



5/1/2024 | 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. Unfinished Business

- 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. 2571 Clarion Court (VAR-19-24) - To allow a detached garage that is 21'-6" in height, when 17 feet is the limit.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: May 1, 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.

Overview

In response to the postponement of this application at the April 17, 2024 BZAP hearing, the applicant tried to address concerns raised by the Board and have submitted revised plans. The two gables and overall heights remain unchanged, meaning the projections into the rear yard profile are unchanged. The applicant has, however, revised the proposed south elevation so that it will match the north elevation. Window types and sizes on the two-story addition have also been adjusted to better match the existing residence. In the revised plans, the applicant noted that they've explored alternate options to reduce the height of the addition, but do not have a solution that retains the same programming and complimentary architecture.

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.

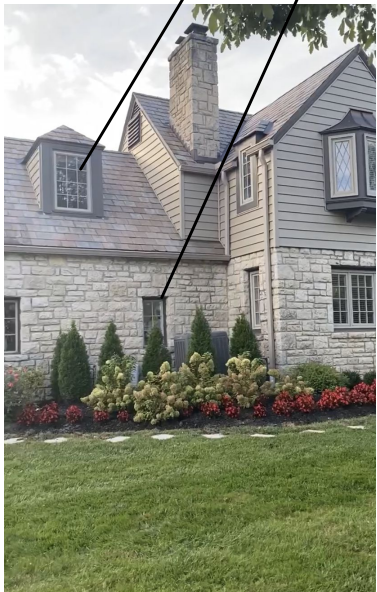
Should the Board choose to make a motion on this variance application, Staff would recommend that Finding #4 (character of the neighborhood) be considered.

Attachments

1.	FOR MEETING 4-25-24
2.	Message received about 2395 ANDOVER RD
3.	2395 Andover Rd - Revised Plans 04.10.24
4.	BZAP Staff Report 2 - 2395 Andover Road
5.	BZAP Staff Report Pics - 2395 Andover Rd
6.	2395 Andover Rd Variance App







- **IMPRINTING THE EXISTING NORTH ELEVATION FACADE ONTO THE SOUTH ADDITION ELEVATION.**
- **REUSING EXISTING WINDOWS FROM EXISTING GARAGE AND ADDING NEW WINDOWS TO MATCH THE SAME LOOK TO BLEND THE "OLD" WITH THE "NEW." (ACTUAL TRIM PATTERN TO BE DETERMINED).**
- **WE ALSO LOOKED AT DIFFERENT OPTIONS FOR MATCHING THE ROOF SLOPES OF THE EXISTING HOUSE. THIS CONCLUDED WITH EITHER THE PITCH SURPASSING THE EXISTING ROOF LINE, OR TOO LOW FOR THE PROGRAM IN THE SPACE BELOW TO ACQUIRE THE NEEDED HEIGHT, WITH THE BUILDING CODE HEIGHT RESTRICTIONS ALLOWED.**
- **ALSO, TO SEE SHOW THE CHARACTER OF THE HOUSE WOULD LOOK, ADDED A THIRD WINDOW TO THE FRONT.**

OUR GOAL IS TO BUILD AN ADDITION THAT COMPLIMENTS THE EXISTING ARCHITECTURAL INTEGRITY AS MUCH AS POSSIBLE, AND UTILIZING AS MUCH SPACE AS POSSIBLE (SINCE SPACE IS LIMITED), INCORPORATED WITH MODERN LIVING.

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

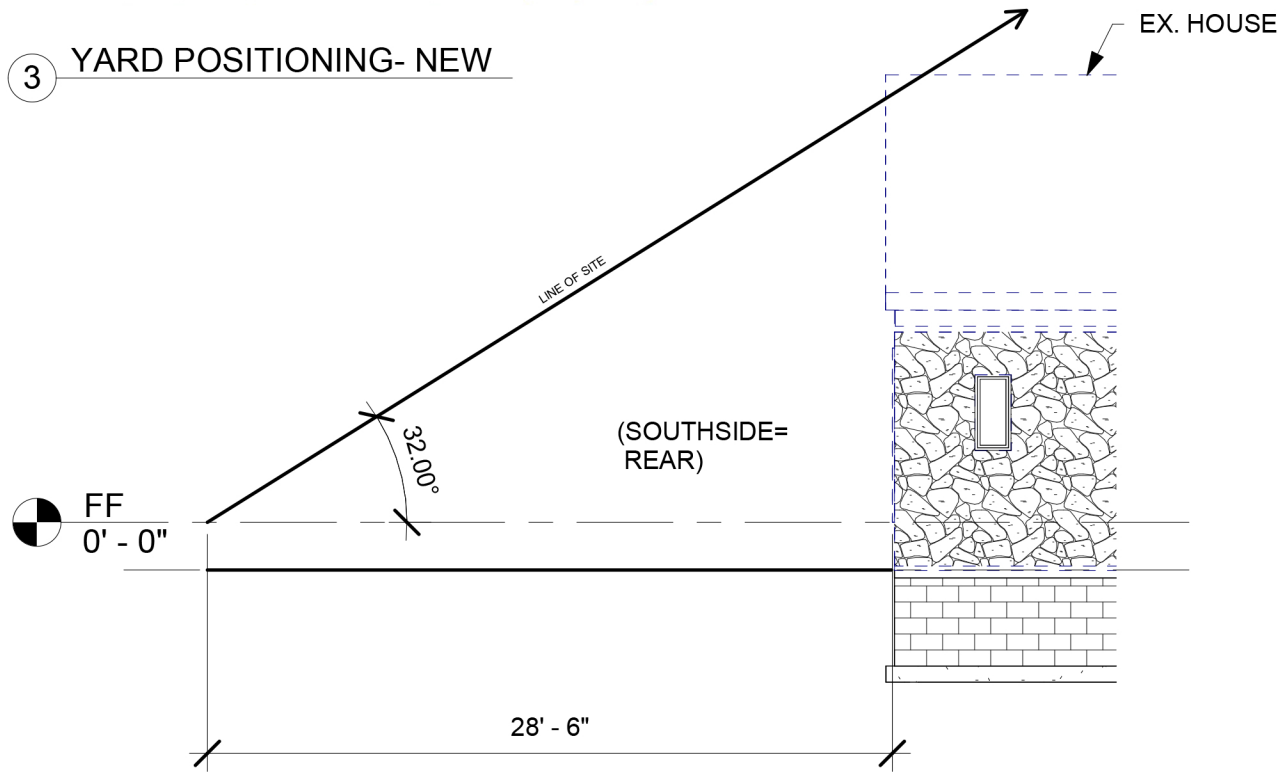
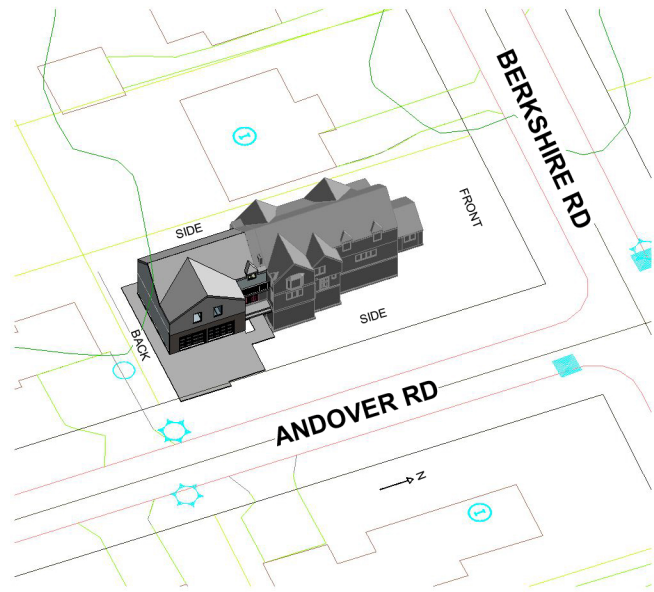
Type: Variance Application

Number: 24-658

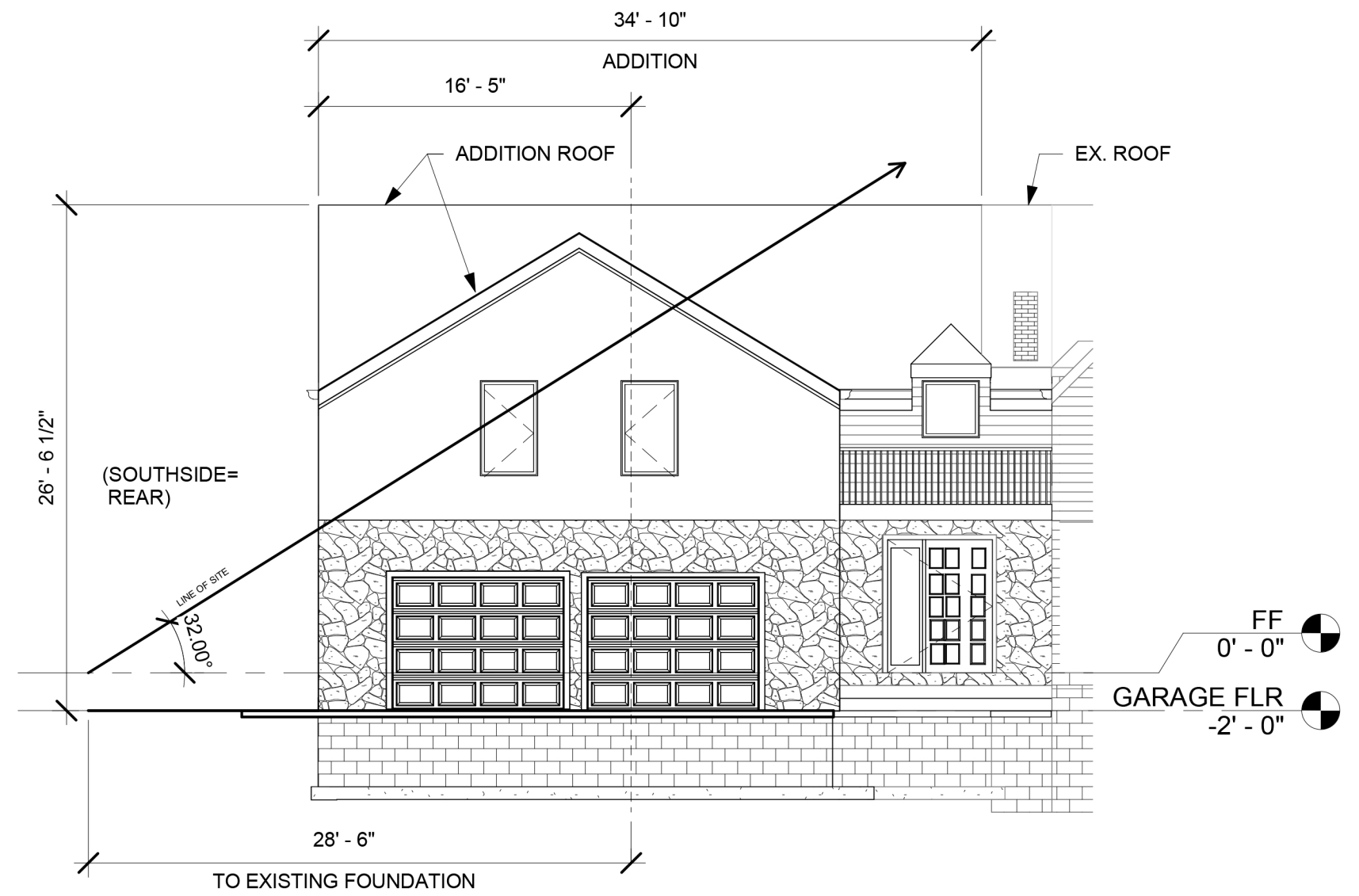
[View Details](#)



Powered by OpenGov



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



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



2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.		
Project number	Project Number	DTL-1
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"

EXISTING HOUSE IS SHOWN GRAY

EXISTING STONE WALL

(14) EXISTING 10'H TREES

EX. FENCE

(5) NEW PROPOSED 10'H TREES

(4) EXISTING 15'H TREES

GUTTERS

GUTTERS

EXISTING STONE WALL

EX. FENCE

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.



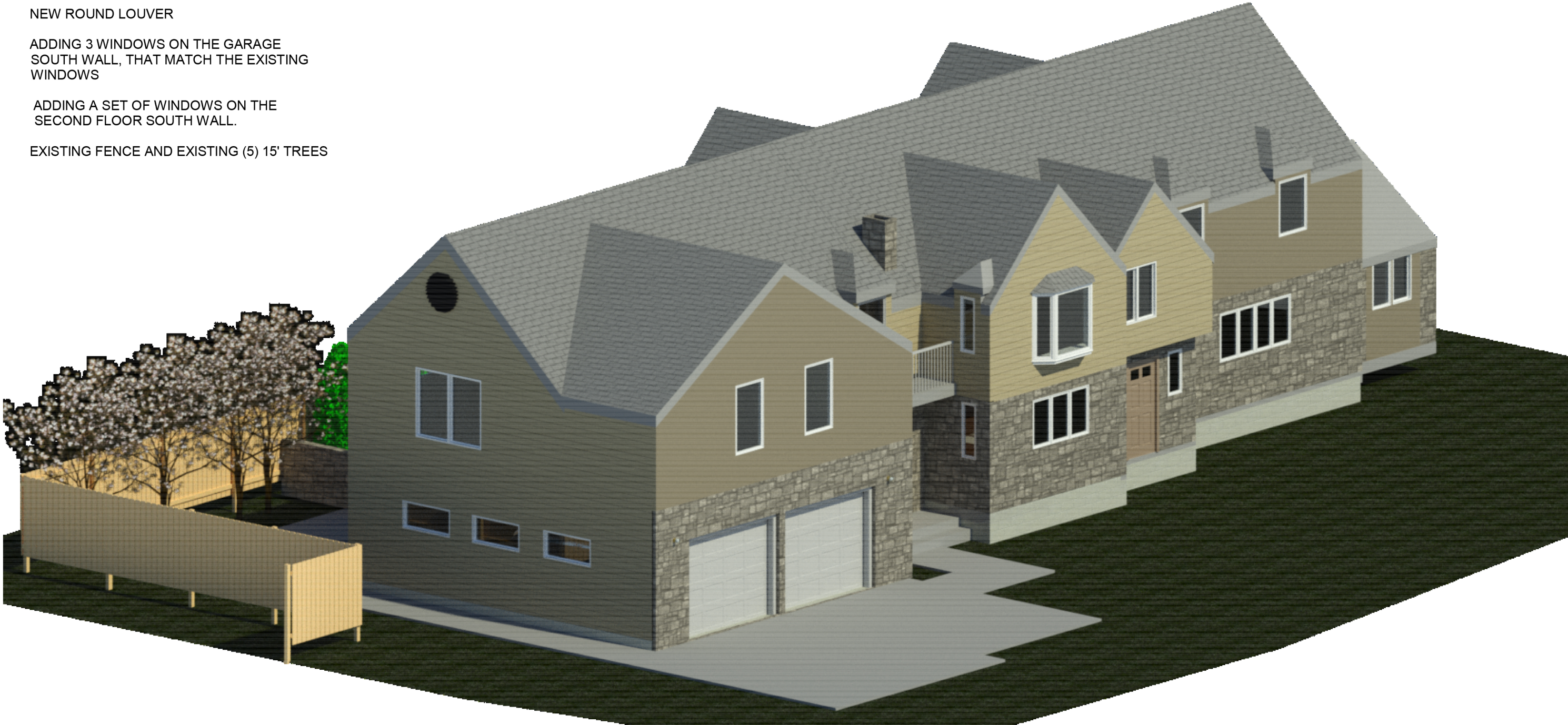
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

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

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.



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

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 TREES



WEST (SIDE YARD)/ SOUTH (REAR YARD)
N.T.S.



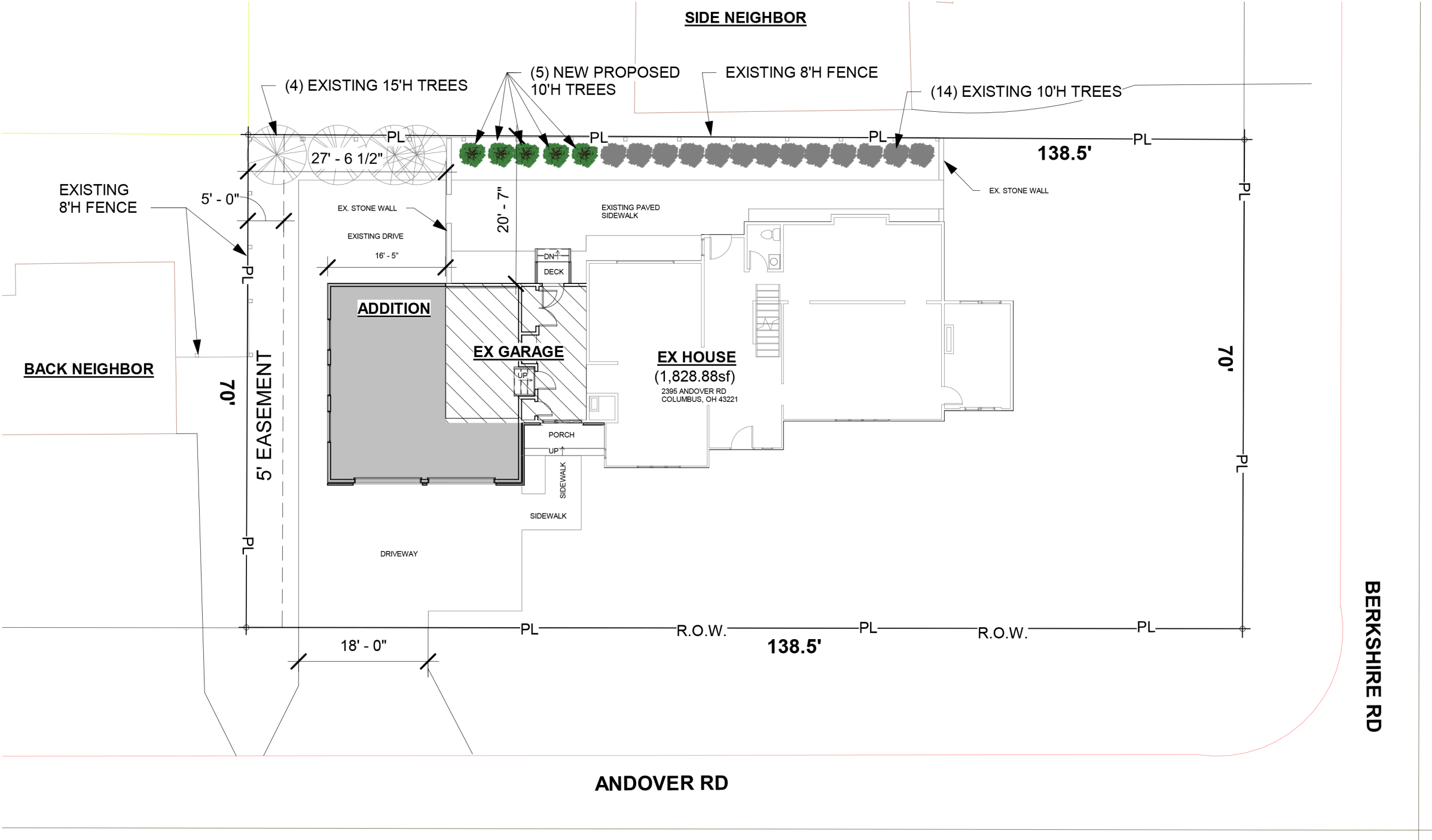
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

WEST (SIDE) RENDERING		
Project number	Project Number	DTL-4
Date	4-2-24	
Drawn by	Author	
Checked by	Checker	Scale

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 COMPLETE THE PRIVACY TREELINE AGAINST THE FENCE.



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



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"		

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



2395 Andover Road

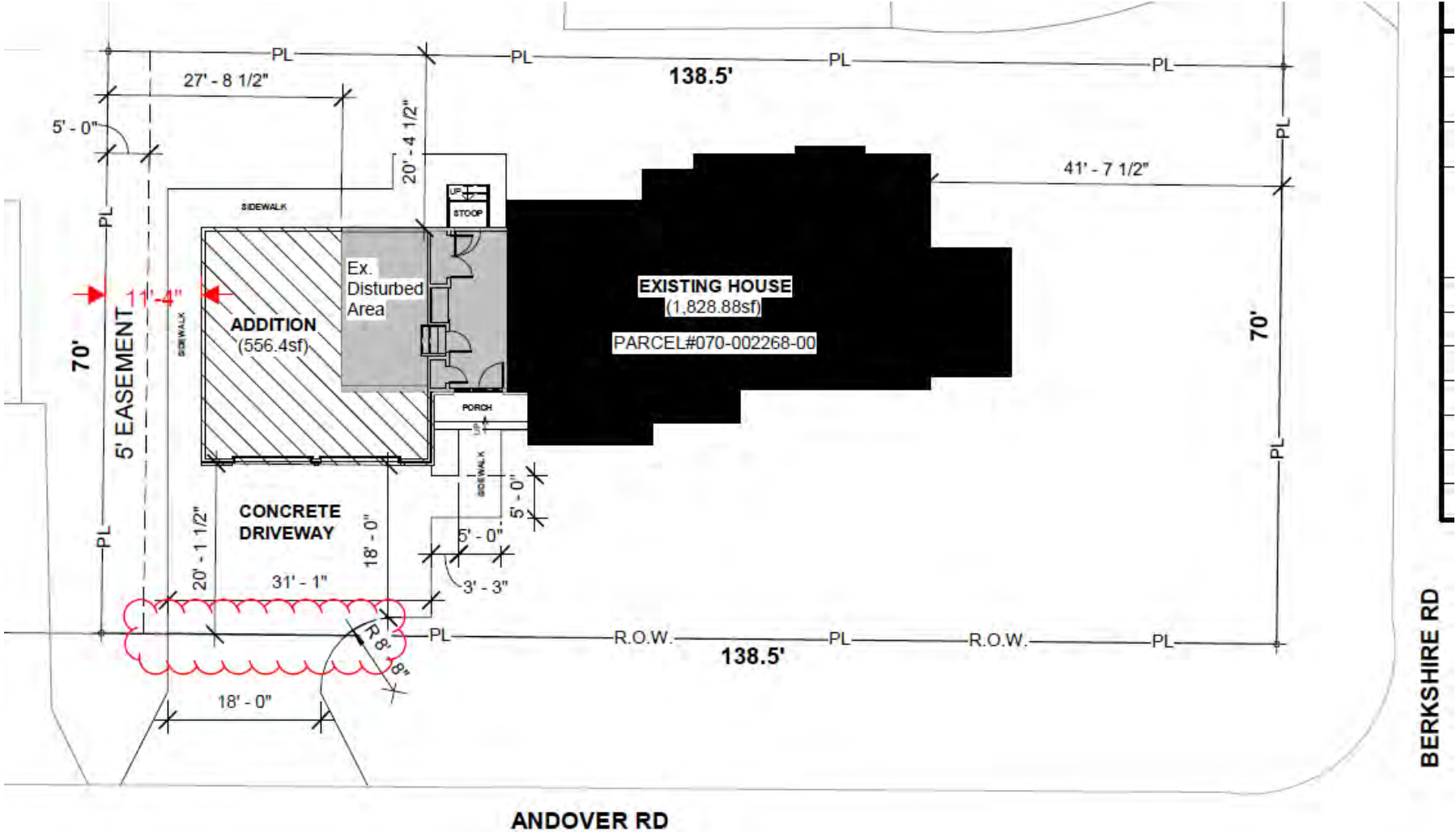
BZAP Staff Report Pictures



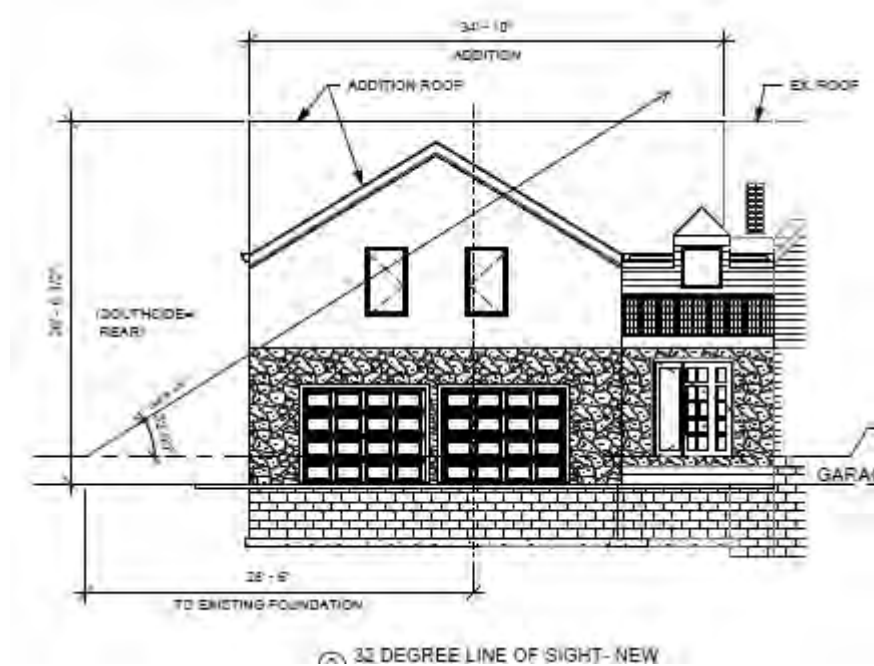
Google Maps ® Aerial – Looking West



Proposed Site Plan



Proposed Elevations



Existing View from Andover Road





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?

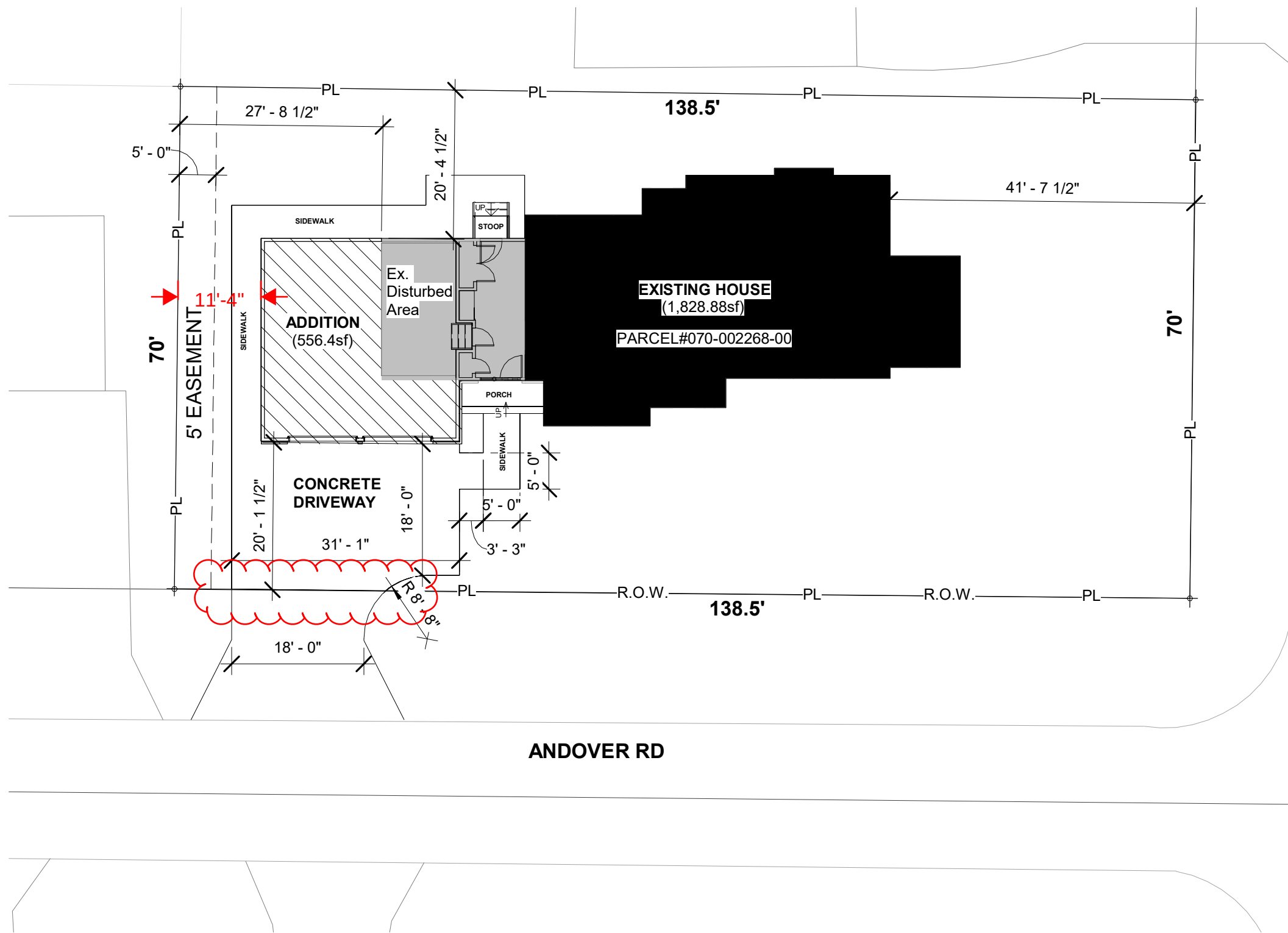
No, we will be leveraging existing driveway space for the garage addition so the garage doors face the street,similar to the other homes. Great care would be taken to make the addition match the existing home, including using existing shingles mixed with new shingles and existing stone mortar.

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 laundry room.

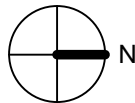
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

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



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

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



2395 ANDOVER RD
COLUMBUS, OH 43221

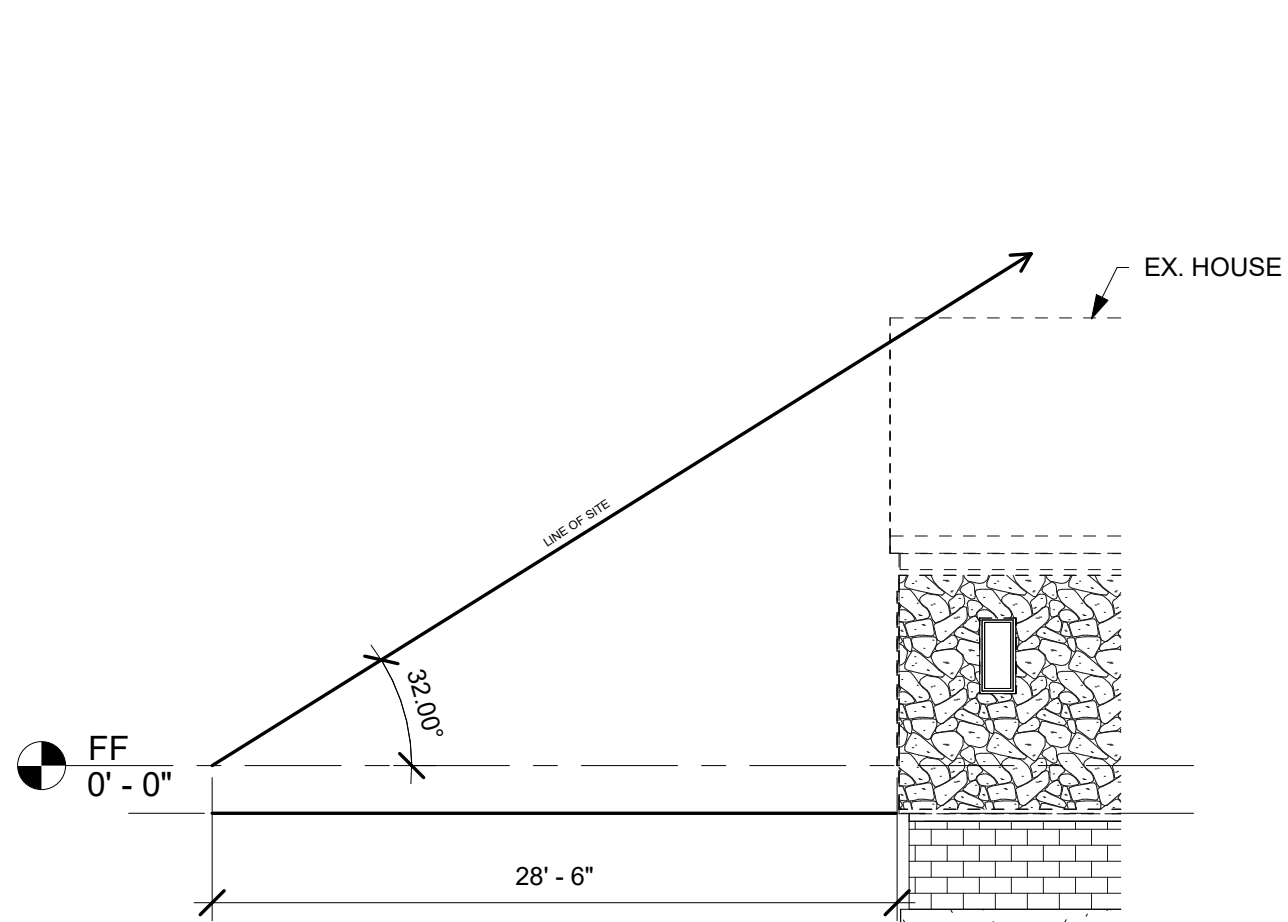
No.	Description	Date

SITE PLAN

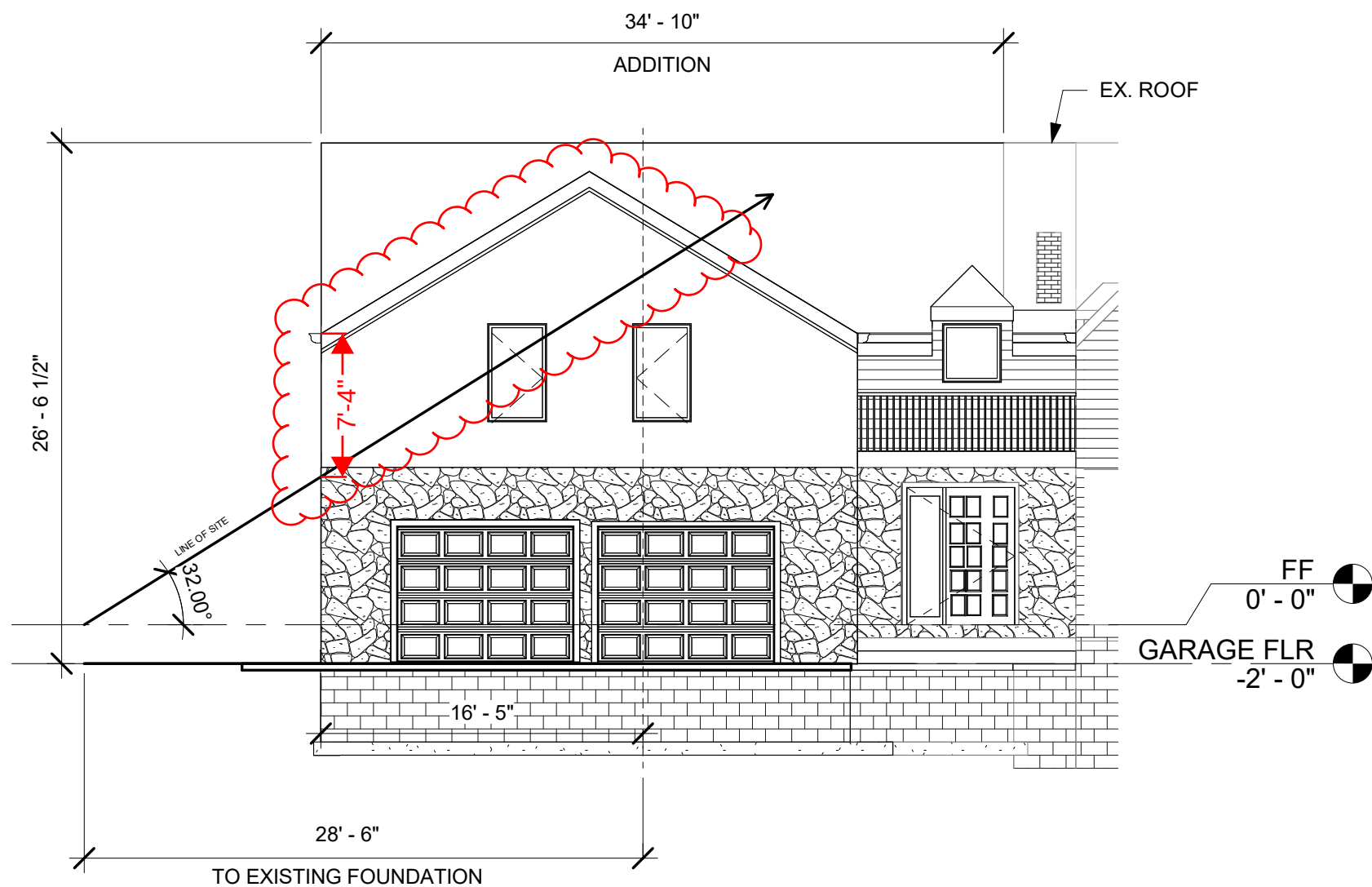
Project number	Project Number
Date	9-22-23
Drawn by	Author
Checked by	Checker

SP100

Scale 1/16" = 1'-0"



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



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



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"

2395 ANDOVER RD



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

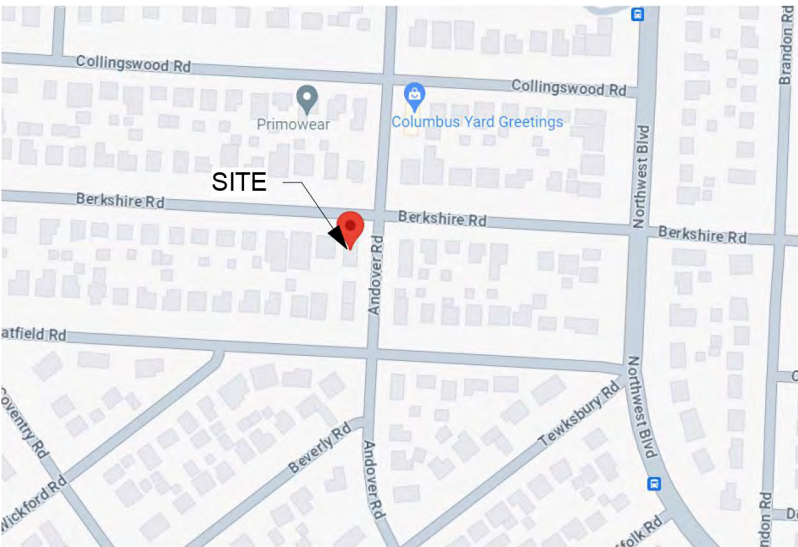
RENDERING WITH ADDITION



VICINITY MAP



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



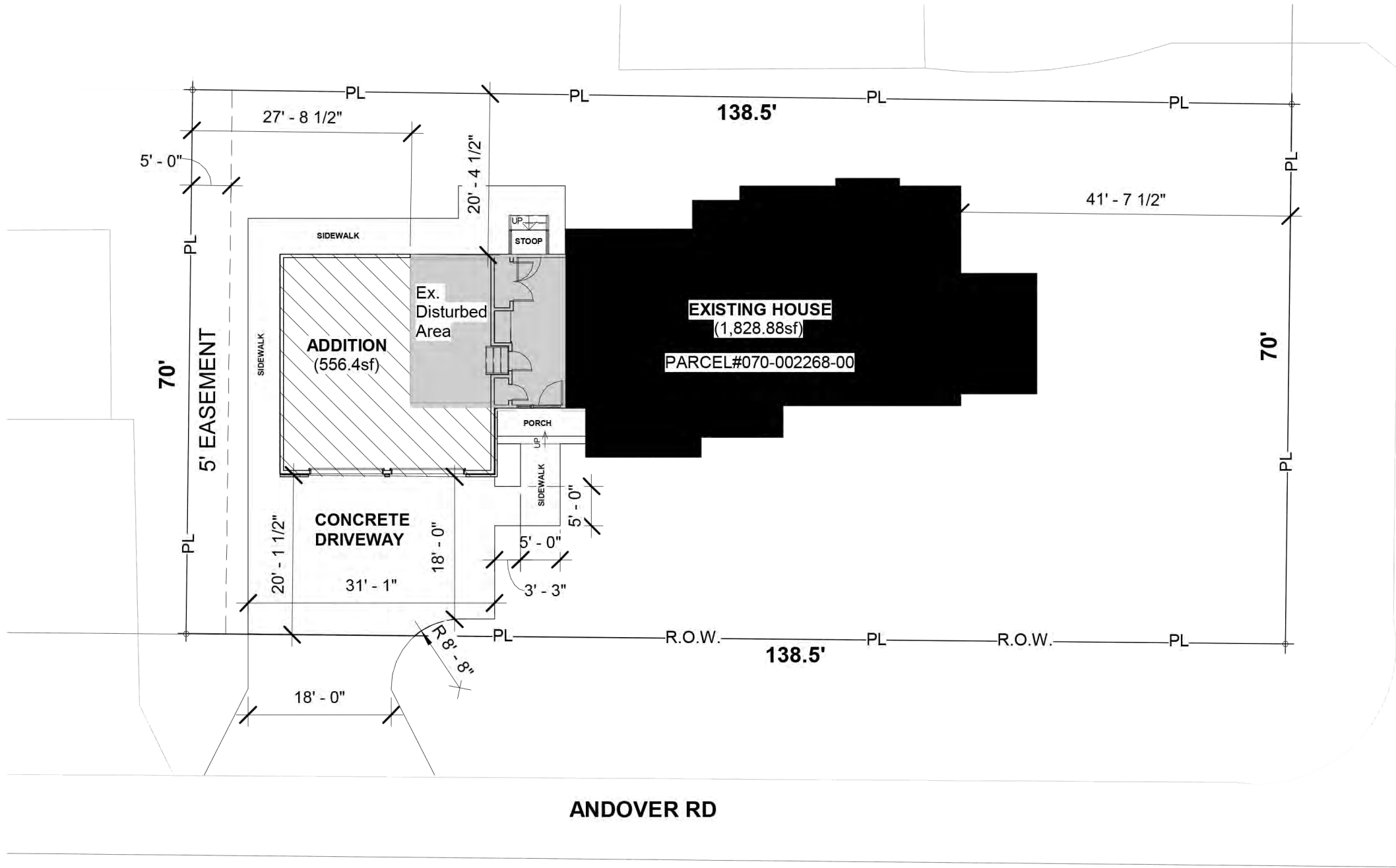
SITE MAP



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



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

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



2395 ANDOVER RD
COLUMBUS, OH 43221

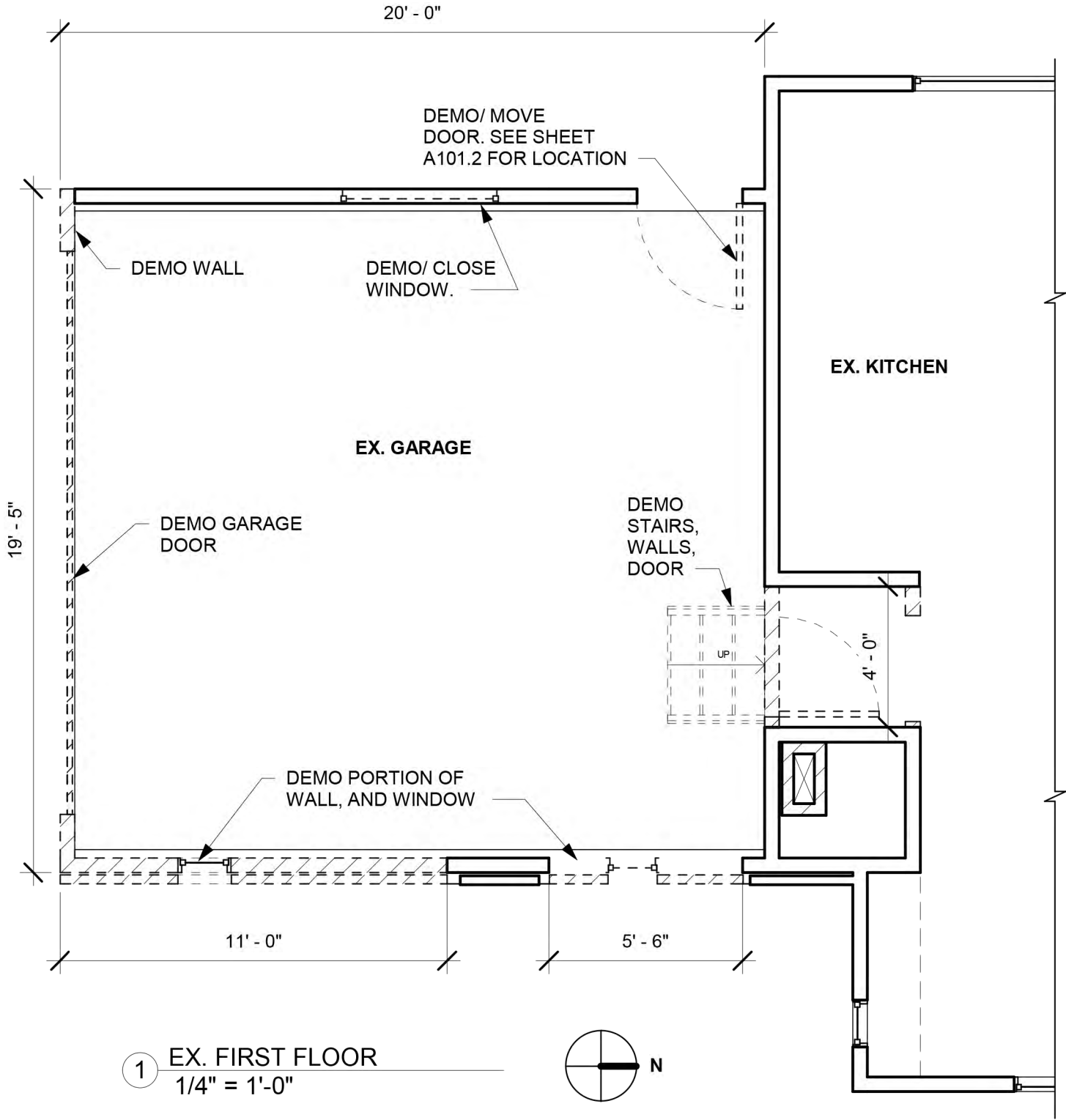
No.	Description	Date

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

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



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"

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, c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^e	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e 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

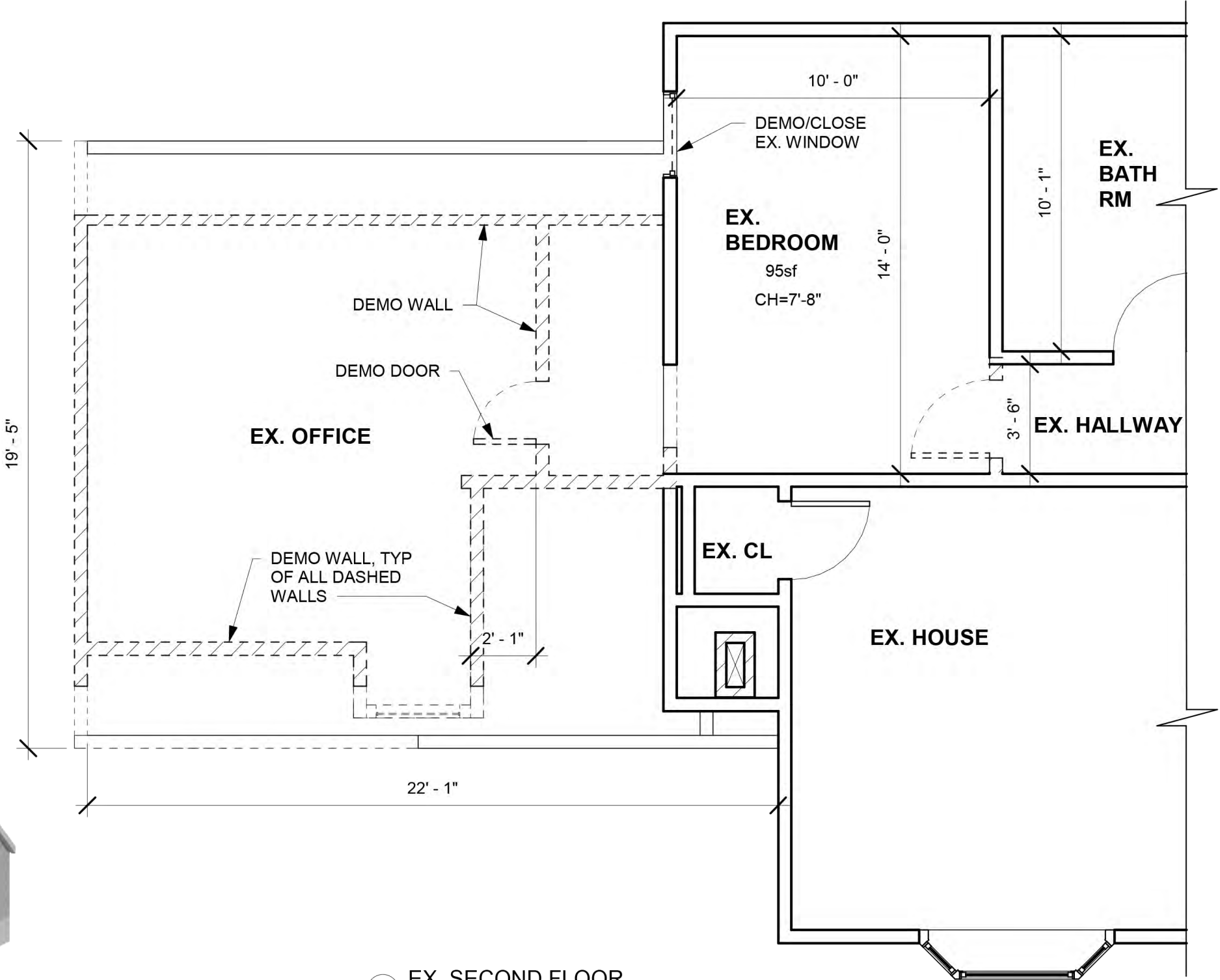
For SI: 1 foot = 304.8 mm.

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"

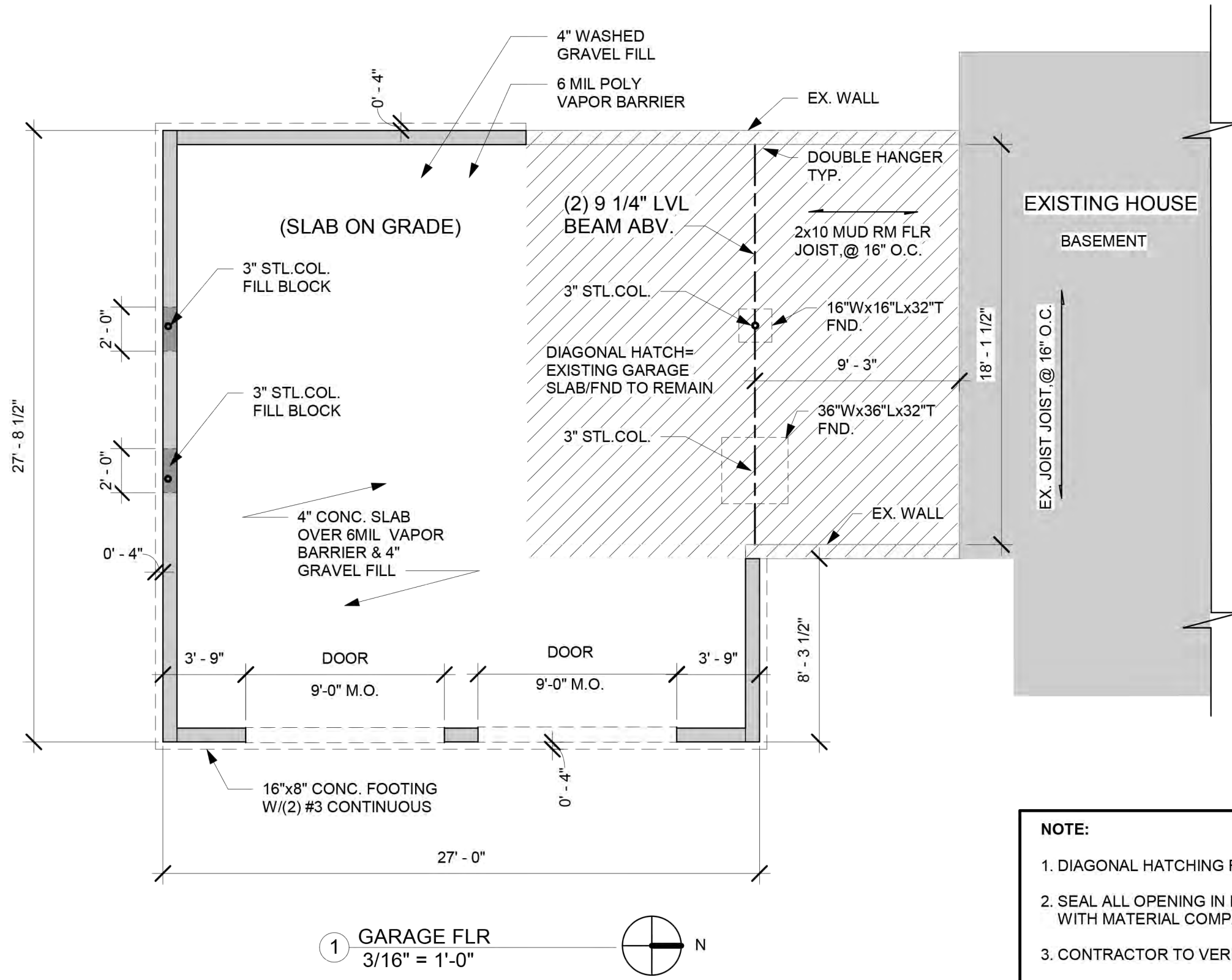


2395 ANDOVER RD
COLUMBUS, OH 43221

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"		



2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

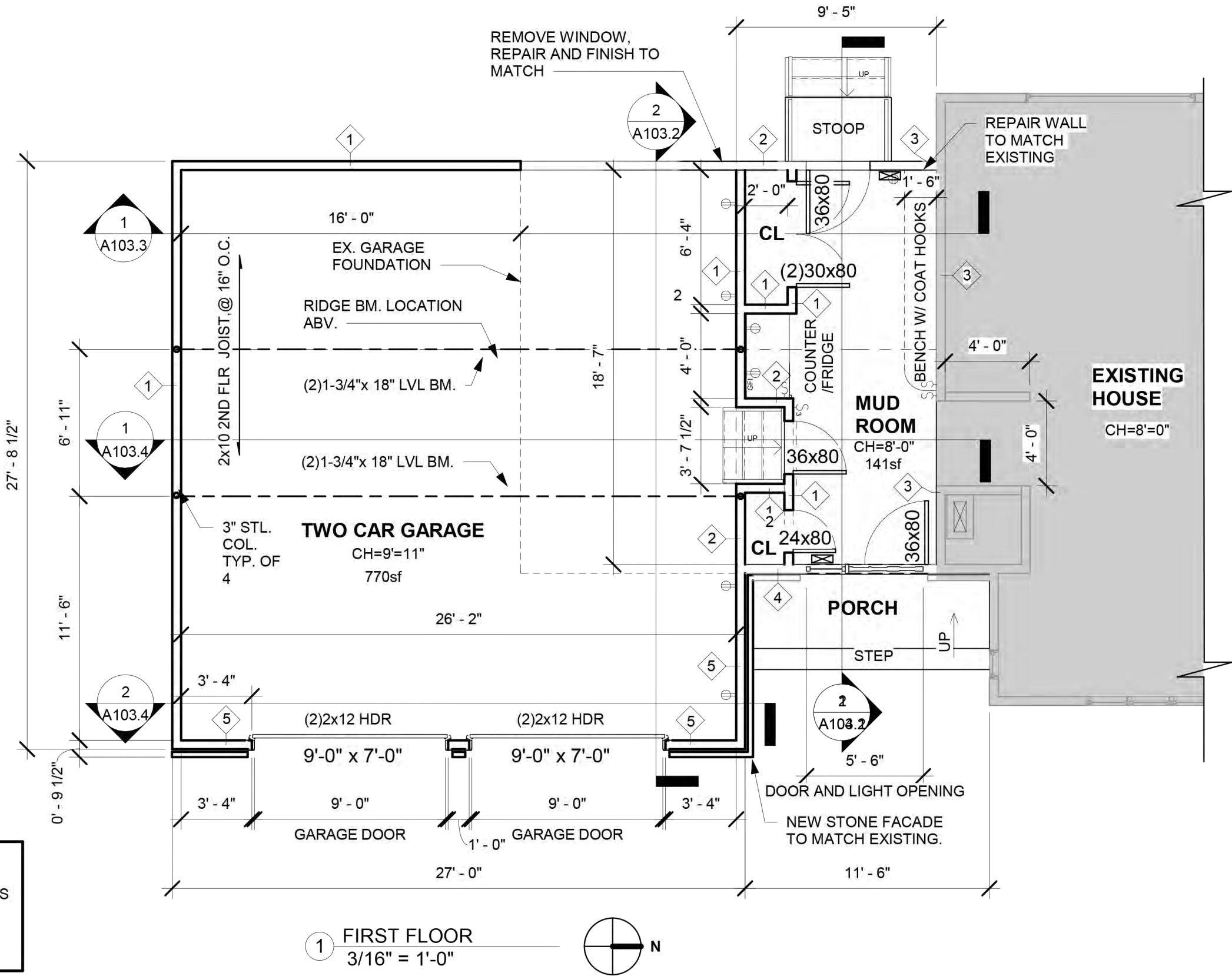
FOUNDATION PLAN		
Project number	Project Number	A101.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

SYMBOL LEDGEND	
	4" DIA. EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE
	4" DRYER VENT

SYMBOL LEGEND	
	OUTLET DUPLEX-SINGLE
	OUTLET GFI- SINGLE
	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.



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"

SYMBOL LEGEND	
	4" DIA. EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE
	4" DRYER VENT

SYMBOL LEGEND	
	OUTLET DUPLEX-SINGLE
	OUTLET GFI- SINGLE
	SWITCH- THREEWAY
	SWITCH- SINGLE
	DUCT- RETURN
	DUCT- SUPPLY
	GRILLE - SUPPLY
	GRILLE - RETURN

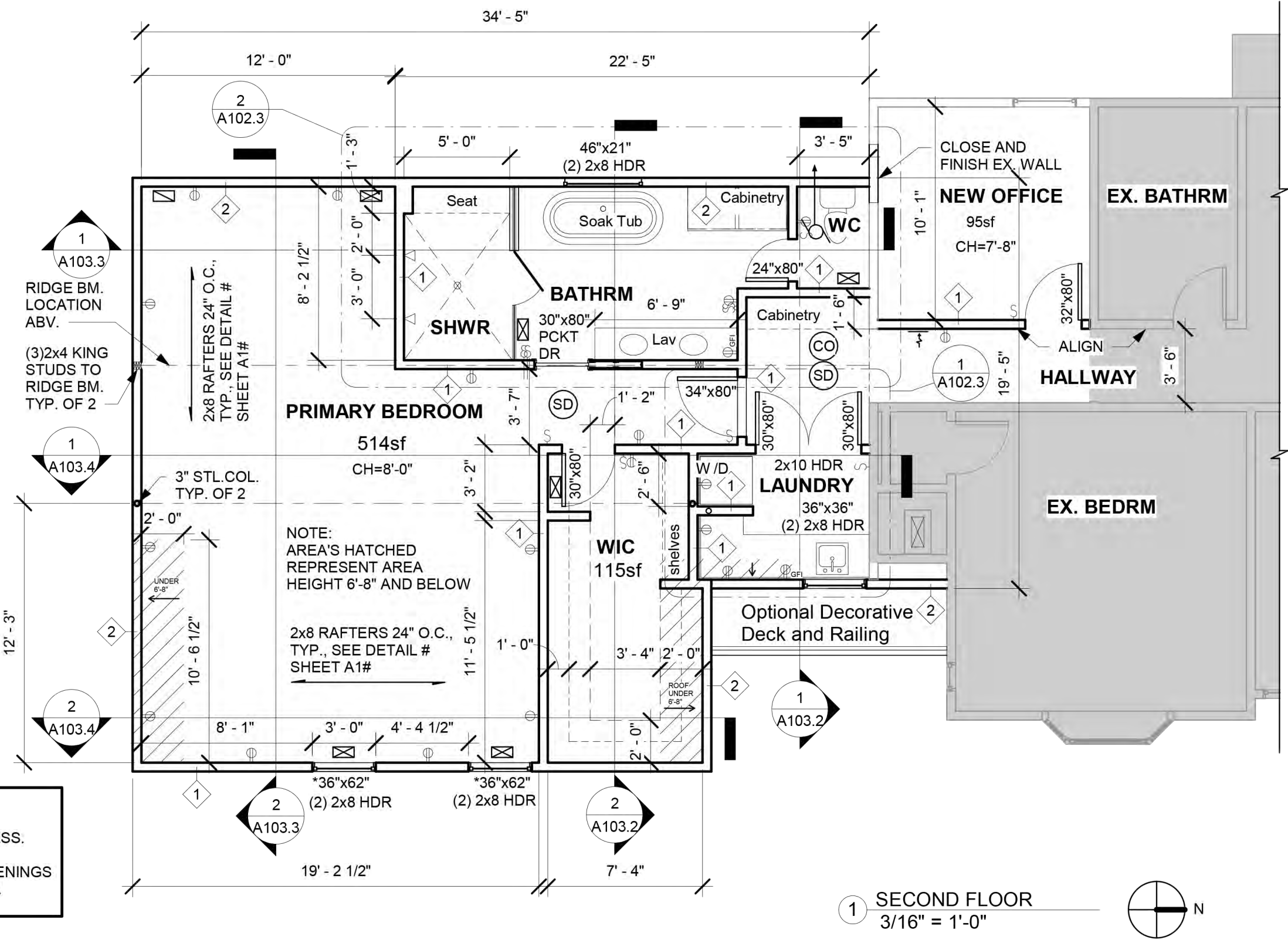
WALL TYPE	
	NEW 2x4 STUD WALL. SEE DETAIL 2 ON SHEET A06.
	NEW 2x4 EXTERIOR STUD WALL, W/ NEW R-13 INSUL. SEE DETAIL 4 SHEET A107.

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.

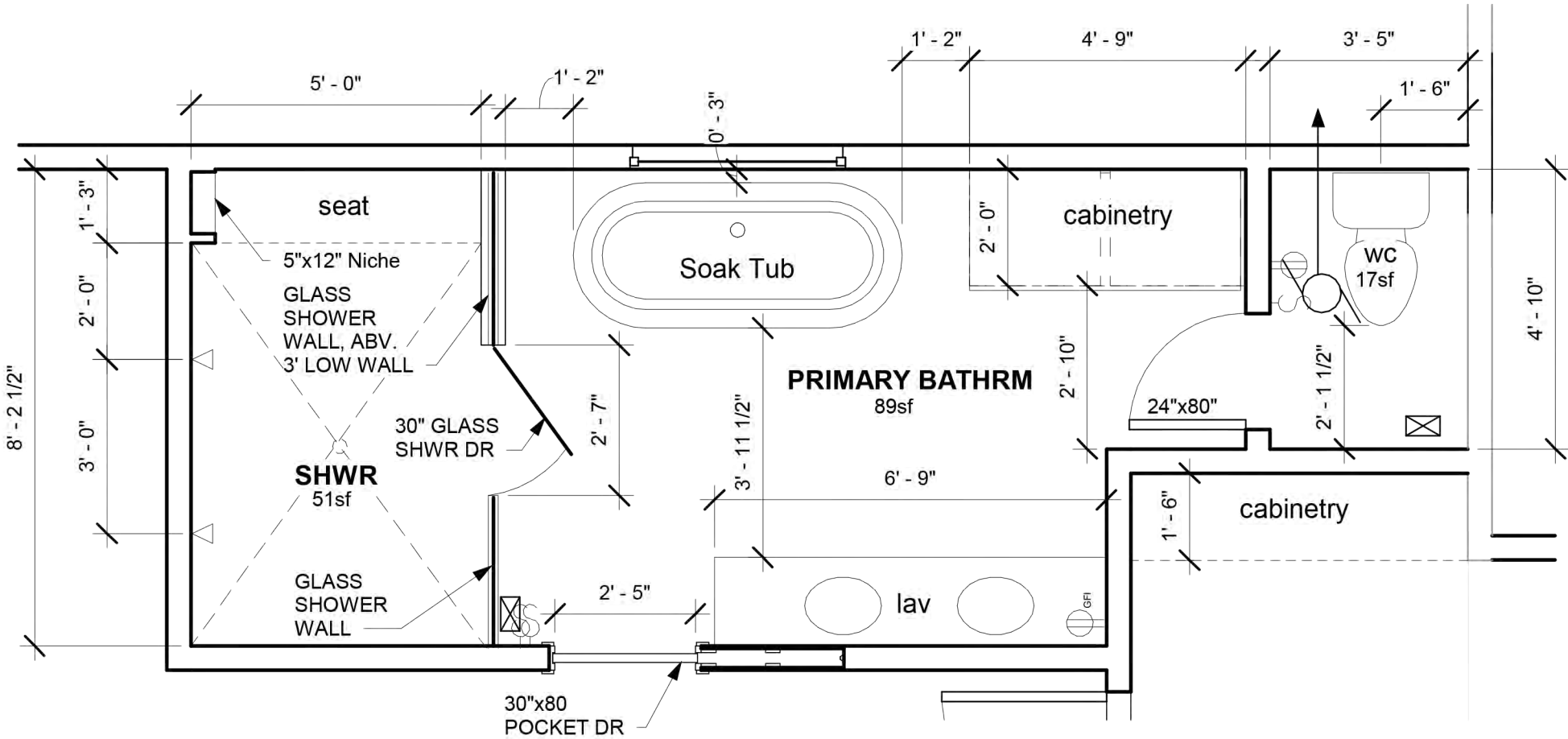
* EGRESS WINDOWS



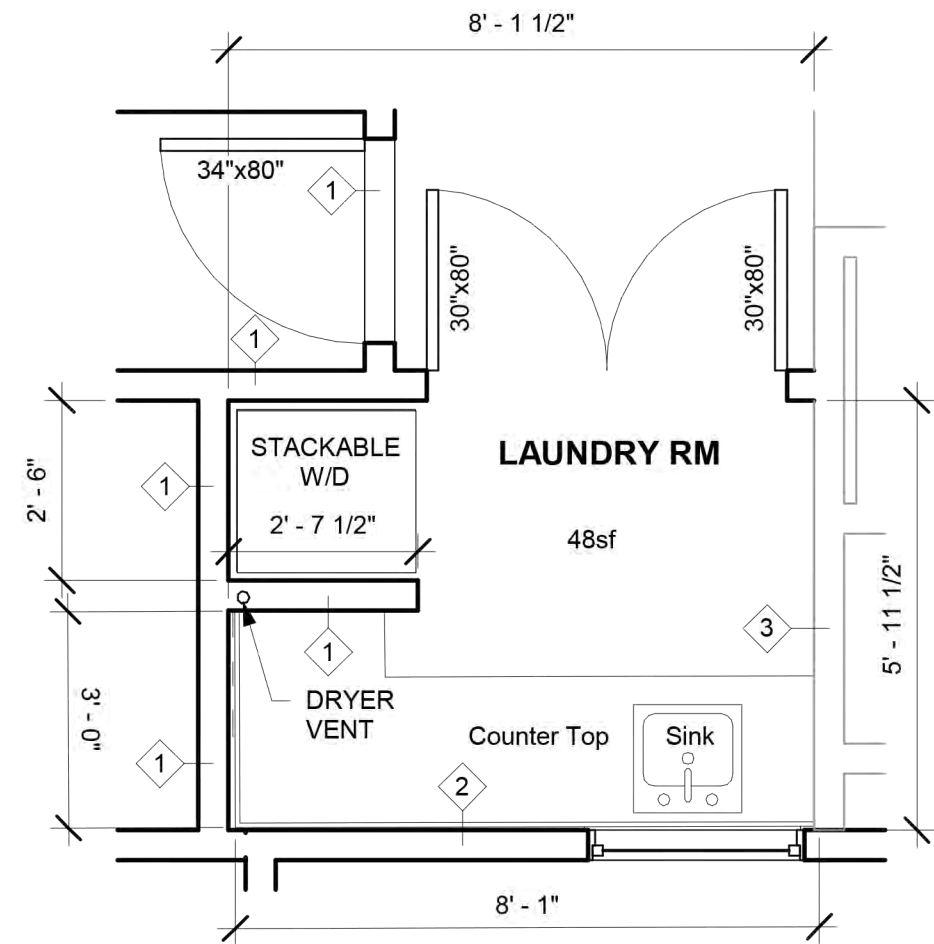
2395 ANDOVER RD
COLUMBUS, OH 43221

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"



② PRIMARY BATHROOM
3/8" = 1'-0"



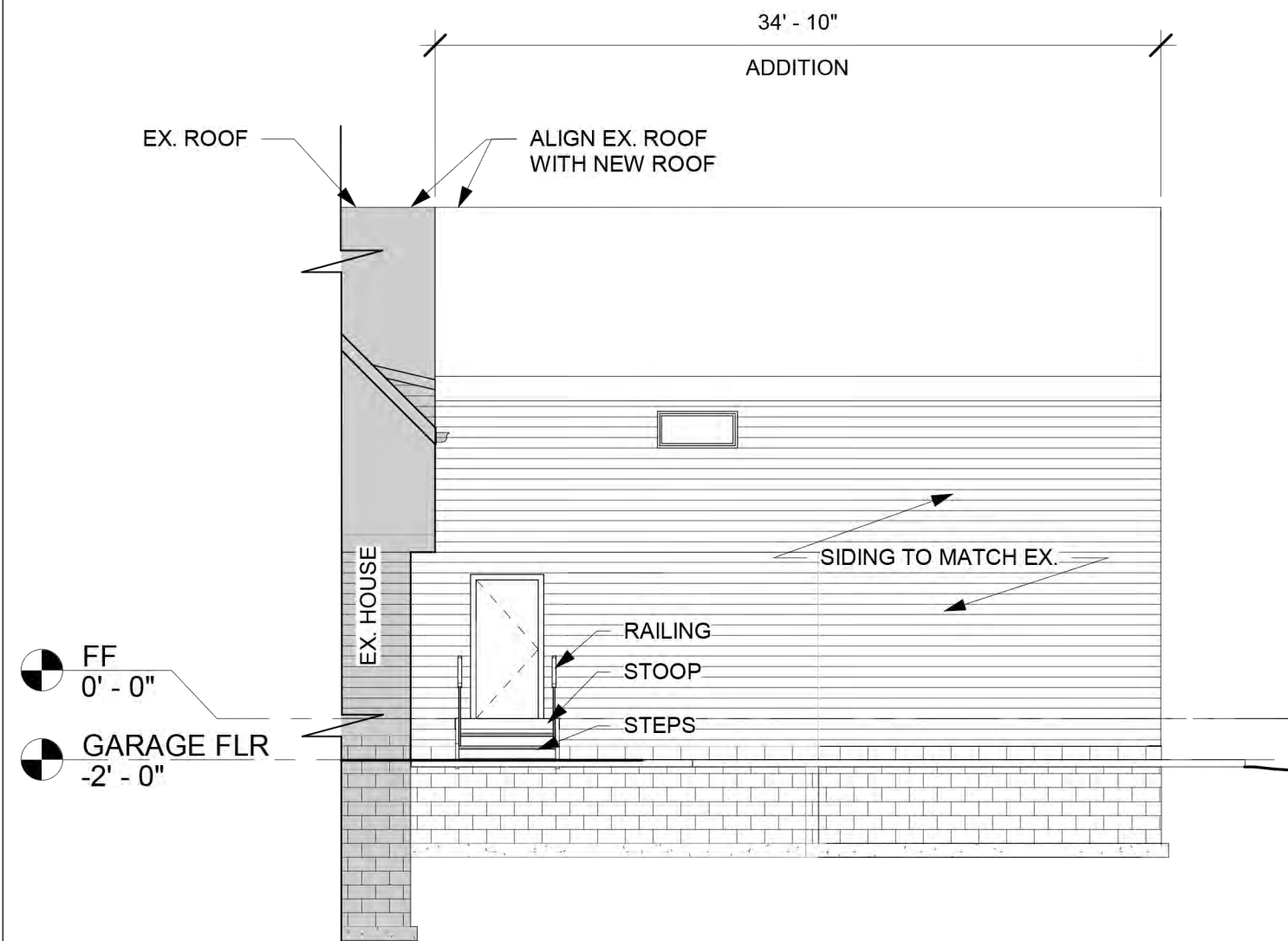
① LAUNDRY RM
3/8" = 1'-0"



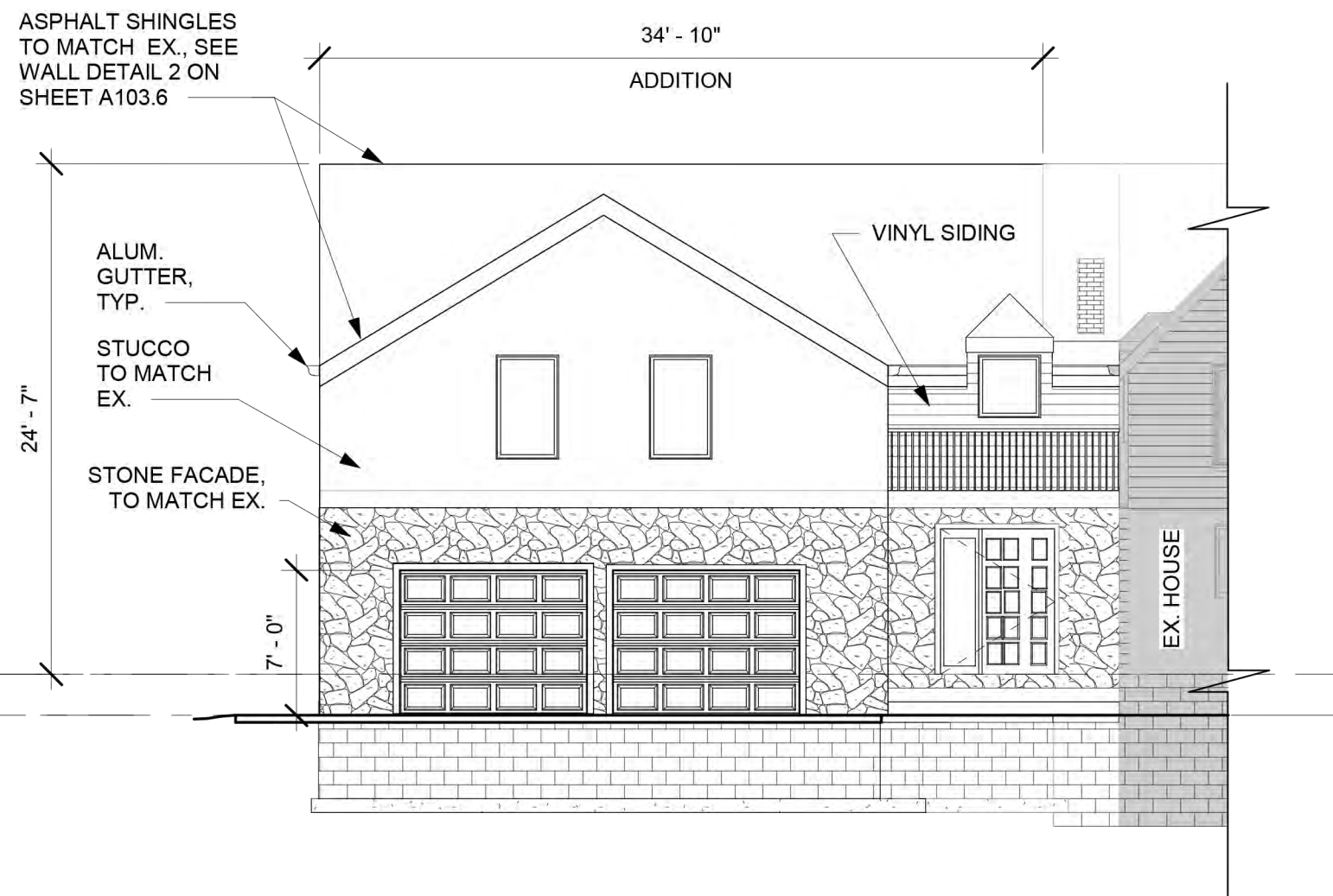
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

ENLARGED PLANS		
Project number	Project Number	A102.3
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	
		Scale 3/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"



2395 ANDOVER RD
COLUMBUS, OH 43221

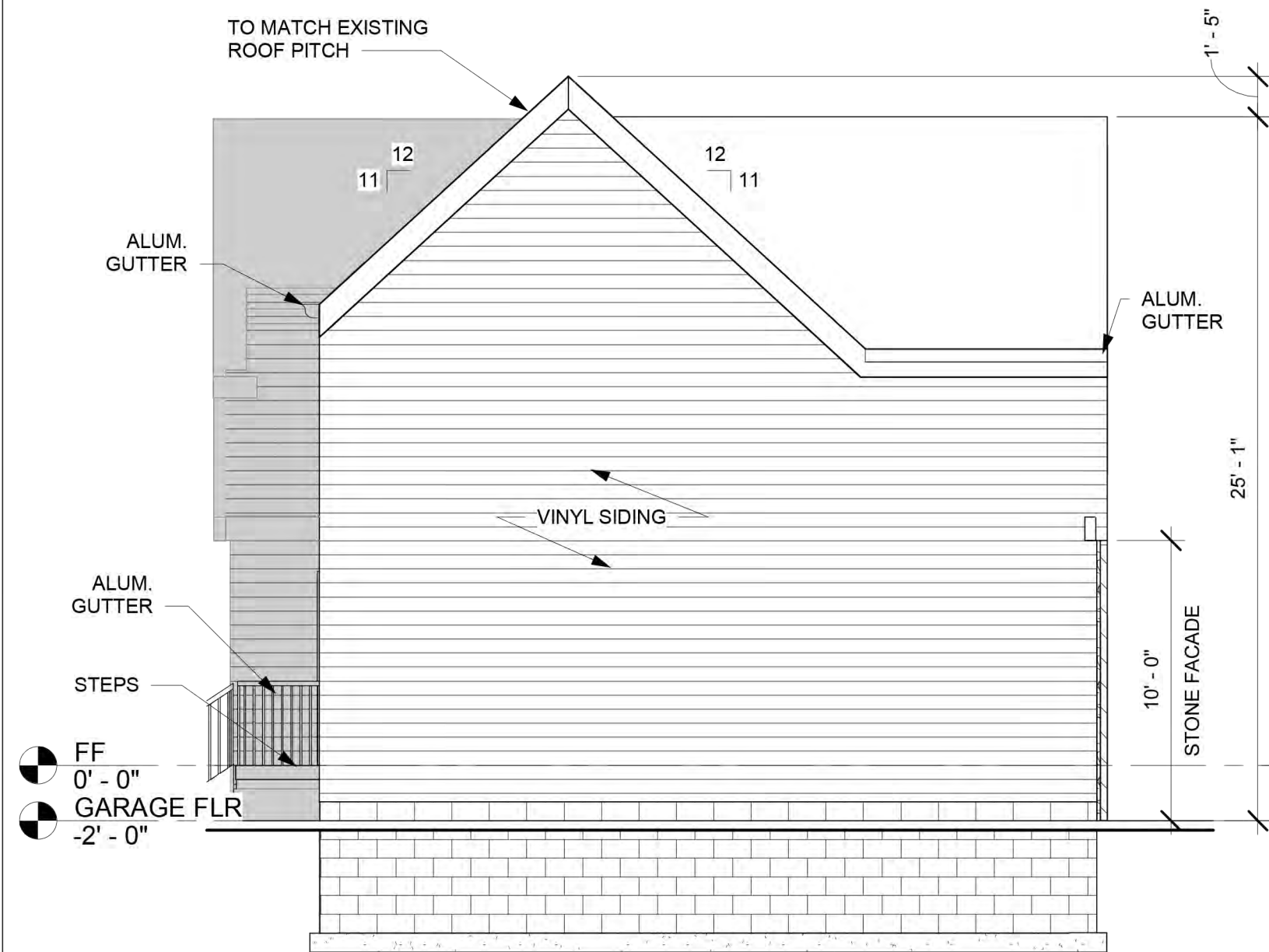
No.	Description	Date

ELEVATION

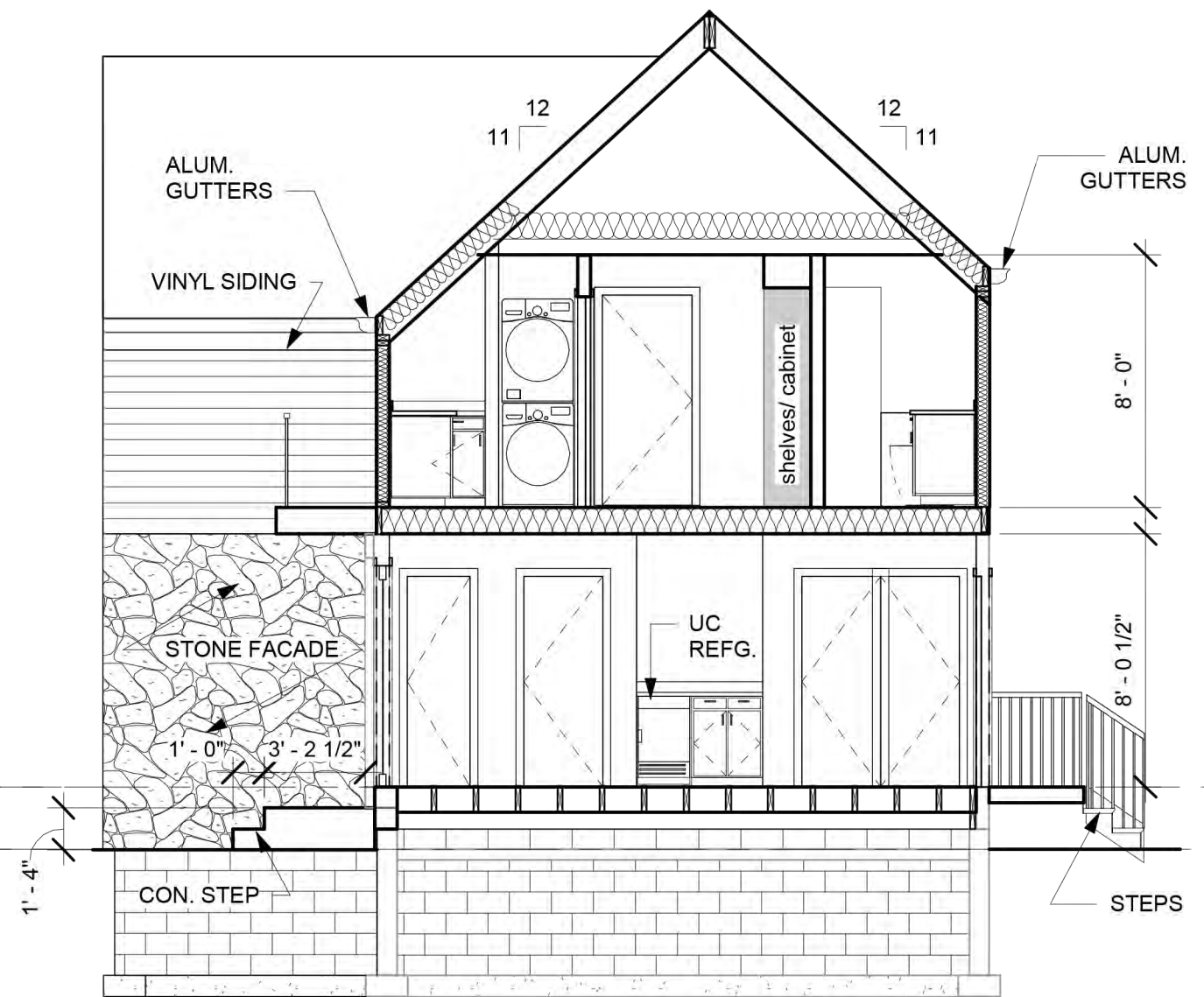
Project number	Project Number
Date	9-22-23
Drawn by	Author
Checked by	Checker

A103.0

Scale 1/8" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"



① NOTH ELEV./ SECTION
3/16" = 1'-0"



2395 ANDOVER RD
COLUMBUS, OH 43221

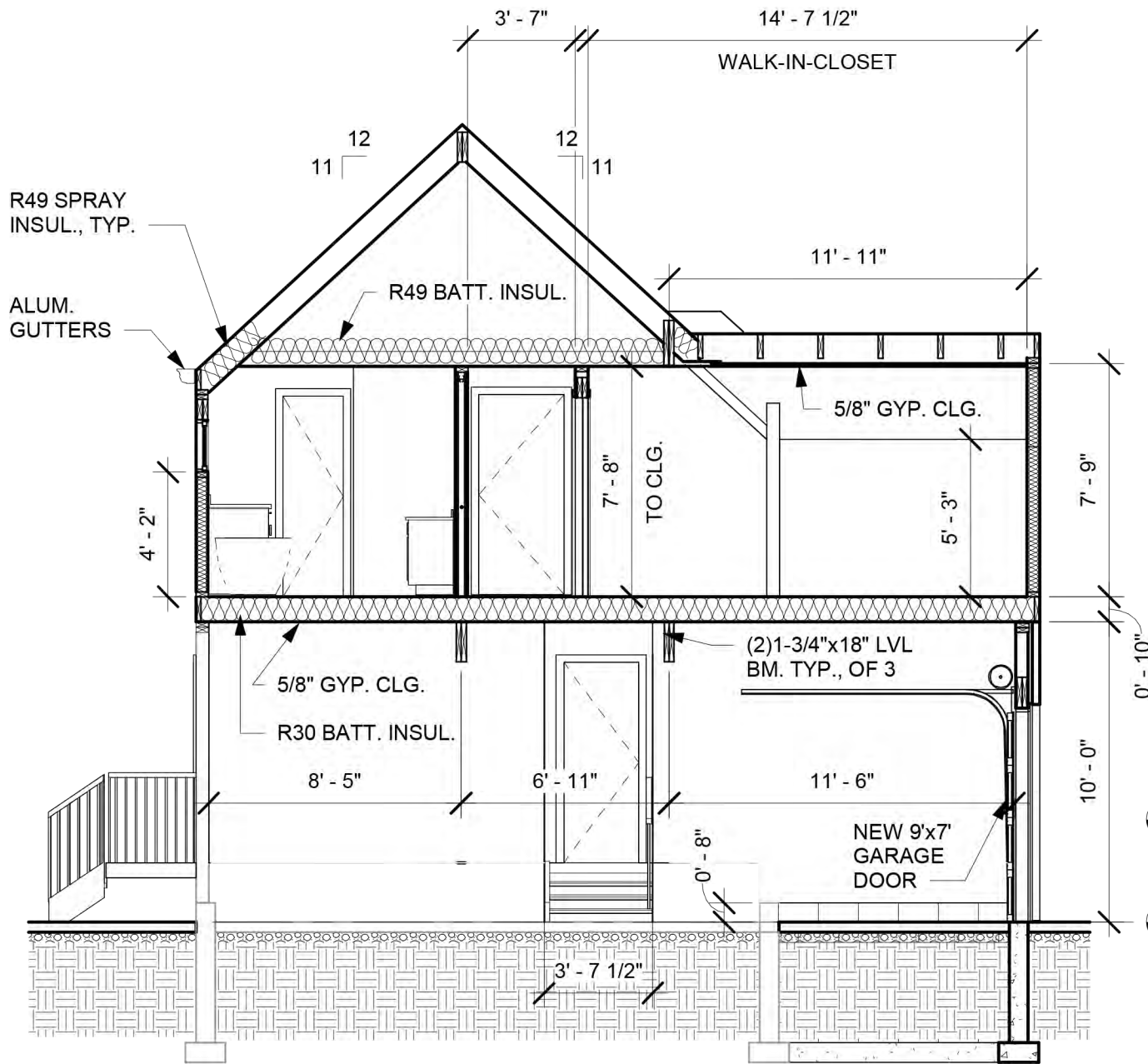
No.	Description	Date

ELEVATION

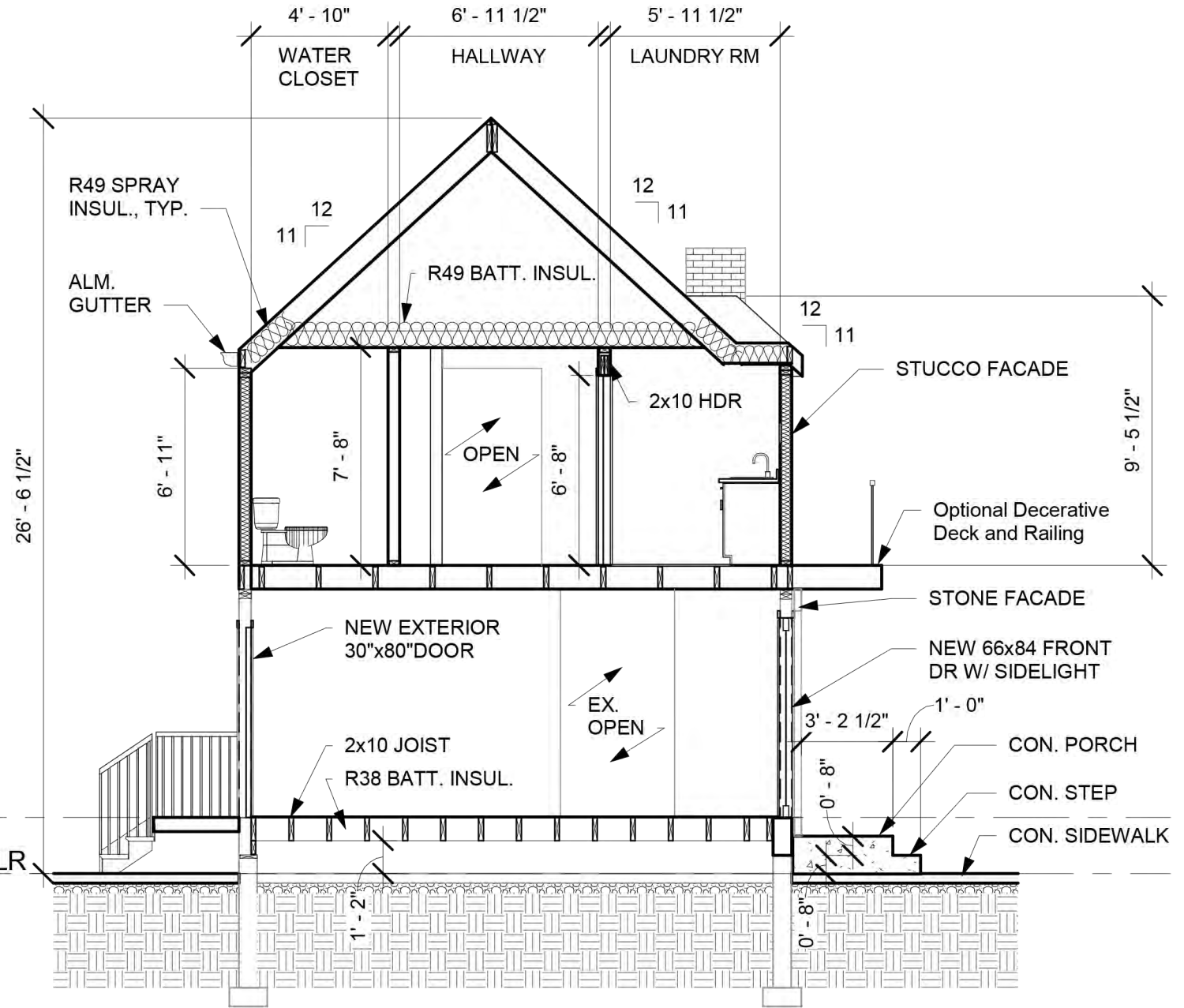
Project number	Project Number
Date	9-22-23
Drawn by	Author
Checked by	Checker

A103.1

Scale 3/16" = 1'-0"



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



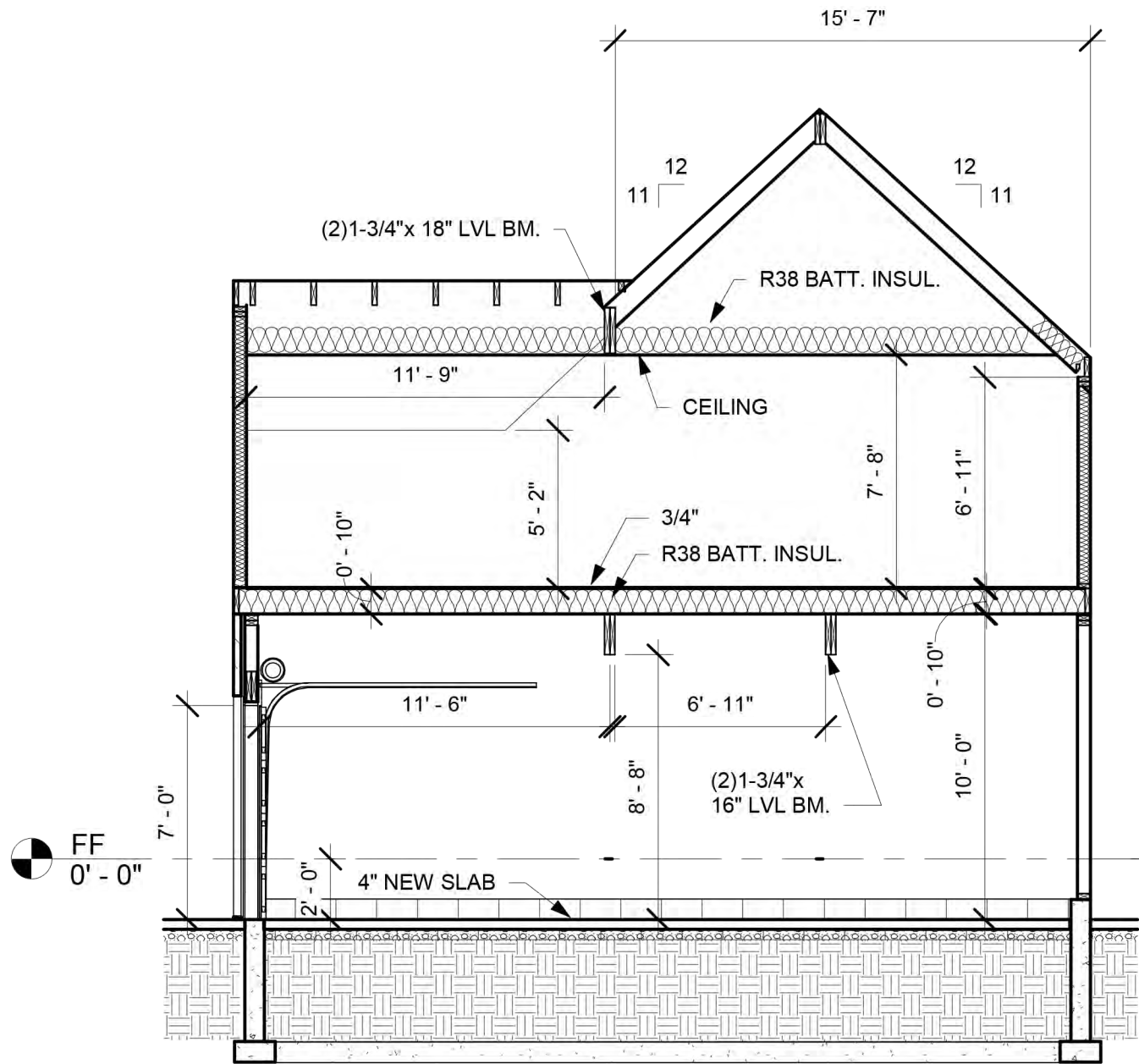
1 SECTION 6
3/16" = 1'-0"



2395 ANDOVER RD
COLUMBUS, OH 43221

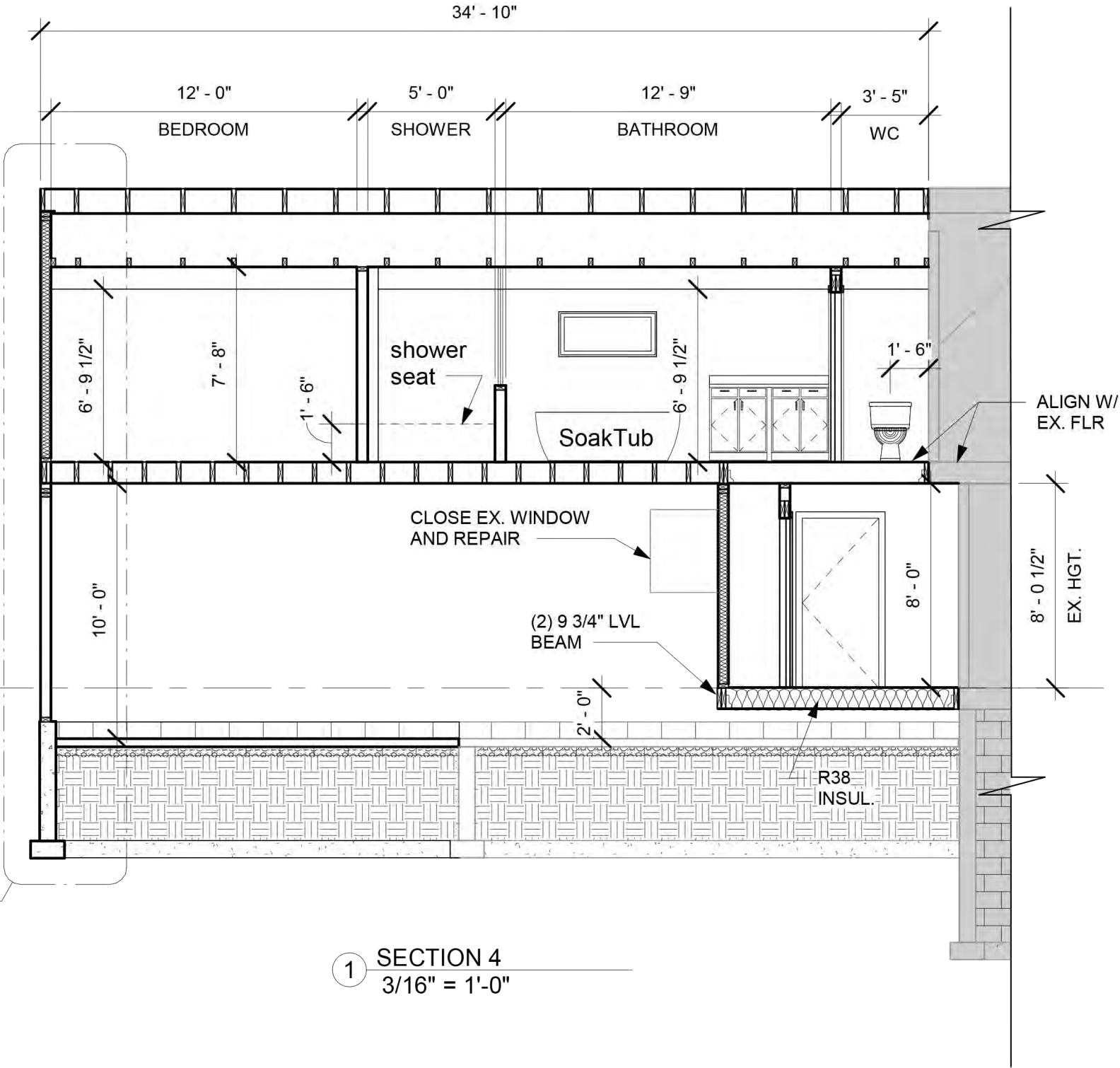
No.	Description	Date

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



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

2
A103.6



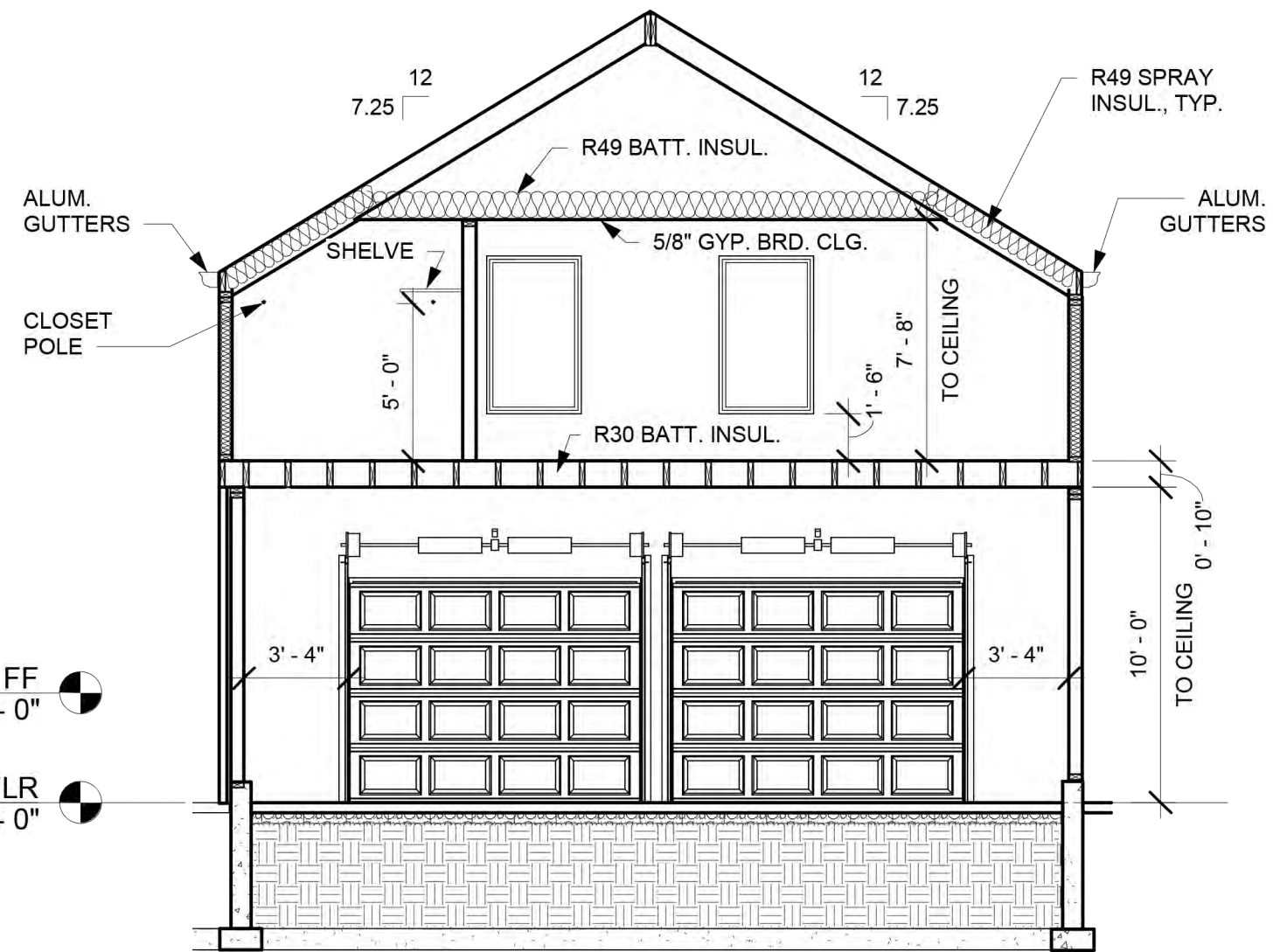
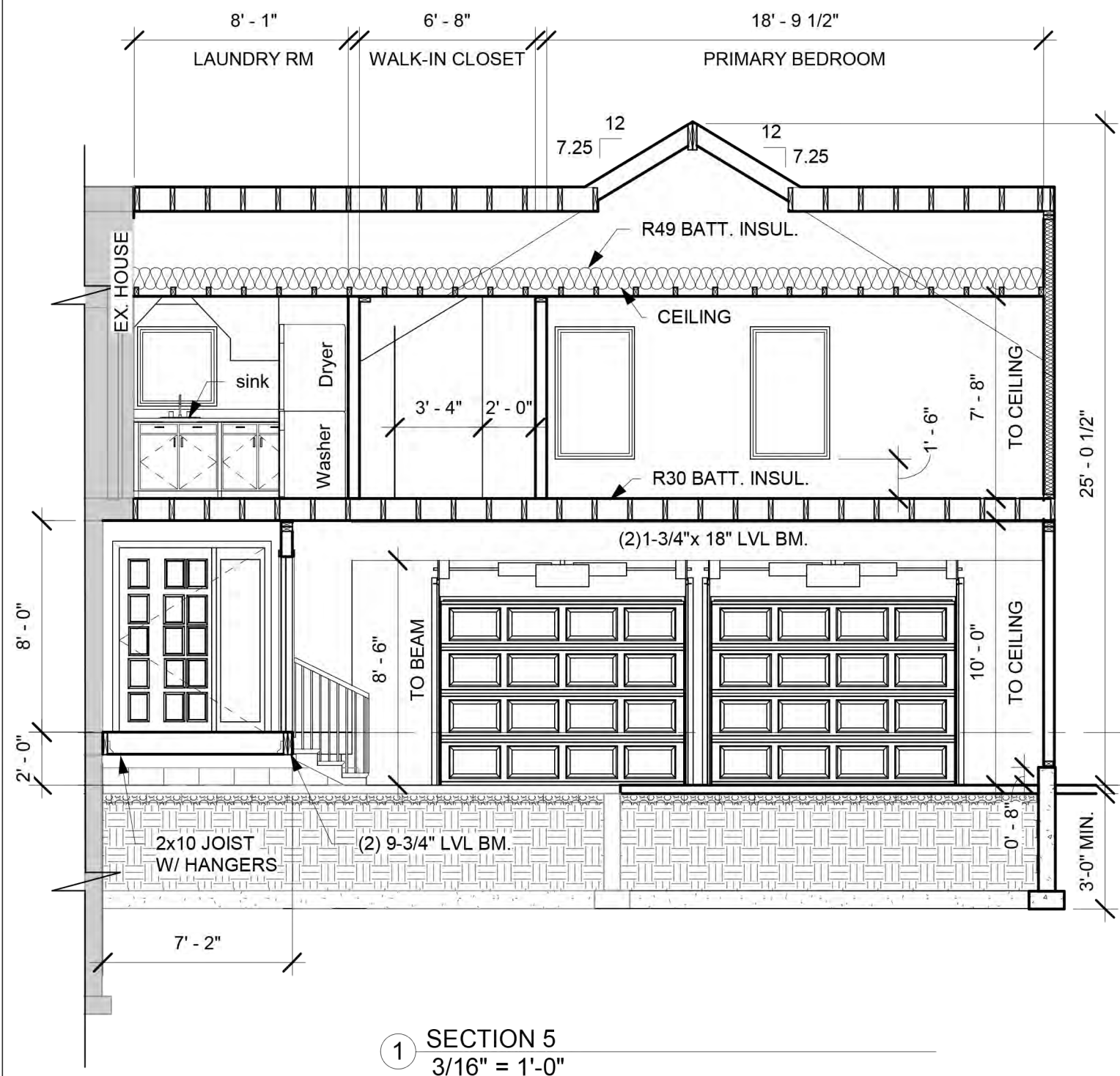
1 SECTION 4
3/16" = 1'-0"



2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

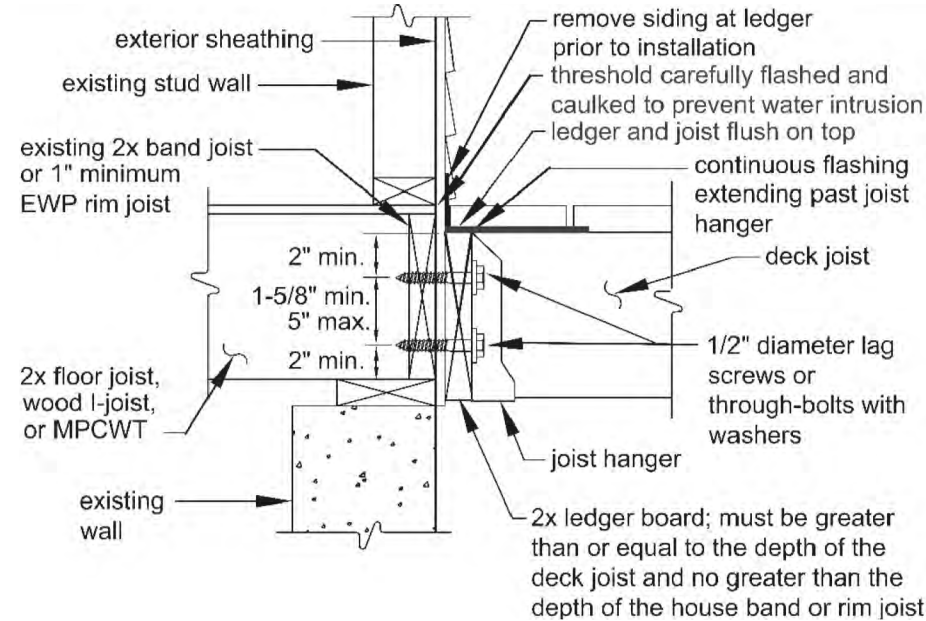
BUILDING SECTIONS		
Project number	Project Number	A103.3
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



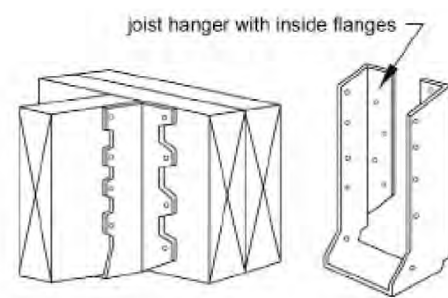
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

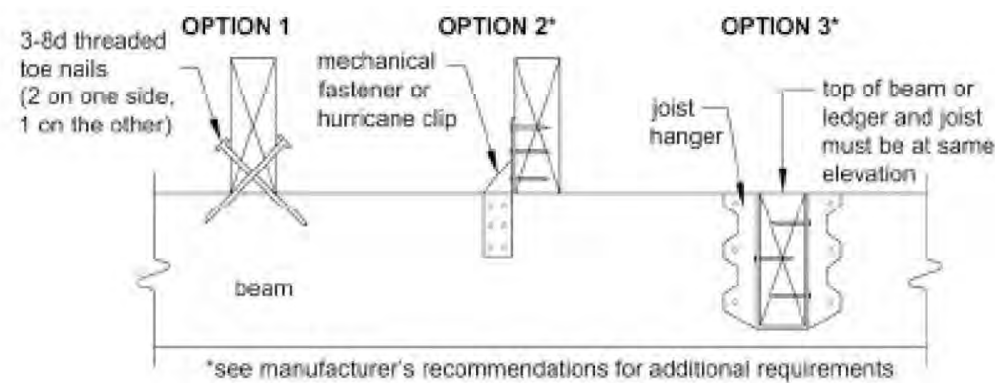
BUILDING SECTIONS		
Project number	Project Number	A103.4
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



4 TYPICAL LEDGER BOARD DETAIL
N.T.S.

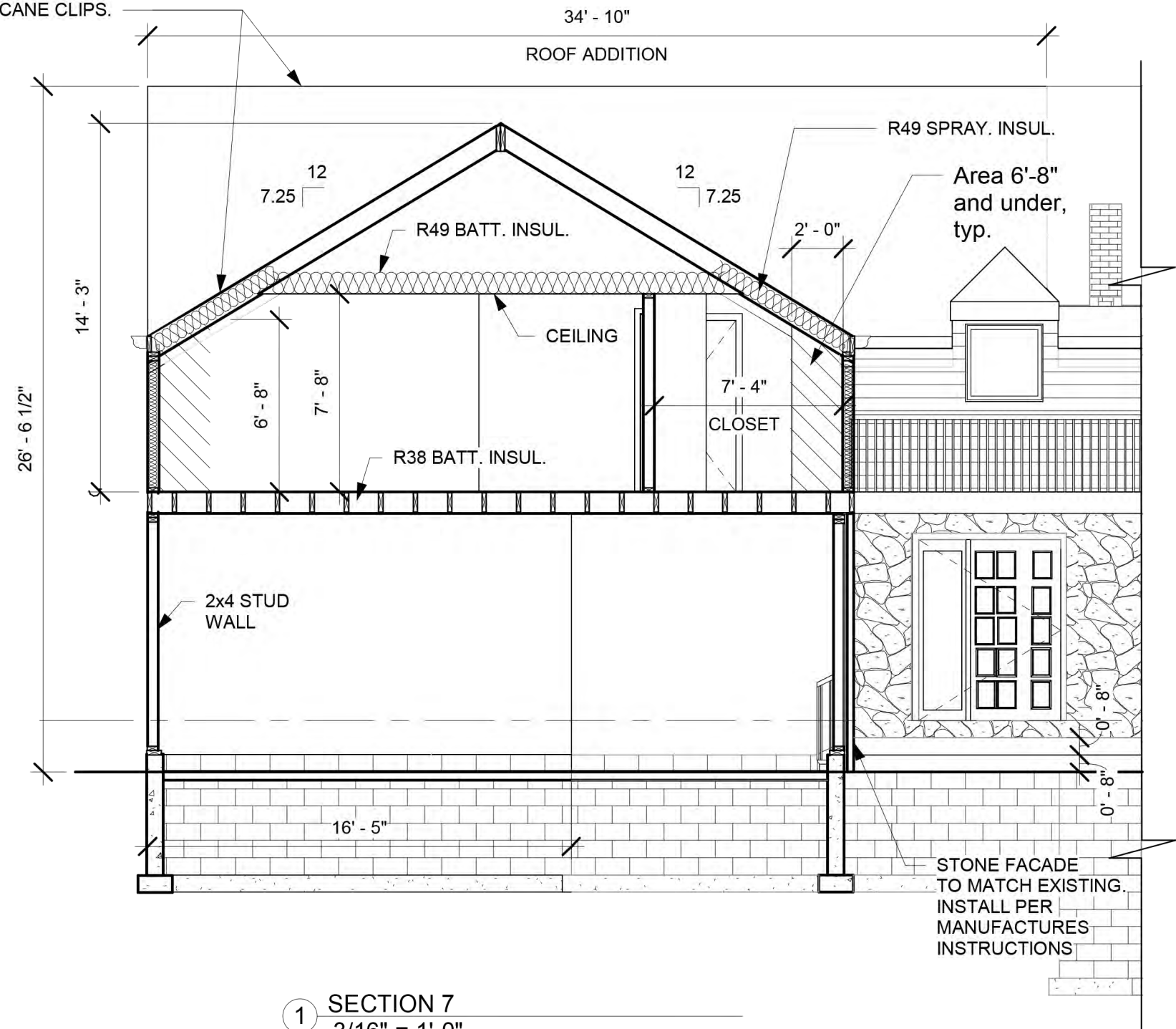


3 TYPICAL HANGER DETAIL
N.T.S.



2 TYPICAL JOIST BEAM DETAIL
N.T.S.

ASPHALT SHINGLES,
ON 15# FELT ON 7/16"
OSB SHEATHING ON
ROOF RAFTERS @ 24"
O.C. PROVIDE W/
HURRICANE CLIPS.



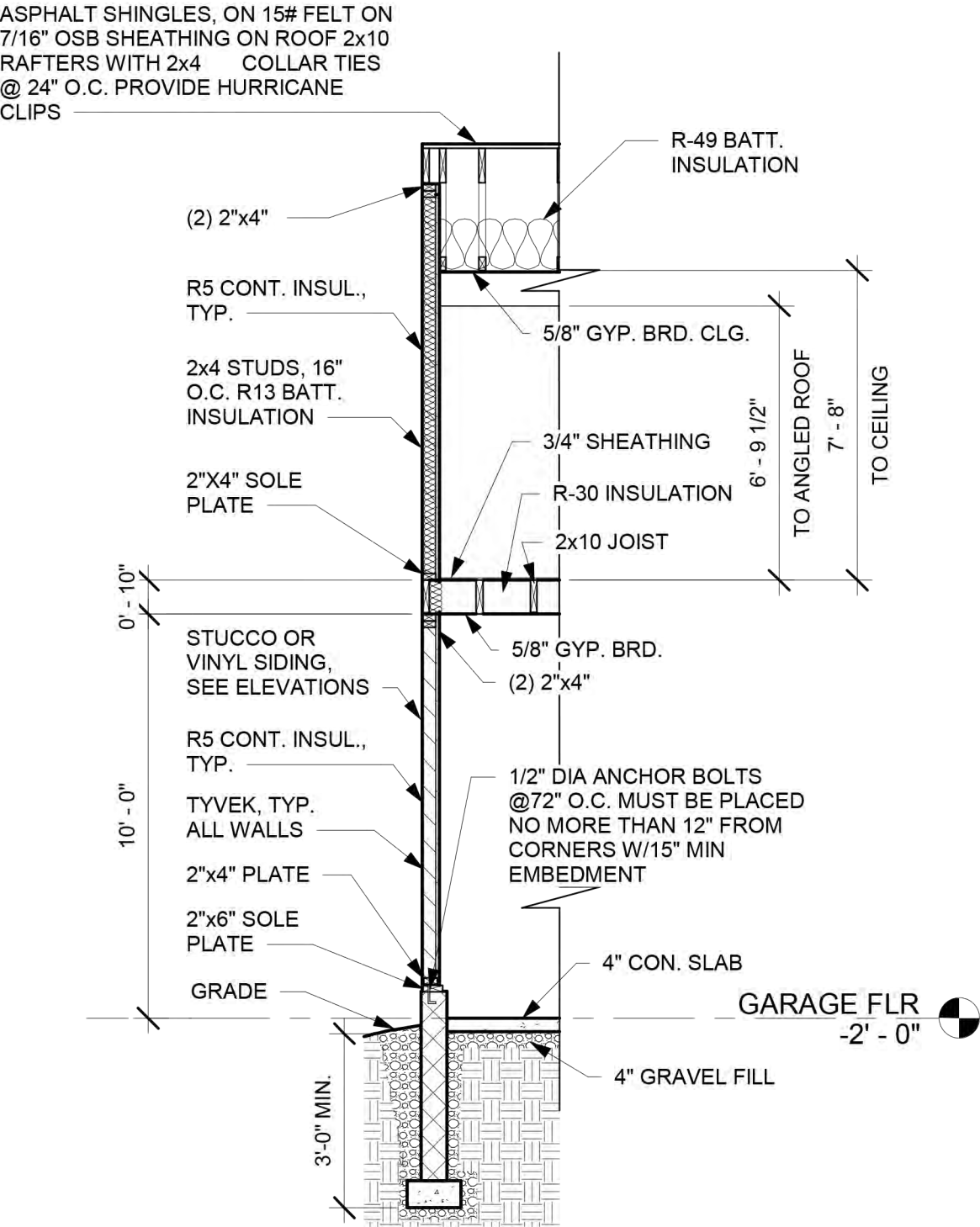
1 SECTION 7
3/16" = 1'-0"



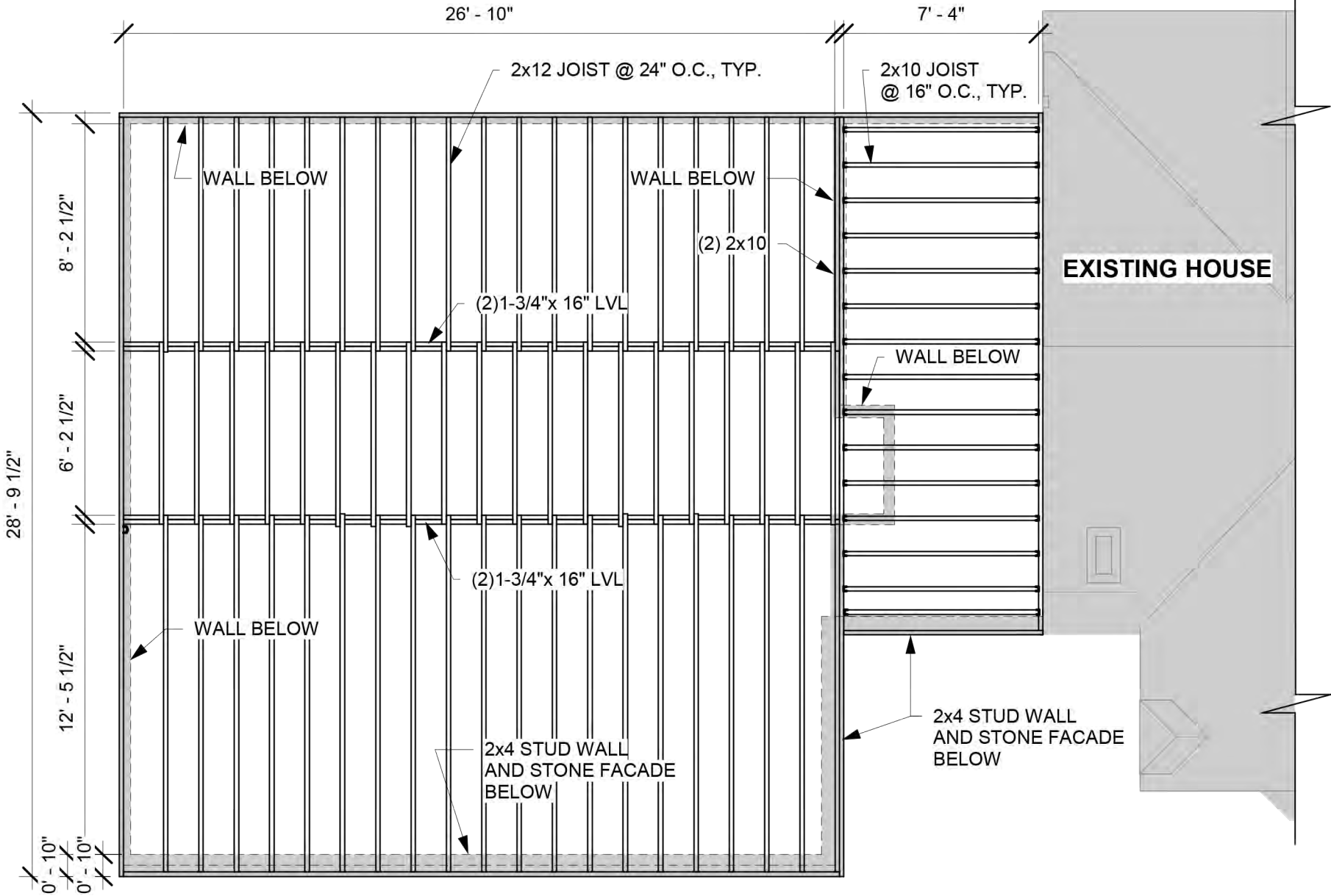
2395 ANDOVER RD
COLUMBUS, OH 43221

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"



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



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

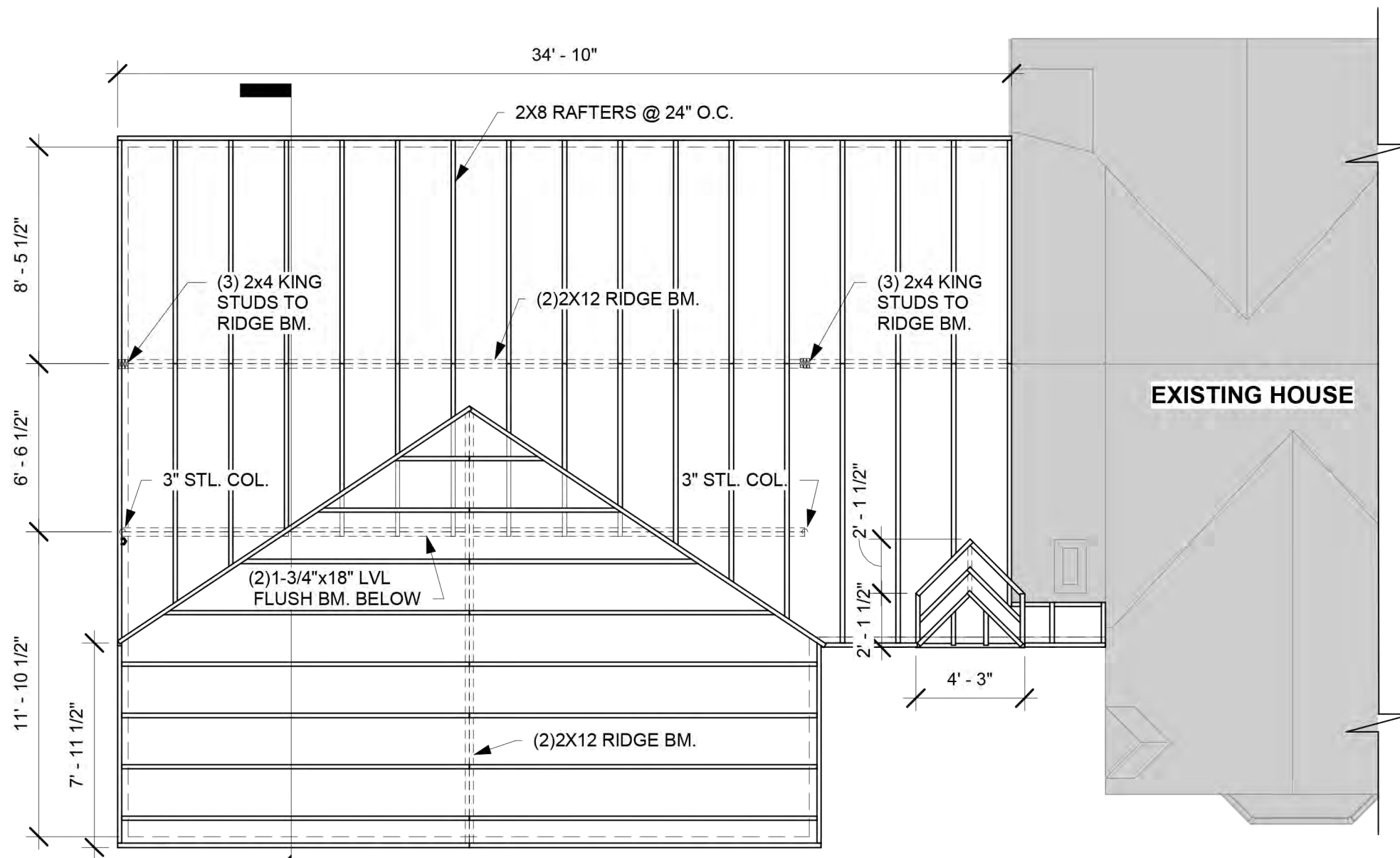


2395 ANDOVER RD
COLUMBUS, OH 43221

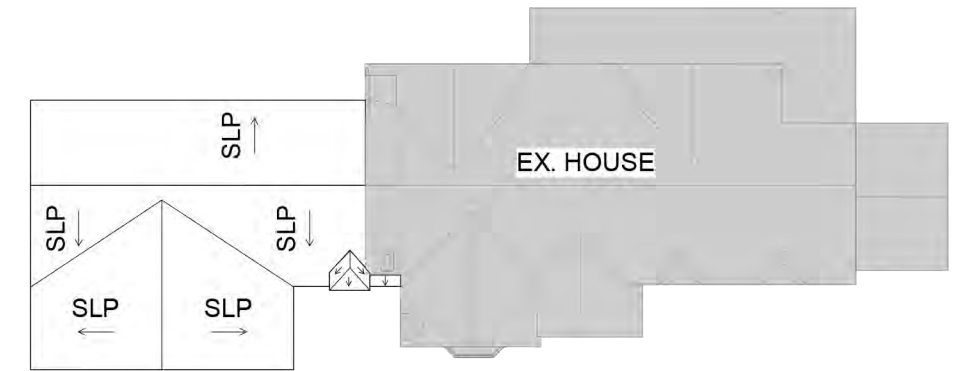
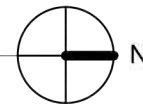
No.	Description	Date

2nd FLR FRAMING/ WALL SEC.

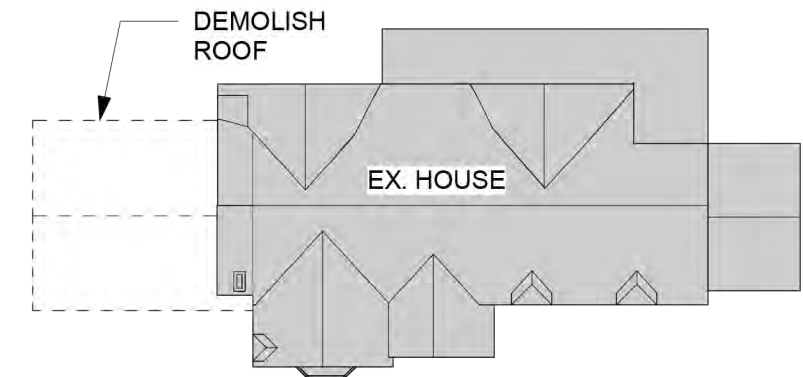
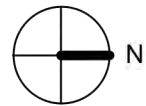
Project number	Project Number	A103.6
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	
Scale As indicated		



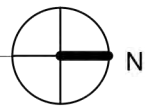
3 ROOF FRAMING PLAN
3/16" = 1'-0"



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



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



2395 ANDOVER RD
COLUMBUS, OH 43221

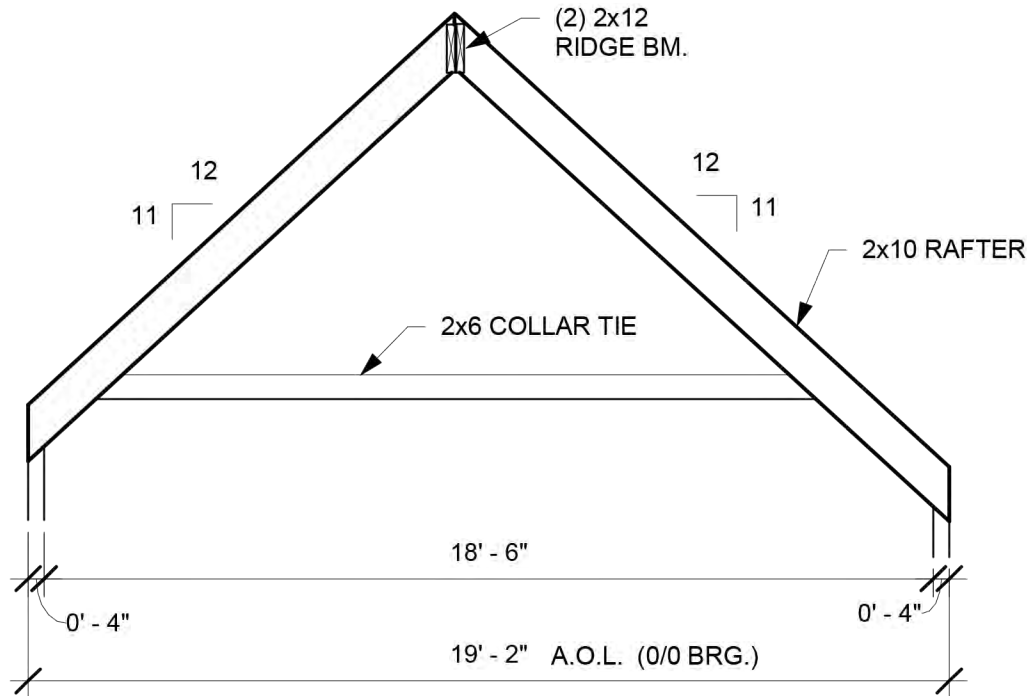
No.	Description	Date

ROOF FRAMING PLAN

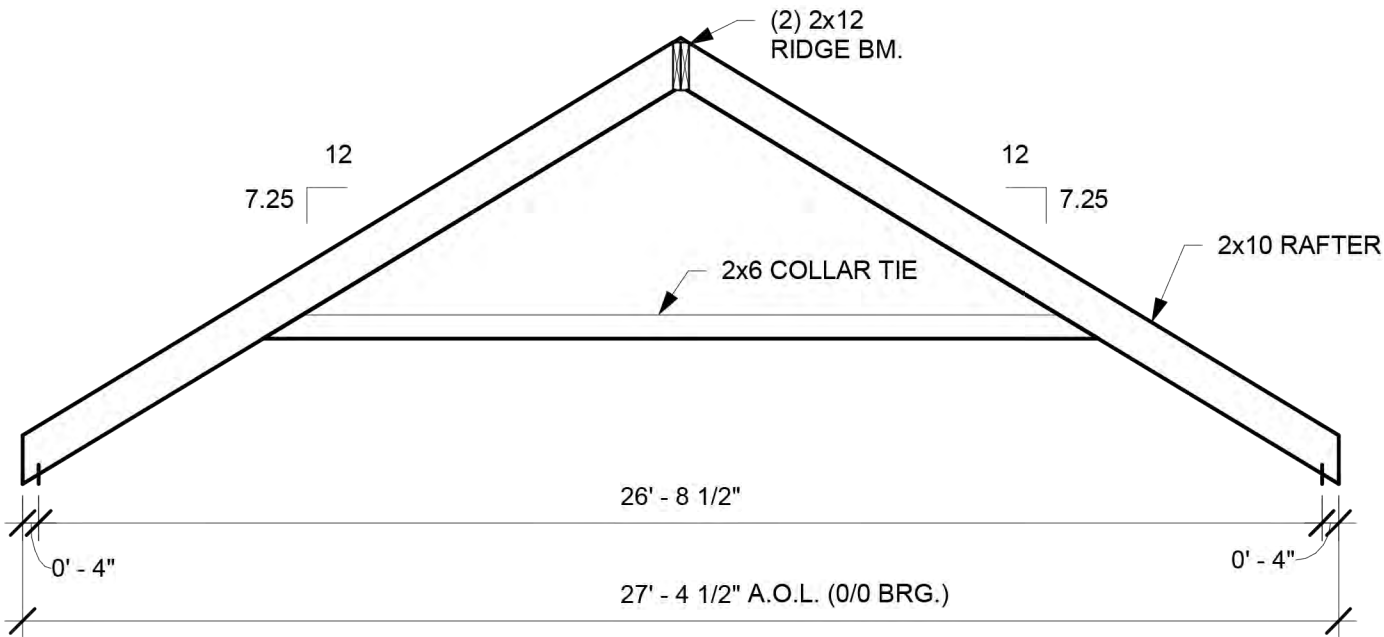
Project number	Project Number
Date	9-22-23
Drawn by	Author
Checked by	Checker

A104.0

Scale As indicated



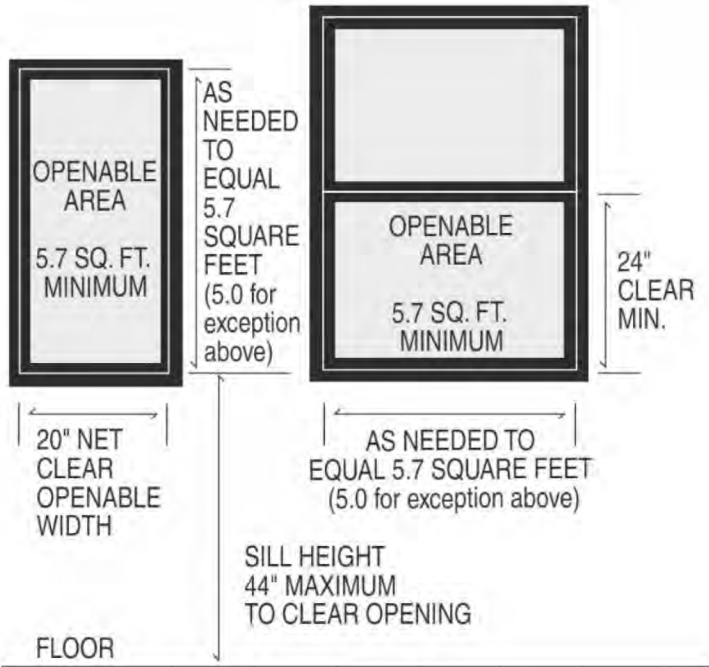
2 MAIN RAFTER DETAIL
1/4" = 1'-0"



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.



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"		



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		2/17/24
2395 ANDOVER RD	MACKEY, CHARLES & ALYSON		2/15/24
1905 BERKSHIRE RD	CLEMONS, ADAM		2/17/24
1915 BERKSHIRE RD	WINDLER, TERESA H	9407111206210902471458	2/19/24
1920 CHATFIELD RD	MOORE, CHARLES & LEYLA		20 JAN 24
1914 CHATFIELD RD	CORONA, IGNACIO & MARIBEL		01 20 24
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



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: May 1, 2024

Subject: 2571 Clarion Court (VAR-19-24) - To allow a detached garage that is 21'-6" in height, when 17 feet is the limit.

Overview

The applicant will be present to share revised plans for a detached garage with a second floor office space. At the April 17th meeting, the Board shared concerns about the height of the proposed garage being located so close to the side property line. The Board also recommended reducing the size of the front window, adding landscaping to help screen the garage from neighboring properties, and pushing the garage farther back from the street. There was also concern about the garage being taller than the nearest roofline on the home and not having a complimentary scale/massing as the home.

The applicant has addressed many of these concerns including reducing the height of the garage from 25'-9" to 21'-6" (4'-3" reduction), reducing the size of the front window, and adding Emerald Petite arborvitae along the side property line for screening. The applicant also looked at relocating the garage farther from the street but found this could potentially impact the large tree in the rear yard, and it was not the preferred location for the homeowner.

Zoning Code Requirements

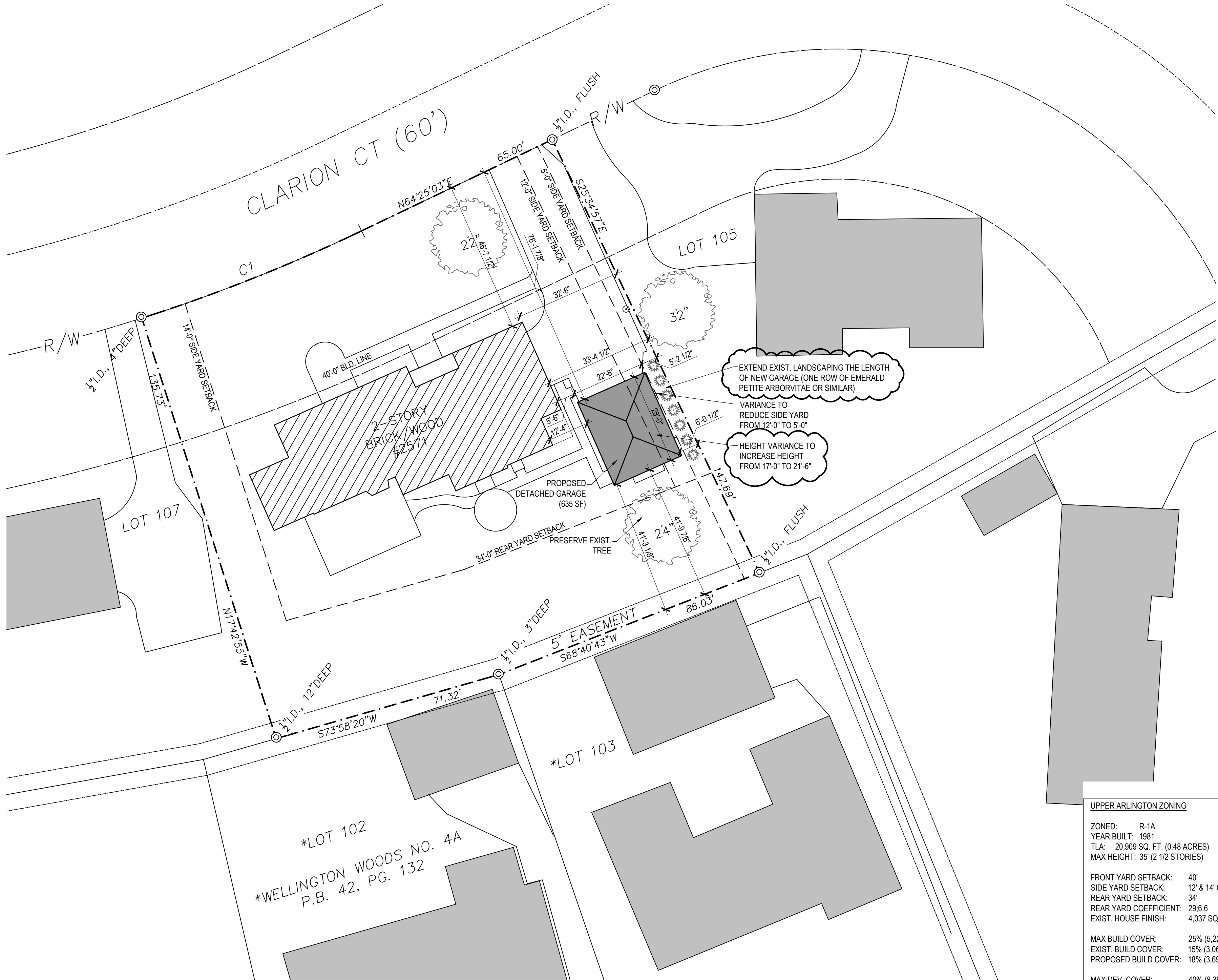
- To allow a detached garage that is 21'-6" in height, when 17 feet is the limit ([Article 6.09](#)).

Staff has found the proposed height of the detached garage is more in-line with recent approvals from the Board. The Board may consider Finding #4 with this application.

Attachments

1.	2571 Clarion Ct - Revised Plans 4.24.24
2.	2571 Clarion Ct - Variance App
3.	2571 Clarion Ct. Staff Report - 4.17.24
4.	BZAP Staff Report Pics - 2571 Clarion Court

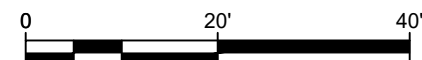




1
A101

SITE PLAN

SCALE: 1" = 20'-0"



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.)

VARIANCES:
1. TO REDUCE EAST SIDE YARD SETBACK FROM 12'-0" TO 5'-0"
2. TO INCREASE RIDGE HEIGHT FROM 17'-0" TO 21'-6"

APPROVED BY/ DATE:

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

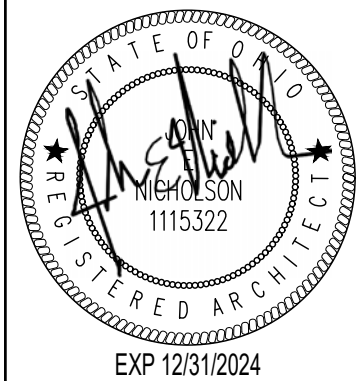
CHECKED BY:
J.L. / J.N.

SHEET NO.:

S101

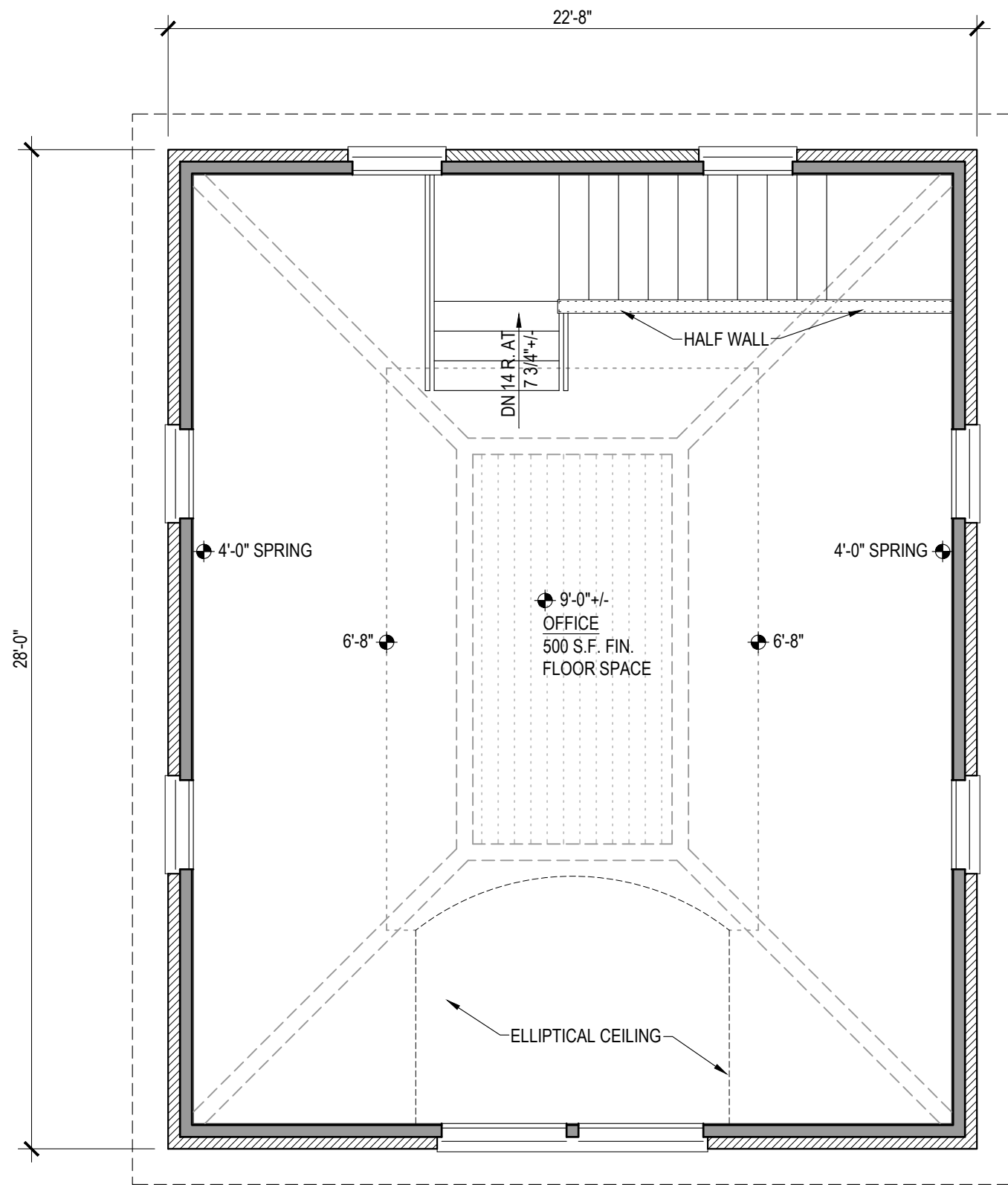
PROGRESS: 03/01/2024
U.A. VARIANCE: 04/24/2024
BID SET: 00/00/0000
PERMIT: 00/00/0000
REVISION: 00/00/0000

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

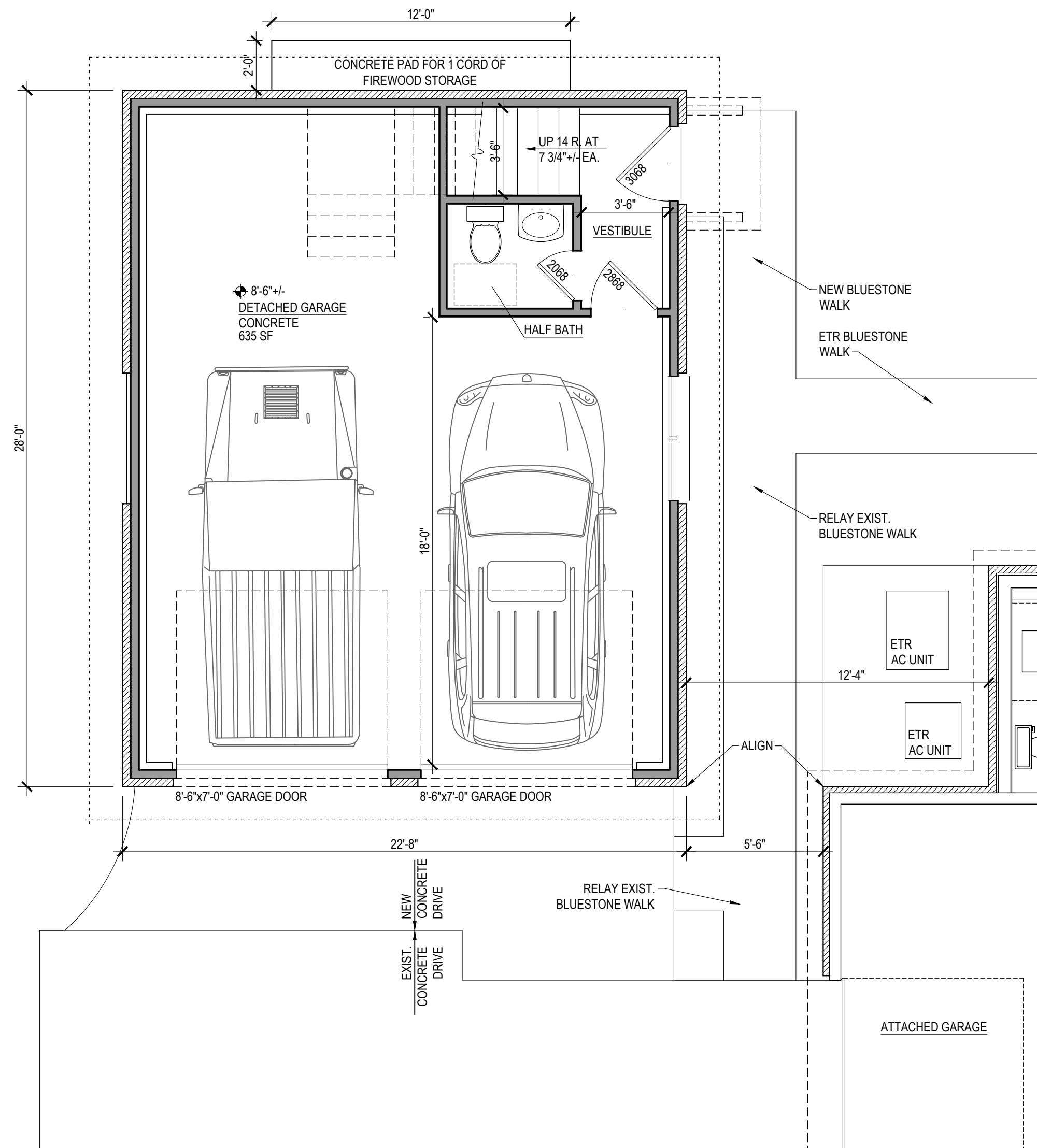


NICHOLSON
DESIGN • BUILD FOR LIFE

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 construction and use of these plans for any reason.

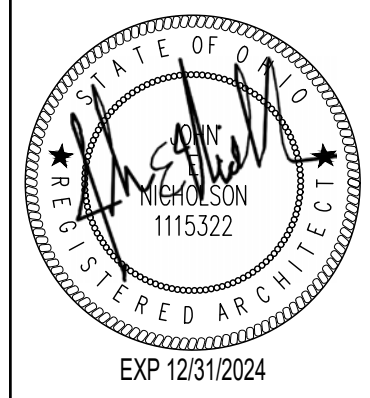


1
A101
DETACHED GARAGE 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A101
DETACHED GARAGE 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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



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

APPROVED BY/ DATE:

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

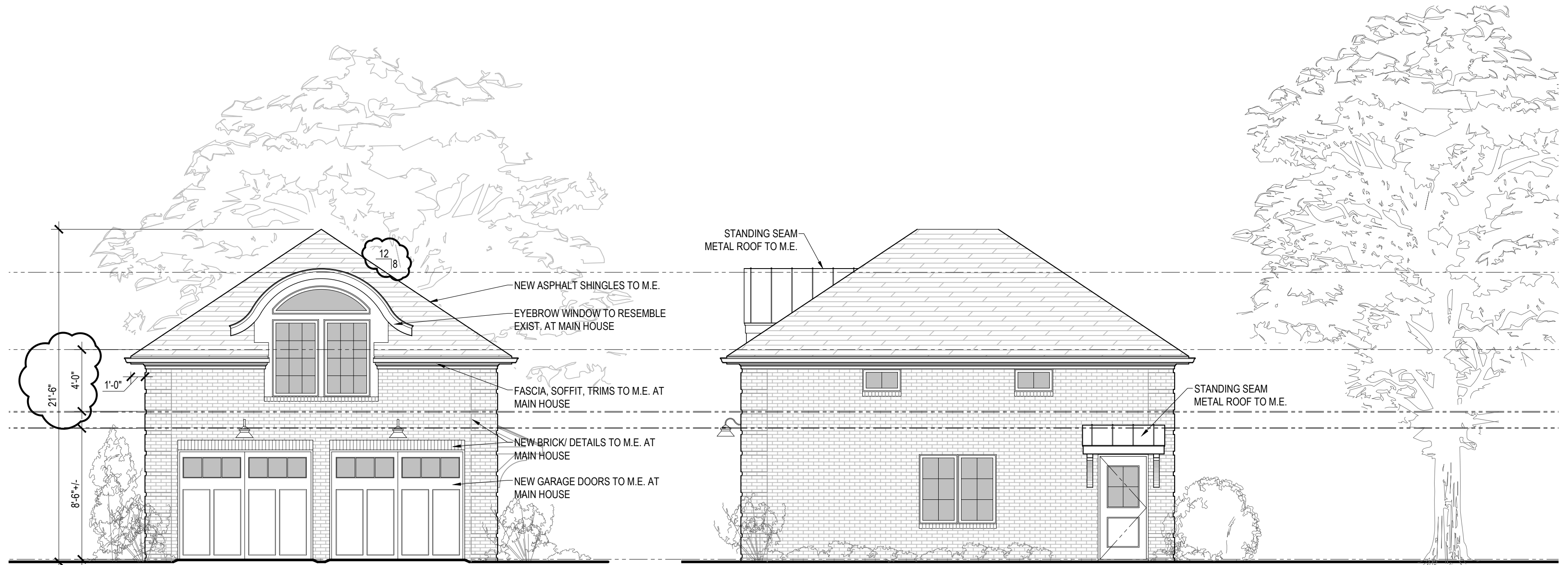
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J.L. / J.N.

SHEET NO.:

A101

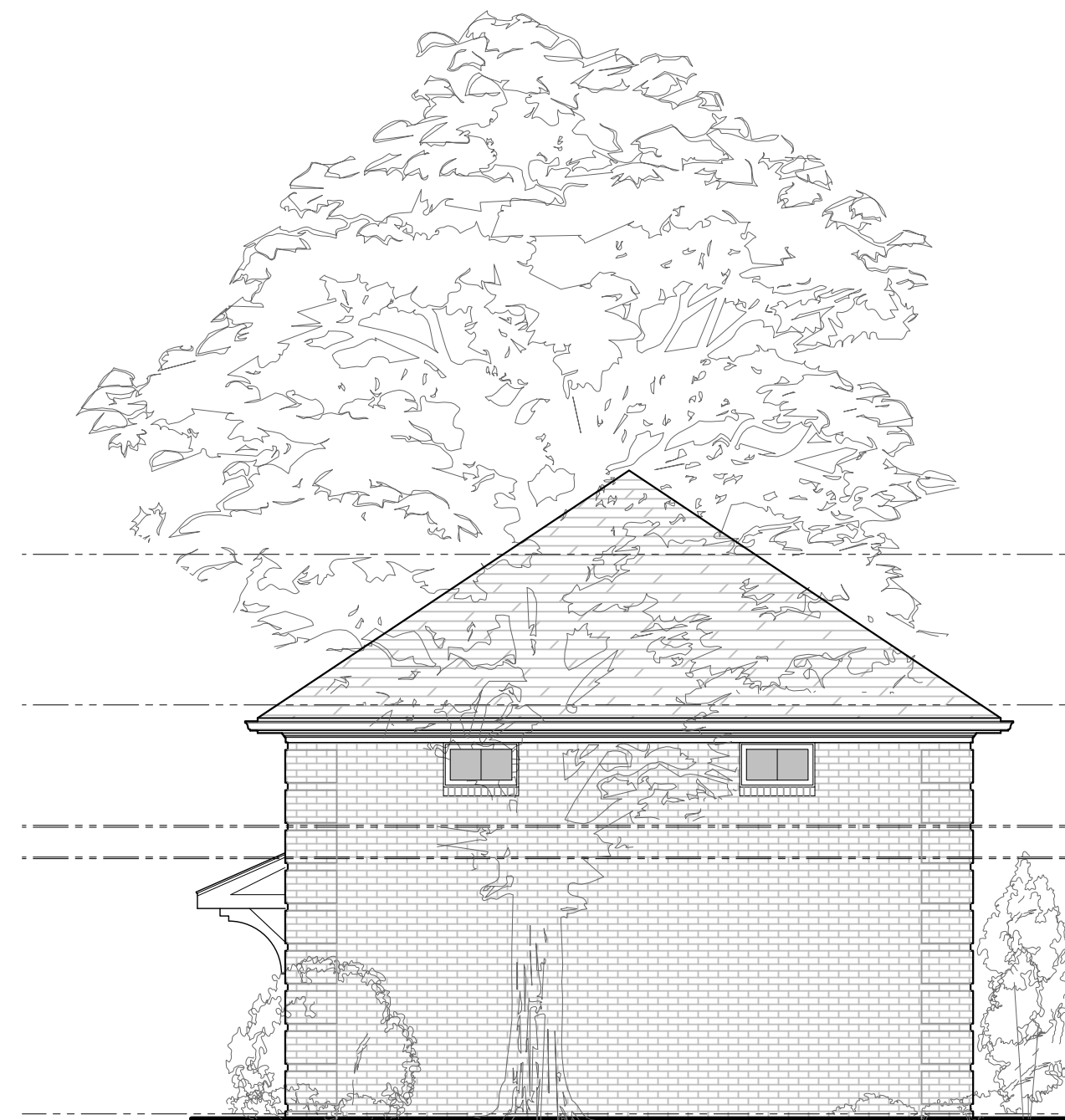
PROGRESS: 03/01/2024
U.A. VARIANCE: 04/24/2024
BID SET: 00/00/0000
PERMIT: 00/00/0000
REVISION: 00/00/0000

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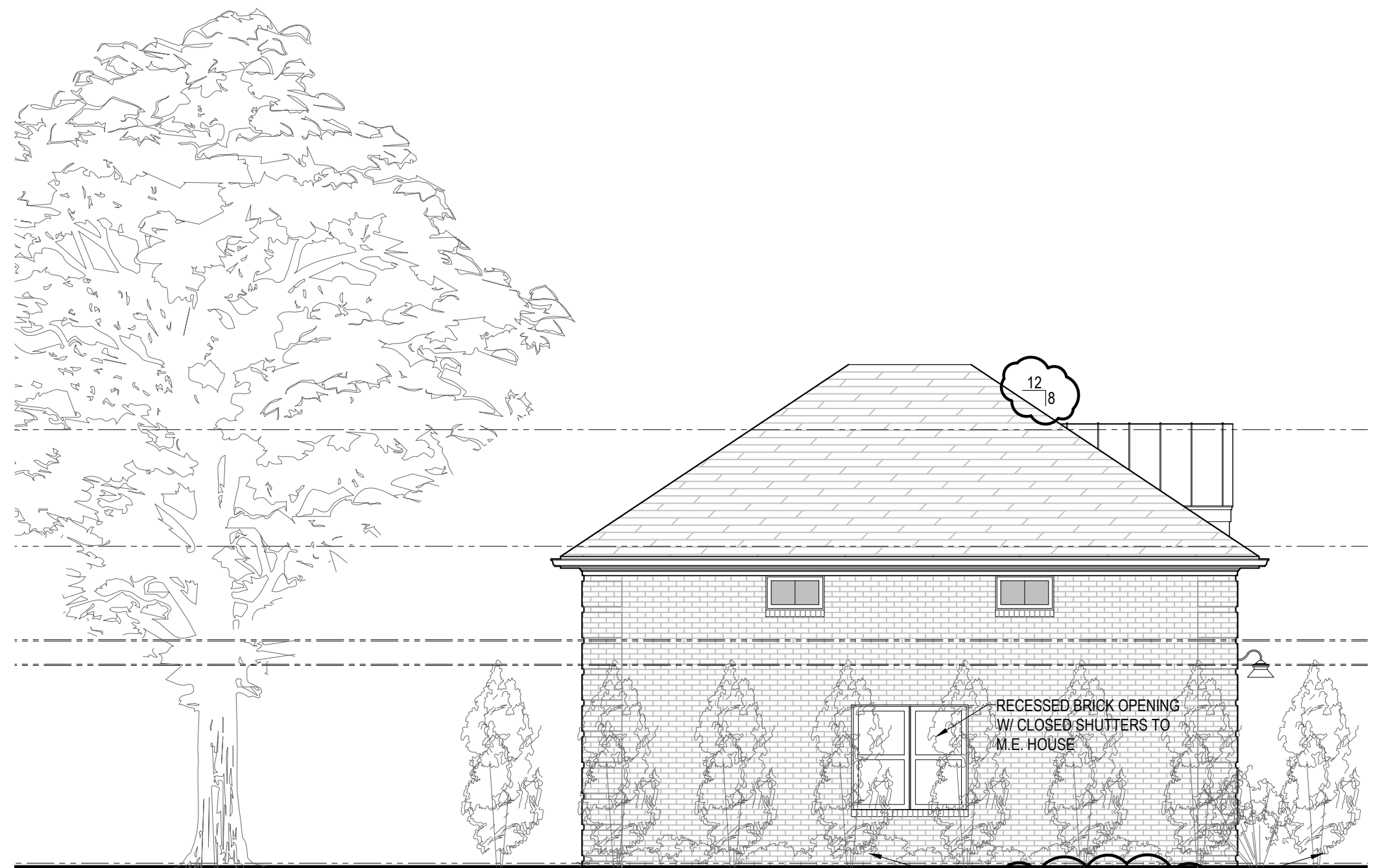


1 NORTH ELEVATION
A301 SCALE: 3/16" = 1'-0"

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



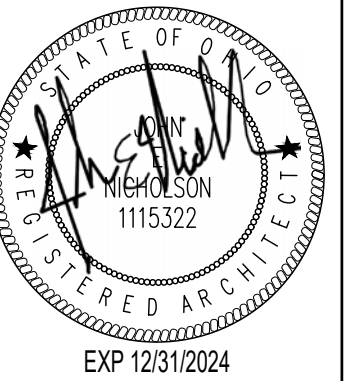
3 SOUTH ELEVATION
A301 SCALE: 3/16" = 1'-0"



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

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

APPROVED BY/ DATE:

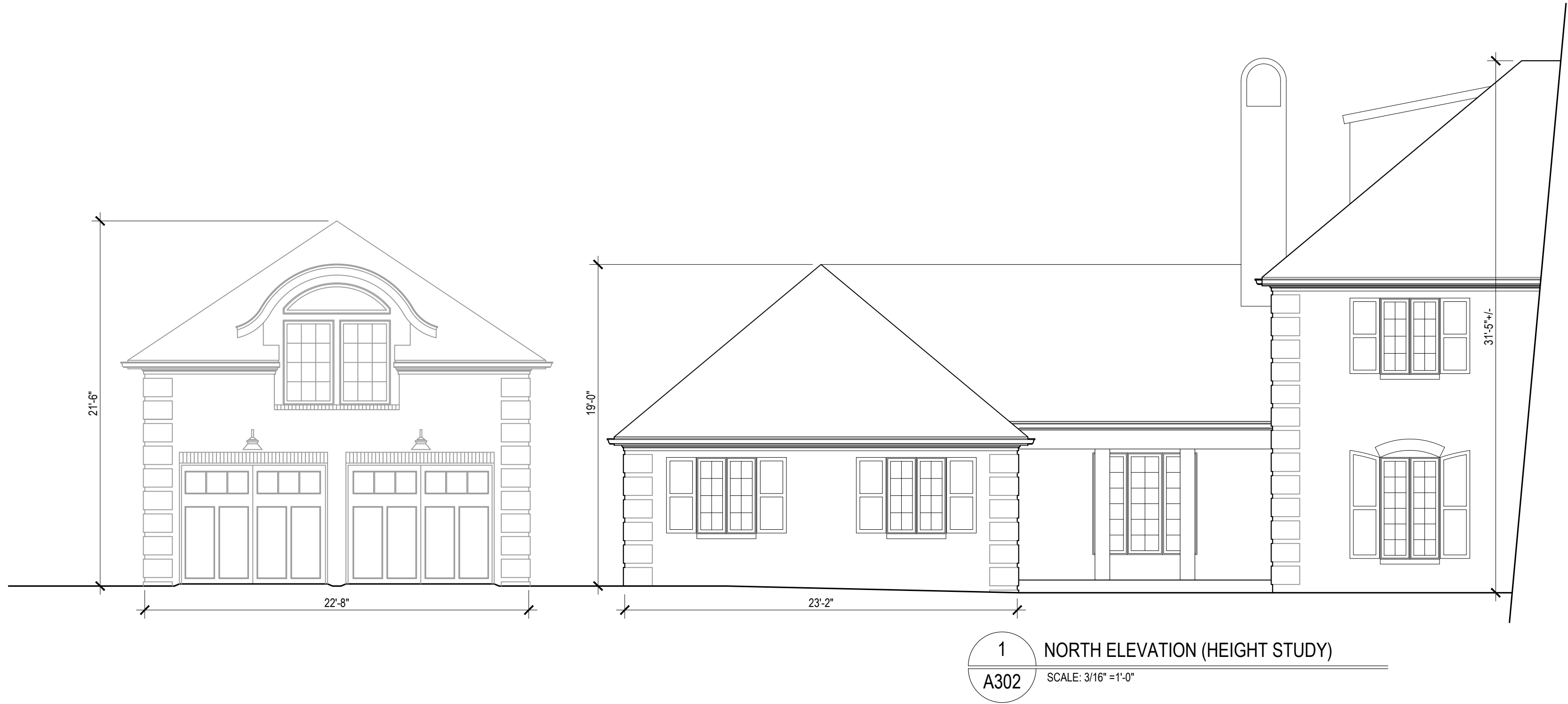
DRAWN BY:
E.M. / L.M.

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

SHEET NO.:

A301

PROGRESS: 03/01/2024
U.A. VARIANCE: 04/24/2024
BID SET: 00/00/0000
PERMIT: 00/00/0000
REVISION: 00/00/0000



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.:

A302

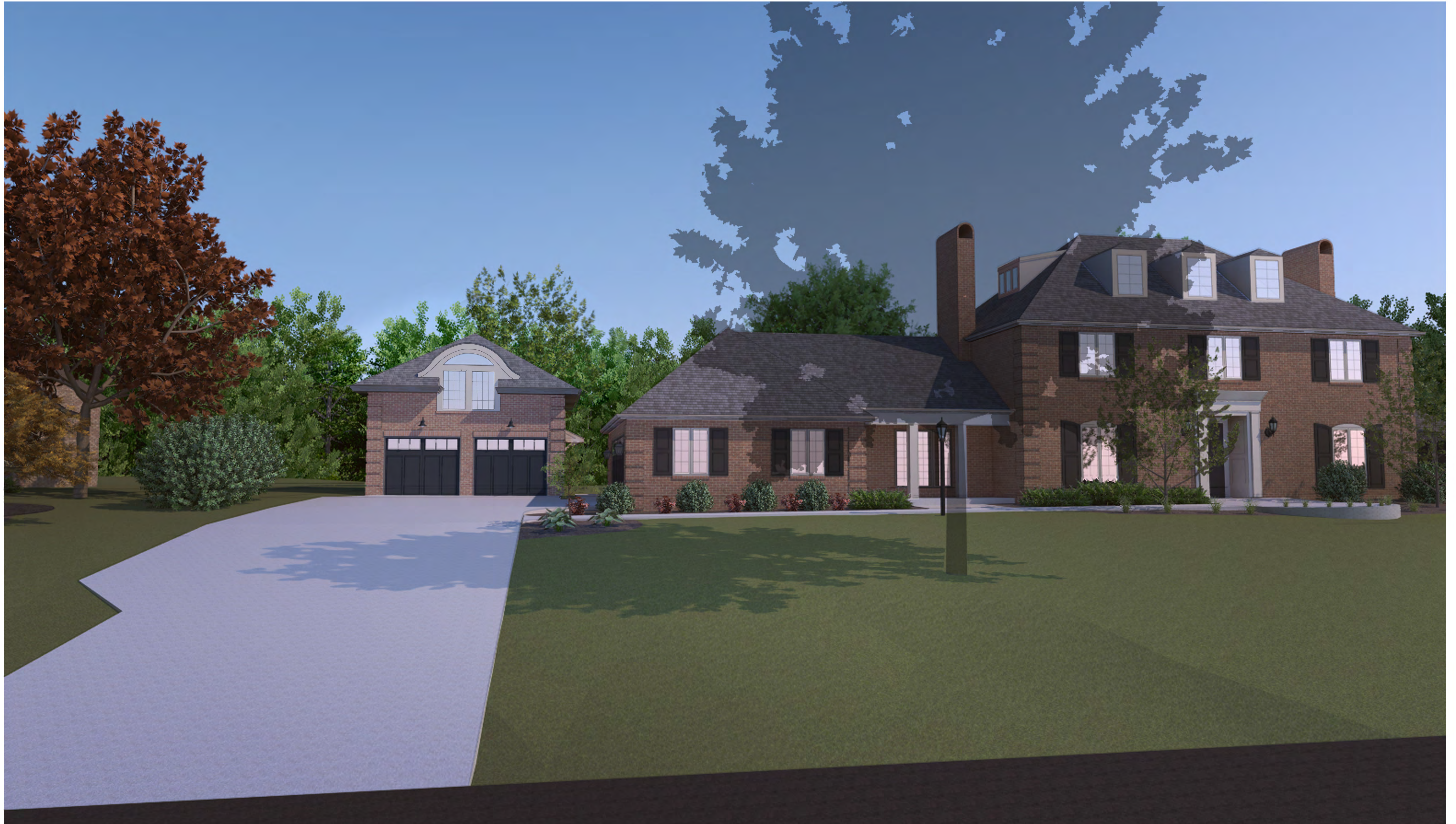
PROGRESS: 03/01/2024
U.A. VARIANCE: 04/24/2024
BID SET: 00/00/0000
PERMIT: 00/00/0000
REVISION: 00/00/0000



NICHOLSON
DESIGN • BUILD FOR LIFE

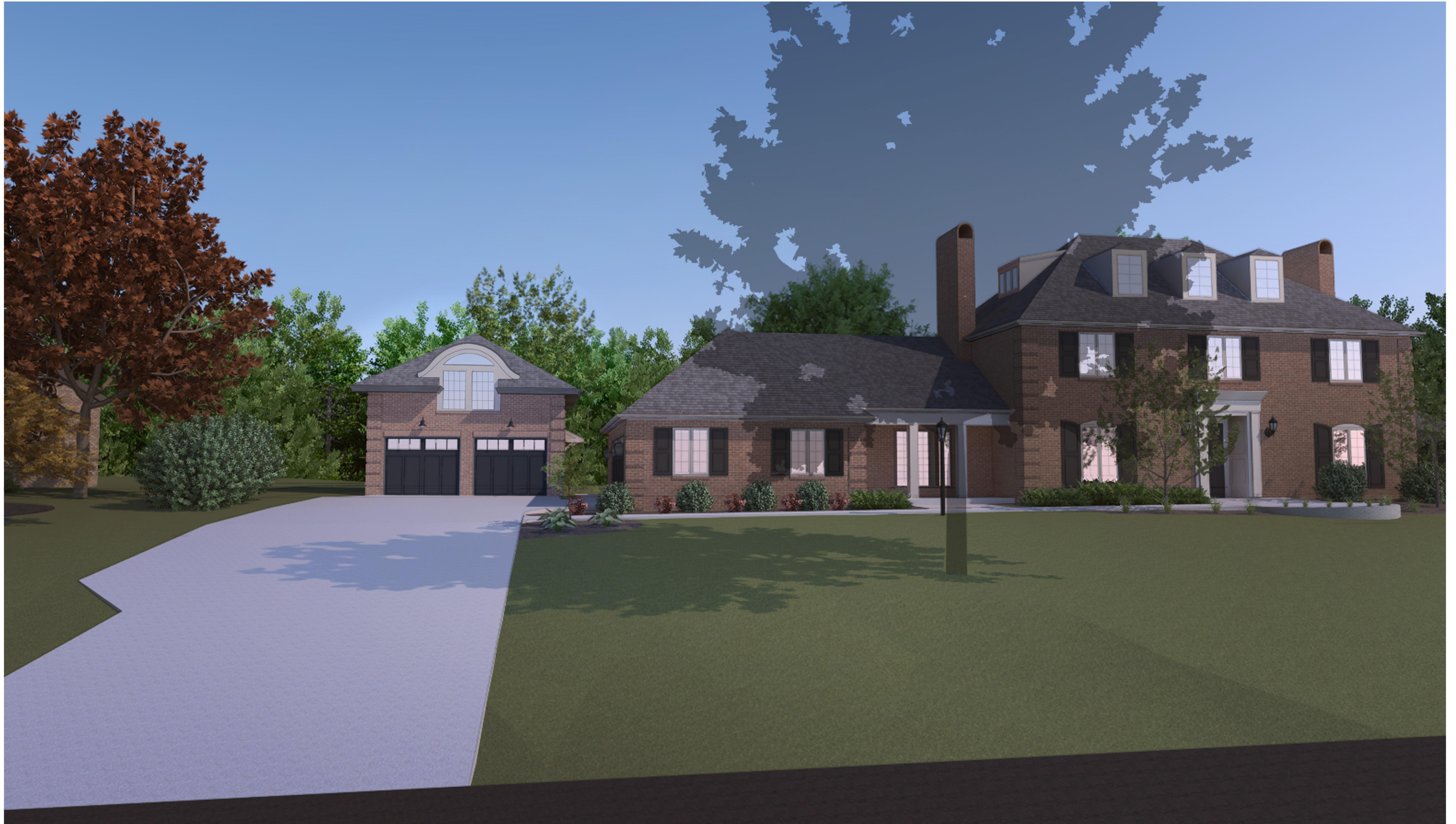
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24-1094

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 minimize 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?

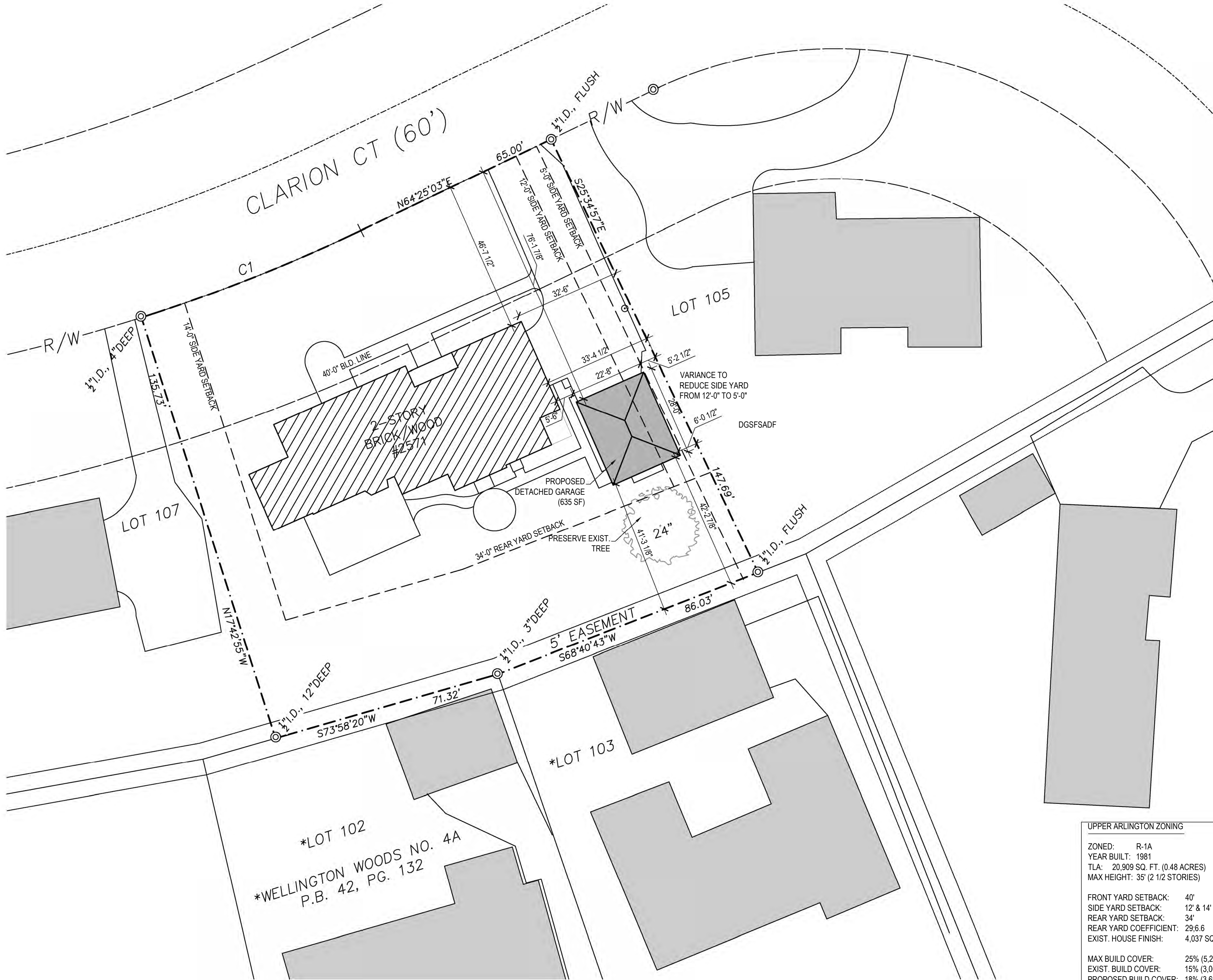
We feel the essential character of the neighborhood will be enhanced. Furthermore, the exterior aesthetic will give the new structure more of a carriage house feel.

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?

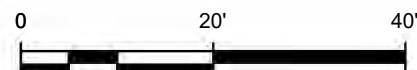
While we feel this property can yield a reasonable return, currently having only a two-car garage for a property and street such as Clarion Ct. is a disadvantage in today's market.



1
A101

SITE PLAN

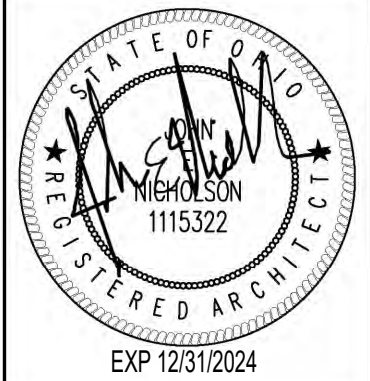
SCALE: 1"=20'-0"



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"	

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:	

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



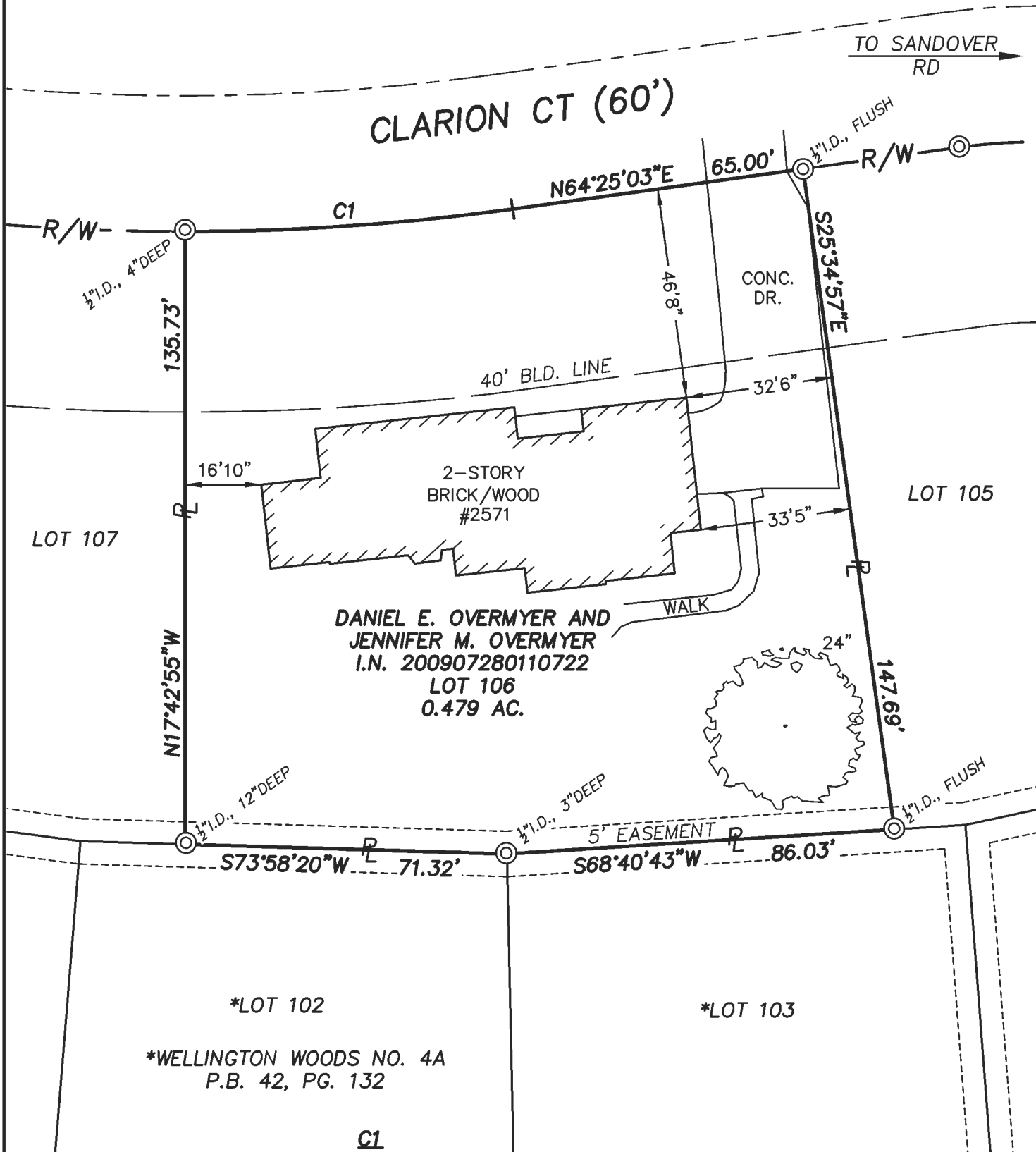
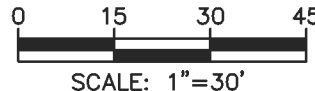
NICHOLSON
DESIGN • BUILD FOR LIFE
6525 Busch Blvd. Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390
All drawings are the property of Nicholson Builders, Inc. and may not be altered or duplicated without written consent. Nicholson Builders, Inc. shall not be held liable for the unauthorized use of these plans for any reason.

BOUNDARY SURVEY

LOT 106 ~ WELLINGTON WOODS NORTH

P.B. 42, PG. 114

UPPER ARLINGTON, FRANKLIN CO., OHIO



DANIEL E. OVERMYER AND
JENNIFER M. OVERMYER
I.N. 200907280110722
LOT 106
0.479 AC.

*LOT 102

*WELLINGTON WOODS NO. 4A
P.B. 42, PG. 132

*LOT 103

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

LEGEND

- ⊙ IRON PIPE FOUND
- P 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.



8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DRAWING NAME: 23373BS.DWG

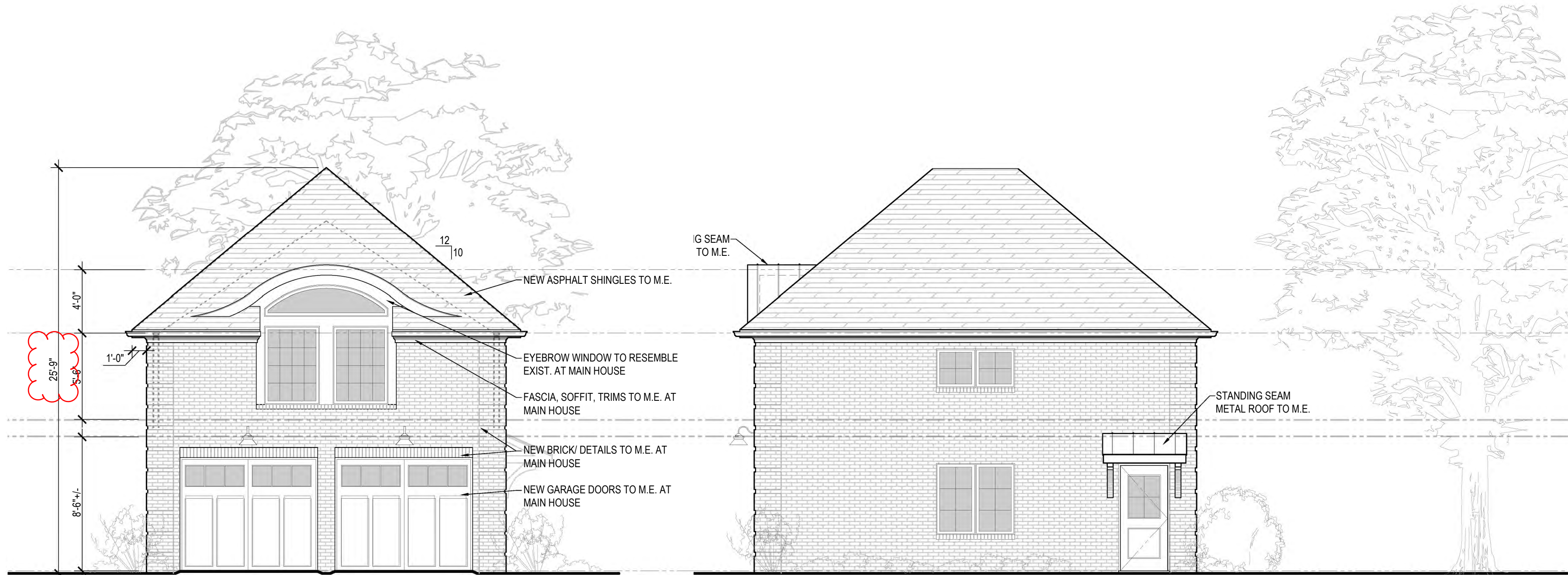
DATE: 1/30/2024 REVISED:
JOB No.: 23-373 F.B./PG.: 43/24
CLIENT: NICHOLSON BUILDERS
CLIENT P.O.: N/A

BY

Timothy P. Stadt

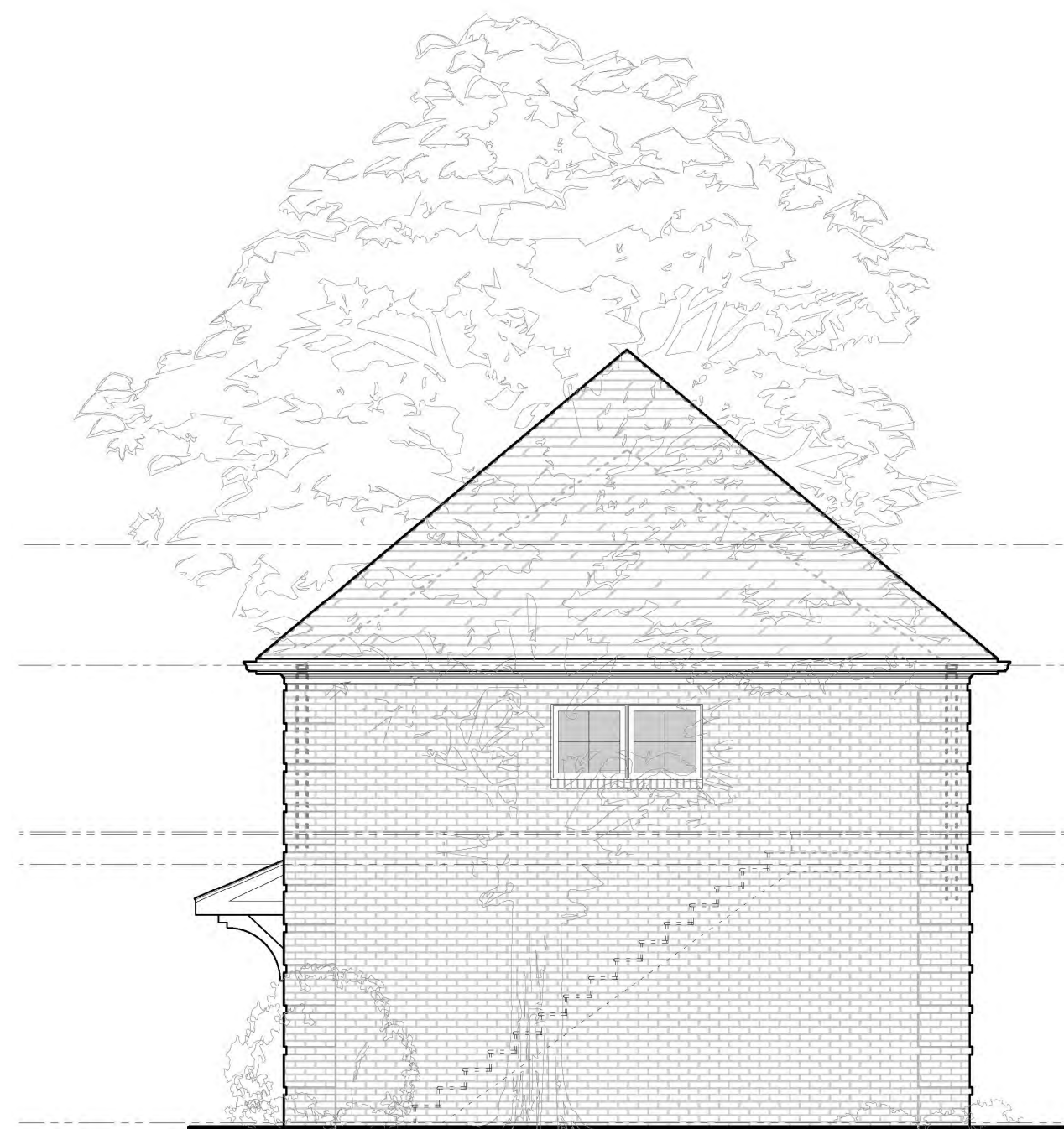
OHIO PROFESSIONAL SURVEYOR No. 8723





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

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



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



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

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

APPROVED BY/ DATE:

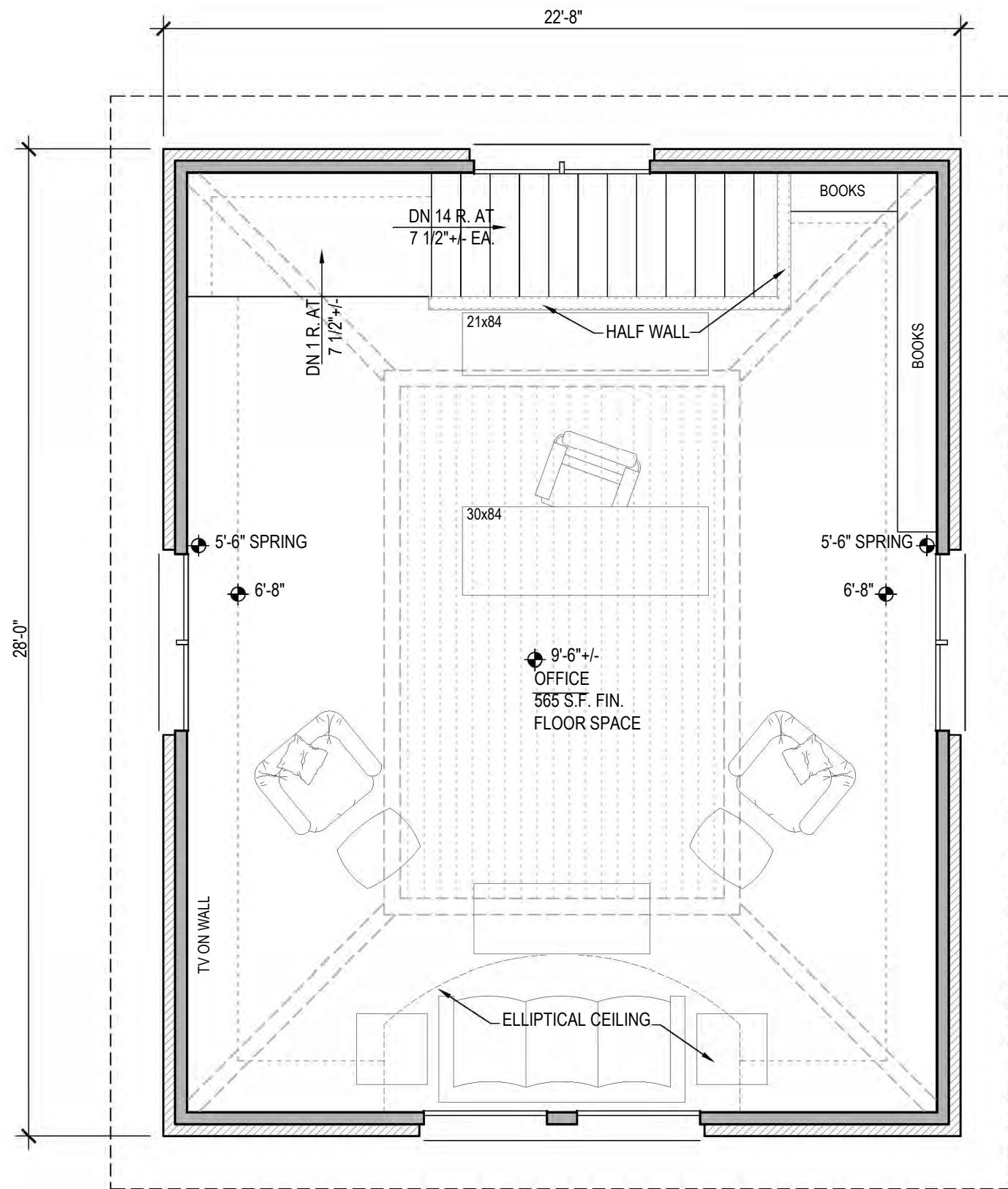
DRAWN BY:
E.M. / L.M.

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

SHEET NO.:

A301

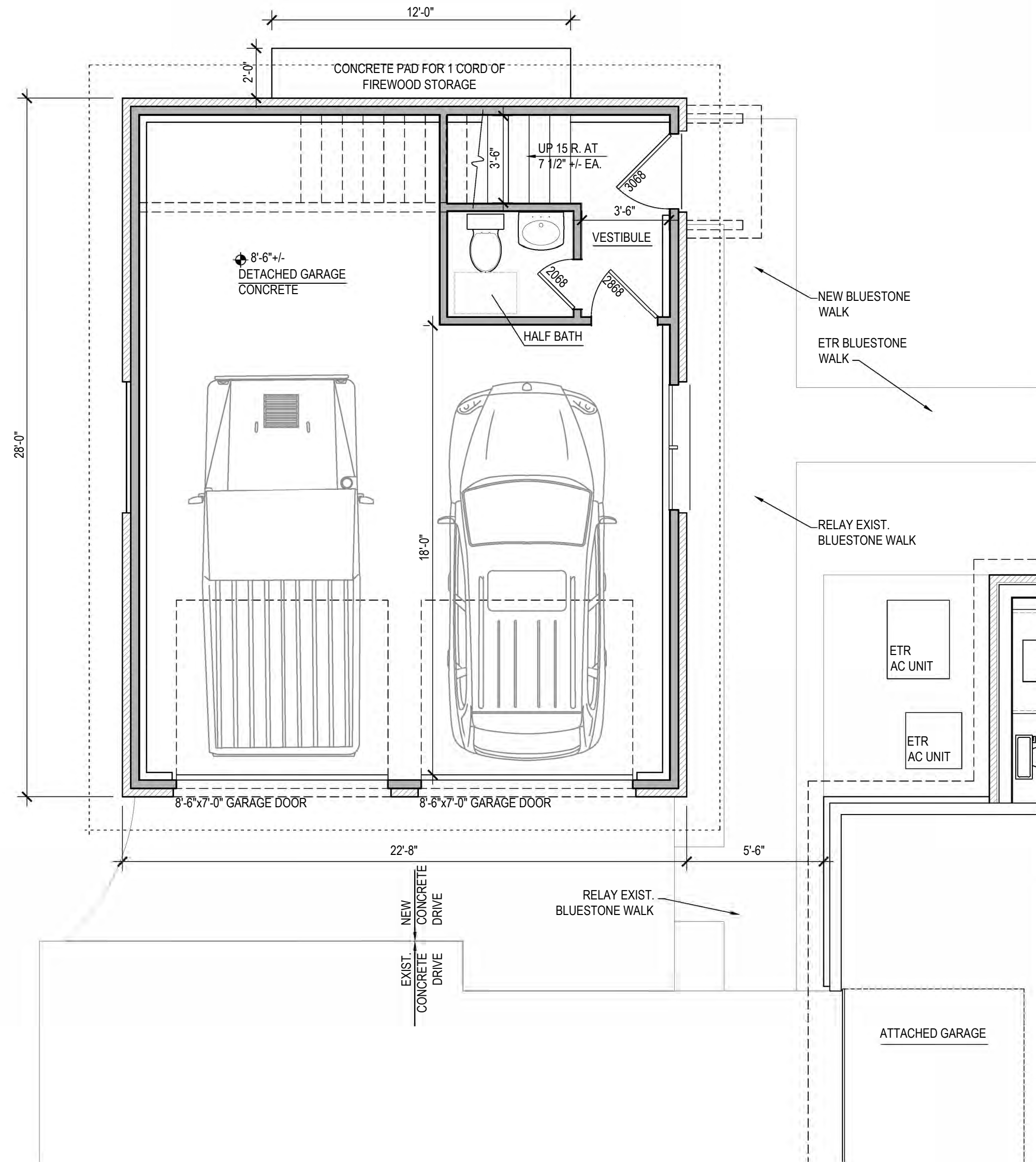
PROGRESS: 03/01/2024
U.A. VARIANCE: 03/20/2024
BID SET: 00/00/0000
PERMIT: 00/00/0000
REVISION:



1
A101

DETACHED GARAGE 2ND FLOOR PLAN

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



2
A101

DETACHED GARAGE 1ST FLOOR PLAN

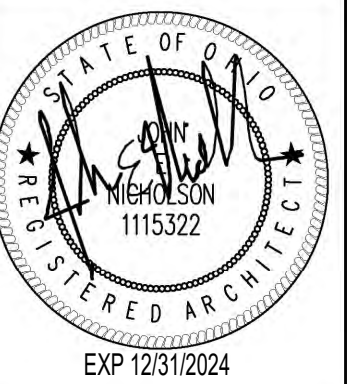
SCALE: 1/4" = 1'-0"

WALL TYPES

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

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**REMODEL / ADDITION
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2571 CLARION COURT
U.A., OHIO 43220

APPROVED BY/ DATE:

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

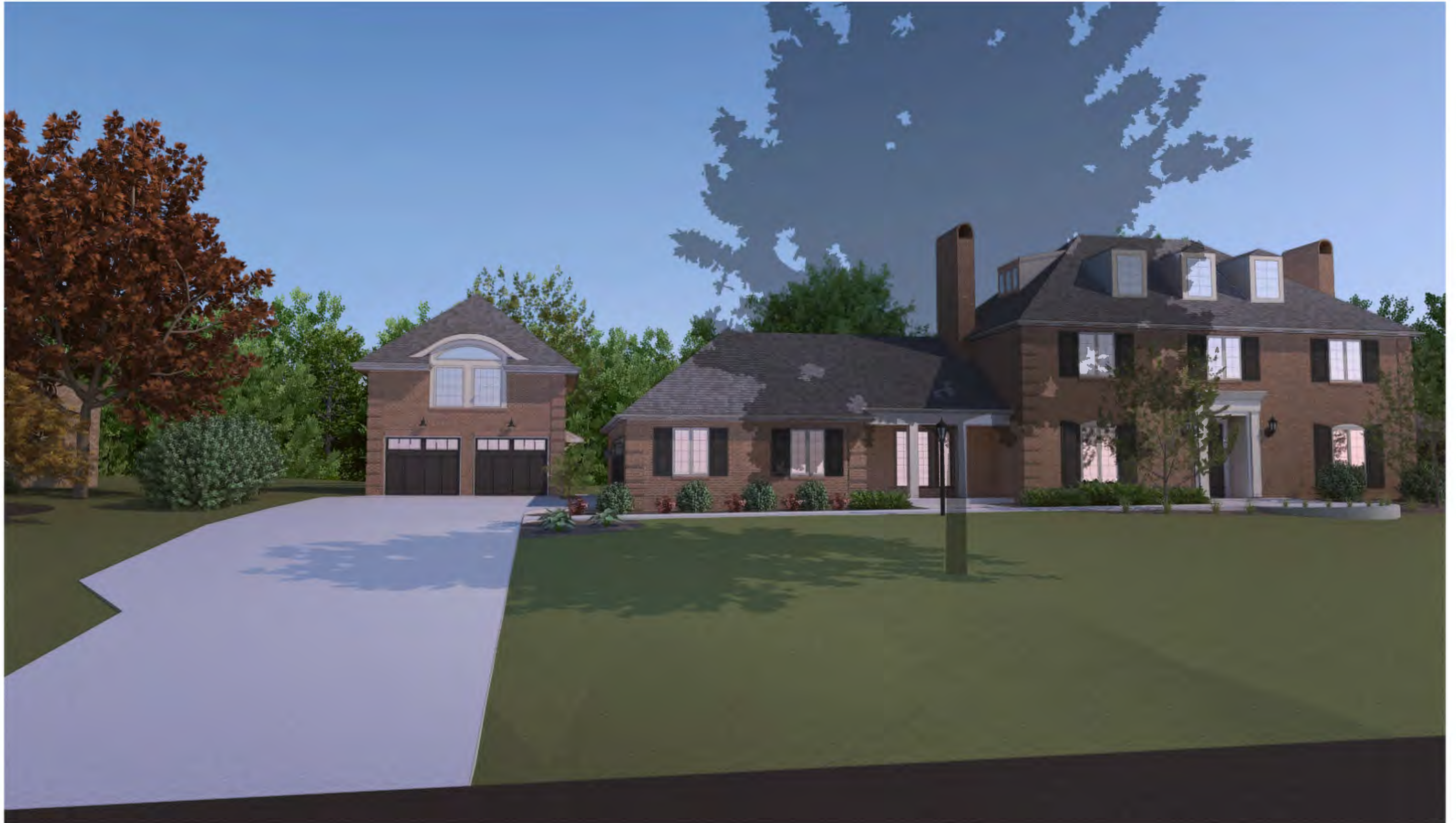
CHECKED BY:
J.L. / J.N.

SHEET NO.:

A101

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







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 & Laurreta 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



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.

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: April 17, 2024

Subject: 2571 Clarion Road (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 Ct.



2571 Clarion Court

BZAP Staff Report Pictures



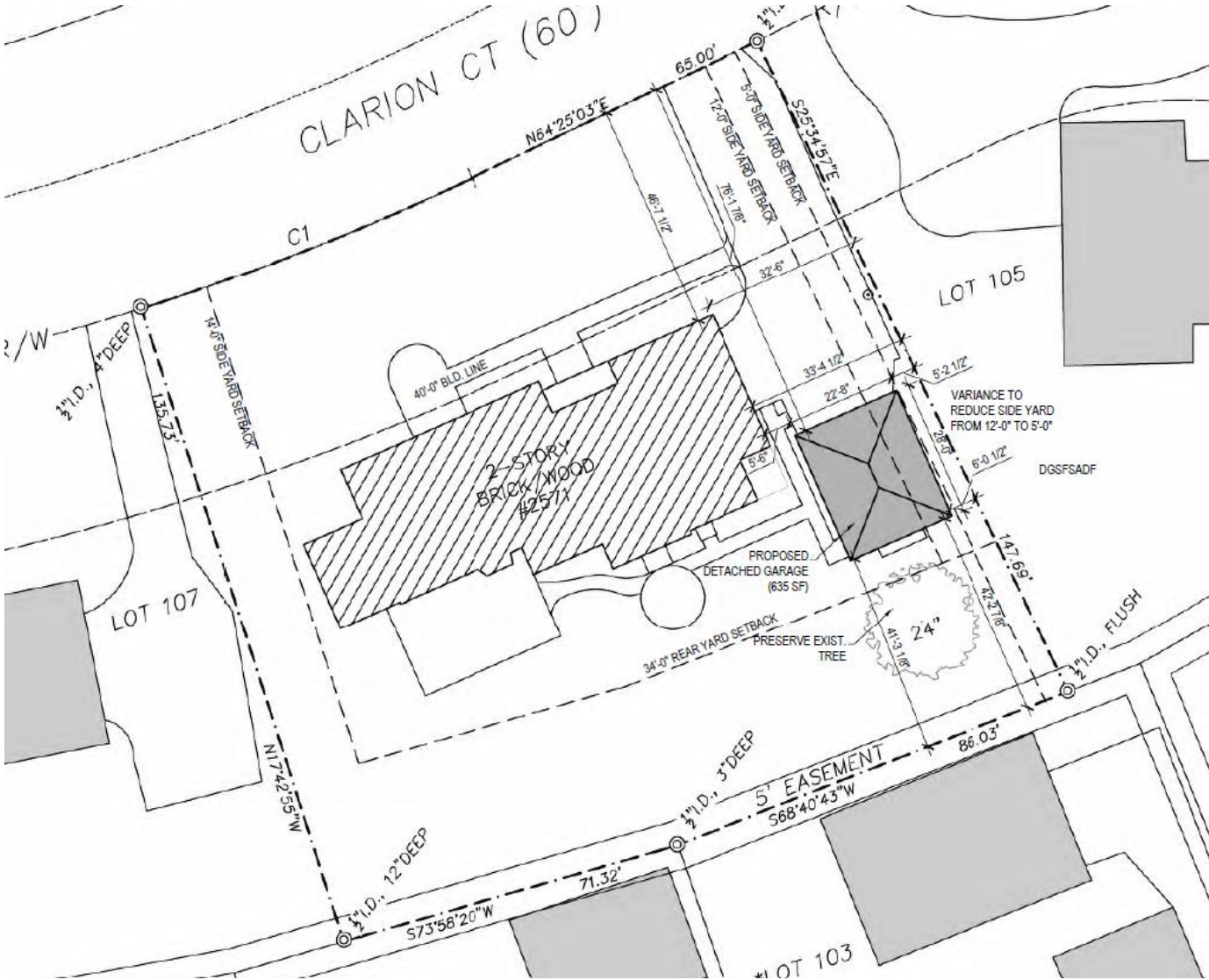
Google Maps ® Aerial – Looking North



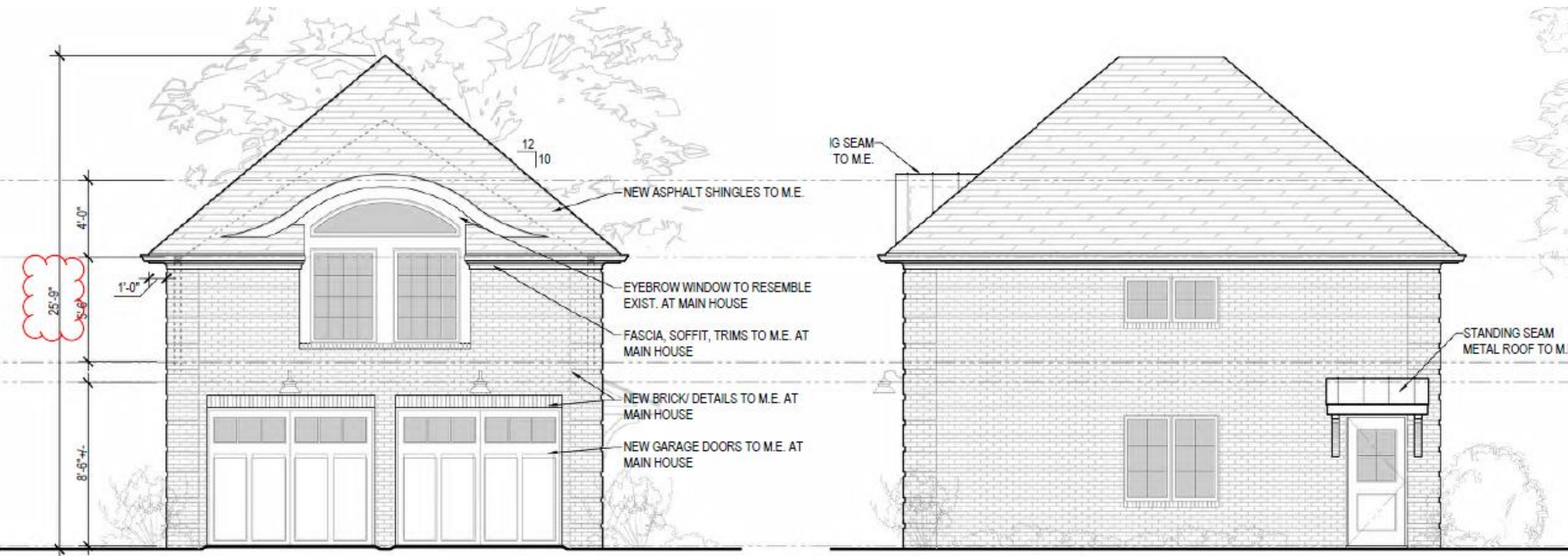
Existing Front Elevation



Proposed Site Plan



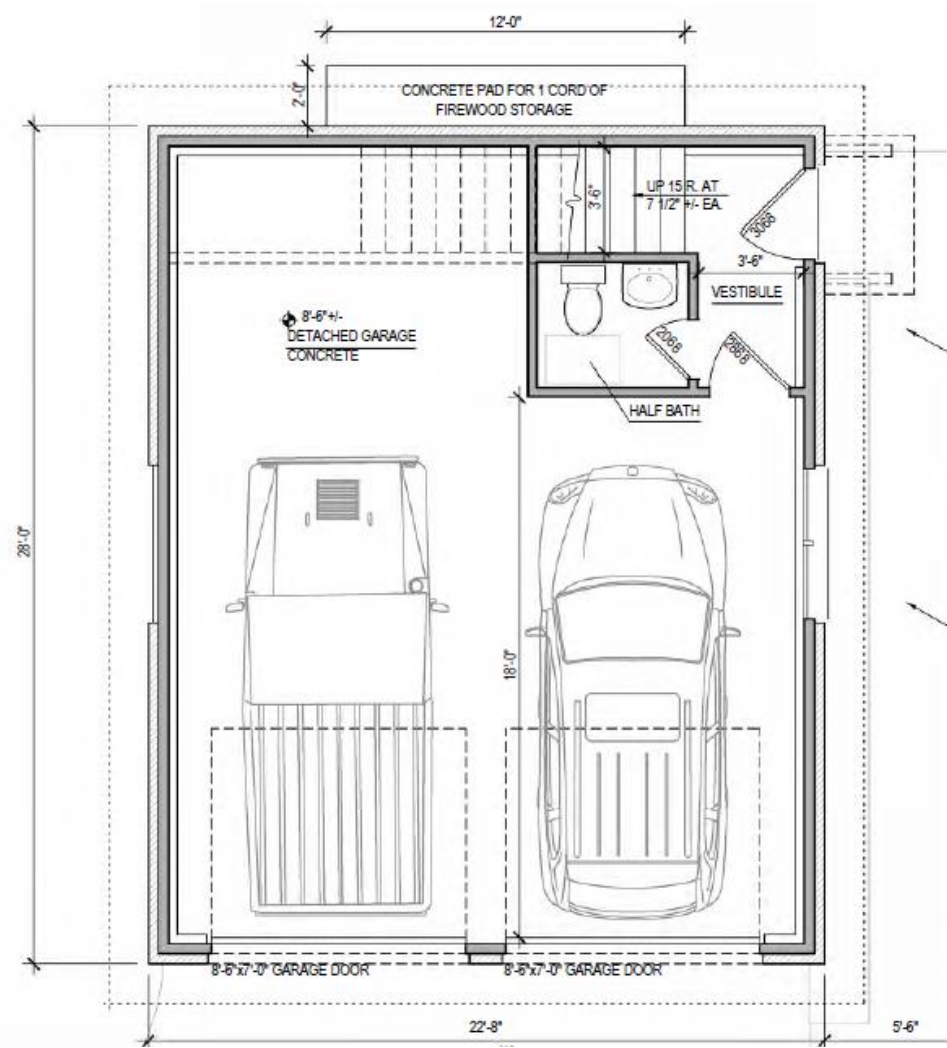
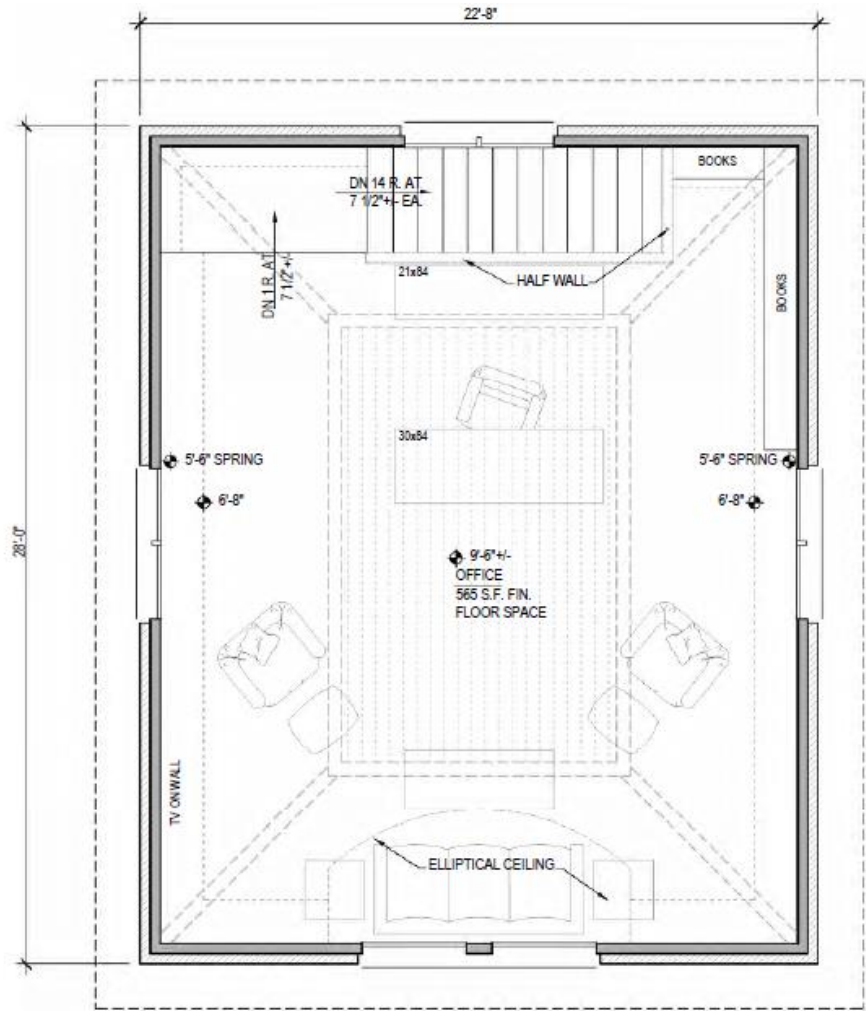
Proposed Garage Elevations



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

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

Proposed Floor Plans



Proposed Front Elevation



Existing Rear Yard



Existing Rear Yard



Third-Party Architect's Sketch

