL PROVIDE ACCESS TO PROPERTIES FOR EMERGENCY VEHICLES & THE PROPERTY OWNERS. NO ROAD OR STREET SHALL BE CLOSED UNTIL THE SCHEDULE IS APPROVED BY THE AGENCY HAVING CONTROL OF THE ROAD.

SAFETY OF CONSTRUCTION: THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY & HEALTH ACT OF 1970 (OSHA) & ALL OTHER APPLICABLE FEDERAL, STATE, & LOCAL LAWS, REGULATIONS, FINDINGS & ORDERS RELATING TO SAFETY & HEALTH CONDITIONS ON THE WORK SITE. CONSTRUCTION METHODS FOR COMPLETING THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS SHALL BE CONSISTENT WITH THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AMENDED CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUB-PART P, EFFECTIVE MARCH 5, 1990.

EROSION & SEDIMENT CONTROL: PROJECTS DISTURBING LESS THAN ONE ACRE & NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT ARE NOT REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO THE OHIO EPA FOR COVERAGE UNDER THEIR GENERAL CONSTRUCTION STORM WATER PERMIT & ARE NOT REQUIRED TO MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) ON SITE. THE CONTRACTOR SHALL, HOWEVER, INSTALL & MAINTAIN SILT FENCES, DITCH CHECKS, TEMPORARY SEEDING, & OTHER MEASURES AS NECESSARY TO CONTROL SOIL EROSION & PREVENT SEDIMENT-LADEN RUN-OFF FROM EXITING THE SITE OR ENTERING STORM SEWER SYSTEMS OR DRAINAGE WAYS.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, & OTHER INFORMATION SHOWN IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE ENGINEER DOES NOT INDEPENDENTLY VERIFY NOR FIELD LOCATE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE & VERIFY, IN THE FIELD, THE HORIZONTAL & VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL SUPPORT, PROTECT & RESTORE ALL EXISTING UTILITIES & THEIR ASSOCIATED ITEMS. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE SECTIONS OF THE OHIO REVISED CODE INCLUDING SECTIONS 153.64 & 3781.28. THE CONTRACTOR SHALL NOTIFY THE REGISTERED UTILITY PROTECTION SERVICE & ALL UTILITY OWNERS HAVING FACILITIES IN THE CONSTRUCTION AREA WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. THE CONTRACTOR SHALL GIVE NOTIFICATION AS REQUIRED BY OHIO REVISED CODE, AT LEAST TWO (2) & NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS, EXCLUDING SATURDAYS, SUNDAYS, & LEGAL HOLIDAYS, & SHALL COORDINATE HIS WORK WITH THE UTILITY OWNERS UNTIL HIS WORK IS COMPLETED. THE CONTRACTOR SHALL KEEP THE UTILITY OWNERS APPRISED OF HIS SCHEDULE & REQUIREMENTS & SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTIFIED THE UTILITIES & PROVIDED THEM WITH HIS WORK SCHEDULE PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MAY REVIEW THE INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY OWNERS AT THE ENGINEER'S OFFICE PRIOR TO SUBMITTING A BID. CONTRACTORS REQUIRING MORE INFORMATION REGARDING EXISTING UTILITIES SHOULD CONDUCT THEIR OWN FIELD INVESTIGATIONS OR OTHERWISE LOCATE THE UTILITIES PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION. SEE EXISTING SITE SURVEY FOR A LISTING OF UTILITIES THAT MAY HAVE UNDERGROUND FACILITIES IN THE PROJECT AREA.

DRAINAGE TILE: ALL FARM DRAINS, ROADWAY DRAINS, & OTHER DRAINAGE TILE WHICH ARE ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION SHALL BE PROVIDED WITH AN UNOBSTRUCTED OUTLET. EXISTING COLLECTOR TILES WHICH ARE LOCATED BELOW THE PROPOSED FINISHED ELEVATION & WHICH CROSS THE TRENCH SHALL BE REPLACED WITHIN THE TRENCH LIMITS BY ITEM 611 CONDUIT. THE LOCATION, TYPE, SIZE, & GRADE OF THE REQUIRED REPLACEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER OR HIS SITE REPRESENTATIVE DURING CONSTRUCTION. NECESSARY BENDS OR FITTINGS, COMPACTED GRANULAR BACKFILL, & ASSOCIATED ITEMS SHALL BE INCLUDED IN THE BID PRICE.

CONFLICTS IN GRADE: IN ALL CONFLICTS IN GRADE BETWEEN THE WATER LINES OR WATER SERVICES & OTHER EXISTING UTILITIES, THE WATER LINE/SERVICE LINE SHALL BE LOWERED DURING CONSTRUCTION. A MINIMUM 18" VERTICAL & 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER LINE & ANY SANITARY OR STORM SEWER; 12" MINIMUM VERTICAL CLEARANCE FOR OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AHEAD OF HIS CONSTRUCTION OPERATIONS TO ALLOW FOR ADJUSTMENTS IN GRADE TO THE WATER LINE THAT MAY BE REQUIRED AS A RESULT OF POTENTIAL CONFLICTS WITH AN EXISTING UTILITY. NO ADDITIONAL COMPENSATION WILL BE MADE TO THE CONTRACTOR FOR LOWERING THE WATER LINE TO AVOID CONFLICTS WITH EXISTING UTILITIES.

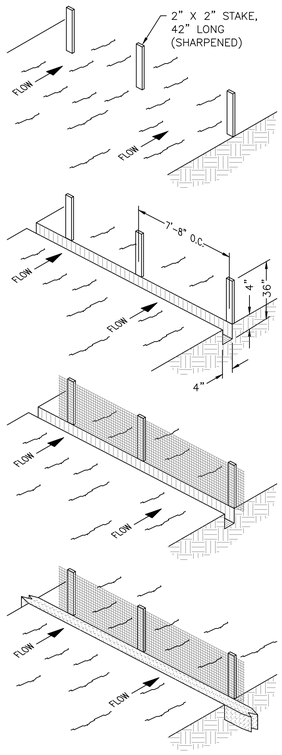
FINAL GRADING & CLEAN-UP: THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS & MATERIALS RESULTING FROM HIS OPERATION & RESTORE ALL SURFACES, STRUCTURES, DITCHES, SIGNS, MAILBOXES, FENCES, GUARDRAILS, OR OTHER PHYSICAL FEATURES OR PROPERTY DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER. THE COST OF ALL SUCH WORK SHALL BE INCLUDED WITH THE VARIOUS RELATED ITEMS.

SEEDING & MULCHING: ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION & ELEVATION OR TO THE PROPOSED ELEVATIONS SHOWN ON THE DRAWINGS, & PROPER DRAINAGE SHALL BE PROVIDED. AFTER FINAL GRADING, THE SEED BED SHALL BE RAKED & ALL STONES, CLODS, LUMPS & OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER SHALL BE REMOVED PRIOR TO SEEDING & MULCHING. ALL AREAS SHALL BE SEEDED PER ITEM 659.09, CLASS 1 FOR RESIDENTIAL AREAS OR CLASS 2 FOR RURAL ROADSIDE AREAS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL WATER, RE-SEED & MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.

STORM SEWER & CULVERT CONSTRUCTION: UNLESS SHOWN OTHERWISE ON THESE PLANS, STORM SEWER & CULVERT CONSTRUCTION SHALL CONFORM TO ODOT SPECIFICATIONS. PIPE SHALL BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, ITEM 707.33, OR REINFORCED CONCRETE CIRCULAR PIPE, ITEM 706.02.

BEDDING & BACKFILL: STORM SEWERS UNDER EXISTING OR PROPOSED PAVEMENT LIMITS & DRIVES SHALL BE INSTALLED AS REQUIRED FOR TYPE B OR TYPE D CONDUIT, ITEM 611.02. BACKFILL SHALL BE ITEM 703.11, TYPE 1, UP TO THE PAVEMENT SUBGRADE OR WITHIN 6" OF FINISHED GRADE. THE PAVEMENT LIMITS SHALL BE 5' BEYOND THE EDGE OF PAVEMENT, PAVED SHOULDER OR BACK OF CURB. STORM SEWER OUTSIDE PAVEMENT LIMITS SHALL BE INSTALLED AS REQUIRED FOR TYPE C CONDUIT, ITEM 611.02, USING NATURAL BACKFILL. BEDDING FOR TYPE B, C OR D CONDUIT SHALL CONSIST OF NOS. 57, 6, 67, 7, 78, OR 8, ITEM 703, AS REQUIRED BY THE PIPE MANUFACTURER. ANY SETTLEMENT WHICH OCCURS DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

UNDERDRAIN: WHERE DOWNSPOUTS FROM RESIDENTIAL DWELLINGS ARE TO CONNECT INTO THE STREET UNDERDRAIN SYSTEM, THE UNDERDRAIN SHALL BE 6" MINIMUM OR AS OTHERWISE SPECIFIED. 4" UNDERDRAINS ARE ACCEPTABLE WITHOUT DOWNSPOUT CONNECTIONS. PIPE USED FOR UNDERDRAIN SHALL CONFORM TO ITEM 707.31, CORRUGATED POLYETHYLENE DRAINAGE TUBING.



SILT FENCE: THIS BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC & IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. HEIGHT OF BARRIER SHALL NOT EXCEED 36". HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE STRUCTURE FAILURE.
2. FILTER FABRIC SHALL BE FROM A CONTINUOUS ROLL & CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.
3. POSTS SHALL BE SPACED AT 10' (MAX.) APART & DRIVEN SECURELY INTO THE GROUND 12" (MIN.). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT WIRE MESH SUPPORT, POST SPACING SHALL NOT EXCEED 6'.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, TIE WIRES OR HOG RINGS. WIRE MESH SHALL EXTEND INTO THE TRENCH 2" (MIN.) & SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
6. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE MESH & 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FABRIC SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC & CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT MAY BE ELIMINATED. IN SUCH CASE, FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

INSPECT IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FILTER FABRIC DECOMPOSE OR BECOME INEFFECTIVE WHILE THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO EXISTING GRADE, PREPARED & SEEDED.

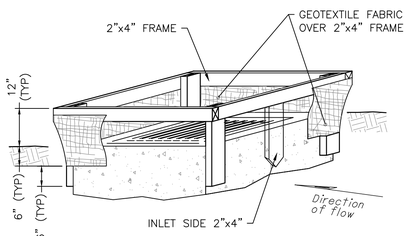
DESIGN CAPACITY CHART:

MAX. DRAINAGE AREA PER 100 LF OF BARRIER	RANGE OF SLOPE PER DRAINAGE AREA
0.5 AC.	<2%
0.25 AC.	≥2% BUT <20%
0.125 AC.	≥20% BUT <50%

SEDIMENT FENCE (1)
NOT TO SCALE

NOTE:
THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. STRAW WATTLES OR COMPOST ROLLS HAVE TO BE A MINIMUM OF 12" IN DIAMETER NOW (OEPA).

ADDITIONALLY:
THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.



SEE ODOT SCD DM-4.4 FOR ADDITIONAL DETAILS.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM PANELS, SURFACE & VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF UNIT AS NEEDED.

INLET PROTECTION (LAWN AREAS) (2)
NOT TO SCALE

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SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH

COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
COlumbus, OH 43212

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
20 MAR 2024

PROJECT NUMBER
202406.00

DRAWN BY: JMG | CHECKED BY: LA

GENERAL NOTES & SEDIMENT CONTROL DETAILS

C-1.1

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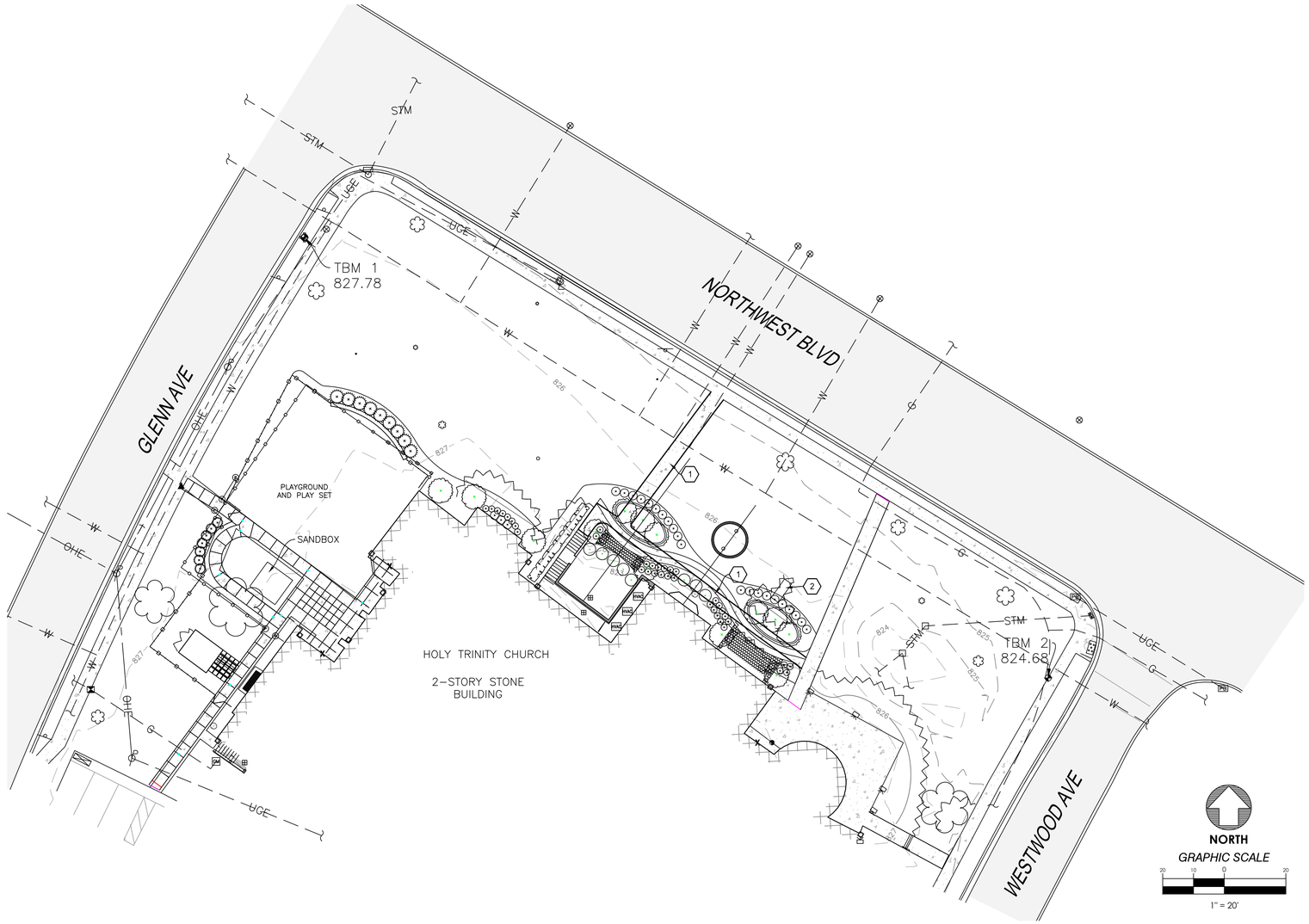

NORTH

GRAPHIC SCALE

20 10 0 20

1" = 20'

1 SITE DEMOLITION KEYNOTES

1. EXISTING SIDEWALK TO BE REMOVED
2. EXISTING CHURCH SIGN AND BRICK FOUNDATION TO BE REMOVED.

MISC. NOTES

- ALL ITEMS ARE EXISTING & ARE TO REMAIN UNLESS INDICATED OTHERWISE BY KEY NOTE.
- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL REQULATIONS, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, REMOVAL, RELOCATION, AND/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY AND SHALL MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS. ANY ABANDONED OR INACTIVE UTILITIES ENCOUNTERED ON-SITE. WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REMOVED TO THE PROPERTY LINE AND CAPPED.
- THE REMOVAL OF ANY ITEMS WHICH HAVE IN-GROUND FOUNDATIONS, BASES OR FOOTERS OF ANY KIND SHALL INCLUDE COMPLETE REMOVAL OF SAID FOUNDATIONS.
- VOIDS REMAINING AFTER DEMOLITION WHICH DO NOT FALL WITHIN AREAS OF PROP. PAVEMENT SHALL BE BROUGHT TO WITH 6" OF FINISHED GRADE THEN FINISHED WITH TOPSOIL, SEEDING & MULCHING PER SPECIFICATIONS.

LEGEND

EX. CONCRETE PAVEMENT/WALK (TBR)

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DEMOLITION PLAN

C-2.0

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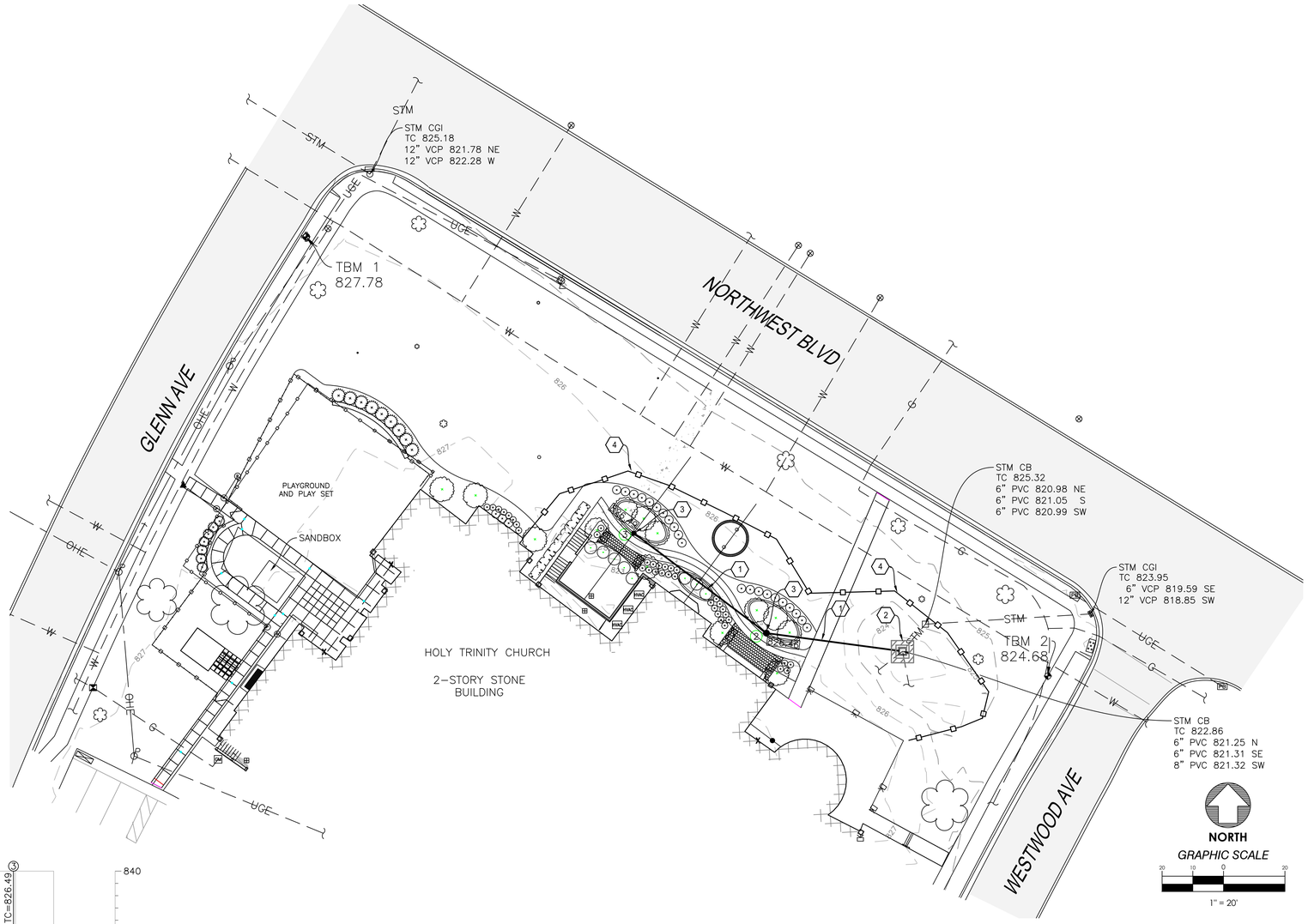
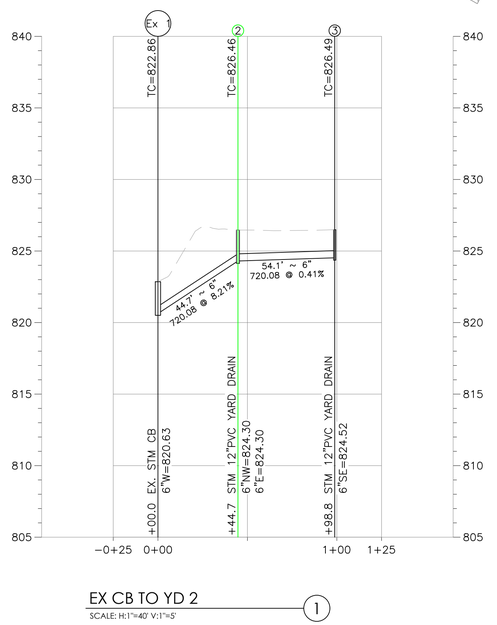
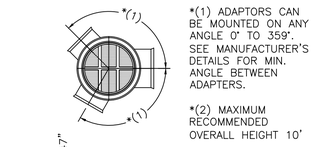




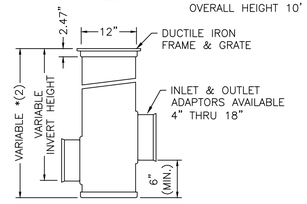
EX CB TO YD 2 (1)

SCALE: H:1"=40' V:1"=5'



*(1) ADAPTORS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°. SEE MANUFACTURER'S DETAILS FOR MIN. ANGLE BETWEEN ADAPTERS.

*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'



12" PVC DRAIN BASIN (2)

NOT TO SCALE

SITE GRADING KEYNOTES (1)

1. STORM SEWER, SEE DETAIL 1.
2. INLET PROTECTION, SEE DETAIL 2 ON SHEET C-1.1
3. YARD DRAIN, SEE DETAIL 2.
4. SEDIMENT FENCE, SEE DETAIL 1 ON SHEET C-1.1.

MISC. NOTES

- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS AT FACE OF CURB, WHERE APPLICABLE UNLESS OTHERWISE NOTED. EX = EXISTING, TC = TOP OF CASTING, BC = TOP/BACK OF CURB.
- GRADE BOXES HAVE BEEN TRUNCATED FOR LEGIBILITY. ADD 700 OR 800 TO ALL SPOT ELEVATIONS UNLESS OTHERWISE IDENTIFIED.
- ALL DISTURBED AREAS LEFT UNPAVED SHALL BE SEEDED & MULCHED.
- ALL EXISTING AND PROPOSED STORM SEWER INLETS SHALL BE FITTED WITH EROSION CONTROL DEVICES DURING CONSTRUCTION.
- ANY EXISTING MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO GRADE ACCORDING TO THE UTILITY OWNER'S REQUIREMENTS.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A TEMPORARY CONSTRUCTION ENTRANCE TO MITIGATE TRACKING OF DIRT AND DEBRIS ONTO PUBLIC STREETS.
- CONTRACTOR SHALL UTILIZE APPROVED CONCRETE WASHOUT AREAS. LOCATIONS TO BE DETERMINED IN THE FIELD.
- ALL SLOPE 3:1 AND STEEPER SHALL REQUIRE ODOT ITEM 671, TEMPORARY EROSION CONTROL MATTING, TYPE C. INSTALLED AND SECURED ACCORDING TO ODOT STD. DWG. DM-4.2 OR MANUFACTURER'S RECOMMENDATIONS.

LEGEND

INLET PROTECTION

SEDIMENT FENCE

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SITE GRADING PLAN

C-3.0

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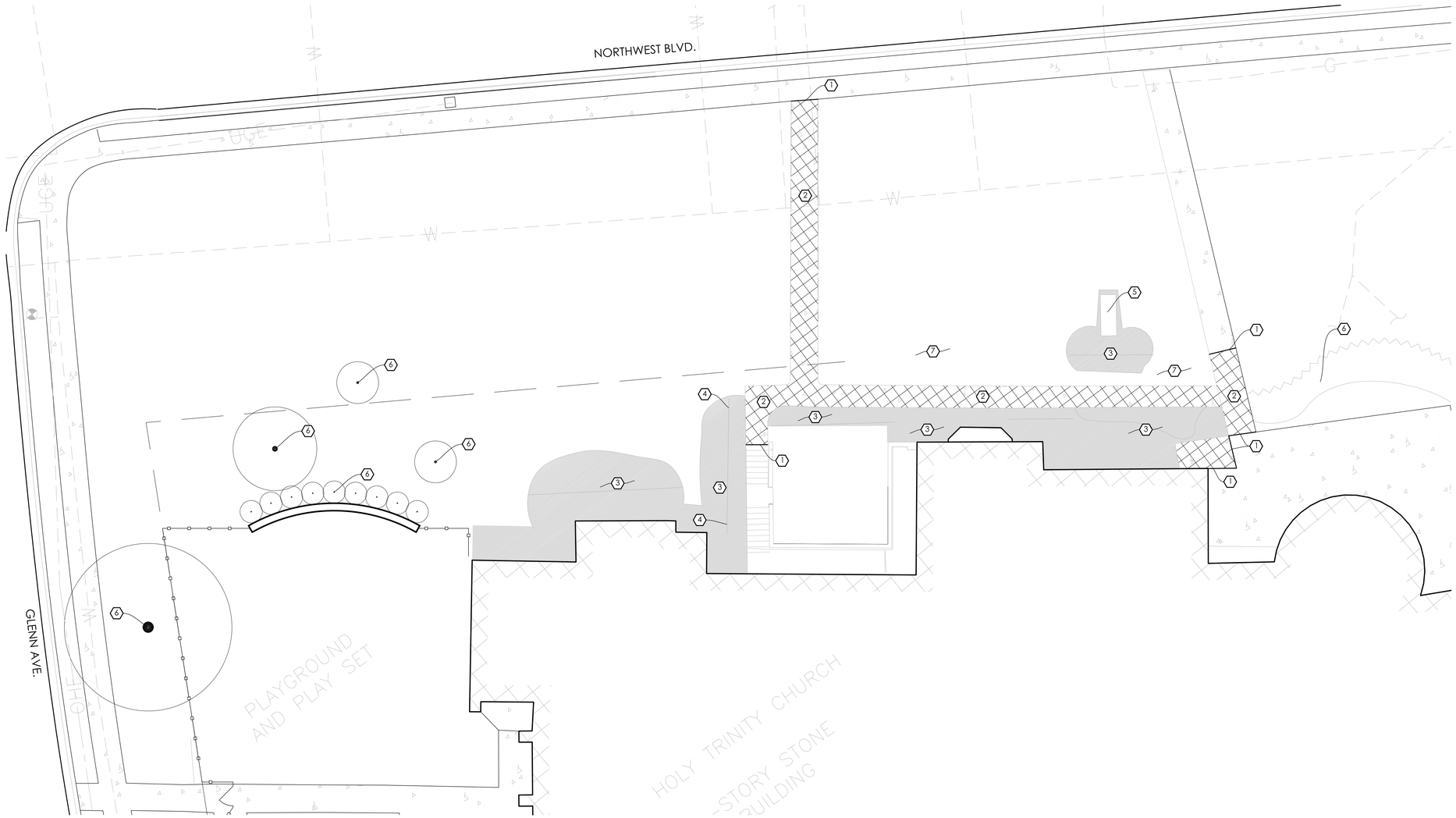

1 DEMOLITION PLAN

0' 5' 10' 20'

NORTH

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. WORK SHOWN IS BASED ON A SURVEY ORIGINALLY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.
7. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.

DEMOLITION NOTES:

1. LIMIT OF PAVEMENT REMOVAL.
2. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AND GRAVEL BASE AS NECESSARY FOR NEW CONSTRUCTION.
3. EXISTING PLANT MATERIAL TO BE REMOVED.
4. REMOVE EXISTING GUARDRAIL.
5. REMOVE SIGN, WALL, AND FOUNDATION.
6. EXISTING PLANT MATERIALS TO REMAIN.
7. REMOVE SOD AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

DEMOLITION LEGEND:

- CONCRETE AND BASE TO BE REMOVED.
- PLANT MATERIALS AND ROOT BALLS TO BE REMOVED.

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DEMOLITION PLAN

L1.00

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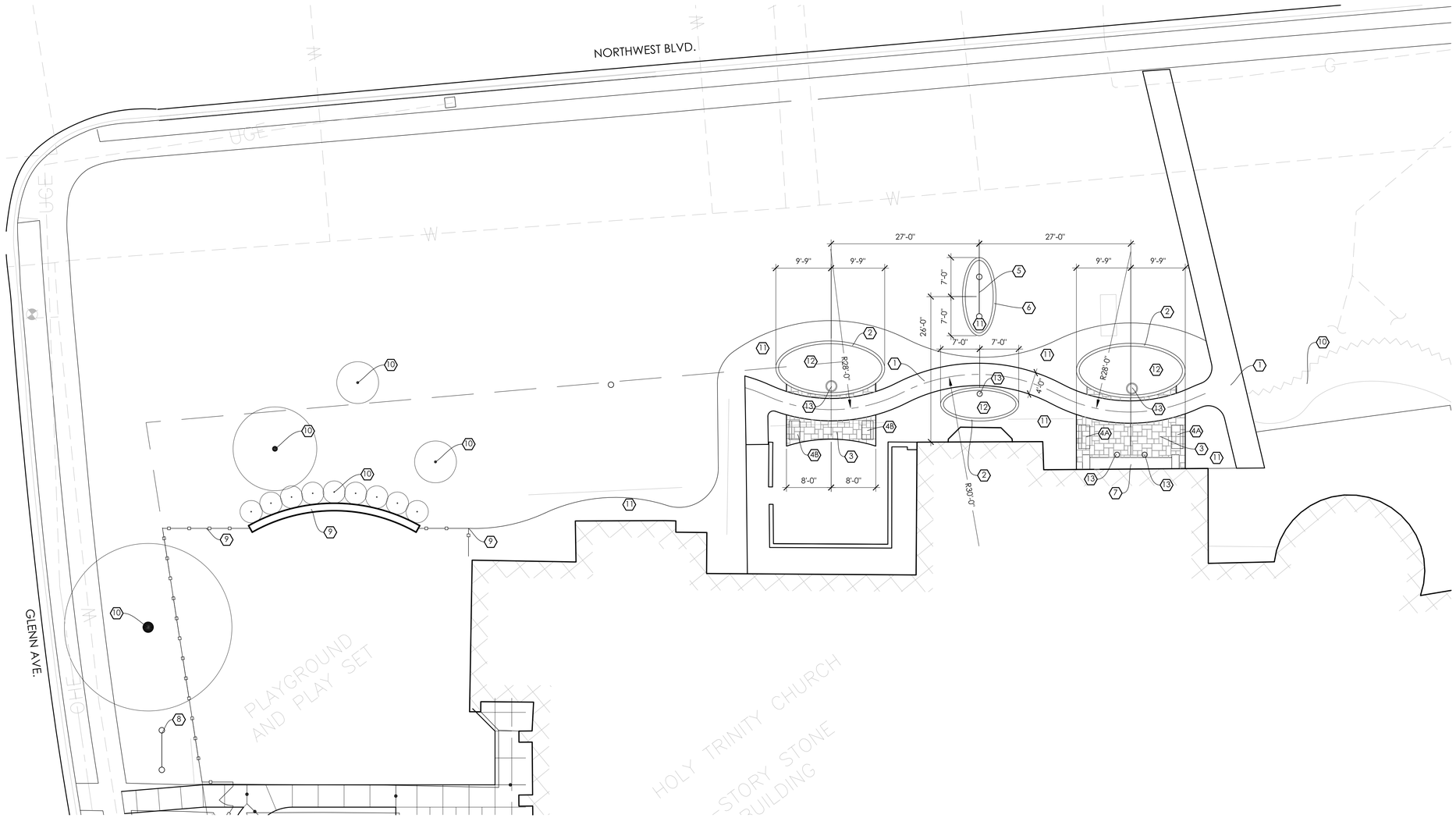


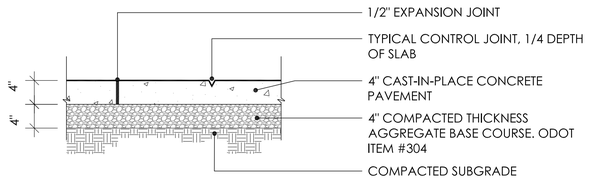
1 LAYOUT & MATERIALS PLAN

0' 5' 10' 20' NORTH

NOTES:
1. EXPANSION AND CONTROL JOINTS AS SHOWN ON PLAN. IF NOT INDICATED, EXPANSION JOINTS TO BE 30'-0" O.C. CONTROL JOINTS TO BE @ 5'-0" O.C.

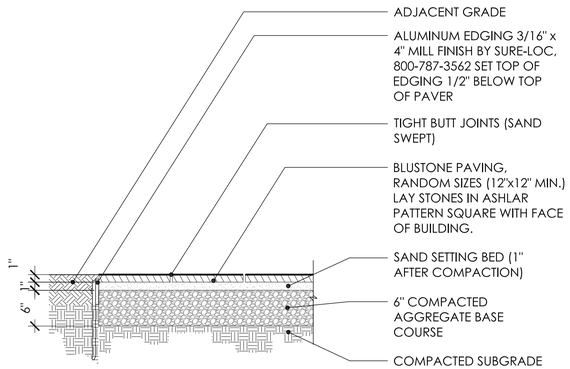
2. PROVIDE LIGHT BROOM FINISH ON ALL CONCRETE SURFACES AFTER JOINT & EDGE TOOLING. PROVIDE 1/4" RADIUS ON ALL SLAB EDGES.

3. EXPANSION JOINTS SHALL BE 1/2" WIDE.



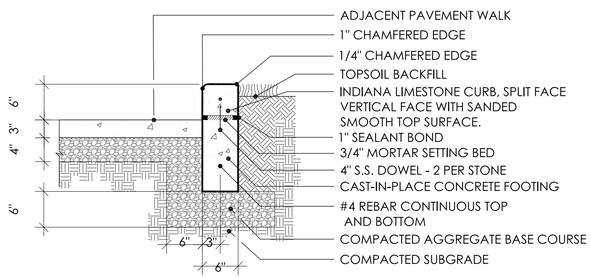
2 CONCRETE SIDEWALK

SCALE: 1" = 1'-0"



3 FLAGSTONE WALKWAY

SCALE 1" = 1' - 0"



4 LIMESTONE CURB

SCALE = 1"=1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.

CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK, SEE DETAIL 2, L1.01
2. LIMESTONE LANDSCAPE CURB, SEE DETAIL4, L1.01.
3. LIMESTONE FLAGSTONE PAVING ON AGGREGATE BASE, RANDOM ASHLAR PATTERN, SEE DETAIL 3, L1.01.
4A. 6' BENCH. WORLD'S FAIR BENCH WITH ARMS. NATURAL IPE. MANUFACTURED BY KENNETH LYNCH & SONS.
4B. 4' BENCH. WORLD'S FAIR BENCH WITH ARMS. NATURAL IPE. MANUFACTURED BY KENNETH LYNCH & SONS.
5. NEW SIGN, SEE ARCHITECT'S DRAWINGS.
6. CUT LIMESTONE PLANT BED EDGING
7. COLUMBARIUM, SEE ARCHITECT'S DRAWINGS
8. NEW PRESCHOOL SIGN, SEE ARCHITECT'S DRAWINGS.
9. EXISTING FENCE AND WALL.
10. EXISTING PLANT MATERIAL.
11. PROPOSED PLANT BED. SEE SHEET L2.01.
12. PROPOSED INTERNMENT AREA.
13. STONE URN TO RECEIVE CUT FLOWERS.

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LAYOUT AND MATERIALS PLAN

L1.01

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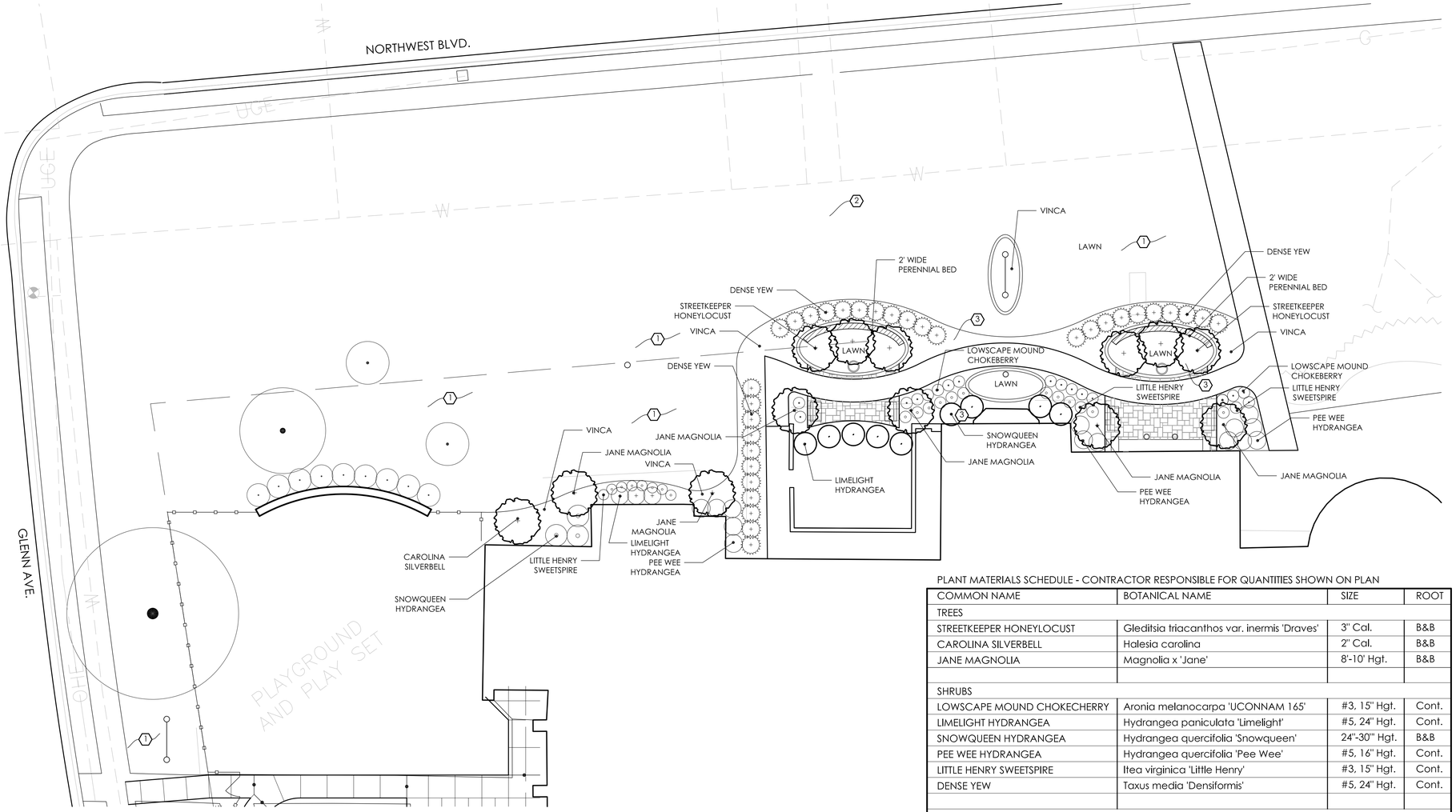


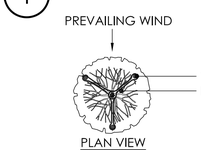
PLANT MATERIALS SCHEDULE - CONTRACTOR RESPONSIBLE FOR QUANTITIES SHOWN ON PLAN

COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES			
STREETKEEPER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Draves'	3" Cal.	B&B
CAROLINA SILVERBELL	Halesia carolina	2" Cal.	B&B
JANE MAGNOLIA	Magnolia x 'Jane'	8'-10' Hgt.	B&B
SHRUBS			
LOWSCAPE MOUND CHOKECHERRY	Aronia melanocarpa 'UCONNAM 165'	#3, 15" Hgt.	Cont.
LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#5, 24" Hgt.	Cont.
SNOWQUEEN HYDRANGEA	Hydrangea quercifolia 'Snowqueen'	24"-30"' Hgt.	B&B
PEE WEE HYDRANGEA	Hydrangea quercifolia 'Pee Wee'	#5, 16" Hgt.	Cont.
LITTLE HENRY SWEETSPIRE	Itea virginica 'Little Henry'	#3, 15" Hgt.	Cont.
DENSE YEW	Taxus media 'Densiformis'	#5, 24" Hgt.	Cont.
GROUND COVER & PERENNIALS			
PERIWINKLE	Vinca minor	2 1/4" Peat Pot	Flat
PERENNIAL MIX	X	#1	Cont.

1 PLANTING PLAN

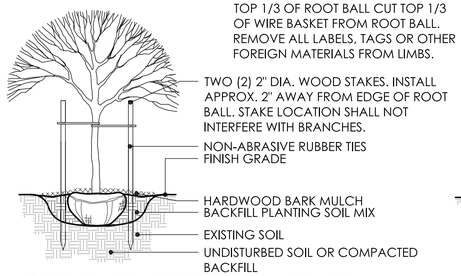
0' 5' 10' 20'

NORTH



PLAN VIEW

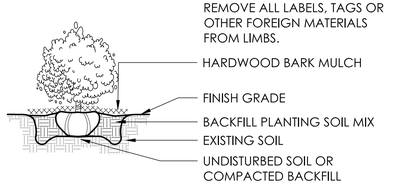
NOTES:
1. ROOT FLARE TO BE FLUSH WITH ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



2 DECIDUOUS TREE PLANTING

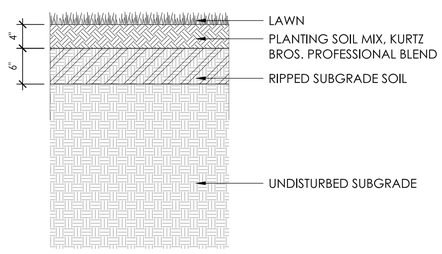
NTS

NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



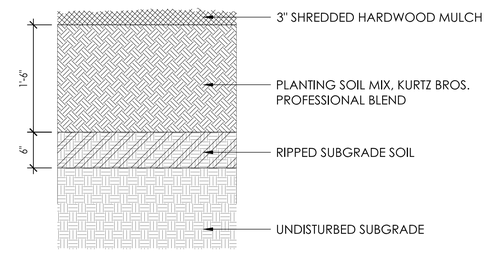
3 SHRUB PLANTING

NTS



4 SOIL PROFILE AT LAWN

NTS



5 SOIL PROFILE AT PLANT BED

NTS

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL PLANT BEDS SHALL BE IRRIGATED. PROVIDE IRRIGATION PLANS FOR REVIEW.

PLANTING CONSTRUCTION NOTES:

1. REPAIR LAWN AREA, FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. NEW LAWN AREA, FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

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PLANTING PLAN

L2.01

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010000 - GENERAL STRUCTURAL NOTES

1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS, AND THE GENERAL STRUCTURAL NOTES, THE STRICTEST PROVISION SHALL GOVERN.
2. GOVERNING CODE:
   OHIO BUILDING CODE - 2024 EDITION
3. SEE STRUCTURAL PLANS FOR DESIGN SOIL BEARING PRESSURE AND LIVE LOADS. LIVE LOADS REDUCED IN ACCORDANCE WITH THE GOVERNING CODE, IF APPLICABLE.
4. ROOF SNOW LOAD:

GROUND SNOW LOAD (Pg)	- 20 PSF
SNOW EXPOSURE FACTOR (Ce)	- 1.0
IMPORTANCE FACTOR (Is)	- 1.0
THERMAL FACTOR (Ct)	- 1.2
FLAT ROOF SNOW LOAD (Pf)	- 16.8 PSF
UNIFORM ROOF DESIGN SNOW LOAD	- 16.8 PSF

5. WIND LOAD:

BASIC WIND SPEED	- 108 MPH
RISK CATEGORY	- II
EXPOSURE CATEGORY	- EXPOSURE B
INTERNAL PRESSURE COEFFICIENT (G Cpi)	- 0.0

6. SEISMIC LOAD:

RISK CATEGORY	- II
IMPORTANCE FACTOR (Ie)	- 1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD (Ss)	- 0.119
MAPPED SPECTRAL RESPONSE ACCELERATION AT ONE-SECOND PERIOD (S1)	- 0.060
SITE CLASS	- D
SPECTRAL RESPONSE PARAMETER AT SHORT PERIOD (SDs)	- 0.127
SPECTRAL RESPONSE PARAMETER AT ONE-SECOND PERIOD (SD1)	- 0.096
SEISMIC DESIGN CATEGORY	- B
SEISMIC RESPONSE COEFFICIENT (Cs)	- 0.063

   BASIC SEISMIC FORCE RESISTING SYSTEM:
   A9 -ORDINARY REINFORCED MASONRY SHEAR WALLS (R=2, Ω=2 1/2, Cd=1 3/4)
   DESIGN BY EQUIVALENT LATERAL FORCE PROCEDURE.
7. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICE ON THE SITE.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF COLUMNS, WALLS, OPENINGS ETC. WITH THE ARCHITECTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF ANY OTHER DISCIPLINE.
11. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION DEAD LOAD APPLIED TO THE STRUCTURAL FRAMING.
12. DO NOT MODIFY, ALTER OR REPAIR ANY STRUCTURAL MEMBER WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
13. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY CONTRACTOR PRIOR TO SUBMISSION TO STRUCTURAL ENGINEER.

033000 - CAST-IN-PLACE CONCRETE

1. SPECIFICATIONS AND STANDARDS:
   CONCRETE WORK, DETAILING, FABRICATION AND PLACING OF BARS AND CONCRETE SHALL BE GOVERNED BY THE APPLICABLE VERSION OF:
   A. ACI 301, ACI 315, AND ACI 318.
   B. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS.
   C. ACI 306 AND ACI 305 FOR COLD AND HOT WEATHER CONCRETING, RESPECTIVELY. THE CONTRACTOR SHALL AT ALL TIMES HAVE A COPY OF THE RELEVANT SPECIFICATIONS QUOTED ABOVE ON THE SITE AND THE SUPERVISORY PERSONNEL SHALL BE THOROUGHLY FAMILIAR WITH THE CONTENTS THEREOF.
2. CONTINGENCIES:
   A. LEAN CONCRETE UNDER FOUNDATIONS FOR EARTH FILL DUE TO ACCIDENTAL OVEREXCAVATION OR SOFT SPOTS.
3. CONCRETE REQUIREMENTS AND LOCATION IN JOB:

CLASS	LOCATION	f'c	MAX W/C RATIO	SPECIAL REQUIREMENTS
1	FOOTINGS	3000 PSI		
2	LEAN CONCRETE	1500 PSI		NO TESTS, SOFT SOIL REPLACE
3	FLOWABLE FILL	85 PSI		NO TESTS, UTILITY BACKFILL UNDER FOOTINGS

   SUBMIT CONCRETE MIXES FOR APPROVAL IN ACCORDANCE WITH ACI 301 BEFORE PLACING ANY CONCRETE. ALL MIXES SHALL INCLUDE EITHER ASTM C150 PORTLAND CEMENT OR ASTM C595 PORTLAND-LIMESTONE CEMENT AND ALL AGGREGATE SHALL CONFORM TO ASTM C33.
4. REINFORCING REQUIREMENTS:
   A. BARS: ASTM A615, GRADE 60.
5. FOOTINGS:
   A. BEND ALL BARS 24 DIAMETERS AROUND CORNERS OF FOOTINGS. BARS AT THE INSIDE FACE OF THE CORNER SHALL BE CONTINUED ACROSS TO THE OUTSIDE AND THEN BENT.
6. SPLICES:
   A. NO SPLICES IN BEAM, JOIST, OR SLAB STEEL UNLESS SPECIFICALLY SHOWN OTHERWISE.
   B. TENSION SPLICES, WHEN PERMITTED - LAP IN ACCORDANCE WITH THE ACI CODE AND THE TABLE SHOWN BELOW.

   LAP SPLICE SCHEDULE:

BAR SIZE	LAP CLASS	TOP BAR (f'c<4000 PSI)	TOP BAR (f'c≥4000 PSI)	OTHER BAR (f'c<4000 PSI)	OTHER BAR (f'c≥4000 PSI)
#3	A	22"	19"	17"	15"
	B	28"	24"	22"	19"
#4	A	29"	25"	22"	19"
	B	37"	32"	29"	25"
#5	A	36"	31"	28"	24"
	B	47"	40"	36"	31"
#6	A	43"	37"	33"	29"
	B	56"	48"	43"	37"
#7	A	62"	54"	48"	42"
	B	81"	70"	62"	54"
#8	A	71"	62"	55"	47"
	B	93"	80"	71"	62"
#9	A	80"	70"	62"	54"
	B	104"	91"	80"	70"
#10	A	91"	78"	70"	60"
	B	118"	102"	91"	78"
#11	A	100"	87"	77"	67"
	B	130"	113"	100"	87"

   NOTES:
   a. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM.
   b. ALL LAP SPLICES SHALL BE CLASS B UNLESS OTHERWISE NOTED.
   c. VALUES ARE NORMAL WEIGHT CONCRETE NON-EPOXY COATED BARS.
   C. LAP WELDED WIRE REINFORCING 1 SPACE + 2" AT ALL EDGES AND ENDS OF SHEETS.
7. COVER:
   A. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE:
   - UNFORMED SURFACE IN CONTACT WITH THE GROUND: 3".
   - FORMED SURFACES EXPOSED TO EARTH OR WEATHER: 1 1/2" FOR #5 OR SMALLER, 2" FOR #6 OR LARGER.
   - FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER: WALLS & SLABS: 3/4", BEAMS & COLUMNS (TO TIES OR STIRRUPS): 1 1/2".

042000 CONCRETE UNIT MASONRY

1. SPECIFICATIONS AND STANDARDS: DESIGN OF MASONRY SHALL BE GOVERNED BY THE APPLICABLE VERSION OF:
   A. TMS 402, TMS 403, AND TMS 404.
2. COMPRESSIVE STRENGTH OF MASONRY (f'm) 2,500 PSI, DETERMINED BY UNIT STRENGTH OR PRISM METHOD.
3. MASONRY MATERIALS:
   A. HOLLOW AND SOLID LOAD BEARING CONCRETE MASONRY UNITS - ASTM C90 - NORMAL WEIGHT. NET COMPRESSIVE STRENGTH OF CMU = 3,250 PSI.
   B. CONCRETE BRICK - ASTM C55 GRADE N1.
   C. MORTAR:
   - CONCRETE UNIT MASONRY WALLS - ASTM C270 TYPE S.
   D. COARSE MASONRY GROUT: COMPLY WITH ASTM C476.
   - 28-DAY COMPRESSIVE STRENGTH TO MATCH F'M GIVEN IN ITEM 2.
   - PROVIDE GROUT WITH A SLUMP OF 8-11 INCHES AS MEASURED ACCORDING TO ASTM C143.
   - TESTING - PROVIDE ONE SET OF TESTS FOR EACH 5,000 SF OF WALL WITH A MINIMUM OF ONE TEST PER DAY. TESTS SHALL CONSIST OF EITHER (2) 6"X12" CYLINDERS, (3) 4"X8" CYLINDERS OR A GROUT TEST PER ASTM C1019.
   E. MASONRY REINFORCEMENT:
   - HORIZONTAL JOINT REINFORCEMENT: 9 GA DEFORMED WIRE, LADDER TYPE REINFORCEMENT.
     a. IN EVERY SECOND BLOCK COURSE, FULL HEIGHT, AND WHERE SHOWN ON DRAWINGS.
     b. IN FIRST BED JOINT ABOVE AND BELOW OPENINGS EXTENDING 24" BEYOND OPENING.
     c. LAP REINFORCEMENT A FULL WIDTH AT CORNERS AND INTERSECTIONS.
   - VERTICAL REINFORCEMENT: ASTM A615, GRADE 60.
4. REINFORCED MASONRY:
   A. INSTALL REINFORCING BARS IN LOCATIONS SHOWN. SEE TABLE BELOW FOR LAP SPLICE REQUIREMENTS.

   CMU LAP SPLICE SCHEDULE (f'm≥2000 PSI):

BAR SIZE	8" CMU - CENTERED	12" CMU - CENTERED	8" CMU - EDGE	12" CMU - EDGE
#4	13"	N/A	22"	N/A
#5	20"	13"	35"	34"
#6	38"	24"	64"	64"
#7	52"	33"	87"	87"
#8	79"	50"	131"	131"
#9	N/A	64"	N/A	166"

   NOTES: CENTERED & EDGE REFER TO THE REINFORCING BAR POSITION IN MASONRY WALL. FOR EDGE CONDITIONS, PROVIDE 2" OF COVER FROM EXTERIOR FACE OF CMU TO EDGE OF REINFORCING BAR.

   B. GROUT BLOCK WITH COARSE MASONRY GROUT VIBRATED IN PLACE TO FILL ALL VOIDS AND INTERSECTIONS. FOLLOW RECOMMENDATIONS OF NCMA TEK NO. 3-2.

061000 – ROUGH CARPENTRY

1. SPECIFICATIONS AND STANDARDS:
   A. DESIGN AND DETAILING OF CONNECTIONS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION RECOMMENDED PRACTICE BY THE AMERICAN FOREST AND PAPER ASSOCIATION.
2. MATERIALS:
   A. ONLY USE DIMENSIONAL LUMBER - SPRUCE-PINE-FIR #1/#2 OR BETTER: E = 1,400,000 PSI. Fb = 875 PSI. Fv = 135 PSI. Fc = 1150 PSI. DIMENSIONAL LUMBER FOR PRESSURE TREATED AND FRT STRESSES - BEFORE TREATMENT - SOUTHERN PINE #1 OR BETTER: E = 1,600,000 PSI. Fb = 1250 PSI (2x8). Fy = 175 PSI. Fc = 1500 PSI (2x8).
   B. NAILS: COMMON WIRE NAILS: ASTM F1667.
   C. STEEL CONNECTION MATERIALS: ASTM A36.
   D. WOOD SCREWS: ASME B18.6.1.
   E. METAL FRAMING ANCHORS AND CONNECTORS: 16 OR 18 GA. GALVANIZED STEEL (ASTM A653, G60) SIZED FOR FULL LOAD CARRYING CAPACITY OF SUPPORTED MEMBER. NOMENCLATURE BASED ON ANCHORS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.
   F. ALL SHEATHING TO HAVE EXTERIOR GLUE.
   G. PRESERVATIVE TREATMENT
   - AWPA U1.
   - PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES, CATEGORY UC3b.
   - PRESSURE-TREAT MEMBERS IN CONTACT WITH GROUND WITH WATER-BORNE PRESERVATIVES, CATEGORY UC4a.
   - STEEL FASTENERS AND CONNECTION MATERIALS IN CONTACT WITH PRESERVATIVE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.
3. CONSTRUCTION REQUIREMENTS:
   A. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.
   B. CONNECT ALL FRAMING SECURELY TOGETHER WITH NAILS, SPIKES, OR FRAMING ANGLES.

SMBH SHEET LIST

NUMBER	NAME
S-001	GENERAL NOTES
S-101	PLAN

ABBREVIATIONS

#	NUMBER	FABR	FABRICATE (OR)	OC	ON CENTER (S)
#	POUND (S)	FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER
#/FT	POUNDS PER LINEAL FOOT	FFE	FINISHED FLOOR ELEVATION	OF	OUTSIDE FACE
CL	CENTERLINE	FIN	FINISHED	OPNG	OPENING
PL	PLATE	FL	FULL LENGTH	OPP	OPPOSITE (HAND)
Ø	DIAMETER	FLR	FLOOR	OPT	OPTIONAL
		FND	FOUNDATION	ORIG	ORIGINAL
AB	ANCHOR BOLT	FOM	FACE OF MASONRY	OSB	ORIENTED STRAND BOARD
ADD'L	ADDITIONAL	FOS	FACE OF SHEATHING	OSL	OUT STANDING LEG
ADJ	ADJACENT	FOV	FACE OF VENEER	OVHD	OVERHEAD
AFF	ABOVE FINISHED FLOOR	FOW	FACE OF WALL	OVS	OVERSIZED ROUND HOLES
ANC	ANCHOR	FS	FAR SIDE		
APPROX	APPROXIMATELY	FT	FEET, FOOT	P/C	PRECAST CONCRETE
ARCH	ARCHITECT(URAL)	FTG	FOOTING	PAF	POWDER ACTUATED FASTENER (S)
				PEMB	PRE-ENGINEERED METAL BUILDING
B PL	BASE PLATE	GA	GAGE	PLF	POUND PER LINEAR FOOT
B, BOT	BOTTOM	GALV	GALVANIZED	PLWD	PLYWOOD
BLDG	BUILDING	GC	GENERAL CONTRACTOR	PNL	PANEL
BLK	BLOCK	GEN	GENERAL	PREL	PRELIMINARY
BLKG	BLOCKING	GR	GRADE	PROJ	PROJECT
BM	BEAM	GRND	GROUND	PSF	POUNDS PER SQUARE FOOT
BRG	BEARING	GRTG	GRATING	PSI	POUNDS PER SQUARE INCH
BRK	BRICK			PSL	PARALLEL STRAND LUMBER
BS	BOTH SIDES	H, HORIZ	HORIZONTAL		
BSMT	BASEMENT	HD	HEADED	QTY	QUANTITY
BTWN	BETWEEN	HK	HOOK		
		HS	HIGH-STRENGTH	RD	ROOF DRAIN
c/c	CENTER-TO-CENTER	HVAC	HEATING VENTILATING AIR CONDITIONING	REF	REFERENCE
CB	CONCRETE BEAM			REINF	REINFORCE (ING), (ED)
CE	CONTINUOUS END	ID	INSIDE DIAMETER (DIMENSION)	REQ	REQUIRE (MENTS)
CFMF	COLD FORMED METAL FRAMING	IF	INSIDE FACE	REQD	REQUIRED
CJ	CONTROL JOINT	IN	INCH	REV	REVIS (ION), (ED)
CLR	CLEAR	INT	INTERIOR, INTERMEDIATE	RF	ROOF
CMU	CONCRETE MASONRY UNIT			RM	ROOM
COL	COLUMN	JST	JOIST	RTU	ROOF TOP UNIT
CONC	CONCRETE	JT	JOINT		
CONN	CONNECT (ION)			S	SOUTH
CONST	CONTRUCT (ION)	KP	KIP (1000 POUNDS)	SC	SLIP-CRITICAL
CONT	CONTINUOUS (ATION)	KSF	KIPS PER SQUARE FOOT	SCHED	SCHEDULE
CONTR	CONTRACTOR			SECT	SECTION
CTR	CENTER	LAT	LATERAL	SHT	SHEET
CW	CURTAIN WALL	LBS, #	POUNDS	SIM	SIMILAR
CY	CUBIC YARDS	LG	LONG	SL	SLOPE (D)
		LL	LIVE LOAD	SP	SPACE (S), (ED)
DA	DRILLED ANCHOR	LLH	LONG LEG HORIZONTAL	SPEC	SPECIFICATION (S)
DBL	DOUBLE	LLV	LONG LEG VERTICAL	SPL	SPLICE
DBLS	DOUBLE TIES	LNTL	LINTEL	SQ	SQUARE
DE	DISCONTINUOUS END	LOC	LOCATION	SS	STAINLESS STEEL
DET	DETAIL	LSH	LONG SIDE HORIZONTAL	SSL	SHORT SLOTTED HOLES
DIA	DIAMETER	LSL	LONG SLOTTED HOLES	SSR	SHEAR STUD RAILS
DIAG	DIAGONAL	LSV	LONG SIDE VERTICAL	STA	STATION
DIM	DIMENSION	LVL	LAMINATED VENEER LUMBER	STD	STANDARD
DL	DEAD LOAD	LW	LONG WAY	STIFF	STIFFENER
DR	DISTRIBUTION RIB			STL	STEEL
DWG	DRAWING	MAS	MASONRY	STRUCT	STRUCTURE (AL)
DWL	DOWEL	MATL	MATERIAL	SVC	SERVICE
		MAX	MAXIMUM	SW	SHORT WAY
E	EAST	MBR	MEMBER	SYM	SYMMETRICAL
E-, EXTG	EXISTING	MECH	MECHANICAL		
EA	EACH	MEZZ	MEZZANINE	T	TOP
EE	EACH END	MFR	MANUFACTURE (R)	T&B	TOP AND BOTTOM
EF	EACH FACE	MIN	MINIMUM	T/	TOP OF
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	TEMP	TEMPERATURE, TEMPORARY
EL	ELEVATION	MO	MASONRY OPENING	THD	THREADED
ELEV	ELEVATOR	MPH	MILES PER HOUR	THK	THICK (NESS)
EMBED	EMBEDDED (MENT)	MTL	METAL	TOS	TOP OF STEEL
ENGR	ENGINEER			TOSL	TOP OF SLAB
EOS	EDGE OF SLAB	N	NORTH	TOT	TOTAL
EQ	EQUAL	N/A	NOT APPLICABLE	TYP	TYPICAL
ES	EACH SIDE	NF	NEAR FACE		
EW	EACH WAY	NIC	NOT IN CONTRACT	UN	UNLESS NOTED
EXP	EXPANSION	NO, #	NUMBER	UNO	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	NOM	NOMINAL		
		NS	NEAR SIDE	V	VERTICAL
FAB	FROM ADJACENT BEAM	NSH	NORMAL SLOTTED HOLES	VERT	VERTICAL
		NTS	NOT TO SCALE		
				W	WEST
		o/o	OUT-TO-OUT	W/	WITH
				W/C	WATER/CEMENT RATIO
				W/O	WITHOUT
				WD	WOOD
				WL	WIND LOAD
				WP	WORK (ING) POINT
				WT	WEIGHT
				WWR	WELDED WIRE REINFORCING
				XX	EXTRA STRONG
				XXS	DOUBLE EXTRA STRONG

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COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS

2001 Northwest Blvd,
Columbus, OH 43212

UA BZAP SUBMISSION

DATE PRINTED
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PROJECT NUMBER
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DRAWN BY: EVS | CHECKED BY: JN

GENERAL NOTES

S-001

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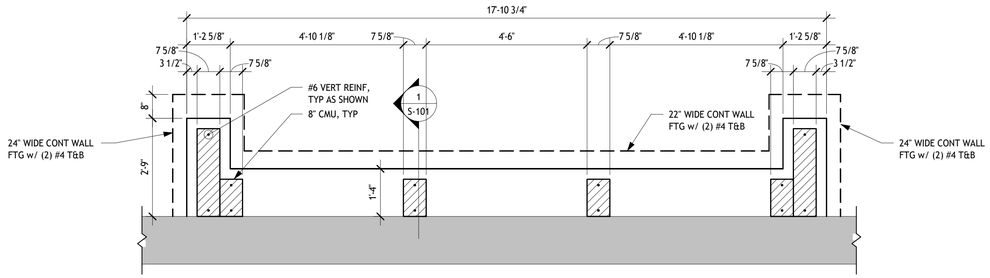
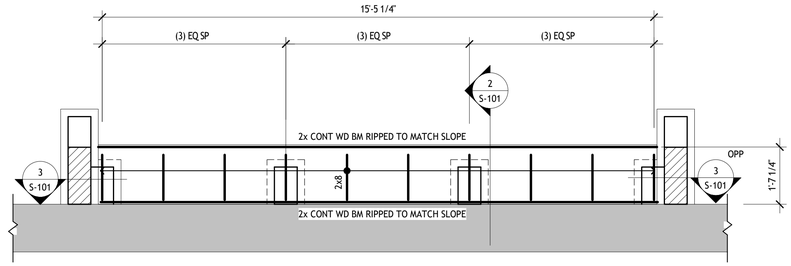


COLUMNBARIUM FOUNDATION PLAN

1/2" = 1'-0"

NORTH

1. VERIFY LOCATIONS OF COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS BEFORE PLACING FOUNDATIONS.
2. TOP OF SLAB ELEVATION 100'-0" EXCEPT AS NOTED. SEE CIVIL DRAWINGS FOR REFERENCE SITE ELEVATION.
3. PRESUMPTIVE DESIGN SOIL BEARING PRESSURE 1,500 PSF. ANY SOFT SPOTS OR VARIATIONS IN SUBSURFACE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. THE DESIGN BEARING CAPACITY SHALL BE FIELD VERIFIED BY AN INDEPENDENT TESTING AGENCY SPECIALIZING IN SOILS INVESTIGATIONS.
4. INFORMATION FOR THE EXISTING BUILDING HAS BEEN TAKEN FROM DRAWINGS AND HAS NOT BEEN VERIFIED IN THE FIELD. CONTRACTOR SHALL VERIFY ALL RELEVANT CONDITIONS AND DIMENSIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH THE WORK.
5. TOP OF FOOTING ELEVATION 98'-8" UNLESS NOTED.
6. BOTTOM OF ALL EXTERIOR FOOTINGS ARE TO MATCH BOTTOM OF EXISTING FOOTINGS.
7. WHERE FILL IS ON BOTH SIDES OF A FOUNDATION WALL, INSTALL THE FILL UNIFORMLY ON BOTH SIDES OF THE WALL.
8. REFERENCE: GENERAL STRUCTURAL NOTES - S-001.

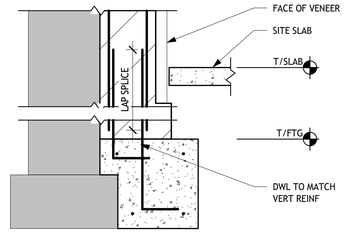


COLUMNBARIUM ROOF FRAMING PLAN

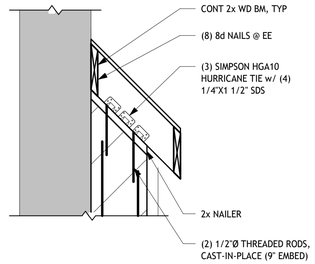
1/2" = 1'-0"

NORTH

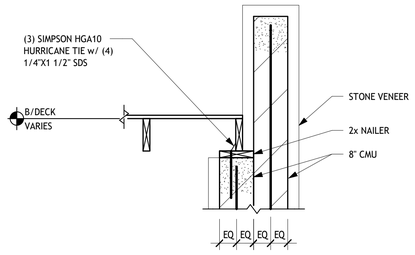
1. DESIGN LIVE LOADS: ROOF SNOW LOAD BASED ON 20 PSF GROUND SNOW LOAD.
2. ROOF CONSTRUCTION: 19/32" (5/8" NOMINAL) APA RATED SHEATHING WITH EDGE CLIPS. PANEL INDEX 32/16. INTERIOR WITH EXTERIOR GLUE. EXPOSURE 1. INSTALL WITH 10d NAILS AT 6"c/c AT SUPPORTED PANEL EDGES AND 10d NAILS AT 12"c/c AT INTERMEDIATE SUPPORTS.
3. SPACE WOOD JOISTS AT 2'-0" ON CENTER. TYPICAL UNLESS NOTED.
4. REFERENCES: GENERAL STRUCTURAL NOTES - S-001



1 S-101 SECTION 3/4" = 1'-0"



2 S-101 SECTION 3/4" = 1'-0"



3 S-101 SECTION 3/4" = 1'-0"

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DRAWN BY: EVS **CHECKED BY:** JN

PLAN

S-101

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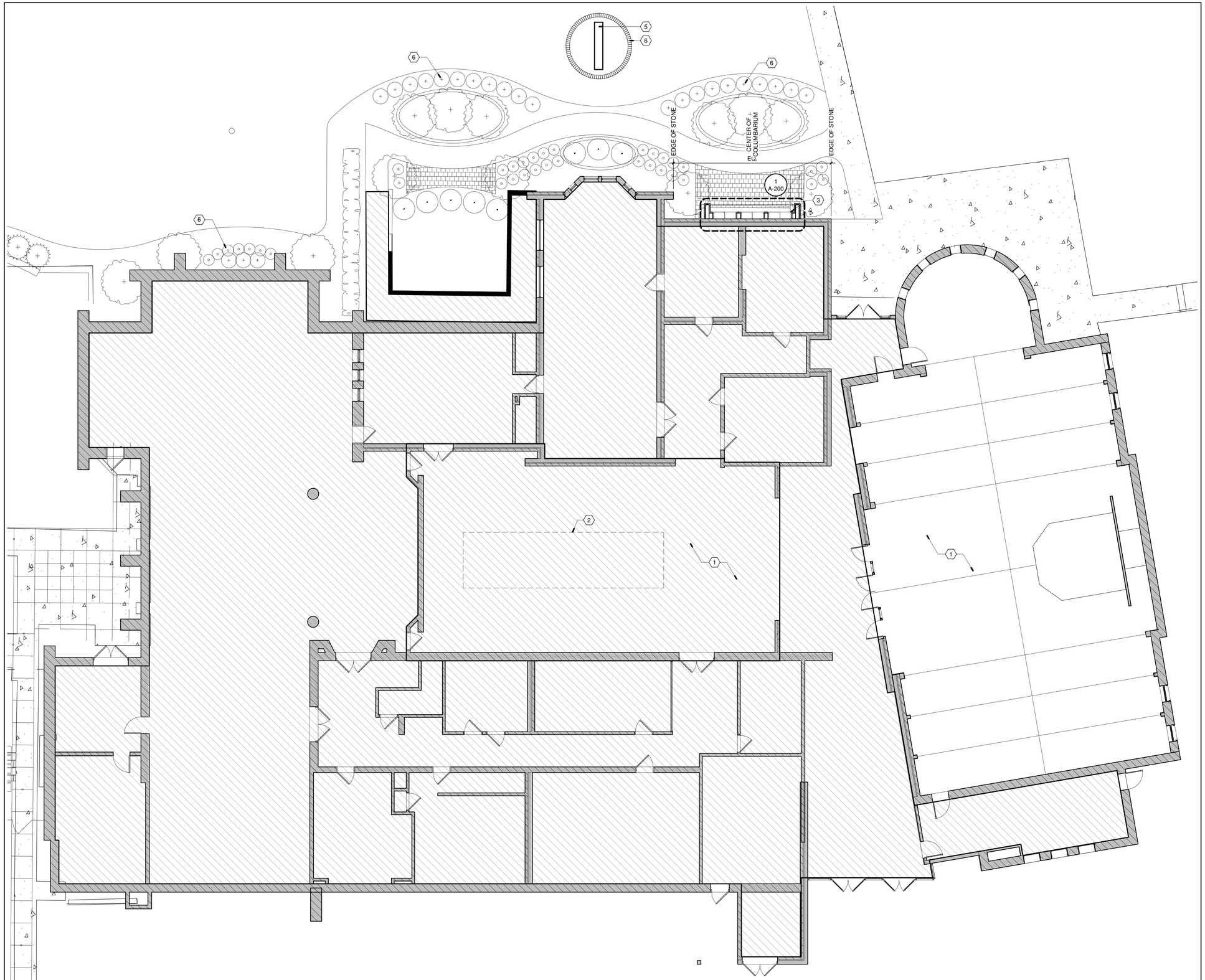
GROUND PLAY SET



1 **FLOOR 1 PLAN**
SCALE: 1/8" = 1'-0"

N

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT.
2. THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT.

LEGEND

- AREA NOT IN SCOPE
- NEW DOOR
- EXISTING DOOR TO REMAIN
- NEW GYP BD WALL
- NEW MASONRY WALL
- EXISTING WALL TO REMAIN
- 1 HOUR FIRE PROTECTION
- 2 HOUR FIRE PROTECTION
- 3 HOUR FIRE PROTECTION

CODED NOTES

-FLOOR PLAN-

#	Description
1	LIGHTING UPDATES IN THIS AREA, SEE ELECTRICAL
2	REPLACE EXISTING SKYLIGHT ABOVE WITH NEW KINGSPAN SKYLIGHT WITHIN EXISTING OPENING, V.I.F.
3	NEW COLUMBARIUM
4	NEW STANDING SEAM METAL ROOF
5	NEW CHURCH SIGNAGE, SEE ELECTRICAL FOR POWER CONNECTION
6	NEW LANDSCAPING, SEE LANDSCAPE

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#	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
20 MAR 2024

PROJECT NUMBER
202406.00

DRAWN BY: KM | **CHECKED BY:** GG

GROUND FLOOR PLAN

A-101

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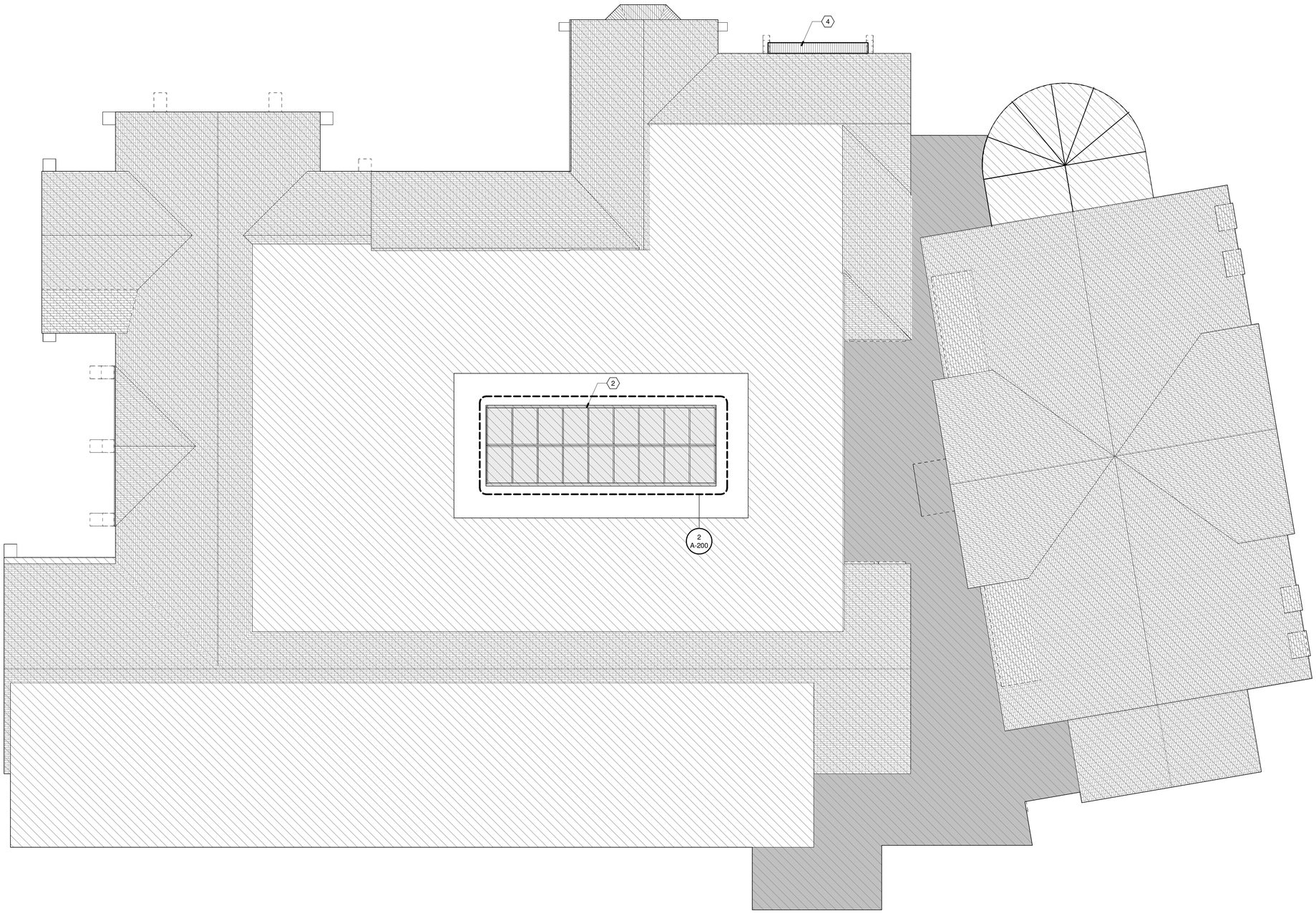

1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

N

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT.
2. THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT.

LEGEND

- EXISTING SHINGLE ROOFING
- EXISTING MEMBRANE ROOFING (TPO V.I.F.)
- EXISTING MEMBRANE ROOFING 9EPDM V.I.F.)
- STANDING SEAM METAL ROOF
- AREA NOT IN SCOPE

CODED NOTES

#	-FLOOR PLAN-
	Description
1	LIGHTING UPDATES IN THIS AREA, SEE ELECTRICAL
2	REPLACE EXISTING SKYLIGHT ABOVE WITH NEW KINGSPAN SKYLIGHT WITHIN EXISTING OPENING, V.I.F.
3	NEW COLUMBARIUM
4	NEW STANDING SEAM METAL ROOF
5	NEW CHURCH SIGNAGE, SEE ELECTRICAL FOR POWER CONNECTION
6	NEW LANDSCAPING, SEE LANDSCAPE

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902 S. FRONT STREET
COLUMBUS, OH 43206
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614.824.1633

SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH

COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
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ROOF PLAN

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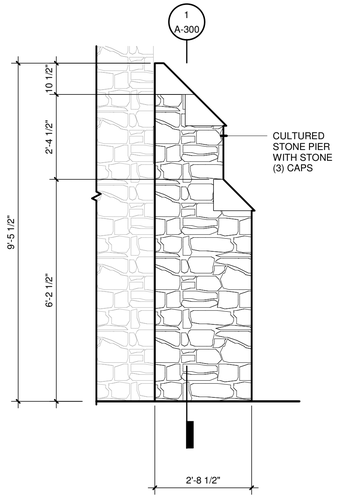
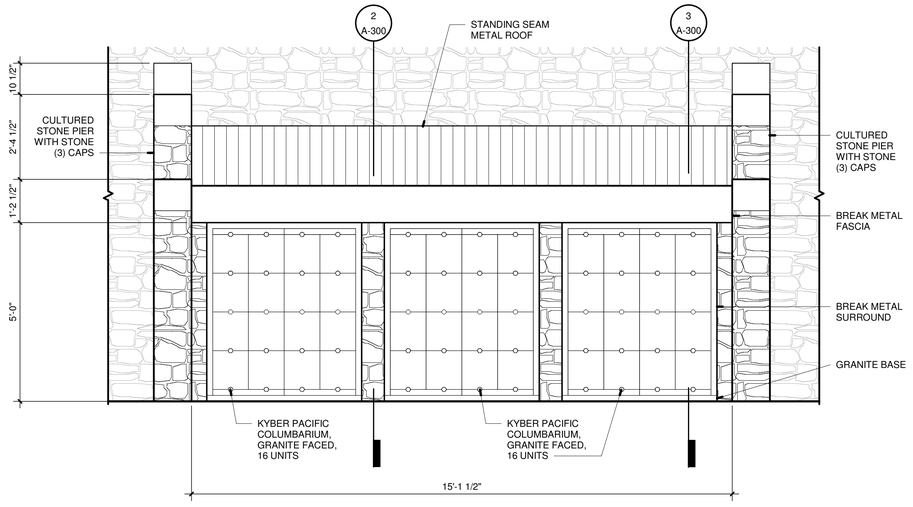
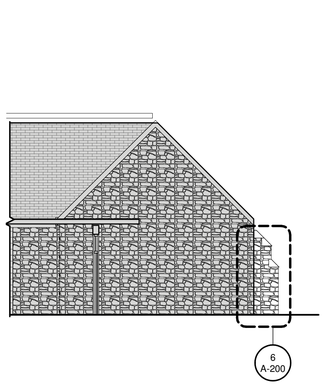


6 **COLUMBARIUM SIDE ELEVATION**
SCALE: 1/2" = 1'-0"



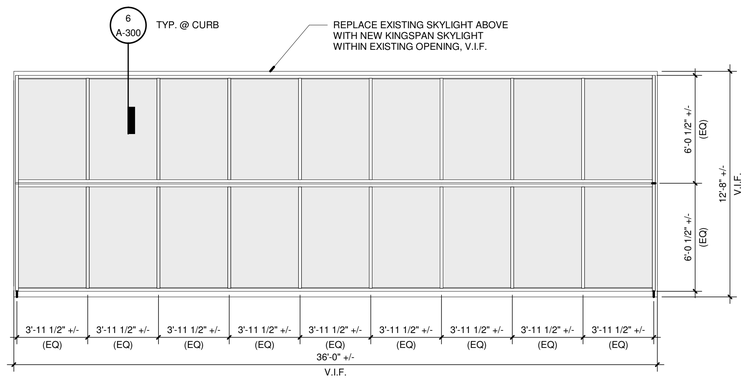
5 **COLUMBARIUM FRONT ELEVATION**
SCALE: 1/2" = 1'-0"



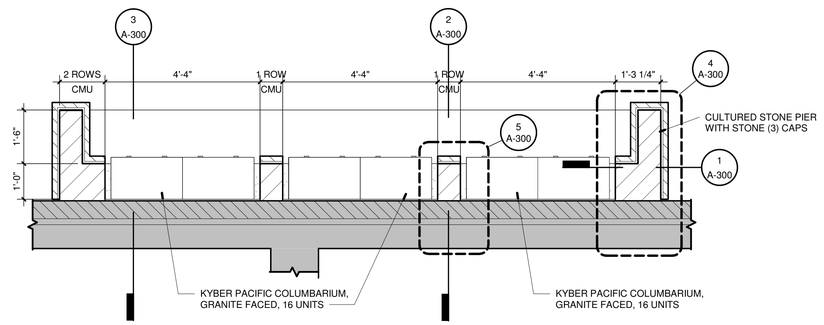
4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 **NORTH BUILDING ELEVATION**
SCALE: 1/8" = 1'-0"



2 **ROOF SKYLIGHT ENLARGED PLAN**
SCALE: 1/4" = 1'-0"



1 **COLUMBARIUM ENLARGED PLAN**
SCALE: 1/2" = 1'-0"

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ENLARGED PLANS AND BUILDING ELEVATIONS

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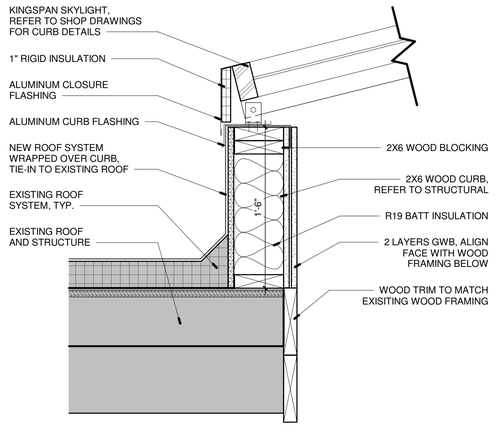
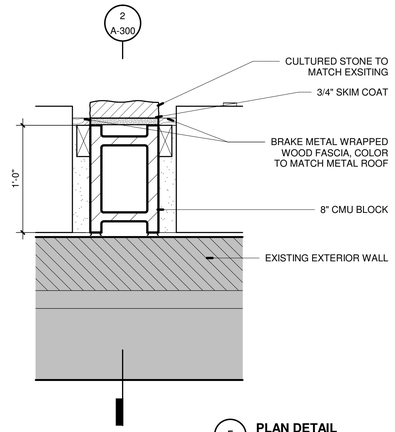
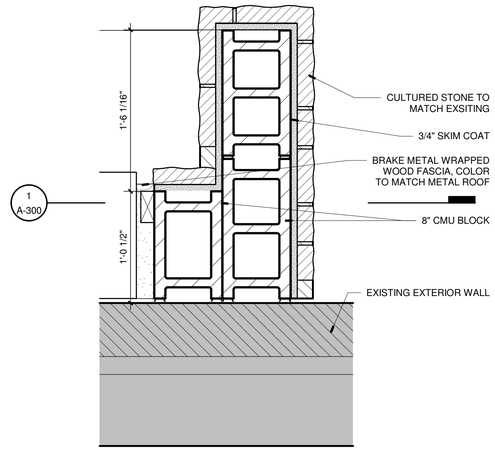


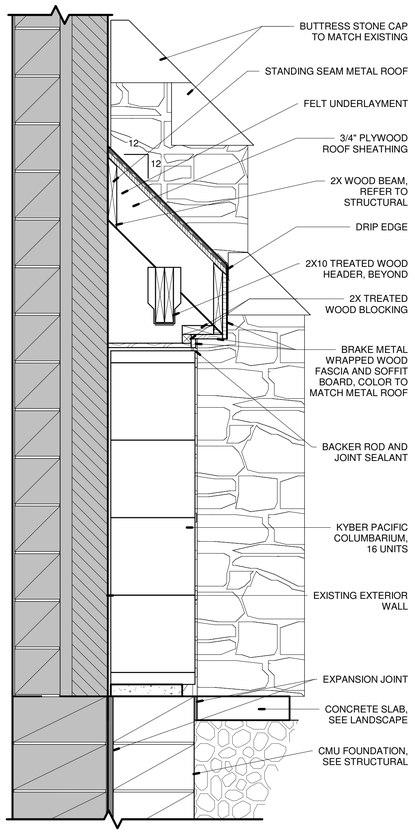
6 **SKYLIGHT CURB SECTION**
SCALE: 1 1/2" = 1'-0"



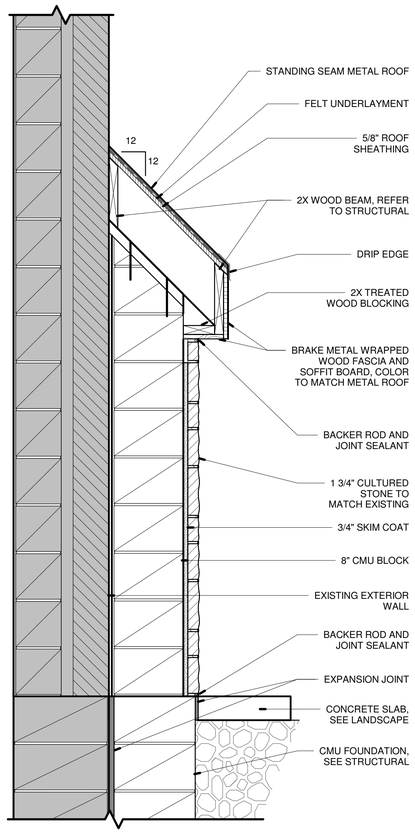
5 **PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"



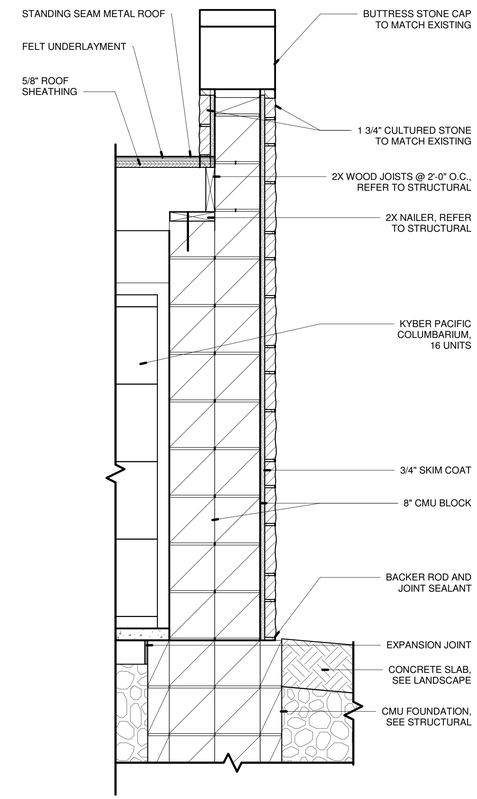
4 **PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"



3 **WALL SECTION**
SCALE: 1" = 1'-0"



2 **WALL SECTION**
SCALE: 1" = 1'-0"



1 **WALL SECTION**
SCALE: 1" = 1'-0"

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SECTIONS, AND DETAILS

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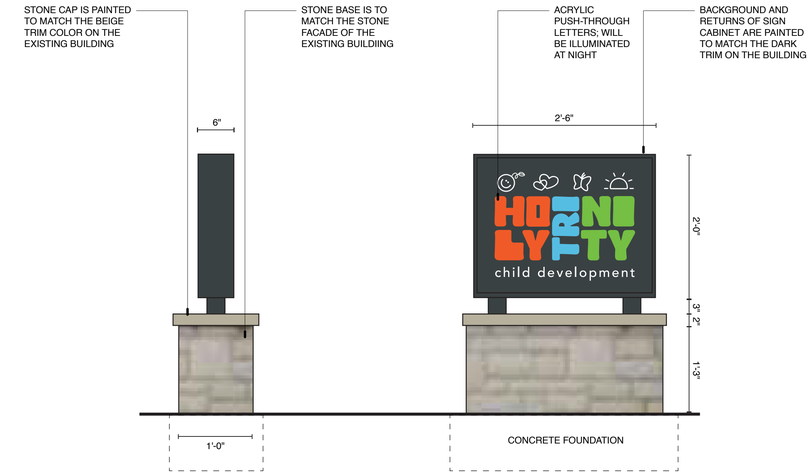
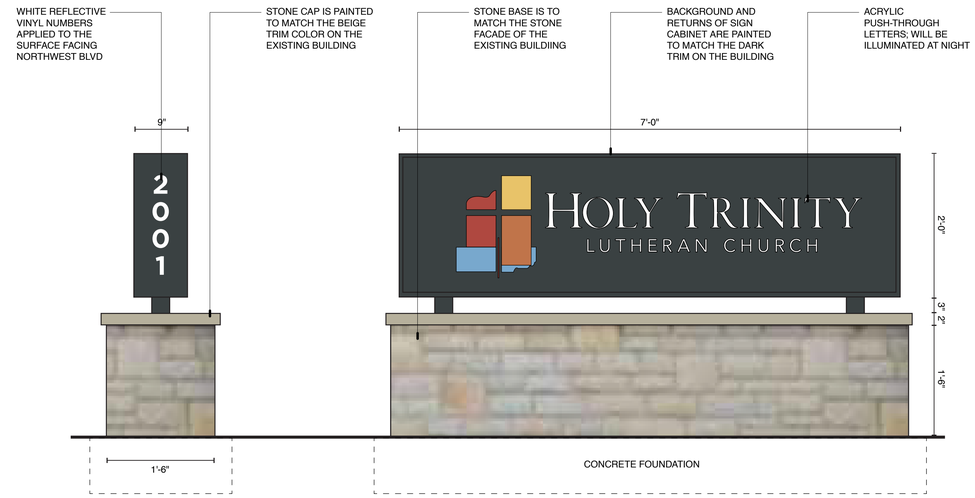


2 **CHILD DEVELOPMENT SIGN ON GLENN AVE — TWO-SIDED**
SCALE 1" = 1'-0"



1 **MONUMENT SIGN ON NORTHWEST BLVD — TWO-SIDED**
SCALE 1" = 1'-0"

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EXTERIOR SIGNS

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LEGEND - ELECTRICAL DISTRIBUTION

SYMBOL	DESCRIPTION

LEGEND - LIGHTING DEVICES

SYMBOL	DESCRIPTION

SWITCH AND DIMMER TYPE SCHEDULE

LABEL	DESCRIPTION

VACANCY SENSOR TYPE SCHEDULE

LABEL	DESCRIPTION

LOW VOLTAGE CONTROL STATION TYPE SCHEDULE

LABEL	DESCRIPTION

LEGEND - ONE LINE DIAGRAM

SYMBOL	DESCRIPTION
	BRANCH PANELBOARD
	ISOLATED POWER PANELBOARD
	GROUND
XXX/3	MOLDED CASE CIRCUIT BREAKER (NON-ADJUSTABLE)
(PCB)(MCCBE) XXX/3AF XXX/3AT LSIG(LSI)	CIRCUIT BREAKER WITH SOLID STATE ELECTRONIC TRIP, ADJUSTABLE TRIP SETTING. FRAME SIZE AND TRIP SIZE AS INDICATED
LVPCB XXX/3AF XXX/3AT LSIG(LSI) EO(MO)	DRAW OUT LOW VOLTAGE POWER CIRCUIT BREAKER
XXXAF XXXAF	FUSED SWITCH AND FUSE SIZE
FVNR# XXXAS XXXAF	MOTOR STARTER
	NON-FUSED DISCONNECT SWITCH
	CIRCUIT BREAKER IN AN ENCLOSURE
	FUSED DISCONNECT SWITCH IN AN ENCLOSURE
	NON-FUSED DISCONNECT SWITCH IN AN ENCLOSURE
	COMBINATION MAGNETIC MOTOR STARTER/FUSED DISCONNECT SWITCH IN AN ENCLOSURE
	ELEVATOR CONTROL SWITCH
SPD	SURGE PROTECTIVE DEVICE
VFD	VARIABLE FREQUENCY DRIVE - FURNISHED BY OTHERS
EM	ELECTRONIC METER
MCAB	ELECTRONIC METER CABINET
UM	UTILITY METER
	TRANSFORMER (SECONDARY 600 VOLTS OR LESS)
	TRANSFORMER (SECONDARY 600 VOLTS OR MORE)
	TRANSFORMER (SECONDARY 600 VOLTS OR MORE)
	TRANSFORMER (SECONDARY 600 VOLTS OR LESS)
G	EMERGENCY/STANDBY GENERATOR WITH CIRCUIT BREAKER DISCONNECT SWITCH
	AUTOMATIC TRANSFER SWITCH
	BYPASS ISOLATION AUTOMATIC TRANSFER SWITCH
	FIRE PUMP CONTROLLER / AUTOMATIC TRANSFER SWITCH
	MANUAL TRANSFER SWITCH FOR TEMPORARY GENERATOR
	MANUAL TRANSFER SWITCH FOR TEMPORARY GENERATOR AND LOAD BANK
	MANUAL TRANSFER SWITCH AND SEPARATE TAP BOX FOR TEMPORARY GENERATOR
	MEDIUM VOLTAGE CIRCUIT BREAKER, DRAW-OUT
	MEDIUM VOLTAGE FUSED DISCONNECT SWITCH
49/50	MEDIUM VOLTAGE PROTECTIVE RELAY
	MEDIUM VOLTAGE NON-FUSED DISCONNECT SWITCH
	SURGE ARRESTOR
	BATTERY
	CURRENT TRANSFORMER
GF	GROUND FAULT
GFI	GROUND FAULT INDICATION
K	KEY INTERLOCK
ST	SHUNT TRIP
	SPLICE

ONE LINE DIAGRAM ABBREVIATIONS

ABBREVIATION	DESCRIPTION
EO	ELECTRONICALLY OPERATED
GAT	GATEWAY
LSI	LONG TIME / SHORT TIME / INSTANTANEOUS
LSIG	LONG TIME / SHORT TIME / INSTANTANEOUS / GROUND FAULT TRIP
LSIGA	LONG TIME / SHORT TIME / INSTANTANEOUS / GROUND FAULT TRIP ALARM ONLY
LSIGM	LONG TIME / SHORT TIME / INSTANTANEOUS / GROUND FAULT TRIP / MAINTENANCE MODE
MCT	MULTI-CIRCUIT
MCCBE	MOLDED CASE CIRCUIT BREAKER ELECTRONIC TRIP (70A TRIP - 800A TRIP)
MO	MECHANICALLY OPERATED
NET	NETWORKED
PC	PC/DEVICE SOFTWARE
PCB	POWER CIRCUIT BREAKER (1200A TRIP - 3000A TRIP)
SA	STAND ALONE
ST	SHUNT TRIP
TNT	TENANT
F=	AVAILABLE SYMMETRICAL FAULT CURRENT

GENERAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	AMPERES
ADA	AMERICANS WITH DISABILITIES ACT
AF	AMP FUSED
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AS	AMP SWITCH
ATS	AUTOMATIC TRANSFER SWITCH
BAS	BUILDING AUTOMATION SYSTEM
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C/B	CIRCUIT BREAKER
CATV	COMMUNITY ANTENNA TELEVISION (CABLE TELEVISION)
CCT	CORRELATED COLOR TEMPERATURE
CL	CENTER LINE
CM	CONSTRUCTION MANAGER
EC	ELECTRICAL CONTRACTOR
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
ETR	EXISTING ELECTRICAL DEVICE TO REMAIN
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER - PERSON PROTECTION
GFP	GROUND FAULT PROTECTION
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IG	ISOLATED GROUND
KEC	KITCHEN EQUIPMENT CONTRACTOR
KWC	KILOWATTS CONNECTED
KWD	KILOWATTS DEMAND
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MTS	MANUAL TRANSFER SWITCH
NEC	NATIONAL ELECTRICAL CODE
NEX	REMOVE EXISTING ELECTRICAL DEVICE AND INSTALL NEW ELECTRICAL DEVICE IN EXISTING OUTLET BOX. REFER TO NEW FLOOR PLANS FOR NEW DEVICE TYPE AND WIRING REQUIREMENTS. PROVIDE NEW COVERPLATE.
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
OBC	OHIO BUILDING CODE
OFE	OWNER FURNISHED EQUIPMENT
PC	PLUMBING CONTRACTOR
ø	PHASE
RD	NEW LOCATION OF RELOCATED ELECTRICAL DEVICE
REX	REMOVE EXISTING ELECTRICAL DEVICE ALONG WITH RELATED CONDUIT AND WIRING, UON
RR	REMOVE AND RELOCATE EXISTING ELECTRICAL DEVICE AS SHOWN OR AS NOTED ON DRAWINGS
TB	TELECOMMUNICATIONS BACKBOARD
TC	TECHNOLOGY CONTRACTOR
TCC	TEMPERATURE CONTROL CONTRACTOR
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
W	WIRE
WP	WEATHERPROOF

POWER CIRCUITING GUIDE

SYMBOL	DESCRIPTION

XXX X:1
- X:1 — POWER CIRCUITING DESIGNATION
  - X: PANEL NAME
  - 1: CIRCUIT NUMBER
- DEVICE, JUNCTION BOX, FLOOR BOX, ETC.
- XXX — EQUIPMENT ABBREVIATION, REFER TO EQUIPMENT ABBREVIATION SCHEDULE FOR ADDITIONAL INFORMATION

LIGHTING CIRCUITING GUIDE

SYMBOL	DESCRIPTION

B
X:1
- X:1 — LIGHTING CIRCUITING DESIGNATION
  - X: PANEL NAME
  - 1: CIRCUIT NUMBER
- a,b: LIGHTING CONTROL ZONE - STAND ALONE LIGHTING CONTROL
- z#: ZONE CONTROLLER CONTROL - LOW VOLTAGE LIGHTING CONTROL SYSTEM
  - #: INDIVIDUAL ZONE CONTROL
  - x: LOCAL ROOM ZONE CONTROL
- r#: RELAY CONTROL - LOW VOLTAGE LIGHTING CONTROL SYSTEM
  - #: INDIVIDUAL RELAY NUMBER
- LIGHTING DESIGNATION REFER TO LUMINAIRE SCHEDULE

DESIGN NOTE:
DON'T FORGET TO EDIT THE DESCRIPTION!

SYMBOL	DESCRIPTION
	LUMINAIRE DESIGNATED AS NIGHT LIGHT WITH NO LIGHTING CONTROL FOR EGRESS [WIRED TO LIFE SAFETY CIRCUIT (NEC 517)] [WITH INTEGRAL EMERGENCY BATTERY] [WIRED TO EMERGENCY CIRCUIT (NEC 700)] [WIRED THROUGH A CENTRALIZED LIGHTING INVERTER] - AT CEILING, RECESSED OR SURFACE MOUNTED
	LUMINAIRE WITH LIGHTING CONTROL FOR EGRESS [WIRED TO LIFE SAFETY CIRCUIT (NEC 517)] [WIRED TO CRITICAL CIRCUIT (NEC 517)] [WITH INTEGRAL EMERGENCY BATTERY] [WIRED TO EMERGENCY CIRCUIT (NEC 700)] [WIRED THROUGH A CENTRALIZED LIGHTING INVERTER] - AT CEILING, RECESSED OR SURFACE MOUNTED

CONDUIT SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CONDUIT STUB
	CONDUIT TURNED DOWN
	CONDUIT TURNED UP
	CONDUIT INSTALLED BELOW GRADE OR BELOW FINISHED FLOOR
E-1 / E-1	ELECTRICAL CONNECTION TO EQUIPMENT ITEM 'E-1' (LETTER DESIGNATION AS APPLICABLE) - SEE CORRESPONDING EQUIPMENT CONNECTION SCHEDULE

GENERAL ELECTRICAL NOTES:

A. ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, OR SHAFTS SHALL BE SEALED IN ACCORDANCE WITH ELECTRICAL FIRESTOPPING SPECIFICATIONS.

B. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LUMINAIRES AND CEILING MOUNTED DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, SECTIONS AND DETAILS. CONTRACTOR SHALL ALSO COORDINATE LOCATIONS OF RECEPTACLES AND OTHER WALL MOUNTED DEVICES WITH THE ARCHITECTURAL WALL ELEVATIONS AND FINISHES.

C. **[**THE ROUTING OF ALL SURFACE MOUNTED/EXPOSED CONDUIT IN UNFINISHED AREAS (OR WHERE NOTED ON THE DRAWINGS) SHALL BE COORDINATED WITH, AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.**]**

D. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT'S NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS TO WIRE AND FUSE SIZES IN ACCORDANCE WITH THE NAMEPLATE DATA.

E. THE ELECTRICAL WIRING, CONNECTION AND PROTECTION REQUIREMENTS FOR OWNER FURNISHED EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH THE OWNER'S EQUIPMENT SUPPLIER, AND WITH THE NAMEPLATE DATA. CONTRACTOR SHALL FURNISH THE PROPER NEMA RECEPTACLE CONFIGURATIONS, CONNECTIONS, CORDS AND PLUGS, AND CIRCUITS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

F. ALL BRANCH CIRCUITS AND FEEDERS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTOR IN ACCORDANCE WITH ELECTRICAL SERVICE AND POWER DISTRIBUTION SPECIFICATIONS. NEUTRAL CONDUCTORS SHALL NOT BE SHARED IN ACCORDANCE WITH ELECTRICAL BASIC MATERIALS AND METHODS SPECIFICATIONS.

G. THE DISCONNECTING MEANS FOR ALL MOTORS AND EQUIPMENT SHALL BE INSTALLED IN A "READILY ACCESSIBLE" LOCATION AND SHALL HAVE PROPER WORKING SPACE AS DEFINED IN NEC ARTICLE 100 AND 110.

H. UTILIZATION OF THE PHRASE "PROVIDED BY" WITHIN THE CONTEXT OF THESE DOCUMENTS SHALL EXPLICITLY REPRESENT "FURNISHED AND INSTALLED BY".

I. THE ELECTRICAL CONTRACTOR SHALL ASSUME REMOVING EXISTING CEILING TILES TO INSTALL NEW WORK AND REPLACING WITH EXISTING OR NEW CEILING TILES AS REQUIRED FOR THE INSTALLATION OF ALL WORK. THE AREAS INCLUDE SPACES IN THE NEW WORK AS INDICATED ON THE DRAWINGS AND AREAS NOT SHOWN WHERE THE CONTRACTOR IS REQUIRED TO INSTALL NEW WORK. DAMAGED TILES BY ELECTRICAL CONTRACTOR SHALL BE REPLACED TO MATCH EXISTING TILES AT ELECTRICAL CONTRACTOR'S EXPENSE.

J. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING NECESSARY FOR INSTALLATION OF NEW WORK. CUTTING OF A STRUCTURAL MEMBER IS PROHIBITED WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE ARCHITECT.

DRAWING LIST - ELECTRICAL

NUMBER	NAME
E0-1	ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES
E0-2	LUMINAIRE SCHEDULE
E0-3	LOW VOLTAGE CONTROL STATION DETAILS
E0-4	LIGHTING CONTROLS
E1-1	FIRST FLOOR LIGHTING PLAN
E1-2	SITE LIGHTING PLAN
E6-1	ELECTRICAL DETAILS AND DIAGRAMS

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ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES

E0-1

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LUMINAIRE SCHEDULE NOTES:

1. WALL MOUNTED EXIT SIGNS SHALL BE ABOVE DOORS, CENTERED BETWEEN DOOR AND CEILING WHERE PRACTICAL, OR AT A SIMILAR HEIGHT IF NOT ABOVE DOORS. MOUNT EMERGENCY BATTERY PACKS AT SIMILAR HEIGHT. EXIT SIGNS SHALL BE VISIBLE FOR EGRESS INDICATION.
2. LENS SHALL BE K12-8.0 OUNCES PER SQUARE FOOT MINIMUM.
3. MOUNTED IN EITHER LAY-IN OR DRYWALL CEILING. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND PROVIDE PROPER MOUNTING ACCESSORIES.
4. CHAIN SUSPEND LUMINAIRES AT 8'-0" AFF UON. IF A DRY WALL CEILING OCCURS, SURFACE MOUNT LUMINAIRES. SURFACE MOUNTED LUMINAIRES SHALL HAVE CLOSED TOP REFLECTORS.
5. COORDINATE EXACT LOCATIONS IN FIELD WITH FINAL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING LAYOUT.
6. LUMINAIRES MOUNTED IN COVE. REFER TO ARCHITECTURAL DETAILS. COORDINATE INSTALLATION REQUIREMENTS WITH ARCHITECT.
7. LUMINAIRES MOUNTED ABOVE SOFFIT. REFER TO ARCHITECTURAL DETAILS. COORDINATE INSTALLATION REQUIREMENTS WITH ARCHITECT.
8. VERIFY EXACT WALL-WALL LENGTHS PRIOR TO ORDERING LUMINAIRES TO PROVIDE PROPER FIT.
9. LUMINAIRES MOUNTED UNDER CABINETS. REFER TO ARCHITECTURAL DETAILS. COORDINATE INSTALLATION REQUIREMENTS WITH ARCHITECT.
10. RECESSED AND/OR SURFACE LINEAR LUMINAIRES SHALL BE PROVIDED WITH INTERLOCK MOUNTING ACCESSORIES AS RECOMMENDED BY MANUFACTURER. EC SHALL PROVIDE INTER-WIRING AS REQUIRED. PROVIDE ALL MOUNTING ACCESSORIES, INCLUDING JUNCTION BOXES, UNISTRUT AND THREADED RODS, FOR SUPPORT ABOVE CEILINGS AS RECOMMENDED BY THE MANUFACTURER. SUM OF RATINGS FOR MOUNTING AND SUPPORTING HARDWARE SHALL EXCEED THE WEIGHT OF EACH LUMINAIRE ASSEMBLY. VERIFY EXACT INSTALLATION METHODS WITH MANUFACTURER PRIOR TO BIDDING. SUBMITTALS SHALL BE PROVIDED, INCLUDING 1/8" SCALE INSTALLATION DRAWINGS INDICATING LUMINAIRE LAYOUTS.
11. PROVIDE EMERGENCY BATTERY BALLAST/DRIVER WITH TEST SWITCH. BALLAST SHALL OPERATE LUMINAIRE TO COMPLY WITH NEC 700.16.
12. SUSPENDED LINEAR LUMINAIRES SHALL BE PROVIDED WITH INTERLOCK MOUNTING ACCESSORIES AS RECOMMENDED BY MANUFACTURER. EC SHALL PROVIDE INTER-WIRING AS REQUIRED. PROVIDE MATCHING PENDANTS AT EACH END OF ROW FOR CONCEALED CIRCUIT WIRING. PROVIDE AIRCRAFT CABLE SUSPENSIONS IN BETWEEN AS RECOMMENDED BY MANUFACTURER. PROVIDE MATCHING CEILING CANOPIES AT PENDANTS AND CABLES. PROVIDE ALL MOUNTING ACCESSORIES, INCLUDING JUNCTION BOXES, UNISTRUT AND THREADED RODS, FOR SUPPORT ABOVE CEILINGS AS RECOMMENDED BY THE MANUFACTURER. SUM OF RATINGS FOR MOUNTING AND SUPPORTING HARDWARE SHALL EXCEED THE WEIGHT OF EACH LUMINAIRE ASSEMBLY. VERIFY EXACT INSTALLATION METHODS WITH MANUFACTURER PRIOR TO BIDDING. COORDINATE EXACT PENDANT AND AIRCRAFT CABLE LENGTHS REQUIRED (BELOW AND ABOVE CEILING) WITH ARCHITECT'S FINAL LUMINAIRE ELEVATIONS. SUBMITTALS SHALL BE PROVIDED, INCLUDING 1/8" SCALE INSTALLATION DRAWINGS INDICATING LUMINAIRE LAYOUTS.
13. FOR LUMINAIRES IN STAIRS, WALL MOUNT AT 84" AFF ABOVE STAIR TREAD. COORDINATE EXACT LOCATIONS IN FIELD WITH ARCHITECT.
14. PROVIDE REMOTE BATTERIES FOR REMOTE HEADS AS DIRECTED BY MANUFACTURER. MOUNT BATTERIES ABOVE NEAREST LAY-IN CEILING OR HIGH ON NEARBY WALL FOR EXPOSED AREAS. PROVIDE TEST SWITCH WITH INDICATOR LIGHT AT CEILING OR WALL BELOW BATTERY. PROVIDE 6-VOLT OR 12-VOLT VERSION AS REQUIRED TO MATCH POWER SUPPLY IN REMOTE BATTERY.
15. AIM LUMINAIRES FOR OPTIMUM COVERAGE OF TASK AS DIRECTED IN FIELD BY THE ARCHITECT.
16. DISTANCE FROM CEILING TO BOTTOM OF LUMINAIRE SHALL BE ____.
17. WALL MOUNT AT ____ AFF TO BOTTOM OF LUMINAIRE.
18. VERIFY MOUNTING HEIGHT WITH ARCHITECT.
19. INSTALL LUMINAIRES AS RECOMMENDED BY THE MANUFACTURER'S INSTALLATION DRAWINGS.
20. VERIFY DEGREE OF CEILING SLOPE IN FIELD AND PROVIDE PROPER SLOPE ADAPTER.
21. OWNER FURNISHED LUMINAIRE.
22. PROVIDE NUMBER OF HEADS AND TRACK LENGTHS AS INDICATED ON DRAWINGS.
23. CONTRACTOR SHALL PROVIDE LOW VOLTAGE TRANSFORMERS/ POWER SUPPLIES AS RECOMMENDED BY THE MANUFACTURER. INSTALLATION SHALL COMPLY WITH ARTICLE 411 OF THE NEC. SUBMIT DETAILED INSTALLATION DRAWINGS AS PREPARED BY MANUFACTURER.
24. VERIFY (CUSTOM)(STANDARD) FINISH SELECTION WITH ARCHITECT. (CAI PROJECTS ONLY FOR CUSTOM FINISH SELECTIONS, EC SHALL INCLUDED FULL RAL STANDARD AND CUSTOM COLORS AND ANY ASSOCIATED COSTS WITH CUSTOM COLORS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BASE BID PRICE.)
25. MOUNTED IN NON-LAY-IN EXTERIOR CEILING - VERIFY CONSTRUCTION TYPE WITH ARCHITECT AND PROVIDE PROPER MOUNTING ACCESSORIES.
26. NOT USED.
27. REFER TO BASE DETAILS ON DRAWINGS FOR ADDITIONAL INFORMATION.
28. MOUNT EXTERIOR LUMINAIRE OVER DOOR OR AT LOCATION AS DIRECTED BY ARCHITECT. MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECTURAL ELEVATIONS AND DETAILS. PROVIDE ALL MOUNTING BACKBOXES AND ACCESSORIES AS RECOMMENDED BY LUMINAIRE MANUFACTURER. ALL CONDUIT SHALL BE CONCEALED. WHERE NOT POSSIBLE, ROUTE WITHIN STRUCTURE AS DIRECTED IN FIELD BY ARCHITECT. PAINT EXPOSED CONDUIT TO MATCH STRUCTURE. SEE DRAWINGS FOR ADDITIONAL MOUNTING REQUIREMENTS.
29. PROVIDE SMARTSUPPY REMOTE POWER SUPPLY/DRIVER LPS-1220A (ORDERED SEPARATELY). SMARTSUPPLY SHALL BE WALL MOUNTED IN MRI EQUIPMENT ROOM, OUTSIDE OF MRI SHIEL. DO NOT MOUNT SMARTSUPPLY DIRECTLY TO MRI SHIEL. PROVIDE RFI/EMI SMARTFILTER RF1-3100D (ORDERED SEPARELY). SMARTFILTER SHALL BE MOUNTED DIRECTLY TO OUTSIDE OF MRI SHIELD IN MRI EQUIPMENT ROOM. LIGHTING SYSTEM COMPONENTS SHALL BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.

LUMINAIRE SCHEDULE - INTERIOR

SYMBOL	TYPE	MOUNTING	LUMENS	CCT	CRI	DRIVER(S) TYPE	DRIVER(S) QTY	WATTAGE	VOLTAGE	LUMINAIRE DESCRIPTION	ACCEPTABLE MANUFACTURERS	NOTES
○	DCS	SURFACE	1500	3500	90	0-10V	1	17 W	Other	4" APERTURE, 5-3/8" DIAMETER, 11-7/16" HIGH DOWNLIGHT CYLINDER WITH ALUMINUM HOUSING, MEDIUM BEAM DISTRIBUTION, SEMI-DIFFUSE (HAZE) CLEAR LOW IRIDESCENT ALUMINUM REFLECTOR, AND FINISH AS SELECTED BY ARCHITECT.	PORTFOLIO LER4C GOTHAM EVO PRESCOLITE LTC-4RD LIGHTOLIER C4 HE WILLIAMS 4CR	3
▭	LP4a	SUSPENDED	2300 DOWN / 2360 UP	3500	85	0-10V	1	33 W	Other	4"Wx5"Dx4' LONG LUMINAIRE WITH 50% DIRECT/50% INDIRECT DISTRIBUTION, ALUMINUM HOUSING, SATIN SNAP-IN LENS, AND MATTE WHITE FINISH.	NEO-RAY S124DIP FOCAL POINT FSM4BS AXIS LTG BEAM 4 PINNACLE EX4 FINELITE HP-4-ID	12
▽	SP	-	-	-	-	-	-	0 W	120 V	-	-	-
▭	T1a	SURFACE	317	3500	90	0-10V	1	3 W	Other	0.16"Hx0.32"Wx1' LONG STATIC WHITE STRIP TAPE WITH 160 DEGREE DISTRIBUTION, [DAMP LOCATION LISTED][WET LOCATION LISTED], MOUNTED WITHIN ALUMINUM EXTRUSION WITH DIFFUSED LENS AND BACK POWER FEED. PROVIDE ALL COMPONENTS NECESSARY (REMOTE POWER SUPPLIES, ETC.) REQUIRED FOR COMPLETE INSTALLATION AND CONTINUOUS APPEARANCE ALONG RUN LENGTH AS SHOWN ON DRAWINGS. TAPE CAN BE CUT EVERY 1", WITH A MAXIMUM 32' RUN LENGTH. REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION. [SPECIFY ALUMINUM EXTRUSION.]	QTRAN SW24/3.0 LLI ARCH LTG LLI-L4.4W LED LINEAR HYDRA-PRO-SW ACOLYTE RB	
▽	TH	TRACK	900	[2700][3000][3500][4000]	98	ELECTRONIC LOW VOLTAGE	1	22 W	120 V	4-3/16" DIAMETER x 8" TALL TRACK HEAD WITH ALUMINUM HOUSING, [10 DEGREE][10 DEGREE FIELD REDUCER][24 DEGREE][40 DEGREE][62 DEGREE] OPTICS, 96 COLOR FIDELITY, 103 GAMUT AREA, AND FINISH AS SELECTED BY ARCHITECT. AIM LUMINAIRE IN FIELD AT DIRECTION OF ARCHITECT. [LIST ADDITIONAL LENSES, FILTERS, BEAM SOFTENERS, LIGHT BLOCKING SCREENS, LOUVERS, ETC., THAT ARE REQUIRED.]	LIGHTING SERVICES INC LX2044-TS9.09-98 EDISON PRICE LIGHTING TIMES SQUARE LIGHTING	12

LUMINAIRE SCHEDULE - EXTERIOR

SYMBOL	TYPE	MOUNTING	LUMENS	CCT	CRI	BUG RATING	DRIVER(S) TYPE	DRIVER(S) QTY	WATTAGE	VOLTAGE	LUMINAIRE DESCRIPTION	ACCEPTABLE MANUFACTURERS	NOTES
⏃	WW								0 W	120 V			

ASHRAE 90.1-2010
LIGHTING COMPLIANCE DOCUMENTATION

INTERIOR AUTOMATIC LIGHTING CONTROL METHOD:
[PROGRAMMABLE LIGHTING DIMMING SYSTEM] [PROGRAMMABLE RELAY PANELS]
[OCCUPANCY SENSORS] [VACANCY SENSORS] [PHOTO SENSORS]

INTERIOR LIGHTING POWER CALCULATION - CALCULATED USING BUILDING AREA METHOD
GROSS AREA OF BUILDING: _____SQUARE FEET
BUILDING TYPE:_____
ALLOWABLE INTERIOR LIGHTING POWER DENSITY: _____W/SF
INTERIOR LIGHTING POWER DENSITY:_____W/SF

INTERIOR LIGHTING POWER CALCULATION - CALCULATED USING SPACE-BY-SPACE METHOD
GROSS AREA OF BUILDING: _____SQUARE FEET
BUILDING TYPE:_____
INTERIOR LIGHTING POWER ALLOWANCE: _____WATTS
CONNECTED INTERIOR LIGHTING POWER:_____WATTS

EXTERIOR AUTOMATIC LIGHTING CONTROL METHOD:
[PROGRAMMABLE LIGHTING DIMMING SYSTEM] [PROGRAMMABLE RELAY PANELS]
[PHOTO SENSORS] [LIGHTING CONTACTORS] [OCCUPANCY SENSORS]

EXTERIOR LIGHTING POWER CALCULATION:

LIGHTING ZONE: [1 - DEVELOPED AREAS OF NATIONAL PARKS, STATE PARKS, FOREST LAND, AND RURAL AREAS] [2 - AREAS PREDOMINANTLY CONSISTING OF RESIDENTIAL ZONING, NEIGHBORHOOD BUSINESS DISTRICTS, LIGHT INDUSTRIAL WITH LIMITED NIGHTTIME USE AND RESIDENTIAL MIXED USE AREAS] [3 - ALL OTHER AREAS] [4 - HIGH ACTIVITY COMMERCIAL DISTRICTS IN MAJOR METROPOLITAN AREAS AS DESIGNATED BY THE LOCAL JURISDICTION.

BASE SITE ALLOWANCE: [ZONE 1 = 500W] [ZONE 2 = 600W] [ZONE 3 = 750W] [ZONE 4 = 1330W]

TRADABLE + BASE SITE ALLOWANCE ≥ TRADABLE CONNECTED POWER
_____ W + _____ W ≥ _____ W

NON-TRADABLE + BASE SITE ALLOWANCE ≥ TRADABLE CONNECTED POWER
[BUILDING FACADE]:_____ W + _____ W ≥ _____ W
[SURFACE TYPE]:_____ W + _____ W ≥ _____ W
[SURFACE TYPE]:_____ W + _____ W ≥ _____ W

ALLOCATED BASE SITE ALLOWANCE <= UNALLOCATED BASE SITE ALLOWANCE
_____ W <= _____ W

FUNCTIONAL TESTING AND CERTIFICATION OF THE LIGHTING CONTROL SYSTEM SHALL BE PERFORMED BY: [OWNER'S REPRESENTATIVE, ADDRESS, PHONE NUMBER]
REFER TO SPECIFICATION SECTION 260810 *FUNCTIONAL TESTING OF LIGHTING CONTROLS* FOR ADDITIONAL INFORMATION.

REFER TO LUMINAIRE CONTROL MATRIX FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR COMPLIANCE.

GENERAL LUMINAIRE NOTES

A. FIRST MANUFACTURER'S NAME LISTED IN ACCEPTABLE MANUFACTURERS COLUMN IS BASIS OF THE DESIGN. ALTERNATE MANUFACTURERS LISTED SHALL HAVE SIMILAR LUMEN OUTPUT, DIMMING COMPATIBILITY, BEAM DISTRIBUTION, LED COLOR, ETC., AND IS THE RESPONSIBILITY OF THE EC TO SUBMIT EQUIVALENT PRODUCTS.

B. ALL 0-10V LED DRIVERS SHALL BE 1% DIMMING TYPE, UON.

C. ALTERNATES FOR LUMINAIRES WITHOUT EQUALS MUST BE PRE-APPROVED BY ENGINEER AND ARCHITECT PRIOR TO BID.

D. CATALOG SERIES ONLY INDICATED IN ACCEPTABLE MANUFACTURERS COLUMN. SUBMITTAL SHALL INCLUDE FULL MODEL NUMBER INCLUSIVE OF OPTIONS SPECIFIED. WHERE FULL CATALOG NUMBER IS PROVIDED IN ACCEPTABLE MANUFACTURERS COLUMN, AND IS IN CONFLICT WITH WRITTEN DESCRIPTION, THE WRITTEN DESCRIPTION SHALL TAKE PRECEDENCE.

E. REFER TO LIGHTING SPECIFICATION SECTION FOR ADDITIONAL DRIVER AND/OR LED LAMP REQUIREMENTS. LED LAMP MANUFACTURERS LISTED SHALL BE PROVIDED. PROVIDE SHOP DRAWINGS AS REQUIRED BY ELECTRICAL GENERAL PROVISIONS SPECIFICATION SECTION.

F. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES AND PROVIDE LUMINAIRE FLANGES PER CEILING TYPE.

GENERAL SITE LIGHTING NOTE

A. SITE LIGHTING POLES - POLES 20 FEET AND HIGHER SHALL BE PROVIDED WITH FACTORY INSTALLED VIBRATION DAMPERS. POLE MANUFACTURER SHALL PROVIDE POLES DESIGNED PER THE 2013 AASHTO LTS-6 3-SECOND GUST BASIC WIND SPEEDS WITH 1.14 GUST EFFECT FACTOR AND 25 YEAR DESIGN LIFE WIND MAP FOR THE AREA THE PROJECT IS LOCATED. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ADEQUATE SLACK IN THE WIRING AT THE BASE OF THE POLE TO COMPENSATE FOR WIND MOVEMENT. ALL POLES SHALL BE GROUNDED IN ACCORDANCE WITH THE NEC AND ANY OTHER LOCAL CODES, OR AS INDICATED ON THE POLE BASE DETAILS, WHICHEVER ARE MORE STRINGENT. THE BASE DETAILS INDICATED ON THE DRAWINGS SHALL BE USED AS GUIDES ONLY AS THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TEMPLATE DRAWINGS MUST BE UTILIZED DURING INSTALLATION. ONLY THE BOLT AND NUT KITS SUPPLIED BY THE POLE MANUFACTURER SHALL BE USED. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE CIVIL CONTRACTOR AND SHOULD SOIL CONDITIONS BE QUESTIONABLE, THE BASE DIMENSIONS AND DEPTHS SHALL BE ADJUSTED AS RECOMMENDED BY THE STRUCTURAL ENGINEER.

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614.824.1633

SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
COlumbus, OH 43212

UA BZAP SUBMISSION

DATE PRINTED
20 MAR 2024

PROJECT NUMBER
202406.00

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LUMINAIRE SCHEDULE

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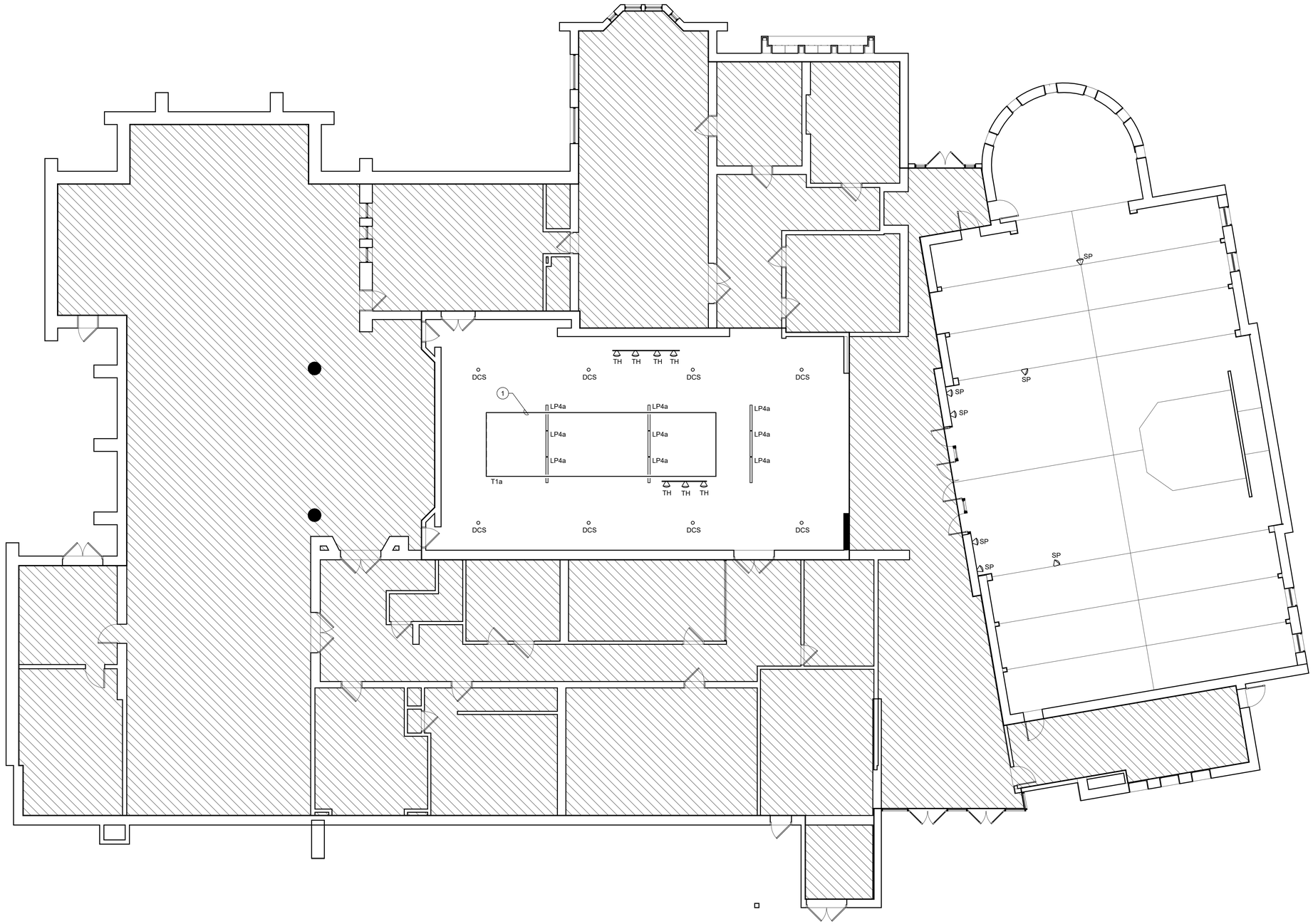

1 - FIRST FLOOR LIGHTING PLAN

1/8" = 1'-0"

PLAN NOTES

1 PROVIDE TAPE LIGHT AROUND PERIMETER OF EXISTING SKYLIGHT LOCATION.

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

0 2' 4' 6' 8' 12' 16'

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FIRST FLOOR LIGHTING PLAN

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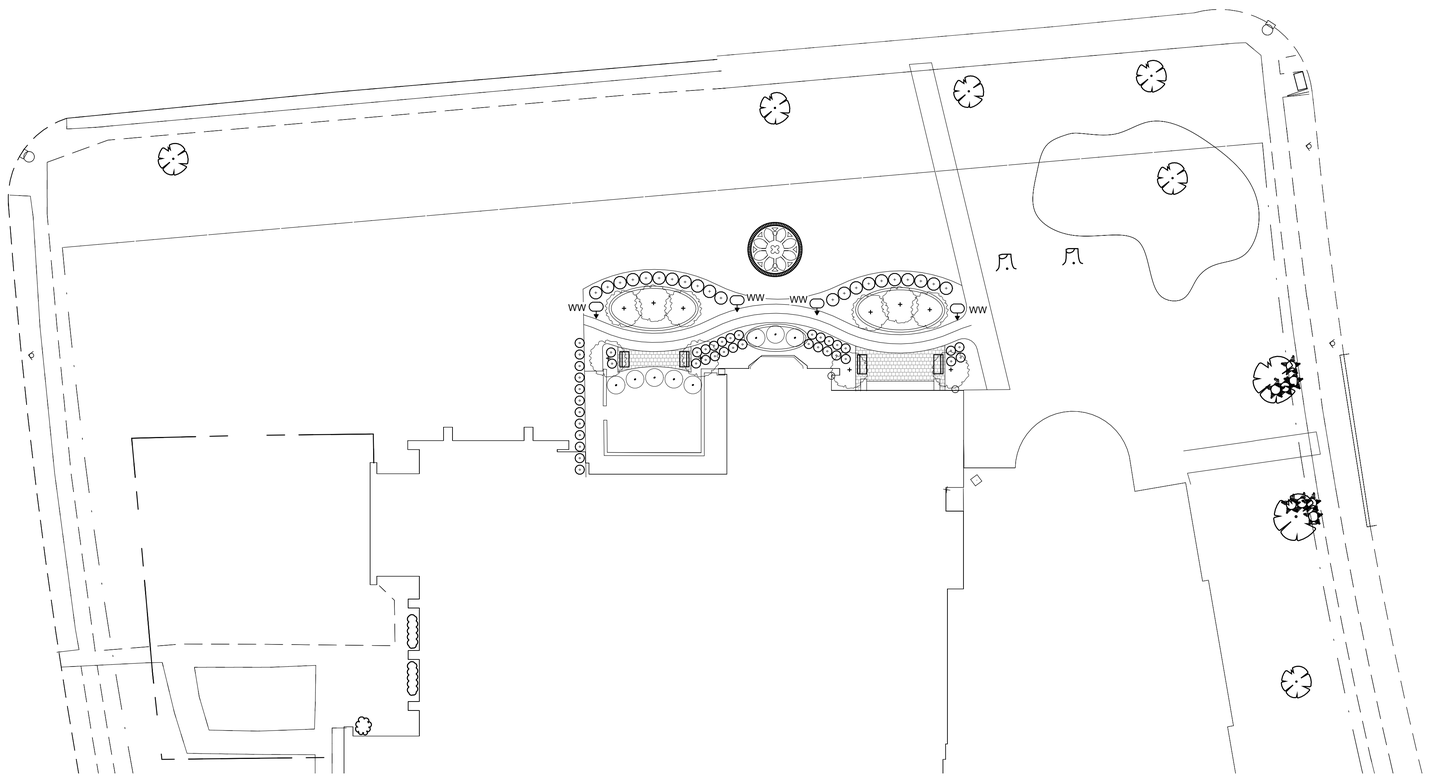
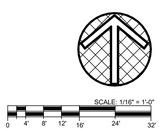


SITE LIGHTING PLAN

1/16" = 1'-0"



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SITE LIGHTING PLAN

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City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Kurt Miller, AIA - WSA

Location of property subject to BZAP request: 2001 Northwest Blvd., Columbus, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: 04.17.2024

Describe activity which requires Board of Zoning and Planning review:

Construction of a new exterior columbarium and adjacent exterior site and landscape upgrades, and replacement of an existing skylight. Addition and replacement of interior light fixtures in the sanctuary space.

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:
1970 Glenn Ave. Columbus, OH 43212-1199	Jeffrey and Stephanie Bachler	9589 0710 5270 1540 8368 73	3/12/2024
1956 Glenn Ave. Columbus, OH 43212-1199	Janice Harris and Holly Harris	9589 0710 5270 1540 8368 66	3/12/2024
1973 Glenn Ave. Columbus, OH 43212-1199	Michael and Paige Trotta	9589 0710 5270 1540 8368 59	3/12/2024
1942 Westwood Ave. Columbus, OH 43212-1199	Lynn Meehan	9589 0710 5270 1540 8368 28	3/12/2024
1999 Glenn Ave. Columbus, OH 43212-1199	Christine Bohannan	9589 0710 5270 1540 8368 11	3/12/2024
4271 Stratton Rd Columbus, OH 43220	MSJ Sycamore Properties LLC	9589 0710 5270 1540 8368 04	3/12/2024
2355 Andover Rd Columbus, OH 43221	Robert Owens and Jeanne Owens	9589 0710 5270 1540 8367 98	3/12/2024
2618 Bryden Rd Columbus, OH 43209	2022 Northwest, LLC	9589 0710 5270 1540 8367 81	3/12/2024
2006 Northwest Blvd. Columbus, OH 43212-1199	Samuel Stephenson	9589 0710 5270 1540 8367 74	3/12/2024
2004 Northwest Blvd Columbus, OH 43212-1199	Peter Haggard	9589 0710 5270 1540 8367 67	3/12/2024
1520 McCoy Rd Columbus, OH 43220	Nisring Hamad and Thura Harfi	9589 0710 5270 1540 8367 50	3/12/2024
2000 Northwest Blvd Columbus, OH 43212-1199	Ryan Abbruzzese	9589 0710 5270 1540 8367 43	3/12/2024
1965 Glenn Ave Columbus, OH 43212-1199	David Dwarney	9589 0710 5270 1540 8367 05	3/12/2024
Applicant Signature:			**Date:** 03.20.24

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Kurt Miller, AIA - WSA

Location of property subject to BZAP request: 2001 Northwest Blvd., Columbus, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: 04.17.2024

Describe activity which requires Board of Zoning and Planning review:

Construction of a new exterior columbarium and adjacent exterior site and landscape upgrades, and replacement of an existing skylight. Addition and replacement of interior light fixtures in the sanctuary space.

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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:
1991 Glenn Ave. Columbus, OH 43212-1199	Divyanga Singh and Amar Vadlamudi	9589 0710 5270 1540 8369 34	3/12/2024
1981 Glenn Ave Columbus, OH 43212-1199	Keith and Rachel Jones	9589 0710 5270 1540 8369 41	3/12/2024
2025 Northwest Blvd Columbus, OH 43212-1199	Ohio Bell Telephone Co.	9589 0710 5270 1540 8369 58	3/12/2024
1962 Glenn Ave Columbus, OH 43212-1199	James McGuire and Lenore Rickert	9589 0710 5270 1540 8369 96	3/12/2024
P.O. Box 309 Plain City, OH 43064	Markritz LLC	9589 0710 5270 1540 8368 80	3/12/2024
1966 Westwood Ave Columbus, OH 43212-1199	Andrew and Gina Glynn	9589 0710 5270 1540 8368 97	3/12/2024
2845 Margate Rd Columbus, OH 43221	Michael Peppe	9589 0710 5270 1540 8369 27	3/12/2024
1951 Westwood Ave Columbus, OH 43212-1199	Kelli Briggs	9589 0710 5270 1540 8370 30	3/12/2024
1958 Westwood Ave Columbus, OH 43212-1199	Todd and Amber Kuehn	9589 0710 5270 1540 8370 23	3/12/2024
1978 Glenn Ave Columbus, OH 43212-1199	Jay Zenitsky Patricia Rancour	9589 0710 5270 1540 8370 09	3/12/2024
1943 Westwood Ave Columbus, OH 43212-1199	Robert and Elizabeth Mackin	9589 0710 5270 1540 8370 16	3/12/2024
Applicant Signature:			**Date:** 03.20.24

City of Upper Arlington

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Friday, March 29, 2024

To: Kurt Miller, WSA Studio

From: Alyssa Kelly, AICP, Planning Officer

RE: Holy Trinity Lutheran Church – 2001 Northwest Boulevard (DEV-01-24)

This memo serves as a summary of preliminary Staff comments regarding the March 20, 2024 submittal of an Amended Major Site Plan for proposed exterior modifications to Holy Trinity Lutheran Church, as well as a Conditional Use for a columbarium. Board of Zoning and Planning (BZAP) review of an Amended Major Site Plan and Conditional Use are required per Unified Development Ordinance (UDO) Articles 4.05(F) and 4.05(N).

The City's Technical Review Committee has met to discuss this application, and comments have been compiled below for your review. These issues should be addressed and/or resolved in order to improve the prospect of approval. This letter will be reviewed at the April 3, 2024 Work Session. Your team should be prepared to introduce the project to the Board and respond to each of the items noted.

The items identified in this letter are based on the City's preliminary review of the application and is not an exhaustive list of items that may need to be addressed to comply with the UDO and City code. The City reserves the right to address additional items on this project as necessary.

1) **Variances Required** - Staff has identified variances that will be required for the replacement sign regarding its location in a residential district, as well as details related to size, location on the property, landscaping requirements, etc. Please review UDO 6.06 for signage requirements and meet code requirements as closely as possible.
2) **Landscape Plan** – The City Forester has provided initial comments on the landscape plan (see attached). Please modify plans to address these comments.
3) **Additional Information Required** – Please submit the existing and proposed development coverage for the site, details on the proposed internment area, and details on the proposed exterior lighting, including fixture type.
4) **State Requirements** – Please confirm that the proposed columbarium will meet all state requirements, including those in the Ohio Revised Code and Ohio Administrative Code.
5) **Public Hearing Sign** – A "Ready for a Change" sign will be placed at the site. Please ensure this sign remains visible on the property until the BZAP process is complete. This is to help passersby and neighbors become aware of the potential project.
6) **Neighbor Concerns** – Staff has received at least one call from a neighbor (Peppe) regarding the proposed columbarium. You may choose to proactively contact this individual prior to the formal BZAP hearing.

Thank you for submitting this application and for your work on these improvements. Please contact me with any questions or concerns.

Best Regards,

Alyssa Kelly

Planning Officer
614-583-5071
akelly@uaoh.net

C: Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Chad Gibson, AICP, Community Development Director
Justin Milam, AICP, Senior Planner
Roger Eastep, Chief Building Official
Gary Wilfong, PE, Public Service Director
Carla Odebralski, PE, City Engineer
Aaron Scott, PE, Assistant City Engineer
Alan Thompson, UAFD Battalion Chief
Brian Brown, Lieutenant
Darlene Pettit, Assistant City Attorney
Sam Simmons, City Forester

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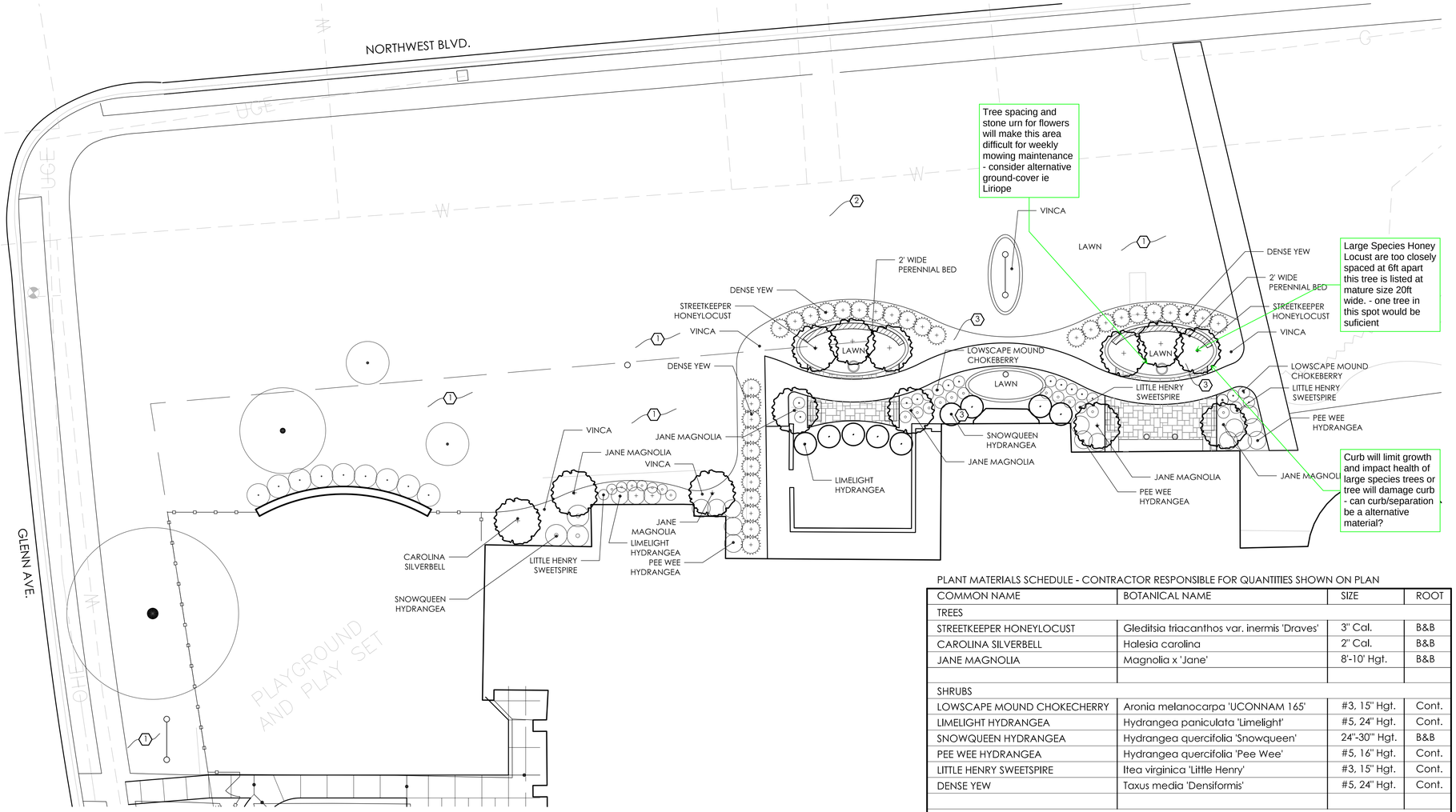


PLANT MATERIALS SCHEDULE - CONTRACTOR RESPONSIBLE FOR QUANTITIES SHOWN ON PLAN

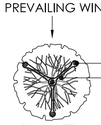
COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES			
STREETKEEPER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Draves'	3" Cal.	B&B
CAROLINA SILVERBELL	Halesia carolina	2" Cal.	B&B
JANE MAGNOLIA	Magnolia x 'Jane'	8'-10' Hgt.	B&B
SHRUBS			
LOWSCAPE MOUND CHOKECHERRY	Aronia melanocarpa 'UCONNAM 165'	#3, 15" Hgt.	Cont.
LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#5, 24" Hgt.	Cont.
SNOWQUEEN HYDRANGEA	Hydrangea quercifolia 'Snowqueen'	24"-30"' Hgt.	B&B
PEE WEE HYDRANGEA	Hydrangea quercifolia 'Pee Wee'	#5, 16" Hgt.	Cont.
LITTLE HENRY SWEETSPIRE	Itea virginica 'Little Henry'	#3, 15" Hgt.	Cont.
DENSE YEW	Taxus media 'Densiformis'	#5, 24" Hgt.	Cont.
GROUND COVER & PERENNIALS			
PERIWINKLE	Vinca minor	2 1/4" Peat Pot	Flat
PERENNIAL MIX	X	#1	Cont.

1 PLANTING PLAN

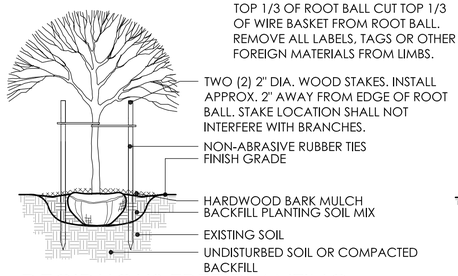
0' 5' 10' 20'

NORTH

PREVAILING WIND

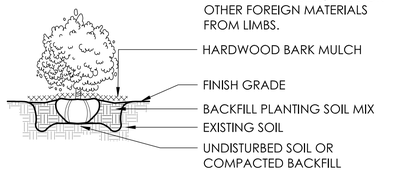


NOTES:
1. ROOT FLARE TO BE FLUSH WITH ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

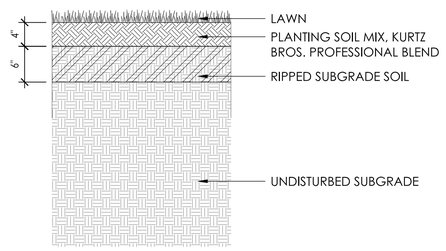


2 DECIDUOUS TREE PLANTING
NTS

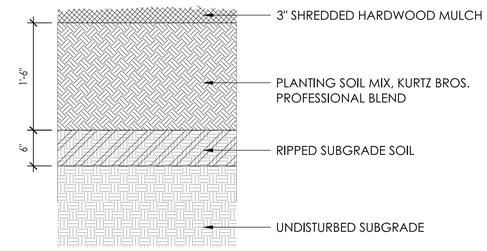
NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



3 SHRUB PLANTING
NTS



4 SOIL PROFILE AT LAWN
NTS



5 SOIL PROFILE AT PLANT BED
NTS

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL PLANT BEDS SHALL BE IRRIGATED. PROVIDE IRRIGATION PLANS FOR REVIEW.

PLANTING CONSTRUCTION NOTES:

(1) REPAIR LAWN AREA, FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) NEW LAWN AREA, FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(3) LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

WSA
982 S. FRONT STREET
COLUMBUS, OH 43206
614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
Columbus, OH 43212

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
20 MAR 2024

PROJECT NUMBER
202406.00

DRAWN BY: KK | CHECKED BY: PL

PLANTING PLAN

L2.01

2/15/2024 2:29:09 PM

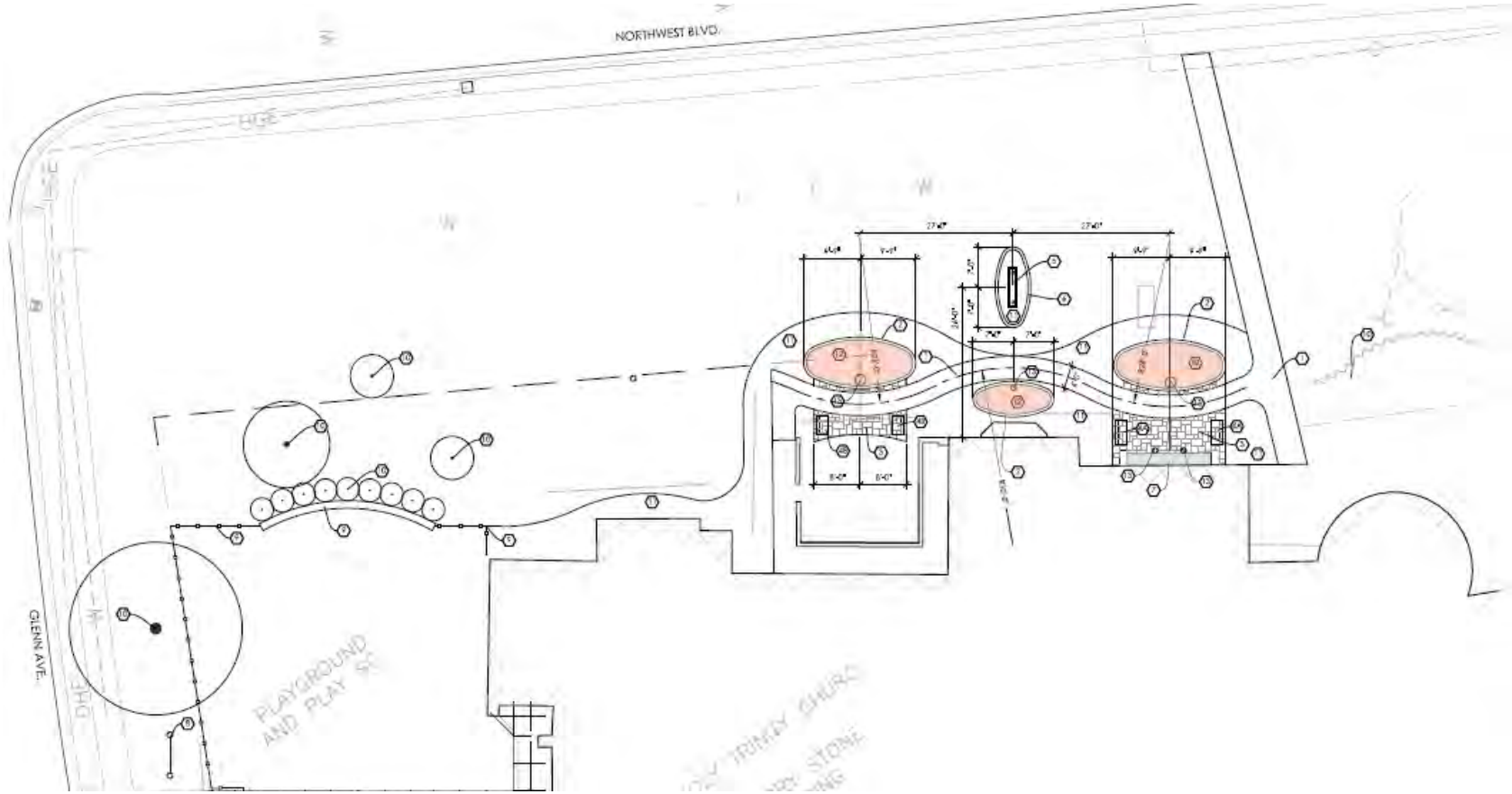
Holy Trinity Lutheran Church
2001 Northwest Boulevard

BZAP Staff Report Pictures

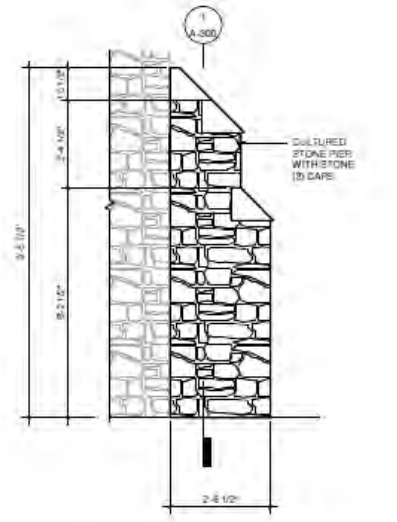
Google Maps ® Aerial – Looking West



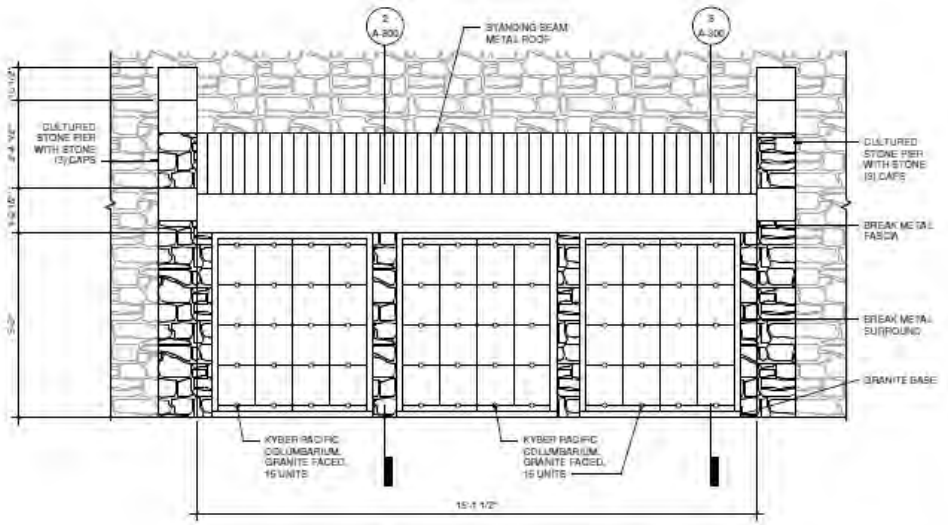
Proposed Site Plan



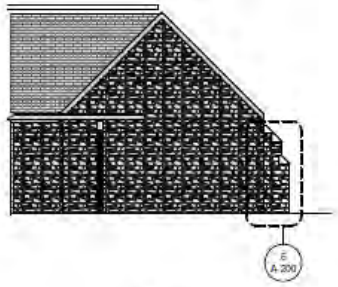
Proposed Elevations



6 COLUMBARIUM SIDE ELEVATION
SCALE: 1/2" = 1'-0"



5 COLUMBARIUM FRONT ELEVATION
SCALE: 1/2" = 1'-0"

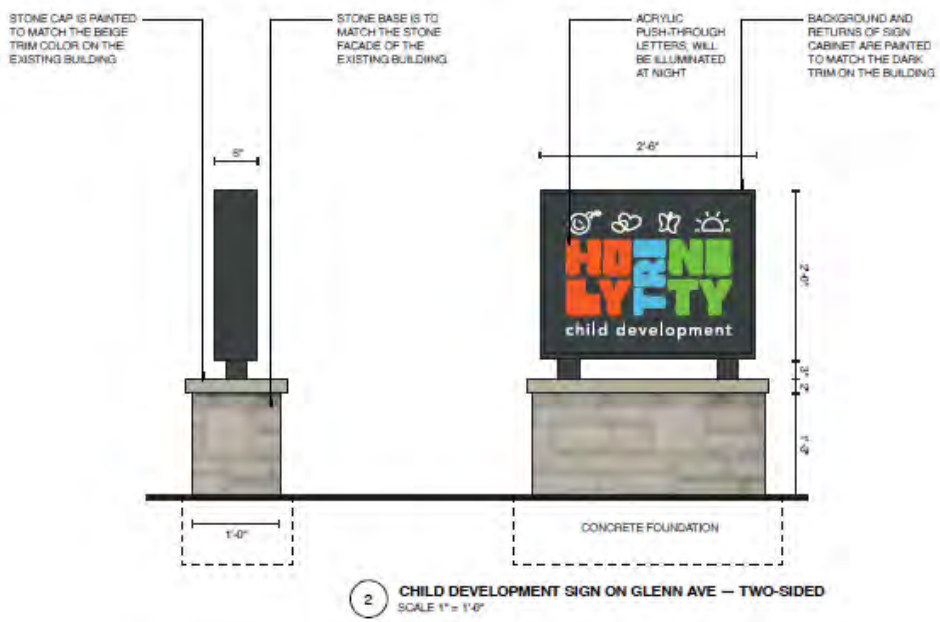


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

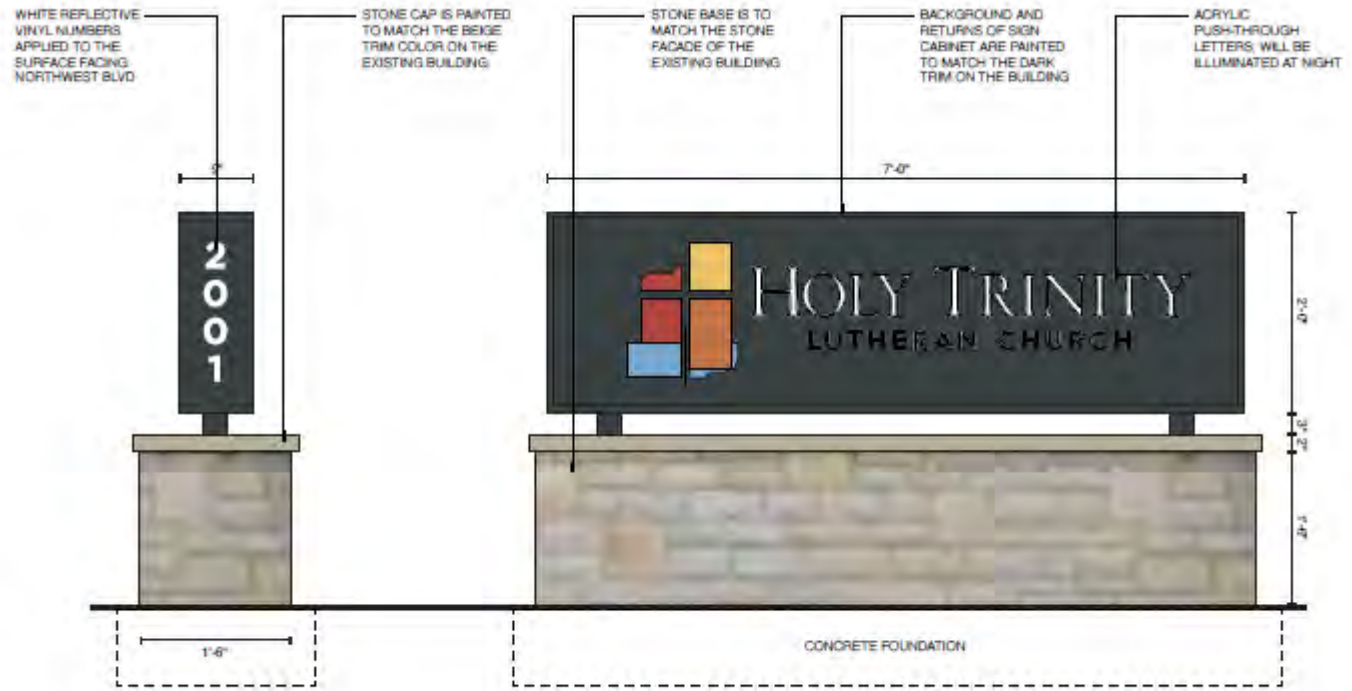


3 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Proposed Signage



2 CHILD DEVELOPMENT SIGN ON GLENN AVE — TWO-SIDED
SCALE 1" = 1'-0"



1 MONUMENT SIGN ON NORTHWEST BLVD — TWO-SIDED
SCALE 1" = 1'-0"

Existing Street Elevation





Existing Street Elevation (from Google Maps®)



Justin Milam

From: Chad Gibson
Sent: Tuesday, April 2, 2024 9:36 AM
To: Alyssa Kelly; Justin Milam
Cc: Darlene Pettit; Abbie Emison
Subject: FW: Holy Trinity Lutheran Church application for on-site burials
Attachments: PXL_20240402_005057457.jpg

FYI

From: Kathy <peppek@aol.com>
Sent: Monday, April 1, 2024 8:53 PM
To: Chad Gibson <cgibson@uaoh.net>
Cc: John Cadwallader <jcadwallader@fbtlaw.com>; Jeff Florey <jflorey@wfaco.com>
Subject: Holy Trinity Lutheran Church application for on-site burials

Mr. Chad Gibson
Senior Planner
City of Upper Arlington, Ohio

Dear Chad,
I own the apartment building on Northwest Boulevard between Westwood and Elmwood Avenues in Upper Arlington that is adjacent and east of Holy Trinity Lutheran Church. The church is located at 2001 Northwest Blvd.

I am not interested in litigation or negotiation regarding this matter.

I am interested in my private property rights and the enforcement of the appropriate Ohio statutes (Ohio Revised Code) by the City of Upper Arlington. I am strongly opposed to creation of a cemetery, defined by the Ohio Revised Code, to include a columbarium, sprinkle garden and lawn for cremains, as described in Pastor Wachtman's letter of March 12, 2024 (attached).

I read the codified Ohio Revised Code Chapter 1721 that deals with various sections of law for cemeteries. I am not an attorney but simply reading the ORC concerning the definitions and establishment of a cemetery and all the related items shows that this is a complicated situation. Sections of it clearly state fact patterns.

I am therefore requesting an analysis and review by the Upper Arlington City Attorney of Holy Trinity Lutheran Church's application to establish a columbarium and sprinkling garden and lawn. It is my hope that such analysis can be accomplished prior to the Board of Zoning and Planning hearing on April 17 at 6 PM so that it will better inform the process underway.

I think that some of the areas for legal analysis include:
Ohio Revised Code Section 1721.01 - .15:
1721.03 - Proximity to Dwellings - may not be located 100 yards from a dwelling.
Definition of a cemetery
1721.21 - Endowment and care trust fund establishment with $50,000 care trust