



**5/15/2024 | 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. Call to Order/Roll Call**

**2. Consent Agenda**

- a. Approve Board of Zoning and Planning meeting minutes from April 17, 2024 and May 1, 2024.
- b. 2571 Clarion Court (VAR-19-24) - To allow a detached garage that is 21'-6" in height, when 17 feet is the limit.
- c. 2227 Tremont Road (VAR-25-24) - To allow a new covered porch and detached garage that results in 30.5 percent building cover, when 29 percent is the limit.
- d. 1795 Barrington Road (VAR-26-24) - To allow a two-story garage addition to encroach up to 6'-3" into the rear yard profile.
- e. 1775 Bedford Road (VAR-28-24) - To allow an addition that attaches to an existing detached garage and results in an encroachment of 4'-10" into the 10-foot minimum side yard setback and a side yard sum setback of 8'-5" when 20 feet is the minimum.

**3. Variance/Conditional Uses**

- a. 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 tall fence and 15-foot projection are permitted in the front yard.
- b. 2359 Canterbury Road (VAR-27-24) - To allow an eight-foot tall privacy fence along the rear property line, when six feet is the maximum limit.
- c. 1984 Ridgeview Road (VAR-29-24) - To allow a new home that encroaches up to 5'-2" into the side yard longwall setback.
- d. 4125 Oxford Drive (VAR-30-24) - To allow a six-foot tall fence to project up to 40 feet into the 50-foot platted Riverside Drive front yard setback, when a 15 foot projection is permitted for a fence that is no taller than 42 inches in height.



**4. 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.

**5. Updates/Reports**

- a. Updates from the Community Development Department.

**6. Adjournment**

**4/17/2024 | 6:00 PM**

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

**Members Present:** Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Bill Westbrook

**Members Absent:** Shannon Tolliver

**Staff Present:** Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Deputy City Clerk Abbie Emison

**1. Call to Order/Roll Call**

Vice Chair Osterhout called the meeting to order at 6:01 pm. Mr. Westbrook moved, seconded by Ms. Mitchell to excuse Chair Tolliver.

**VOTING AYE:** Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Bill Westbrook

**VOTING NAY:** None

**ABSENT:** Shannon Tolliver

**ABSTAIN:** None

The motion carried (6-0).

**2. 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 for a term ending June 30, 2024.
- b. Review of the Board of Zoning and Planning minutes for the April 3, 2024 Work Session and March 20, 2024 Hearing.

- 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).**

Finding #4 was noted in the Staff Report.

- 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.**

Finding #4 was noted in the Staff Report.

- 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.**

Findings #3 and #4 were noted in the Staff Report.

- 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.**

Findings #1 and #3 were noted in the Staff Report.

- 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).**

Finding #4 noted in the Staff Report.

Ms. Mitchell moved, seconded by Mr. Carpenter, to approve the consent agenda.

|                    |                                                                                                      |
|--------------------|------------------------------------------------------------------------------------------------------|
| <b>VOTING AYE:</b> | Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Bill Westbrook |
| <b>VOTING NAY:</b> | None                                                                                                 |
| <b>ABSENT:</b>     | Shannon Tolliver                                                                                     |
| <b>ABSTAIN:</b>    | None                                                                                                 |

The motion carried (6-0).



City of Upper Arlington

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### 3. Variances/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.**

Mr. Milam noted that this application came before the Board at the previous work session. At the work session the Board asked the applicant to consider three items: 1) adding more windows or detail on the south and west elevations (which they have); 2) adding additional landscaping/fencing due to an adjacent neighbor's concern (they will supplement existing landscaping with five new 10-foot tall trees); and 3) reducing the projection into the rear yard profile (they were not able to find a workable solution). The third-party architect reviewed the plan and came up with a suggestion.

Charles Mackey, the applicant, said that windows were planned for the south and west elevation; they had been left out of the plans accidentally. Mr. Mackey pointed out the additional trees that they plan to add. He also noted that they are in the process of repairing the privacy fence. The applicant's architect reviewed the rear projection again, but reducing the projection would impact the ability to have both a second story and a full two-car garage. The applicant's architect also reviewed the City's third-party architect suggestion but had ruled out this design. The architect had intended to match roof pitches but rejected that because it would make the peak of the roof past the existing roof line. Mr. Mackey said that if the pitch is the main concern, they can look to rework the design, but it may change the exterior look and reduce usable space.

Mr. Barringer asked for further clarification regarding the roof pitch.

Mr. Mackey said his architect was concerned that the third-party architect's proposal would require an overhang that would wrap around the south side of the house. Ms. Mitchell requested more detail on the overhang location. Mr. Mackey said that if they implemented the dormer suggestions the overhang would wrap around the south side of the house.

Mr. Westbrook asked whether the third-party architect's design has the new peak higher than it was before, which was a concern of the neighbor. Mr. Milam said the peak is not actually higher, it was simply an artifact of the way the design is viewed.

Mr. Barringer said the original design is "cleaner". Mr. Carpenter agreed that the new design adds odd sight lines and while the pitches are different, he finds this acceptable.



Mr. McGrath stated that he struggled with the south elevation appearing massive and the roof pitches not matching. He believes it is important to respect the original roof lines.

Mr. Barringer asked whether the applicant was planning to use more materials on the south elevation in order to provide some visual relief. Mr. Mackey said they could take this into consideration. Mr. Osterhout said that the materials in the rendering appear to be different on the south side.

Mr. Barringer suggested pushing back the top pyramid of the roof so it is not flush with the rest of the wall. However, this may be more difficult to construct. Mr. Osterhout said a change in orientation of the siding on the gable could also help break up the large end wall. Mr. Mackey said this is something they could definitely consider.

Mr. McGrath said the addition does not appear to match the original house. He asked for more information on the windows and trim. Mr. Mackey said they plan to mix in original stone and slate for the stonework and roof. They plan to keep the slate roof. Mr. Barringer said the massing renderings are missing detail, so it is difficult to get a good idea of what is planned. The addition will keep the same materials as the existing house, which include stucco, stone, and siding, but will primarily be stone and siding.

Mr. Osterhout noted that they could keep the eyebrow detailing over all of the windows, including those on the addition, to add continuity. Mr. Westbrook agreed that the detailing would help create consistency.

After tonight's discussion, Mr. Osterhout says he feels that the third-party architect's suggestions may be overly complicated.

Mr. Barringer suggested avoiding all flat walls to give some contrast and depth.

Ms. Mitchell asked if it was possible to save the original windows on the front of the house. Mr. Mackey said they're goal is to save as much as possible and use existing materials to weave in with the new.

Mr. McGrath suggested looking at rotating the windows on the south wall and having the applicant's architect study the detailing.

Mr. Milam said that it appears the Board would like to see a revised design at the May 1<sup>st</sup> meeting.



Mr. Carpenter moved, seconded by Ms. Mitchell, to postpone the 2395 Andover Road (VAR-16-24) application to the May 1<sup>st</sup>, 2024 meeting.

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

The motion carried (6-0).

- 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.**

Ms. Mitchell moved, seconded by Mr. Carpenter, to postpone the 2661 Wickliffe Road (VAR-17-24) application until the May 1<sup>st</sup>, 2024 meeting.

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

The motion carried (6-0).

- 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.**

Mr. Milam gave an overview of the application which includes a variance for an outdoor fireplace that was installed without a permit. The fireplace is located approximately two feet from the side property line, where code requires at least 10 feet. In addition, the fire code requires fireplaces to be a minimum of 15 feet from buildings and this fireplace is less than 15 feet from the applicant's house, as well as the neighboring house. The height of the fireplace is less than the maximum allowed height of 15 feet.

Jennifer Norris, the applicant, stated that her contractor has been working with Staff as she did not realize a permit was required. She noted that the fireplace is



gas and not wood-burning, so ash and cinders are non-issues. Ms. Norris said that she would like to be able to keep the fireplace as-is.

In response to Ms. Mitchell's question, Ms. Norris said the fireplace was installed in the summer of 2022. She also said that the fireplace has gotten a great deal of use, particularly the television that is mounted on the fireplace.

Mr. McGrath asked whether there were gas lines installed. Ms. Norris say gas lines were installed by a plumber. Mr. McGrath asked Staff if as part of the permitting process the gas lines would require inspections. Mr. Milam confirmed there would be inspections for the gas lines, as well as any footers or foundation.

In response to Ms. Mitchell's questions, Mr. Milam confirmed that no inspections were performed because the work was unpermitted.

Mr. Carpenter asked if there was a building code issue with the fireplace being located so close to a structure. Mr. Barringer said there are no walls or roof, and the fireplace uses gas, so there really is nothing to catch on fire.

Mr. Osterhout said that while it is currently gas-burning, it could potentially be used as wood burning in the future. Ms. Mitchell said she was concerned about the placement being so close to the neighbor's house and noise issues.

Mr. Barringer said that because the fireplace is designed for gas, it most likely does not have a flue. Ms. Norris confirmed it does not have a flue and noted that there was a patio in the same location before the fireplace was built, so the noise levels have not changed.

Mr. Barringer asked about the fence and Ms. Norris said she owns the fence.

Mr. Osterhout asked if the neighbors had made any complaints and Ms. Norris said they have not received any complaints.

Ms. Mitchell asked whether the fence was on the property line. Ms. Norris said she does not know and while they have replaced the fence since they bought the property, there was an existing fence at the time of purchase.

Mr. McGrath asked Staff if there was a precedent regarding an uninspected fireplace. Mr. Milam explained that in cases of unpermitted work, once a permit is secured (whether it comes before the Board or not) the City would perform all required inspections.





Mr. Barringer said he believes the fireplace would pass the building code as long as it has the correct foundation. He also asked where the fireplace is located. Ms. Norris said that the house sits on the corner and is located towards the back corner of the lot. The fireplace faces Collingswood Road.

Ms. Mitchell asked if the patio was pre-existing and Ms. Norris confirmed it was.

Mr. Barringer noted that the fireplace was low and does not have a roof; he asked whether there was any screening from the neighbor's property. He said there was a fence most of the way between the neighbor's yard and the fireplace and suggested extending the fence and potentially adding some vegetation. Ms. Norris said that the stone on the fireplace matches the stone on the house.

Mr. Osterhout asked if the applicant's builder had any comments on the situation. Ms. Norris said her builder is aware the fireplace was built without a permit and has been working with the City to help remedy the situation.

Ms. Norris said that if the variance is not approved the builder will demolish the fireplace and refund her money because any potential new location will also require a variance.

Mr. Osterhout asked Staff if the Board could make a successful building inspection a condition of approval. Mr. Milam said that this would not be necessary because the inspection is required, but it could be added as a condition.

Mr. McGrath said he is concerned that the fireplace has not been properly inspected.

Ms. Mitchell said she has an issue with the location, even if the neighbors are not currently complaining. Mr. Osterhout noted that the fireplace does not have a flue, so it cannot be used for wood burning. Ms. Mitchell said that incorrect uses cannot always be controlled.

Ms. Norris said that if the fireplace was removed they could put a free-standing fire pit in its place.

Mr. Barringer said he would prefer the fireplace be closer to the back of the applicant's house where it isn't as close to the neighbor's yard. Mr. Osterhout said the fireplace doesn't appear to be directly outside of a window.



Ms. Mitchell suggested moving the fireplace to the other side of the patio, but Ms. Norris said the back would then be facing Collingswood Road, potentially creating an eyesore.

Mr. Osterhout said he did not believe it would be productive to move the fireplace.

Mr. Barringer moved, seconded by Mr. Westbrook, to approve the 1974 Collingswood Road (VAR-18-25) application.

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

The motion carried (4-2).

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

Ms. Kelly gave an overview of the project which is located in the R1-A zone. The applicant would like to build a detached garage. The garage would have a footprint of 635 square feet; the first floor would have space for an oversized two-car garage, storage, and a half-bath, and the second floor would be used as office space. The façade details compliment the architecture of the home. The garage is proposed to be 25-feet, 9-inches tall, while the allowance for garage height outside the buildable area is 17 feet. This garage would be approximately five feet from the side property line and 42 feet from the rear property line. Staff has met with the applicant and suggested locating the garage in the buildable area and reducing the garage height. Staff noted there was a lack of landscaping or buffering with the neighboring properties. A neighbor did reach out with some concerns about such a tall structure located so close to the property line. The third-party architect and Staff have concerns about the proposed height; this would be one of, if not the tallest garages in the City. The third-party architect suggested a few massing changes to make the garage less imposing from the street. In response to Mr. Barringer's question, Ms. Kelly said that the suggested massing changes do not alter the width of the structure, they push the second story back. She also noted that while there have been an influx of height variances for detached garages, this is the tallest the Board has seen.

Erik Maxwell and Jeremy Little, the applicant's representatives, gave an overview of the history of the project. Mr. Maxwell said they initially thought the garage could fit within the buildable area; however, the survey showed they had less space than



they thought, as well as some obstacles (e.g., a mature tree). As they moved the garage forward it allowed good sight lines from the subject property and the neighboring property as the two attached garages currently face each other. Mr. Maxwell said when they had the new garage located in the buildable area it was much more visible from the subject property and the neighboring property. The loss of space also forced the garage to become taller and skinnier. In order to avoid that and retain all of the programming they moved back to the full two-car carriage-style garage. He also said it was compatible with home heights in the neighborhood.

Mr. Osterhout asked if they had gone far enough to understand the proposed structure. Mr. Maxwell and Mr. Little said they would use scissor trusses, vaulted ceilings, and brick exterior to match the main house. The garage is proposed to be eight-feet, six-inches, with seven-foot garage doors. In response to Mr. Barringer's question, Mr. Little said the truss bearing height is five-feet, six-inches.

Mr. Westbrook asked what the height of the current attached garage in comparison to the proposed garage. Mr. Maxwell said he believes the attached garage is around 11 or 12 feet high when measured to the soffit. Mr. Westbrook said he is concerned about the difference between the peaks of the attached and detached garages and understands why Staff recommended a reduction in the height.

Mr. Osterhout said he cannot support the application at this height and suggested using an intermediate girder to reduce the overall height and bring down the ceiling height in the garage.

Mr. Barringer said they could use inner shortened walls, but that would reduce the square footage. He agreed it is not a huge space, but the height is a lot. Mr. Maxwell explained that they matched the pitch on the main house. Mr. Barringer agreed that the pitch works well with the window, but it is just too tall.

Ms. Mitchell agreed that proposed garage is too high and is distracting to the original house because of its large size. She asked whether the third-party architect's suggestions could be implemented. Mr. Barringer noted that the third-party architect's suggestions pushed the second floor back, but the height remained the same.

Mr. Little said that the suggestion reduces the square footage of the garage and complicates the structure. He does appreciate the third-party architect's suggestion on articulation and breaking up the scale of the garage; this could be implemented.



Mr. McGrath said he thought the third-party architect's articulation suggestion helped the elevation, but he is struggling with the location so close to the side yard and to the main house itself. While this may not be evident in the plans, it is a very small distance. He suggested pushing the proposed garage back, but this would require removing the tree and adding more driveway. In response to Ms. Mitchell's question, Mr. Maxwell and Mr. Little said they would like to retain the tree, if at all possible.

Mr. Maxwell said they may be able to push the proposed garage back a little more but need to understand the drip line and consult with an arborist.

Mr. Barringer said the whole roof needs to come down.

Mr. Maxwell asked if they could bring down the height of the garage to what the Board has recently approved and push it back, is there opposition to a reduced side yard setback in order to maintain a two-car garage?

Mr. Osterhout asked Staff whether the garage was at the setback as proposed. Ms. Kelly said that the setback for a detached garage depends on the height of the garage. If the garage is over 17 feet, it must be 12 feet from the side. If the garage is 17 or less in height, it can be as close as 3 feet from the side property line.

Mr. Carpenter asked if this is actually a request for variances. Ms. Kelly said it was an either/or situation. If they are granted the height variance, they no longer need the side yard setback variance.

Mr. Barringer noted that the neighboring property is a corner lot, so the two houses are not next to each other. He is not too concerned about the side yard setback distance.

Mr. Osterhout suggested that the applicants work on reducing the height and come back to a subsequent meeting.

Mr. Maxwell agreed they would also investigate the tree and determine the height of the current attached garage.

Mr. Milam asked the Board their thoughts on the proposed eyebrow window. Mr. Barringer said he likes the proposed window and it is in the same style of the house. Mr. Maxwell noted that there is an eyebrow window on the back of the existing house. Mr. Osterhout said it appears a little massive, but either a dormer window or the proposed eyebrow could work. Ms. Mitchell asked if they could



reduce the size of the window. The applicants said they could potentially reduce the size. Mr. Barringer noted that by reducing the height it would have to get smaller. Mr. Westbrook likes the feature, but believes it is too large.

Mr. McGrath asked whether the neighbors to the east have an issue with losing the view. Mr. Maxwell said there is not much of a loss of view from the house. There is a fair amount of screening there and they can add more screening.

Ms. Kelly said the neighbor did have some concerns about the size of the structure.

Vice Chair Osterhout asked for public comment and the following person came forward:

- Donald Baird III, neighbor to the applicant, said that he has some concerns about the initial design. He has no issue with the uses, just to the size and closeness to the property line. Mr. Baird said his family moved to the neighborhood in 2011. He noted they have a corner lot and have some sight lines to a portion of the neighboring property. They chose this neighborhood because of its wide-open spaces, lot sizes, and deeper setback. His main concerns are: 1) the height so close to the property line, 2) sight lines, and 3) closeness to the property lines.

Mr. Carpenter moved, seconded by Ms. Mitchell, to postpone the 2571 Clarion Court (VAR-19-24) application to the May 1, 2024 meeting.

|                    |                                                                                                      |
|--------------------|------------------------------------------------------------------------------------------------------|
| <b>VOTING AYE:</b> | Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Bill Westbrook |
| <b>VOTING NAY:</b> | None                                                                                                 |
| <b>ABSENT:</b>     | Shannon Tolliver                                                                                     |
| <b>ABSTAIN:</b>    | None                                                                                                 |

The motion carried (6-0).

#### 4. Development/Site Plans

- 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.**

Ms. Mitchell moved, seconded by Mr. Carpenter, to postpone the 2001 Northwest Boulevard (DEV-01-24) application.



City of Upper Arlington

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

The motion carried (6-0).

## 5. City Business

Staff provided the following updates:

- The Envision Henderson project has started. Approximately 80 people participated in the in-person meeting and over 80 people on the webinar. Staff are holding pop-ups in various locations over the next few months.
- There are a number of new residential construction projects.
- Work on the Northwest Boulevard and Glenn Avenue dental office is continuing.
- Golden Bear is doing undergrounding work.
- School district administrative buildings are being remodeled into an alternative learning facility.

## 6. Adjournment

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

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

The motion carried (6-0) and the meeting was adjourned at 7:20 pm.

ATTEST:

CHAIR:



City of Upper Arlington

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5/1/2024 | 6:00 PM

**MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD  
CITY COUNCIL CHAMBERS**

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

**Members Absent:** Daniel Barringer, Donald Osterhout

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

**1. Call to Order**

Chair Tolliver called the meeting to order at 6:04 pm.

Ms. Mitchell moved, seconded by Mr. Carpenter, to excuse Mr. Osterhout.

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

**VOTING NAY:** None

**ABSENT:** Daniel Barringer, Donald Osterhout

**ABSTAIN:** None

The motion carried (5-0).

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. 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.**

Mr. Milam gave an update on the project and noted this application was postponed from the previous meeting. At the last meeting the Board had asked to see updated drawings for the south elevation, as well as have the architect look at reducing the overall height and massing in the rear yard profile. Staff met with the applicant's architect to review a number of changes, including having the windows on the south match the design of those on the north and adjusting the window sizes to be consistent. Mr. Milam noted that the design did not change because it was not possible to reduce the pitch while maintaining the same programming on the second floor. For the forward-facing gable, the addition remains 7-feet, two-inches into the rear yard profile and on the side-facing gable the addition is 16-feet, 10-inches into the setback. Staff evaluated whether changes could be made by shrinking the addition, but that negatively impacted structural issues.

Ms. Mitchell commented that she likes the appearance of the consistent windows.

Mr. Mackey, the applicant, provided an overview of the changes that were made following Staff's meeting with the architect. He noted that the chimney created structural challenges when looking to adjust the addition size.

Chair Tolliver asked if the applicant had reviewed the third-party architect's drawings. Mr. Mackey said they had reviewed the suggestions, but at the last meeting the consensus was not to move forward with those changes.

Mr. McGrath asked if there were any changes to the window patterning on the back of the house. Mr. Mackey said there were no changes.

Chair Tolliver asked Staff if the corner lot created difficulties. Mr. Milam said a corner lot does create a number of challenges.

Mr. McGrath asked what materials would be used. Mr. Mackey said it will be siding and some imprinting to match the rest of the house. They plan to use stone on the ends and use imprinting with the windows along the south side. In response to Mr. Carpenter's question, Mr. Mackey said they are leaving the final design open and will determine what fits best with the overall house design.





Ms. Mitchell asked if there were any new comments from the neighbors. Mr. Mackey said they discussed the changes with their neighbors to south and worked out the landscaping issues with his rear neighbor.

In response to Chair Tolliver's question, Mr. Mackey confirmed they plan to continue using slate for the addition roof.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 2395 Andover Road variance (VAR-16-2024). Finding #4 was noted in the Staff Report.

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

**VOTING NAY:** None

**ABSENT:** Daniel Barringer, Donald Osterhout

**ABSTAIN:** None

The motion carried (5-0).

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

Mr. Milam said the applicant is not present tonight and would like to postpone to the May 15, 2024 meeting.

Mr. Carpenter moved, seconded by Ms. Mitchell, to postpone the 2571 Clarion Court variance (VAR-19-2024) to the May 15, 2024 meeting.

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

**VOTING NAY:** None

**ABSENT:** Daniel Barringer, Donald Osterhout

**ABSTAIN:** None

The motion carried (5-0).

### **3. Updates/Reports**

- Envision Henderson process is on-going; look to have a meeting with the Board at the June work session.

### **4. Adjournment**

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



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

The motion carried (5-0) and the meeting was adjourned at 6:18 pm.

ATTEST:

CHAIR:



**Authors:** Alyssa Kelly, AICP, Planning Officer

**BZAP Meeting Date:** May 15, 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

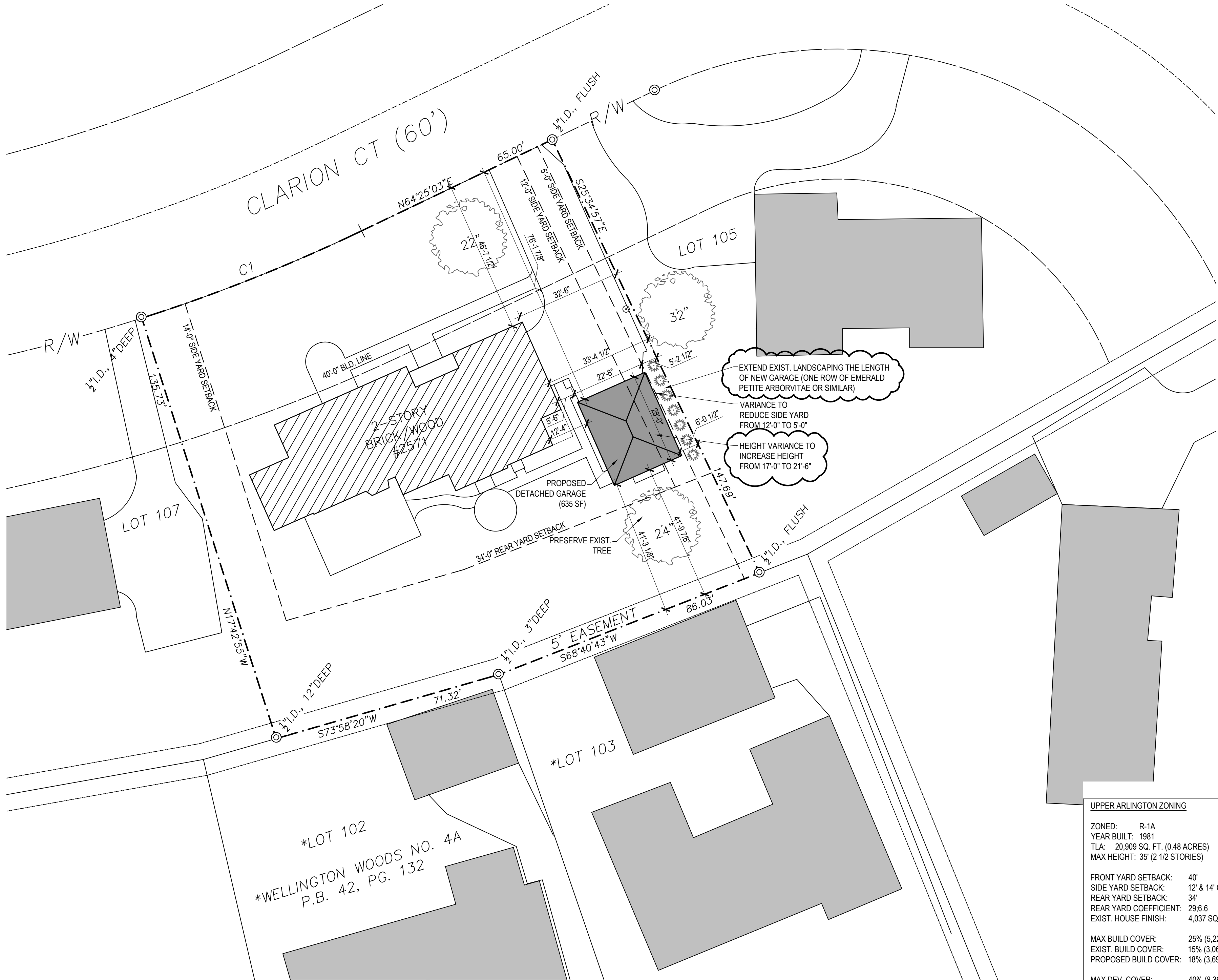
- To allow a detached garage that is 21'-6" in height, when 17 feet is the limit ([Article 6.09](#)).

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 |

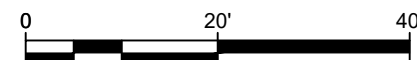




1  
A101

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.

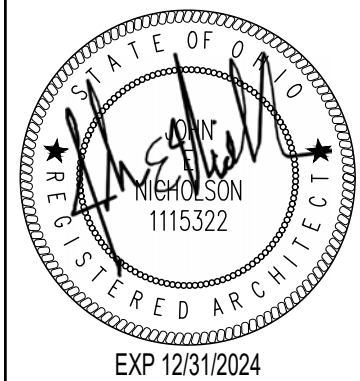
CHECKED BY:  
J.L. / J.N.

SHEET NO.:

S101

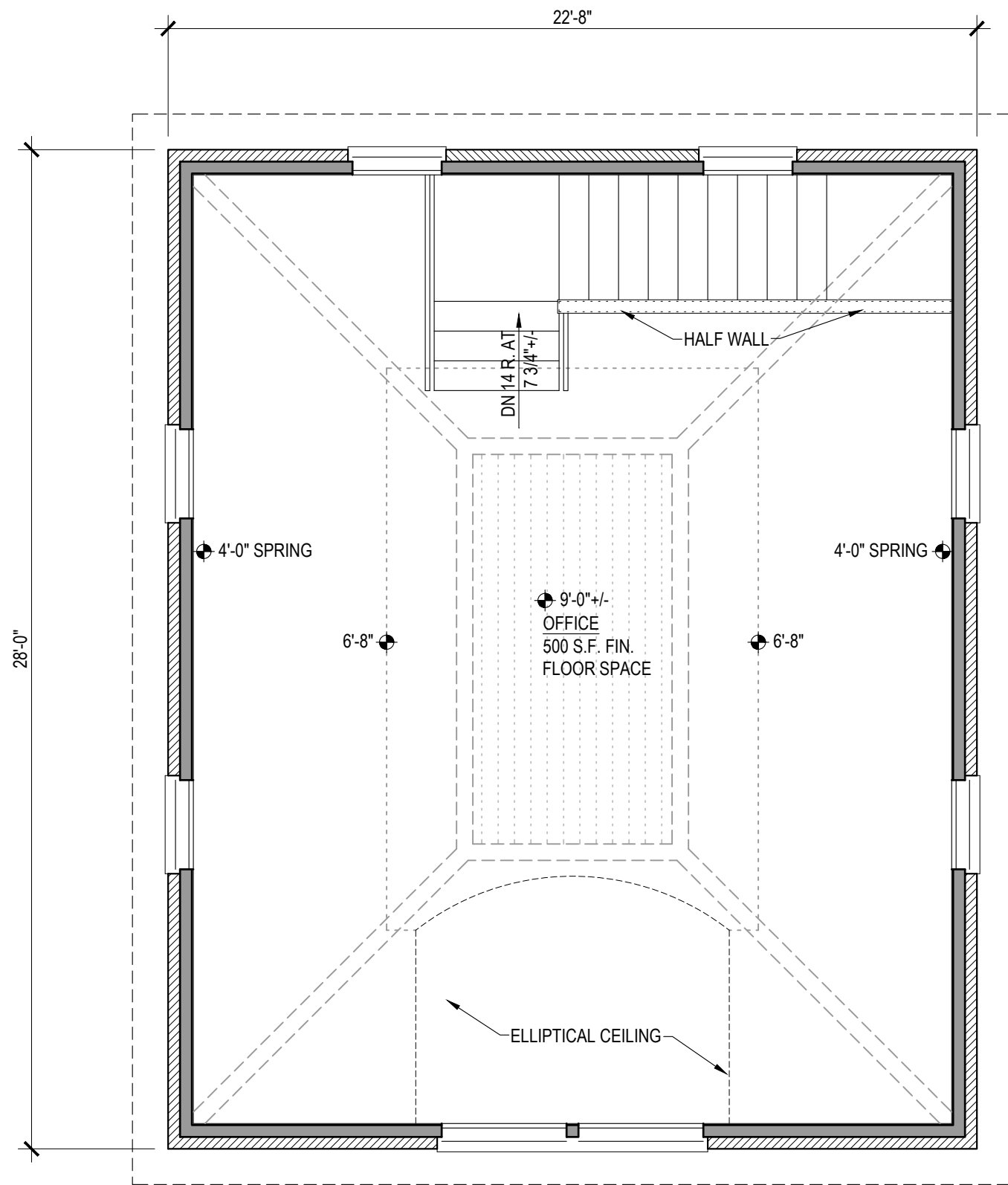
PROGRESS: 03/01/2024  
U.A. VARIANCE: 04/24/2024  
BID SET: 00/00/0000  
PERMIT: 00/00/0000  
REVISION: 00/00/0000

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

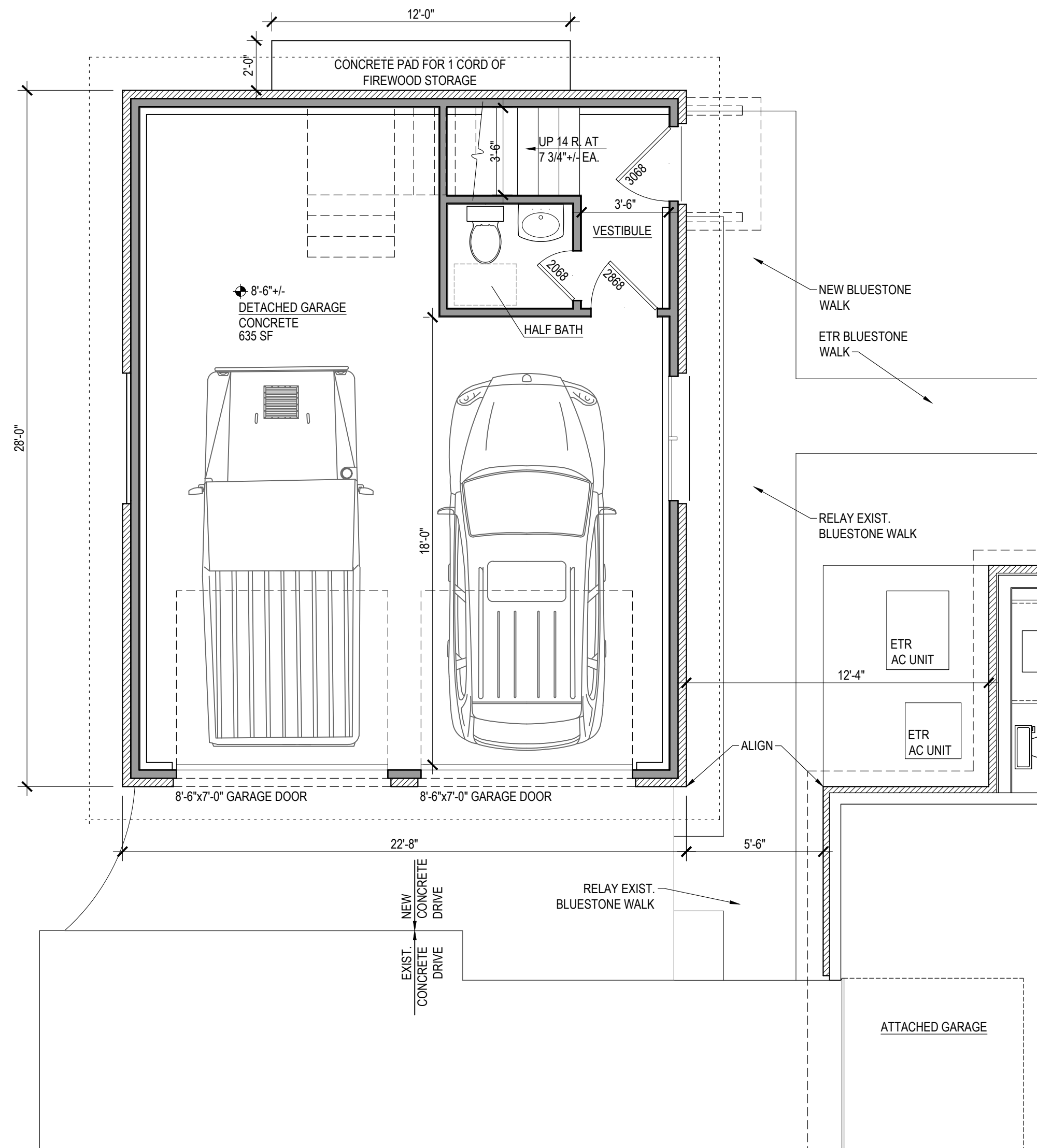


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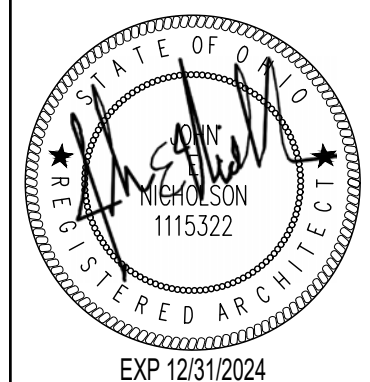


1  
A101  
DETACHED GARAGE 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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.

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

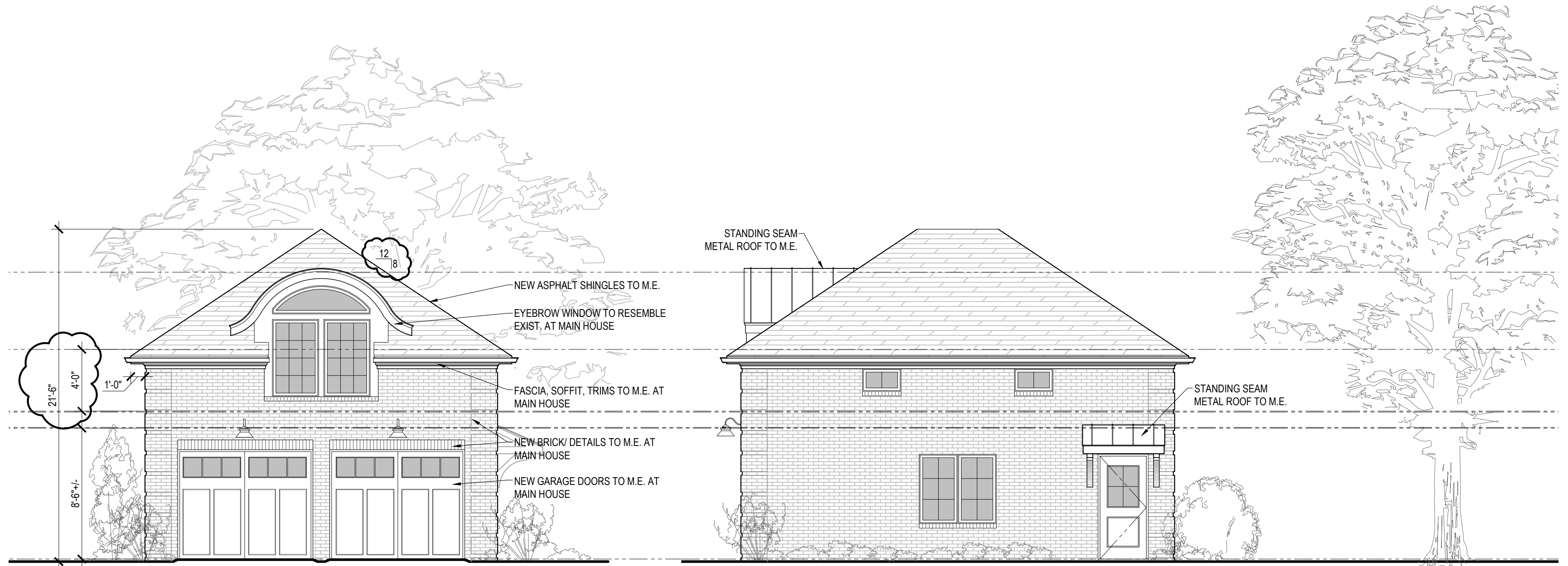
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PROGRESS: 03/01/2024  
U.A. VARIANCE: 04/24/2024  
BID SET: 00/00/0000  
PERMIT: 00/00/0000  
REVISION: 00/00/0000

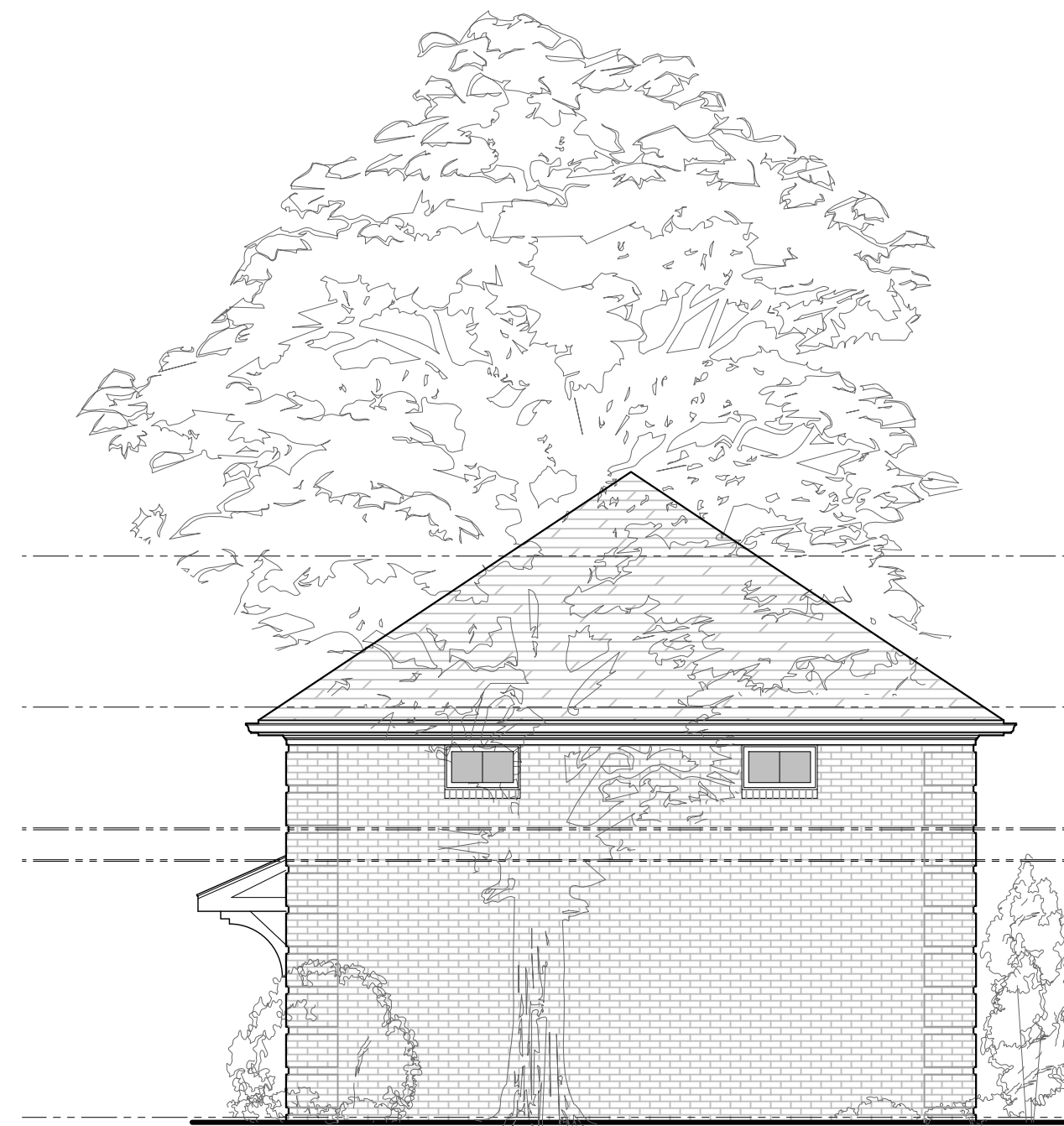
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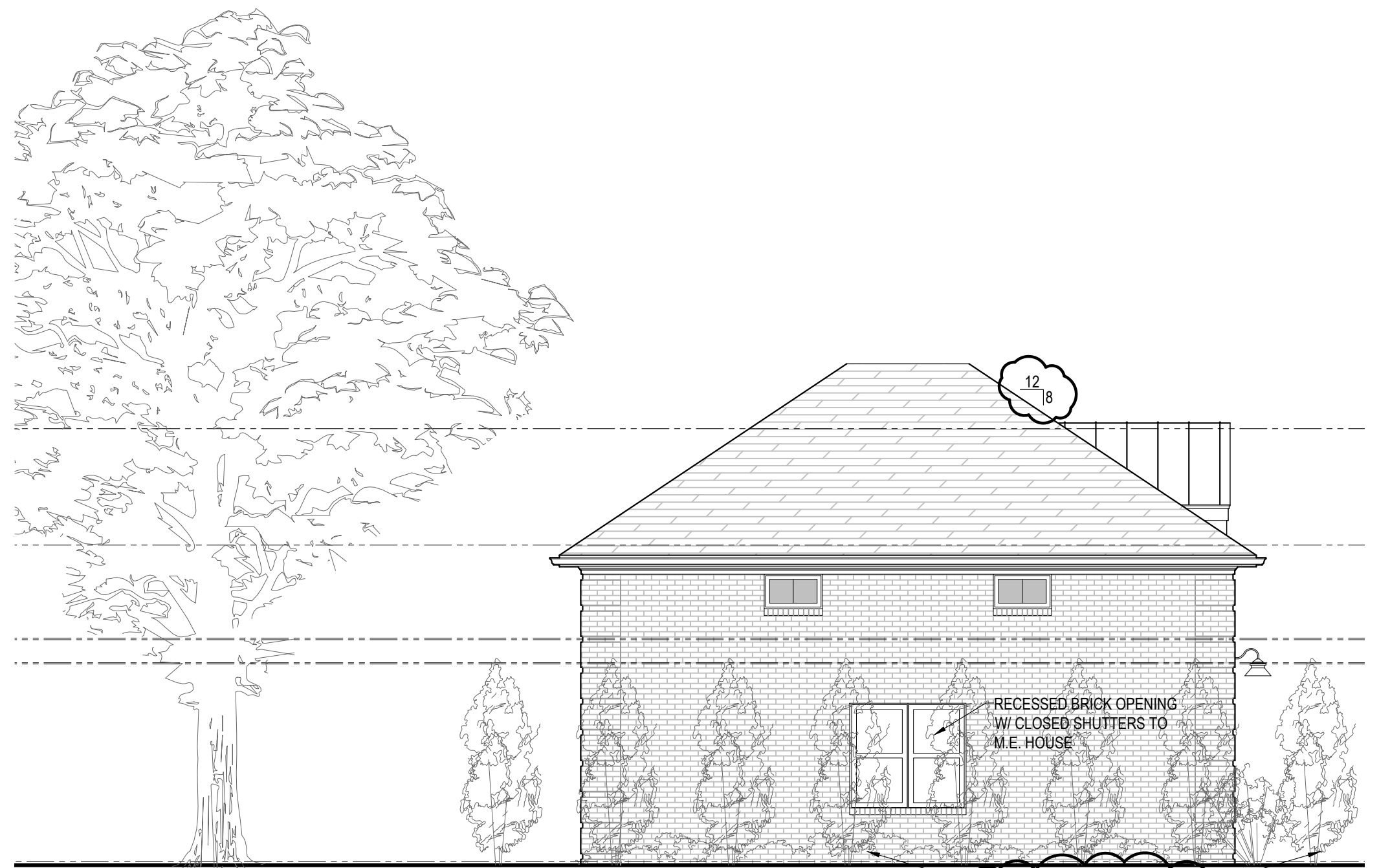


1 NORTH ELEVATION  
A301 SCALE: 3/16" = 1'-0"

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



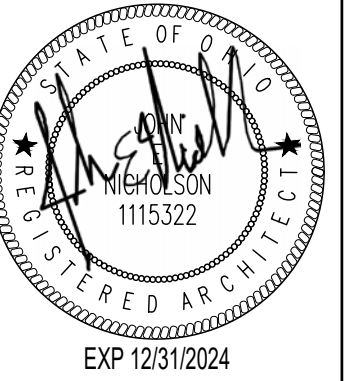
3 SOUTH ELEVATION  
A301 SCALE: 3/16" = 1'-0"



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

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TO THE  
OVERMYER  
RESIDENCE**

2571 CLARION COURT U.A., OHIO 43220

APPROVED BY/ DATE:

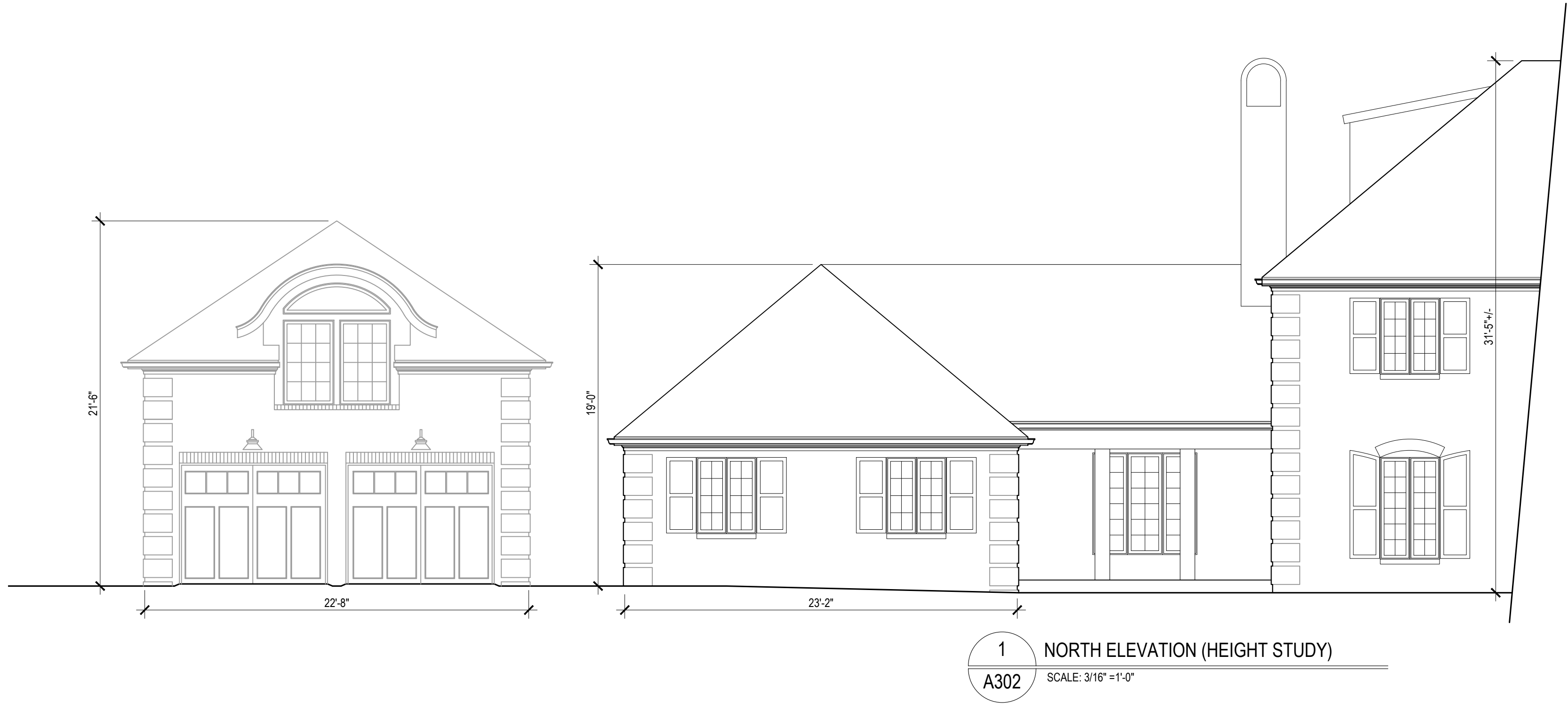
DRAWN BY:  
E.M. / L.M.

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



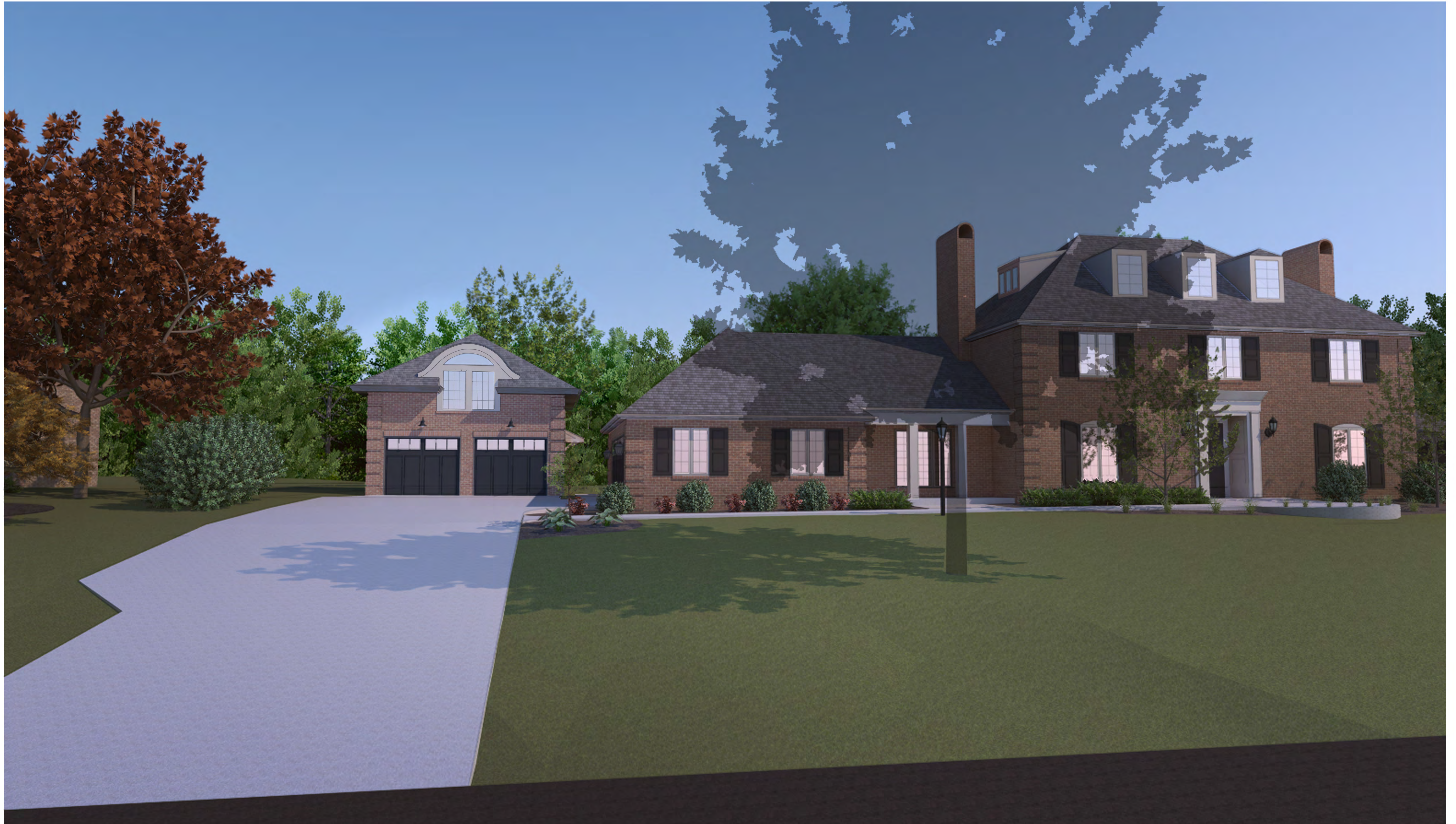
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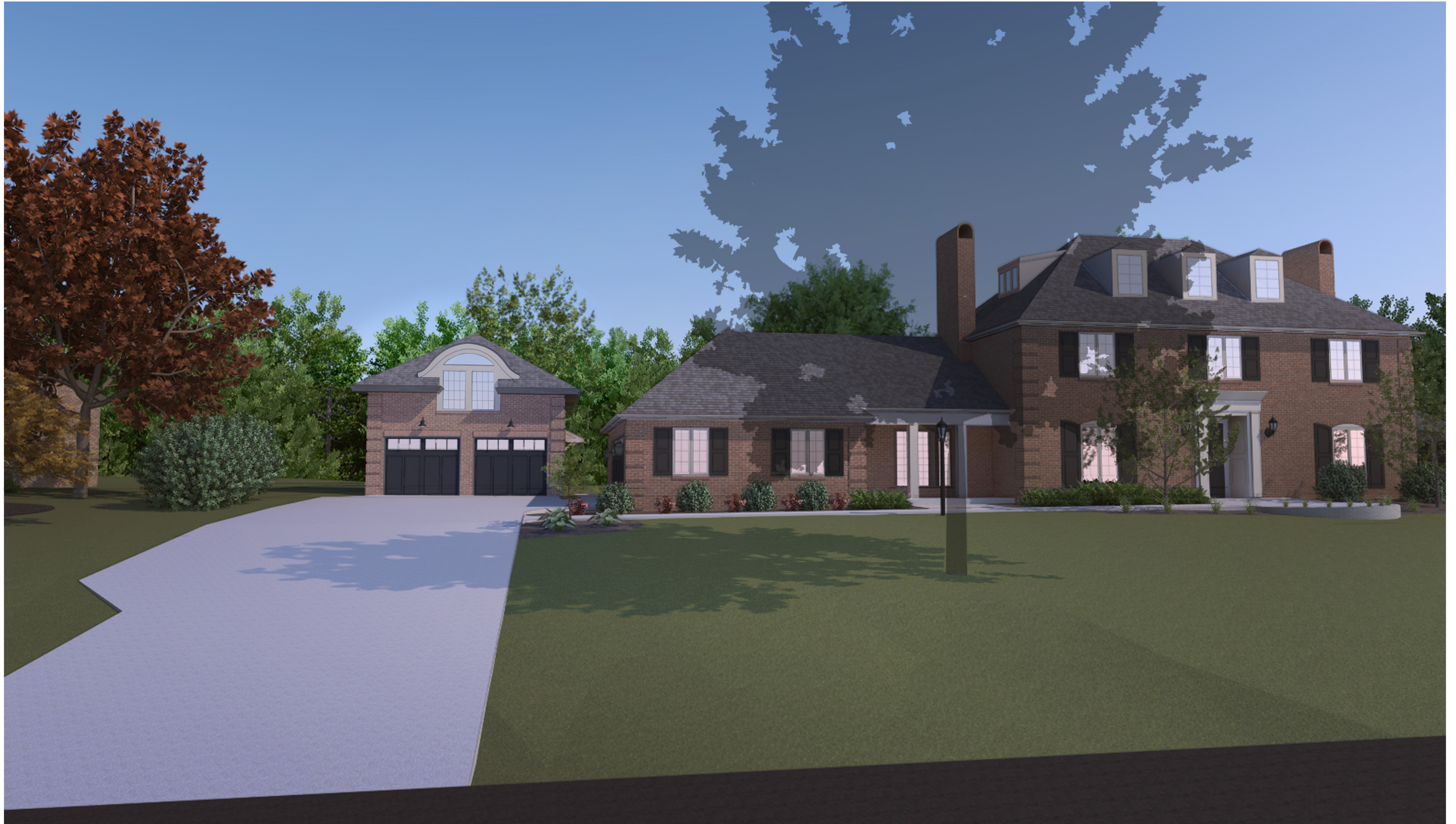




















## 24-1094

### 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.



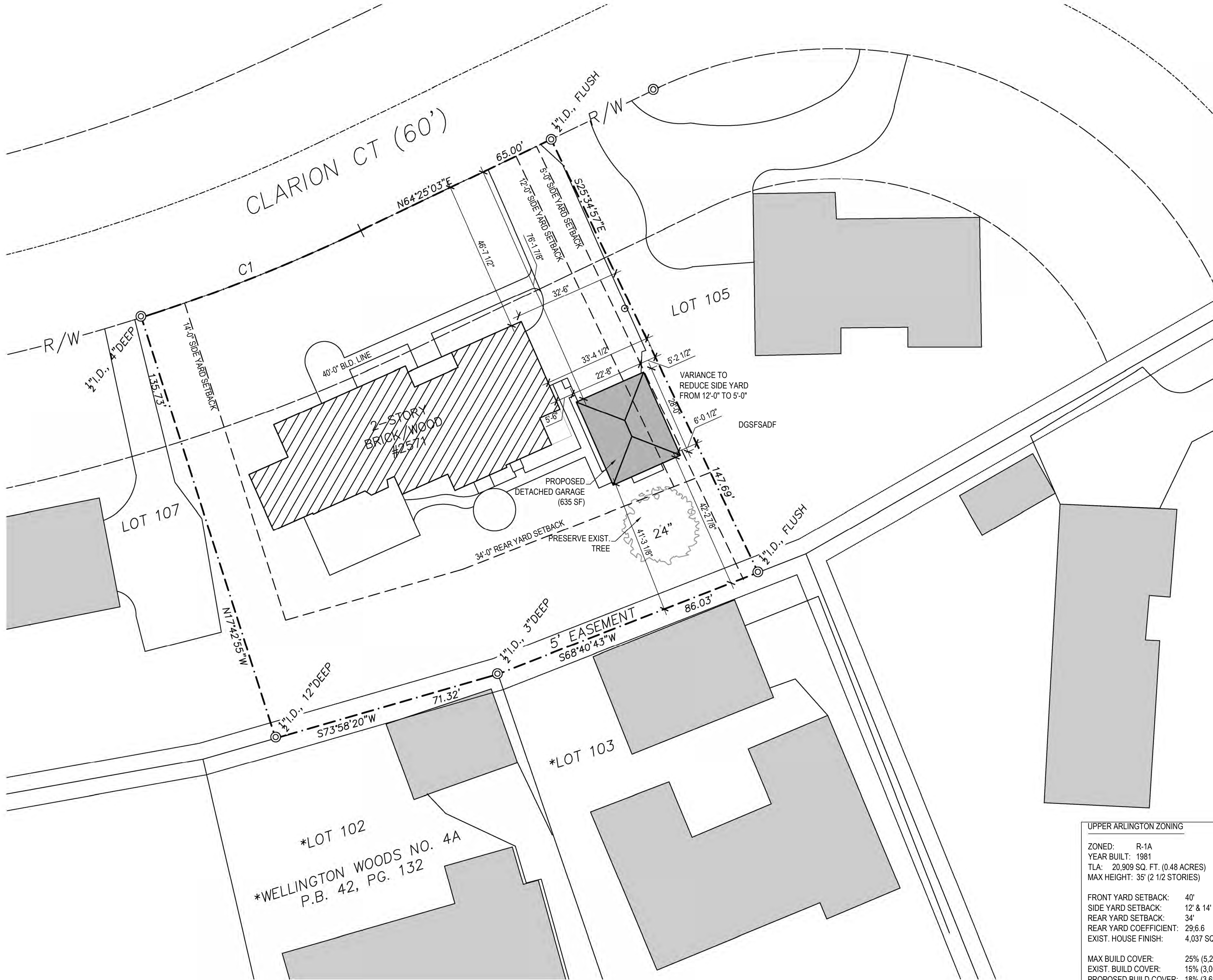
**Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?**

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.

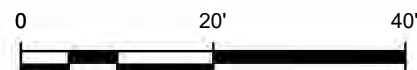




1  
A101

SITE PLAN

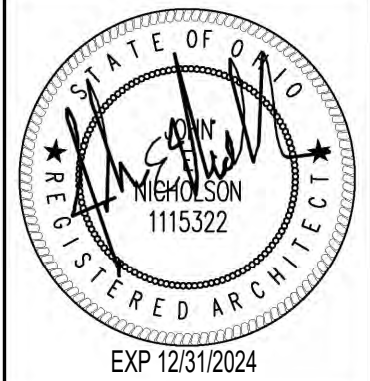
SCALE: 1"=20'-0"



| 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                        |
| 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:<br>E.M. / L.M.  |
| CHECKED BY:<br>J.L. / J.N.                                                                                  | SHEET NO.:<br><b>S101</b> |
| PROGRESS: 03/01/2024<br>U.A. VARIANCE: 03/20/2024<br>BID SET: 00/00/0000<br>PERMIT: 00/00/0000<br>REVISION: |                           |

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



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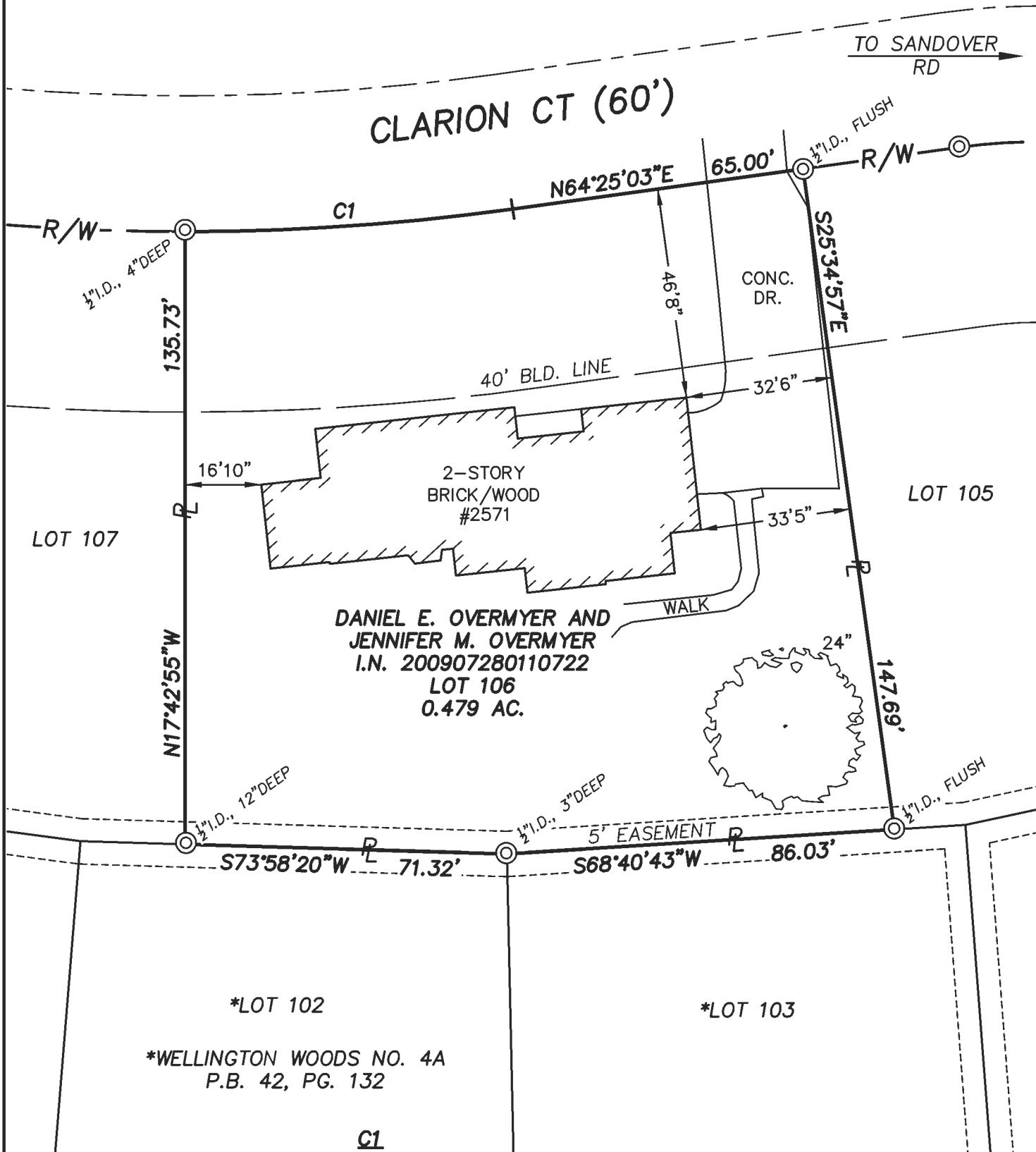
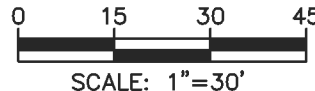


# BOUNDARY SURVEY

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

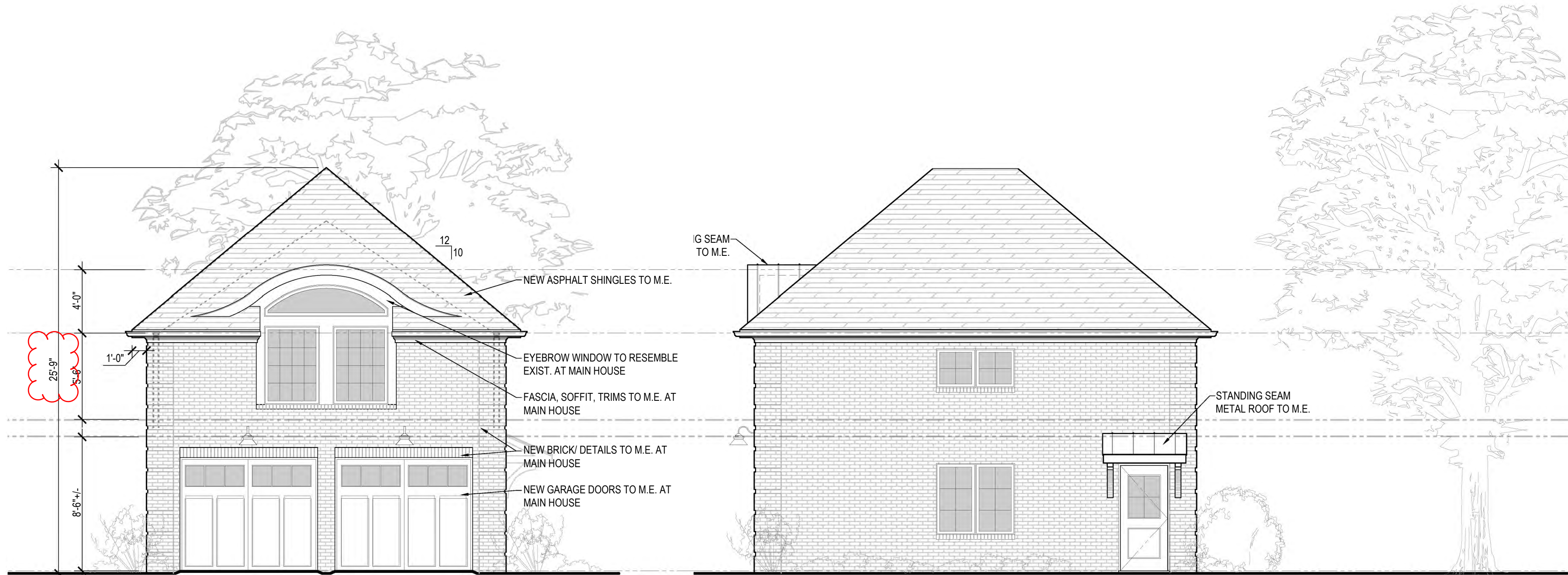
DATE: 1/30/2024 REVISED:  
JOB No.: 23-373 F.B./PG.: 43/24  
CLIENT: NICHOLSON BUILDERS  
CLIENT P.O.: N/A

BY

*Timothy P. Stadt*  
OHIO PROFESSIONAL SURVEYOR No. 8723

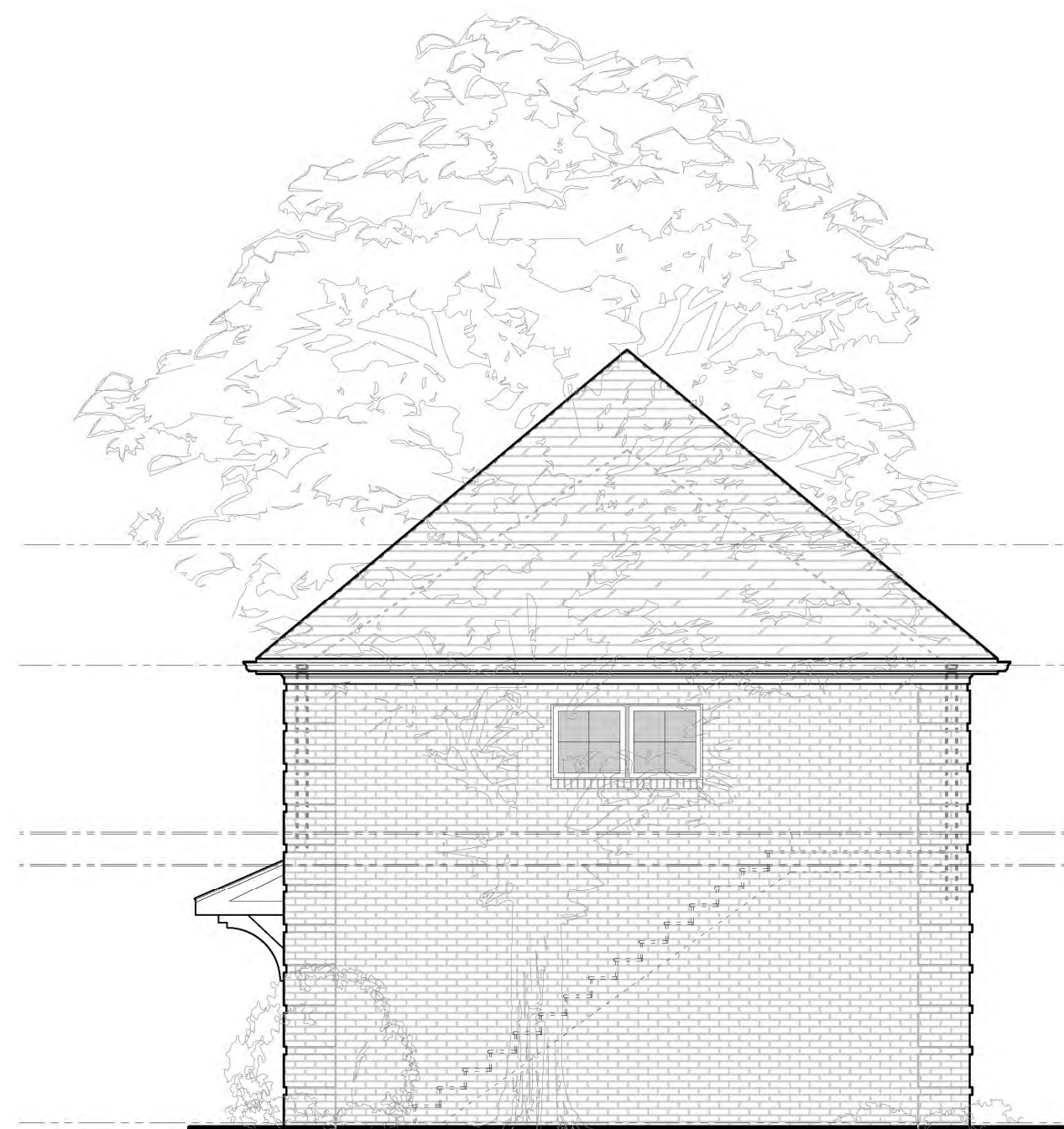






1 NORTH ELEVATION  
A301 SCALE: 3/16" = 1'-0"

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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2571 CLARION COURT  
U.A., OHIO 43220

APPROVED BY/ DATE:

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

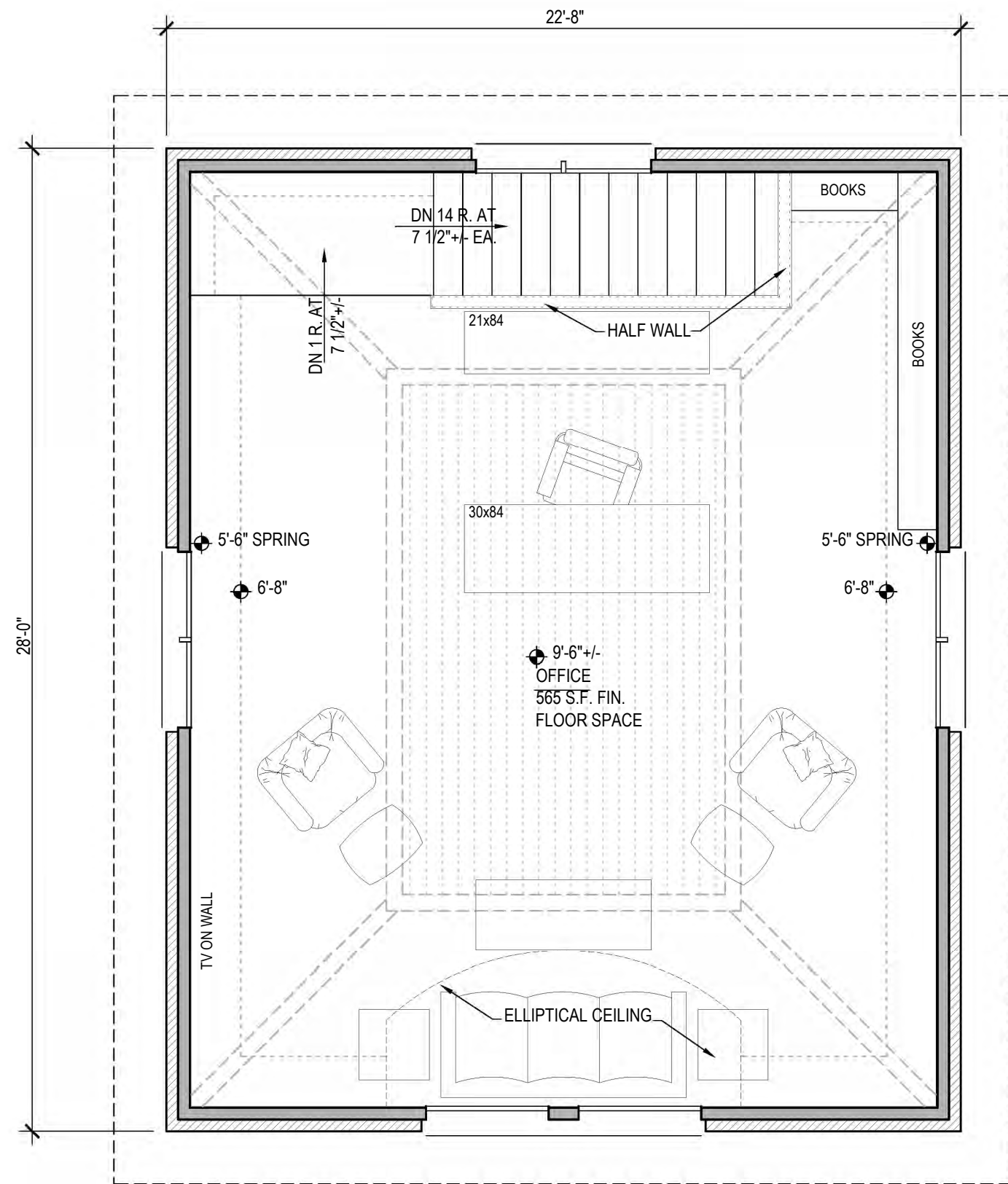
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J.L. / J.N.

SHEET NO.:

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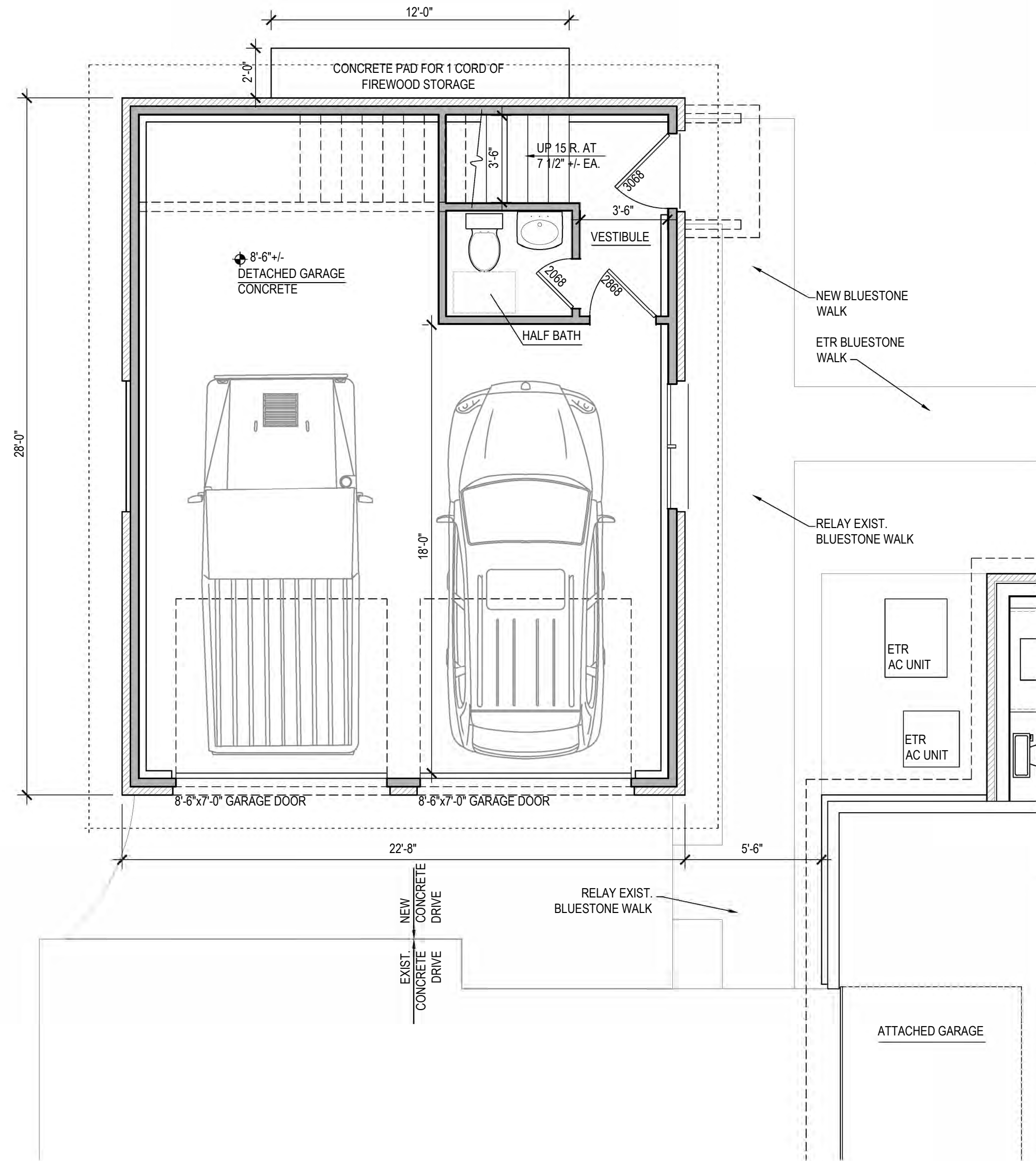
PROGRESS: 03/01/2024  
U.A. VARIANCE: 03/20/2024  
BID SET: 00/00/0000  
PERMIT: 00/00/0000  
REVISION:





1  
A101

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



2  
A101

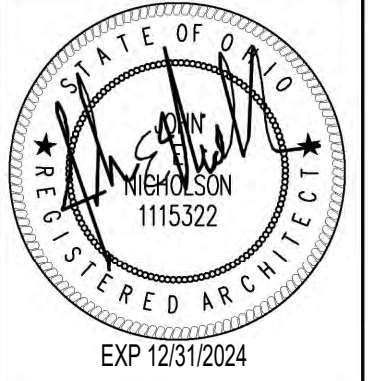
DETACHED GARAGE 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## WALL TYPES

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

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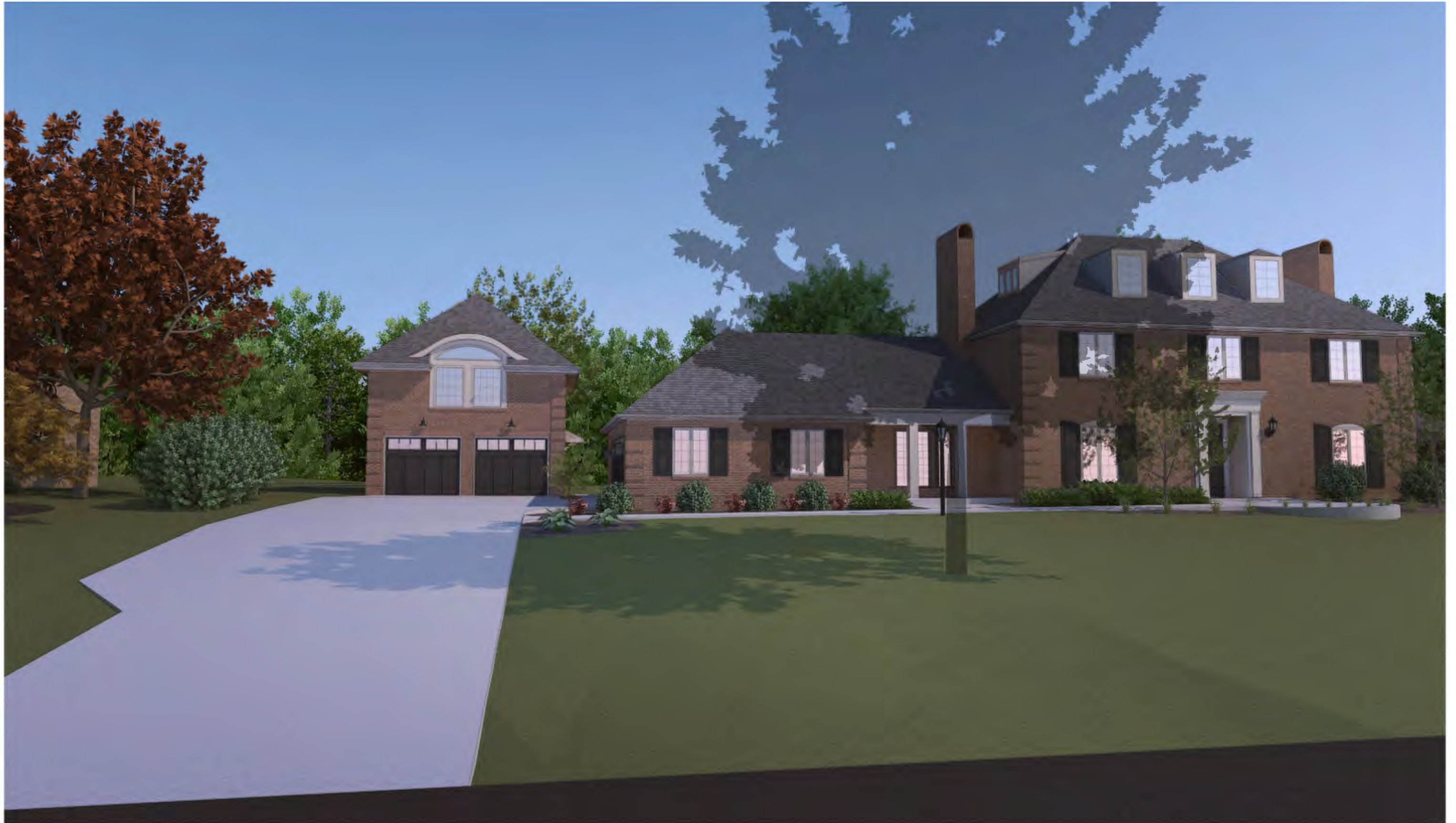
**A101**

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: <u>Erik Maxwell</u> |                          |                                                 | Date: <u>03-19-24</u>       |





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](mailto: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

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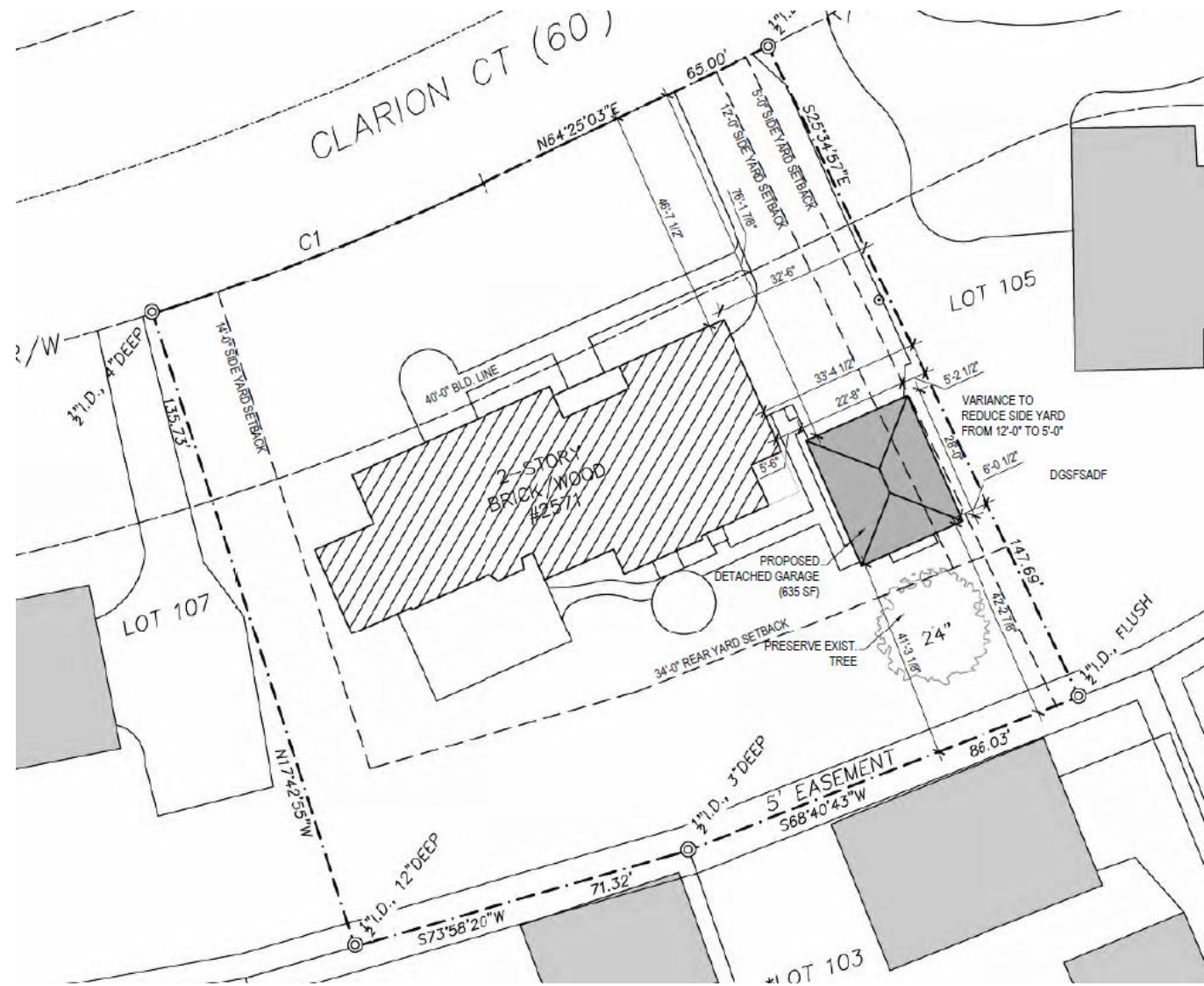
# Existing Front Elevation

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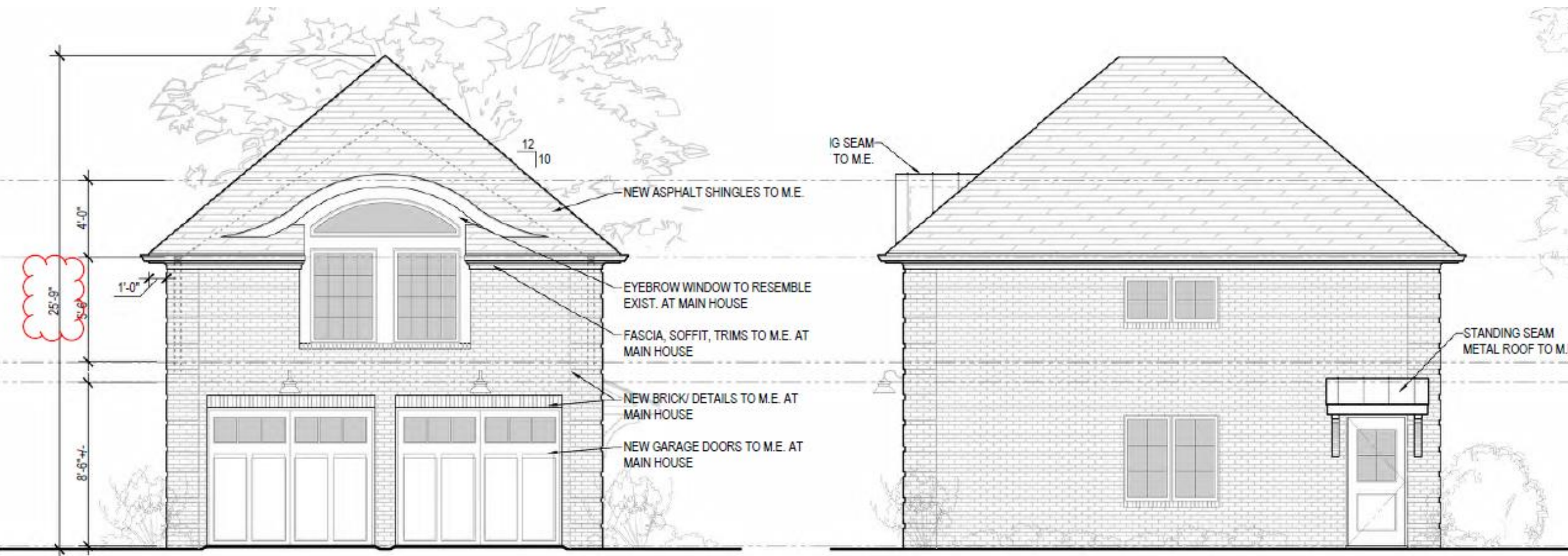


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# Proposed Garage Elevations

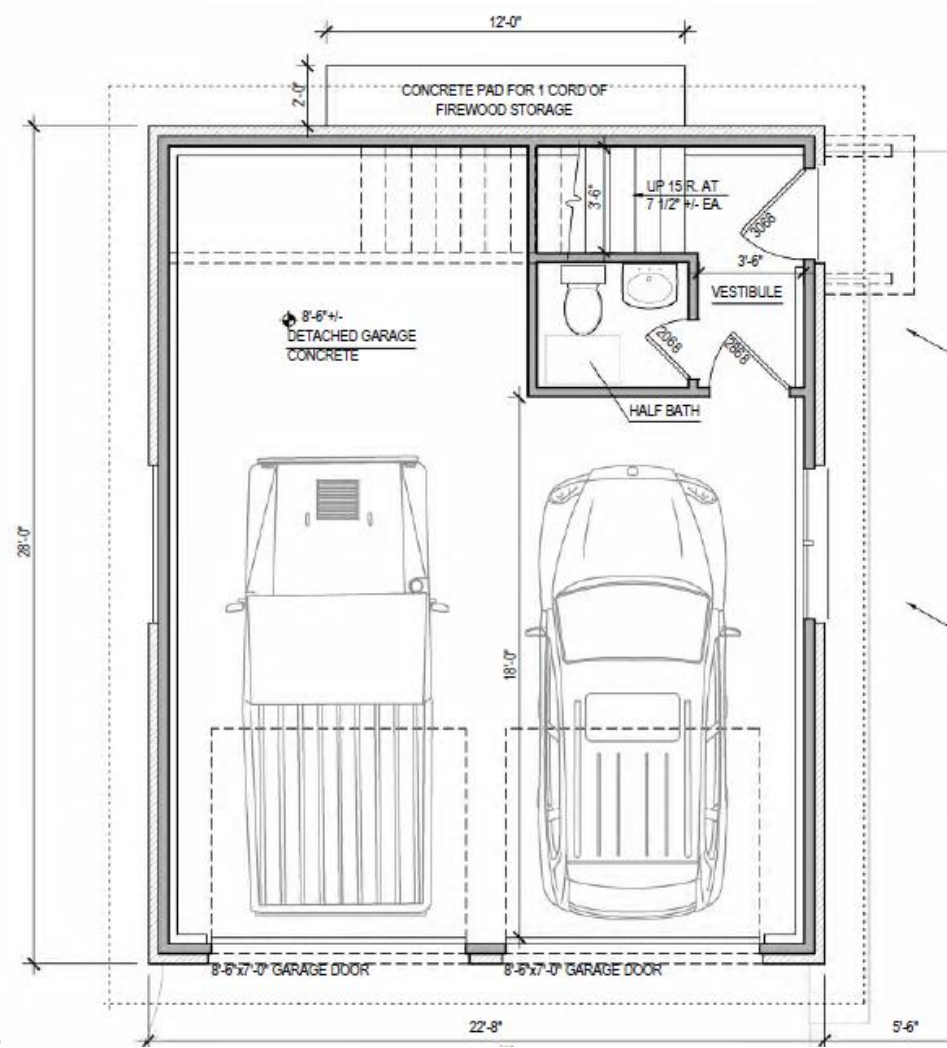
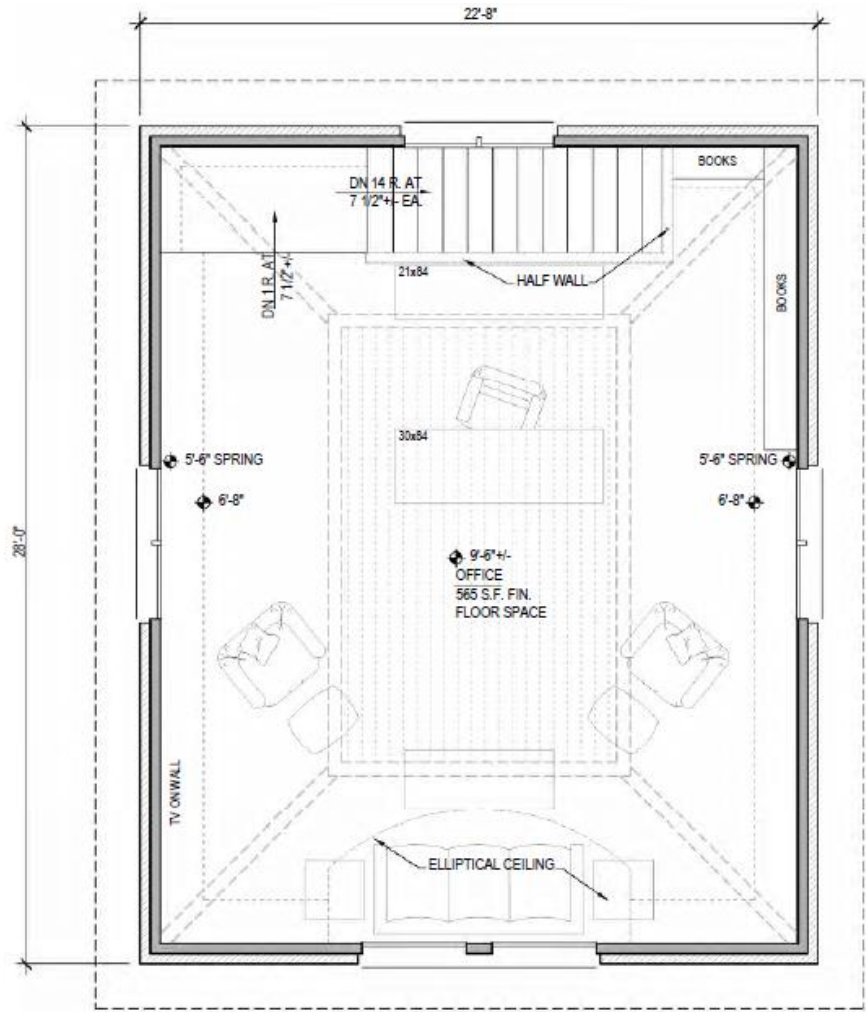


1 NORTH ELEVATION  
A301 SCALE: 3/16" = 1'-0"

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



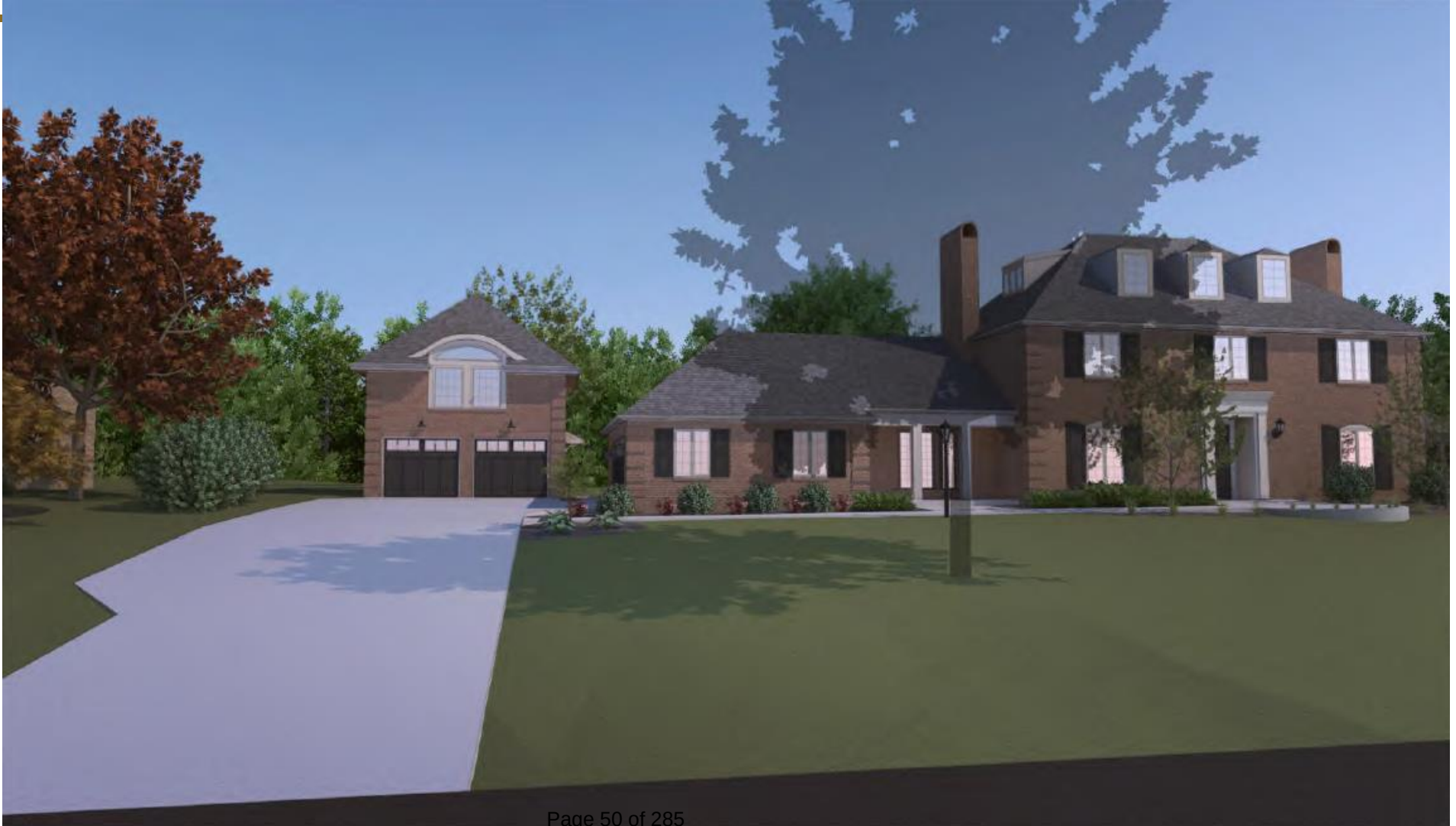
# Proposed Floor Plans





# Proposed Front Elevation

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# Existing Rear Yard

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# Existing Rear Yard

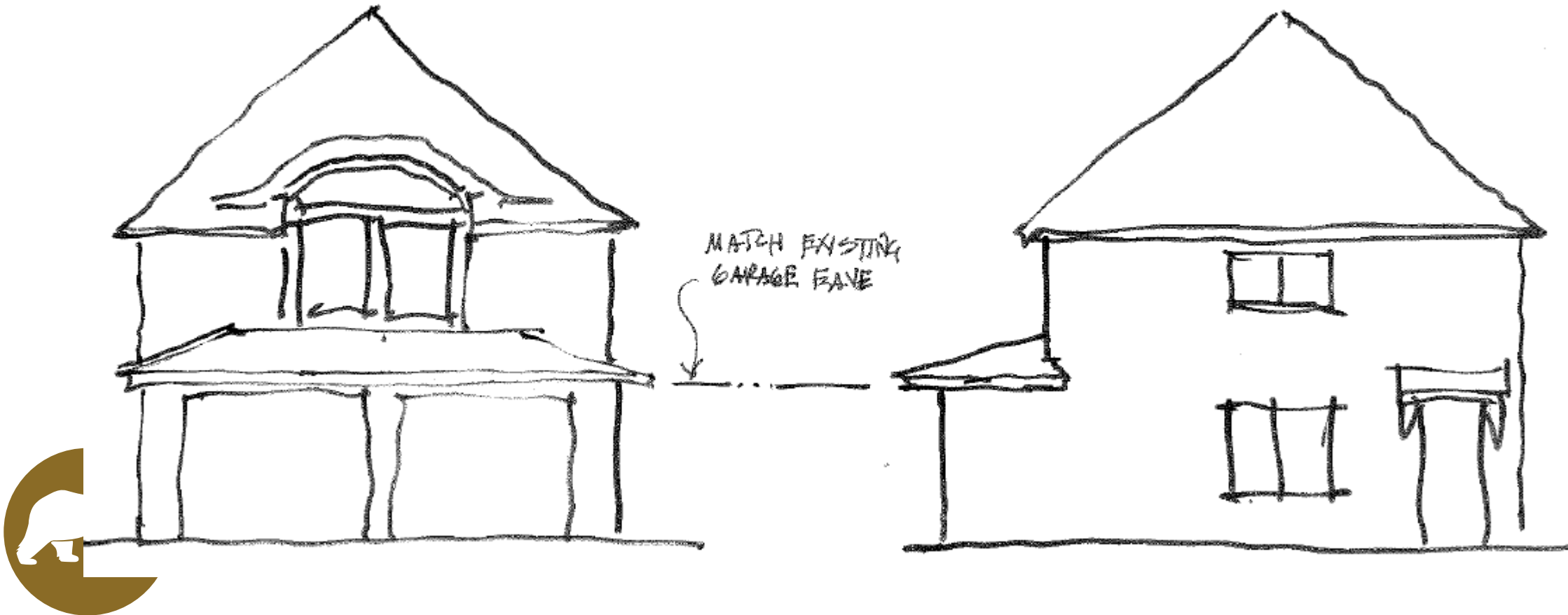
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# Third-Party Architect's Sketch

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**Authors:** Victoria Brubaker, Intern

**BZAP Meeting Date:** May 15, 2024

**Subject:** 2227 Tremont Road (VAR-25-24) - To allow a new covered porch and detached garage that results in 30.5 percent building cover, when 29 percent is the limit.

---

### Site Description/History

The subject property, 2227 Tremont Road, is located on the west side of Tremont Road, mid-block between Tewksbury and Yorkshire Roads. It is zoned R-1c, One-Family Residence District, and measures 65' x 160' with a 40-foot building setback line. The property is identified as Lot #28-29 and is located in the [Upper Arlington](#) subdivision. The two-story home was built in 1928 and is a Contributing Structure in the Historic District. Currently, the property is configured with a driveway along the north side property that leads to a two-car detached garage located in the south corner. The home was purchased by the applicant in 2019.

### Proposal

The proposal includes the construction of a covered porch at the rear of the home, a new detached garage, relocated from the back left corner of the lot to the back right corner, and a new swimming pool where the existing garage is located (no variance required). The porch measures 18'-4" x 14'-10" (272 square feet) in size, 13'-3" in height and will be attached to the house with a hipped roof. The porch also includes a fireplace along the south side elevation that measures 19'-5" tall. The two-car garage measures 23'-6" x 23' (540.5 square feet) with an area of side storage measuring 19'-4" x 4' (77.3 square feet) on its left side for a total detached garage size of 610.8 square feet, below the maximum detached garage size of 739 square feet. The garage will be located in the back right corner of the lot. It will be 17 feet tall with a hipped roof and two front-facing dormers. The swimming pool will be 16' x 10' and will meet all setback requirements. Development coverage is compliant within the 50 percent maximum limit, while building cover exceeds the 3,061.5 square-foot limit by 162.4 square feet (1.5 percent). A privacy fence along the back of the lot has been proposed, and a landscape plan has been submitted.

### Zoning Code Requirements

- To allow an increase in building coverage from 29 percent to 30.5 percent ([Article 5.02](#))

### Alternatives





The applicant could consider reducing the size of improvements to meet the coverage limit. However, they have considered several design iterations for the site to determine their preferred alternative for the garage and covered porch and the applicant has indicated the proposal is the minimum necessary to meet their needs.

### **Requested Action and Findings**

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. The proposed covered porch and garage will have a similar architectural character as the home and will improve the overall aesthetic of the property. At the same time, the improvements will meet the needs of the applicant and only exceed the permissible building cover limit by 162.4 square feet, which is not expected to be impactful to neighboring properties (Finding #3). The project will also improve the value of the property, as the existing garage is in need of repairs, and relocating the garage will allow for additional improvements in the backyard while decreasing the amount of pavement (Finding #2). The submitted landscape plan will also supplement existing site conditions, which will soften the site. For these reasons, Staff recommends that this variance application be approved, subject to the landscape plan being reviewed and approved by the City Forester.

### **Attachments**

|    |                                              |
|----|----------------------------------------------|
| 1. | 2227 Tremond Road - Variance App             |
| 2. | 2227 Tremont Road BZAP Staff Report Pictures |







## 24-1512

### Variance Application

Status: Active

Submitted On: 4/13/2024

### Primary Location

2227 TREMONT RD  
UPPER ARLINGTON, OH  
43221

### Owner

Daniel Straka  
TREMONT 2227 COLUMBUS,  
OH 43221

### Applicant

 Daniel Straka  
 614-537-4633  
 dan.straka@gmail.com  
 2227 Tremont Rd  
Columbus, OH 43221

---

## BZAP Information

### BZAP Case #

VAR-25-24

### Status

Pending

### BZAP Determination Date

05/15/2024

### Vote Tally

### Primary Variance

Building Cover

### Findings of Fact for Approval/Denial

### Variance Request

To allow a new covered porch and detached garage that results in 30.5 percent building cover when 29 percent is the limit.

### BZAP conditions



# Variance Information

## Describe Variance Request ?

We are requesting an increase in the allowable building cover on our property from the allowable 29.0% to the proposed 30.5%. This additional 1.5% of building cover will allow for a new covered porch attached to the rear of the home and a new detached garage, relocated from the back left of the lot to the back right corner.

## 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?

Relative to most of the adjacent lots ours is slightly smaller in size and the current garage location, combined with a very narrow driveway makes maneuvering into and out of the garage more difficult. In addition, moving the garage will reduce the amount of overall pavement in the backyard and allow for an increase in planting/landscaping. With the overall plan our total lot development coverage will actually go down from what it is currently by removing some of the extra pavement needed to maneuver into the existing garage. Our home extends deep in the lot therefore moving the garage to the back right will expand the backyard space to improve the functionality, aesthetic green space, and reduce the amount of pavement/driveway surface area, while also allowing us to build a covered patio.

## 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, we are not looking for anything that would be considered special or unique. We simply want a slightly larger garage and a covered patio to accommodate the needs of our family and to improve the aesthetic and functionality of our property. This should and would be available to any resident of Upper Arlington.



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

No. The new garage and patio will have a similar character and construction to our house and will improve the overall character and aesthetic of the property and neighborhood. The garage itself will be moved to the back right of the lot where most homes and lots of a similar size have the garage located. It will not affect any adjacent structures of neighboring lots and will abide by all required setbacks to adjoining properties.

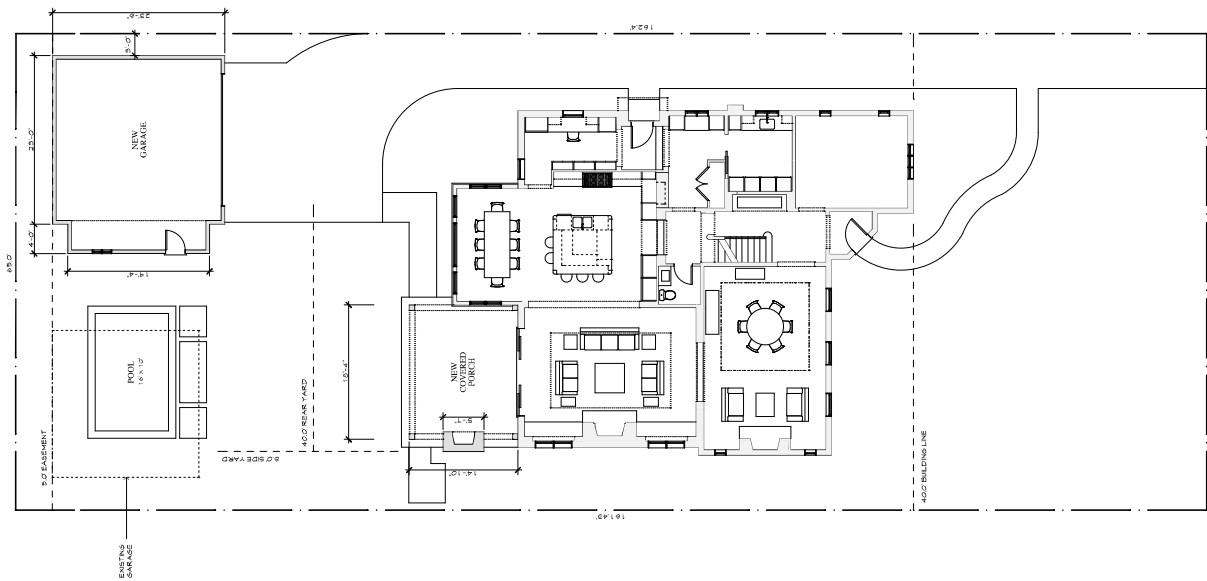
**Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?**

Yes. We have gone through 6 different design proposals with landscape architecture specialists and traditional architects in order to determine the best position and size of each structure (the garage and patio). The garage size is the minimum recommended size to accommodate our cars and leave storage for children's toys, bikes, and lawn care machinery. The patio is also the minimum size recommended for a functional patio to allow for family gatherings and entertainment.

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

The project will substantially improve the value of the property. The existing garage is very old without significant functional storage space for a family's needs and car parking. It is not insulated and has old termite damage in a few areas and is in need of substantial work to repair. Building a new, insulated, slightly larger garage will provide the updates needed for our family and families to come. In addition, by moving the garage to the back right we will increase the size of the backyard and the proposed landscape design changes will make a significant improvement in the flow and aesthetic of the backyard. The patio will provide outdoor living space which it is currently lacking and therefore also increase the value and desirability of the property.





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

# STRAKA PORCH / GARAGE

2227 TREMONT ROAD

UPPER ARLINGTON, OHIO



**STOCK & STONE**

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

| LOT AREA - 10,556.91 SQ. FT.    |                         | DETACHED GARAGE REQUIREMENTS |                              | PROPOSED                |                         |
|---------------------------------|-------------------------|------------------------------|------------------------------|-------------------------|-------------------------|
| PRINCIPLE BUILDING REQUIREMENTS | EXISTING                | PERMITTED                    | DETACHED GARAGE REQUIREMENTS | PERMITTED               | PROPOSED                |
| DEVELOPMENT COVER PERMITTED     | 4,746.9 SQ. FT. (44.9%) | 4,746.9 SQ. FT. (44.9%)      | MIN. SIDE YARD               | 3.0 FT.                 | 3.0 FT.                 |
| POOL                            | 4,746.9 SQ. FT. (44.9%) | 4,746.9 SQ. FT. (44.9%)      | MIN. REAR YARD               | 5.0 FT.                 | 5.0 FT.                 |
| BUILDING COVER PERMITTED        | 2,724.4 SQ. FT. (25.8%) | 2,724.4 SQ. FT. (25.8%)      | PERMITTED HEIGHT             | 17.0 FT.                | 17.0 FT.                |
| PERMITTED HEIGHT                | 99.9 FT.                | 99.9 FT.                     | MAX. NUMBER OF STORIES       | 1.0                     | 1.0                     |
| MAX. NUMBER OF STORIES          | 2.0                     | 2.0                          | TOTAL AREA PERMITTED         | 5,746.9 SQ. FT. (53.9%) | 5,746.9 SQ. FT. (53.9%) |
| FRONT YARD DEPTH                | 40.0 FT.                | 40.0 FT.                     |                              |                         |                         |
| MIN. REAR YARD                  | 40.0 FT.                | 40.0 FT.                     |                              |                         |                         |
| MIN. SIDE YARD                  | 3.0 FT.                 | 3.0 FT.                      |                              |                         |                         |
| MIN. SIDE YARD SUM              | 16.0 FT.                | 16.0 FT.                     |                              |                         |                         |







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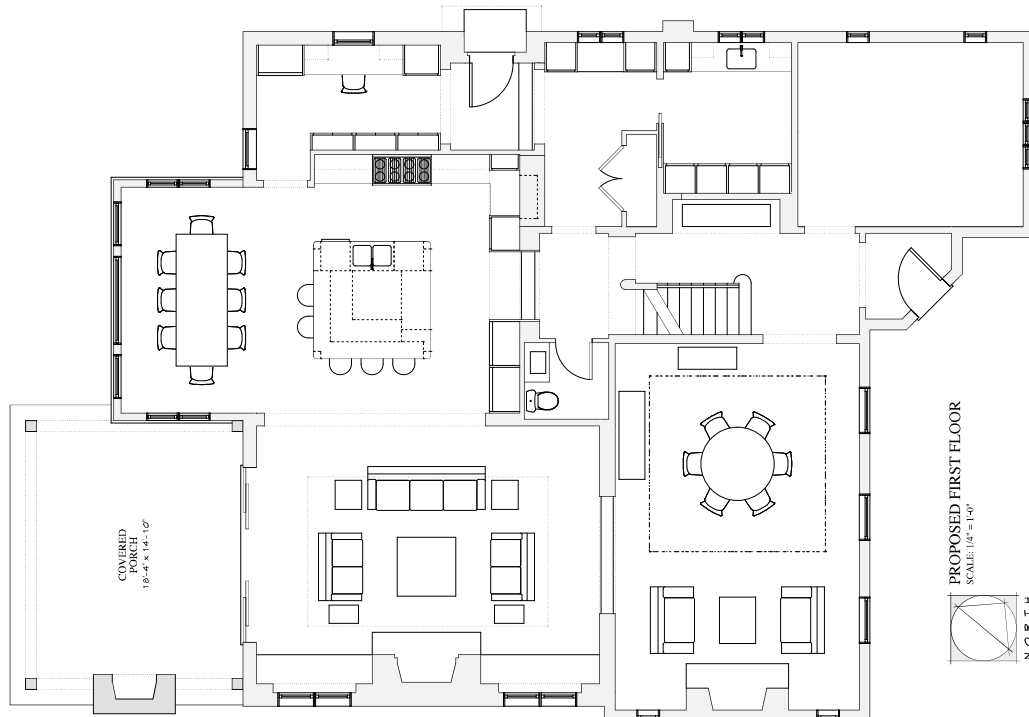
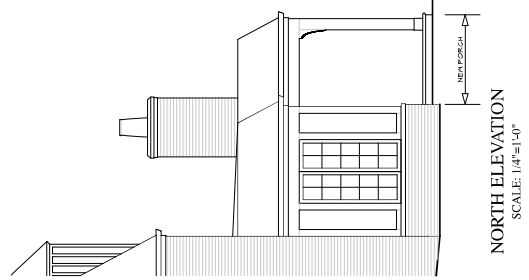
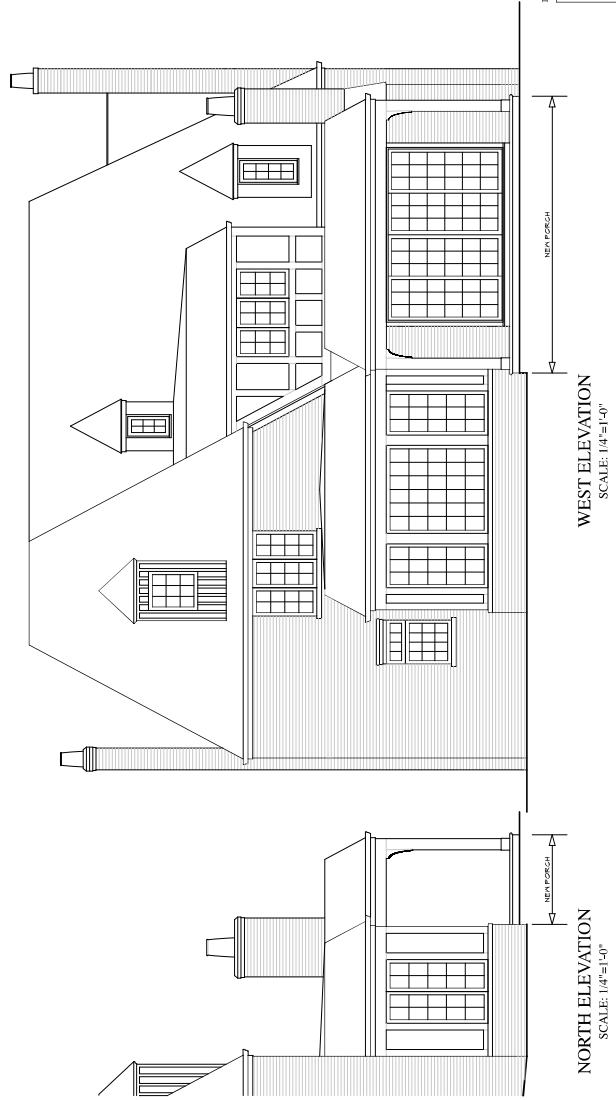
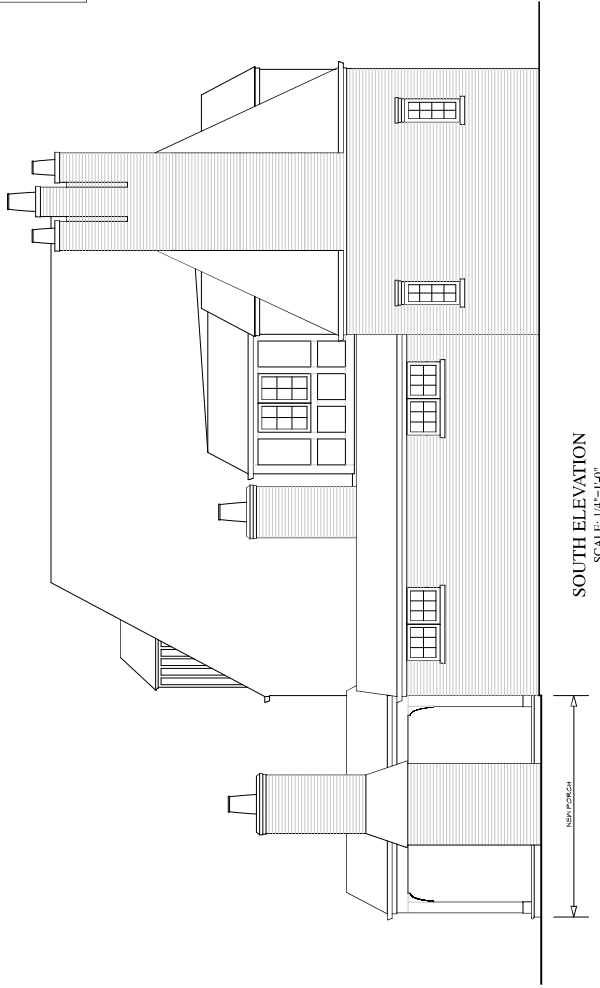
STOCK & STONE  
ARCHITECTS • L.L.C.  
3686 North High Street Columbus, Ohio 43214 614-921-9510



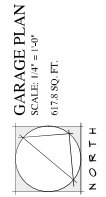
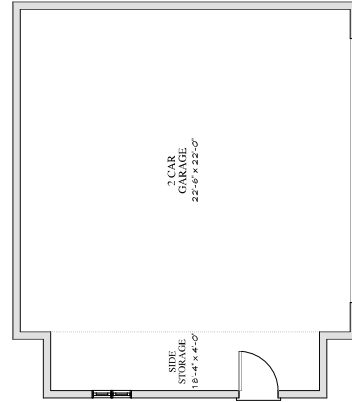
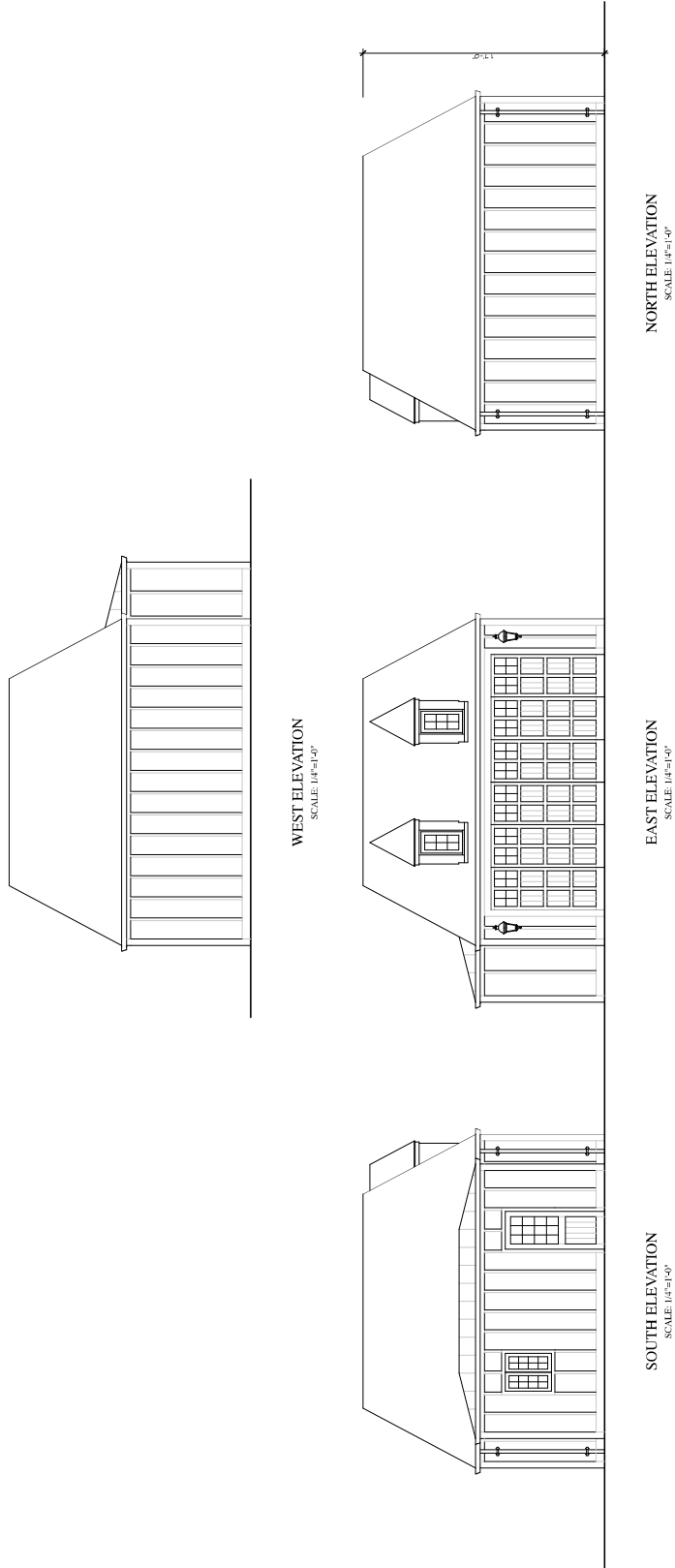
STRAKA PORCH / GARAGE  
2227 TREMONT ROAD  
UPPER ARLINGTON, OHIO

DATE: 4/1/24

3











Revised: May 2023

### Certification of Notice

Applicant Name: Daniel Straka

Location of property subject to BZAP request: 2227 Tremont Rd

This application will be heard by the Board of Zoning and Planning on: May 15, 2024

**Describe activity which requires Board of Zoning and Planning review:**

We are requesting a variance for an increase in the allowable building cover from the allowable 29% to 30.5%. This additional 1.5% of building cover will allow for a new covered porch and a new garage relocated from the back left of the property to the back right.

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|-------------------------------------|-------------------------------------|-------------------------------------------------|-----------------------------|
| 2211 Tremont Rd                     | Brian and Alicia McGinty            |                                                 | 4-9-24                      |
| 2219 Tremont Rd                     | Adam and Amber Scott                |                                                 | 4/9/24                      |
| 2233 Tremont Rd                     | Donald Mary Parsons                 |                                                 | 4/9/24                      |
| 2245 Tremont Rd                     | John and Janine Sickmeyer           |                                                 | 4/9/24                      |
| 2228 Yorkshire Rd                   | Kathleen Bornhorst and Kevin Connor |                                                 | 4/9/24                      |
| 2214 Yorkshire Rd                   | Matthew Coultrip                    |                                                 | 4/9/2024                    |
| 2206 Yorkshire Rd                   | Justin Morocco                      |                                                 | 4/10/2024                   |
| 2196 Yorkshire Rd                   | Thomas and Karen Rosenberg          |                                                 | 4-10-24                     |
| 2186 Yorkshire Rd                   | Brian B. Roth                       |                                                 | 4/9/24                      |
| 2242 Tremont Rd                     | Richard and Yvonne Burry            |                                                 | 4/9/24                      |
| 2232 Tremont Rd                     | Gregory and Deborah Stype           |                                                 | 4/10/24                     |
| 2224 Tremont Rd                     | James Curtin                        |                                                 | 4/9/24                      |
| Applicant Signature:                |                                     |                                                 | Date: 4/10/24               |



# 2227 Tremont Road

BZAP Staff Report Pictures





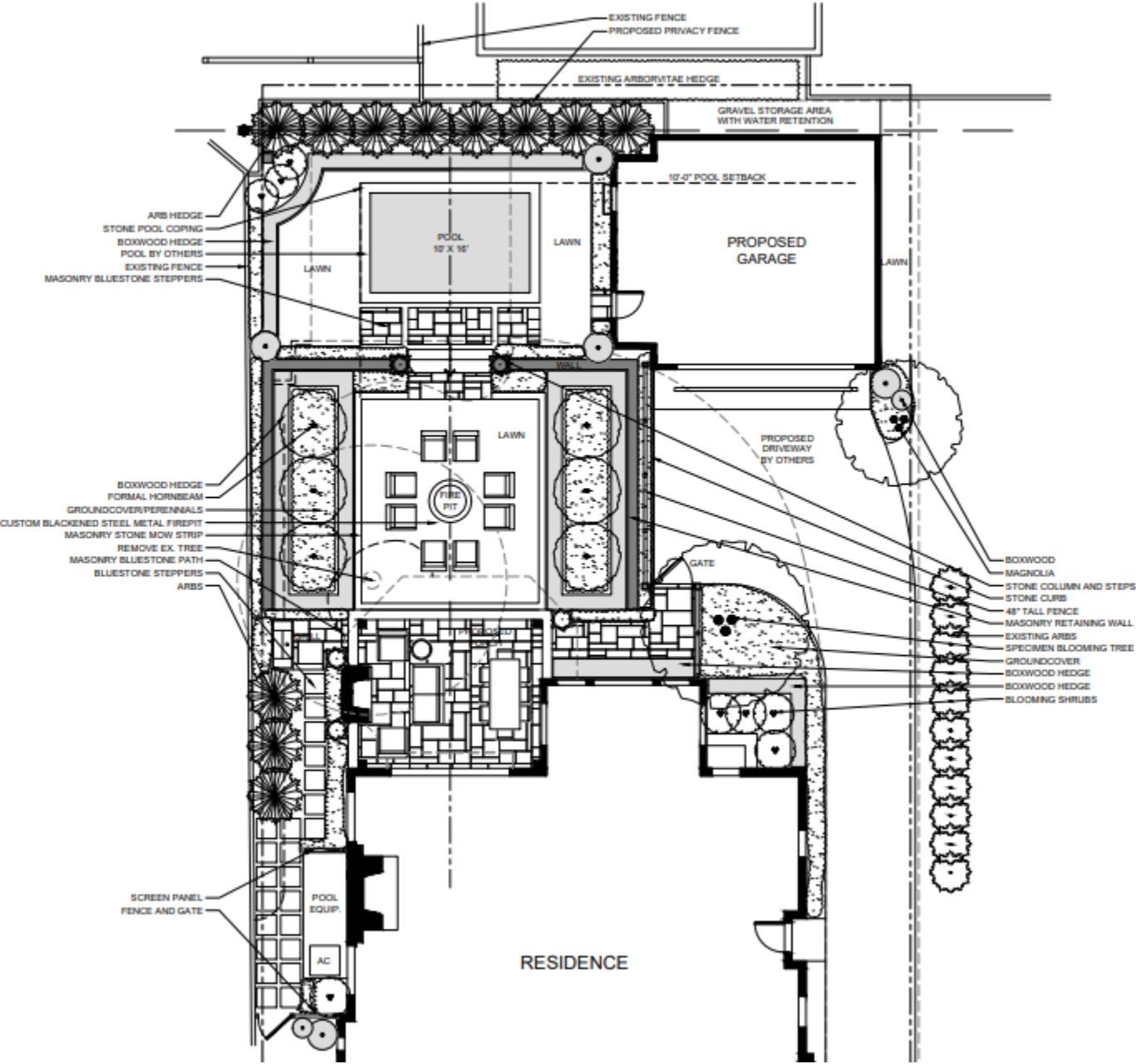
# Google Maps ® Aerial – Looking North

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# Proposed Site Plan





# Proposed Elevations

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EAST ELEVATION



WEST ELEVATION



# Existing Tremont Road Elevation

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# Existing Rear Elevation

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# Existing Driveway & Garage

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**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** May 15, 2024

**Subject:** 1795 Barrington Road (VAR-26-24) - To allow a two-story garage addition to encroach up to 6'-3" into the rear yard profile.

---

### Site Description/History

The subject property, 1795 Barrington Road, is located at the southeast corner of Andover and Barrington Roads, and is zoned R-1c, One-Family Residence District. The lot is irregular in shape with frontages of 130 feet on Barrington Road and 90 feet on Andover Road, but narrows to a width of 80 feet along the east property line. Both street frontages have platted 40-foot building lines, which is atypical for most corner lots in Upper Arlington. Barrington Elementary School is located immediately across the street to the north. An existing Cape Cod-style home with stone and wood siding sits behind both setback lines and has an attached two-car garage located at the southeast corner of the property. A patio is located adjacent to the garage. Several mature trees are located in both front yards and there is an arborvitae hedge on the Andover Road side. The home was built in 1953 and purchased by the applicant in 2019.

### Proposal

The proposal includes two one-story additions: a front garage extension (with an interior renovation) and a breakfast room at the center of the home. A front porch is also proposed on the Andover Road side of the home. On the second floor, a primary bedroom and bathroom are proposed above the existing garage, expanding and finishing an existing bonus room. A new shed dormer would be utilized on the back half of this second-floor space for the addition; the overall height would remain below that of the main section of the home. This shed dormer encroaches up to 6'-3" into the rear yard profile. Proposed building, development and front yard development coverages are within City standards.

### Zoning Code Requirements

- To allow a two-story garage addition to encroach up to 6'-3" into the rear yard profile ([Article 5.02](#)).

[Due to code changes adopted late last year, a variance is not required for the proposed front porch on the Andover Road side of the home.]





## Alternatives

The applicant could continue to explore ways to reduce the projection into the rear yard profile, though what is proposed is already quite minimal. Another option would be to expand above the main section of the home with second-floor window dormers, which commonly occurs for Cape Cod-style homes. [This could also be a future phase/option for the applicant.]

## Requested Action and Findings

Staff has reviewed the application and plans and visited the site. The application provides a good solution to the home by adding a second floor primary bedroom and bathroom above the existing garage in a shed dormer, which is something championed by the City's third-party architect. The projection into the rear yard is only for half of the depth of the garage and its roof area, and would overlook the applicant's existing patio. The property to the east has a driveway and over 30 feet between the two homes. Staff believes that the design blends well with the home and any potential "looming effects" are minimal. Therefore, Staff is supportive of this application and notes Finding #4 for consideration.

## Attachments

|    |                                             |
|----|---------------------------------------------|
| 1. | 1795 Barrington Rd - Variance App           |
| 2. | BZAP Staff Report Pics - 1795 Barrington Rd |







## 24-1591

### Variance Application

Status: Active

Submitted On: 4/17/2024

### Primary Location

1795 BARRINGTON RD  
UPPER ARLINGTON, OH  
43221

### Owner

Gormley, Jonathan &  
Alexandria  
BARRINGTON 1795 Upper  
Arlington , OH 43221

### Applicant

 Alexandria Gormley  
 740-317-1627  
 ali.prolago@gmail.com  
 1795 Barrington Road  
Upper Arlington, OH  
43221

---

## BZAP Information

### BZAP Case #

VAR-26-24

### Status

Pending

### BZAP Determination Date

05/15/2024

### Vote Tally

### Primary Variance

Rear yard profile

### Findings of Fact for Approval/Denial

### Variance Request

To allow an addition that encroaches up to 6'-3" into the rear yard profile.

### BZAP conditions



# Variance Information

## Describe Variance Request ?

This variance requests relief from two zoning regulations:

1. The addition of a dormer that will violate the Rear Profile Coefficient along the east side of the property
2. The addition of an open porch that will extend approximately five feet into the Front Yard Setback along Andover Road for a length of sixteen 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?

This property is located at the southeast corner of Barrington and Andover Roads. The 40' setbacks along each street leaves a very limited buildable footprint.

## 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 examples of homes in this neighborhood that violate the rear yard setback coefficient on a corner lot, especially when the front of the home faces the long property line. Likewise, open porches that contribute to the neighborhood have been approved in the past.

## 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 Rear Profile Coefficient variance will simply be as if the neighbor lived next door to a middle-block lot, rather than a corner lot. The new porch is set back from the street and will not impact sight-lines for traffic. The addition has been designed to compliment the Cape Cod style of the original home, with a new trellis, carriage-style garage doors, and the new open porch.



**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 spent eight months exploring design options with our professional team to find the best way to modestly expand our home to accommodate our growing family.

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

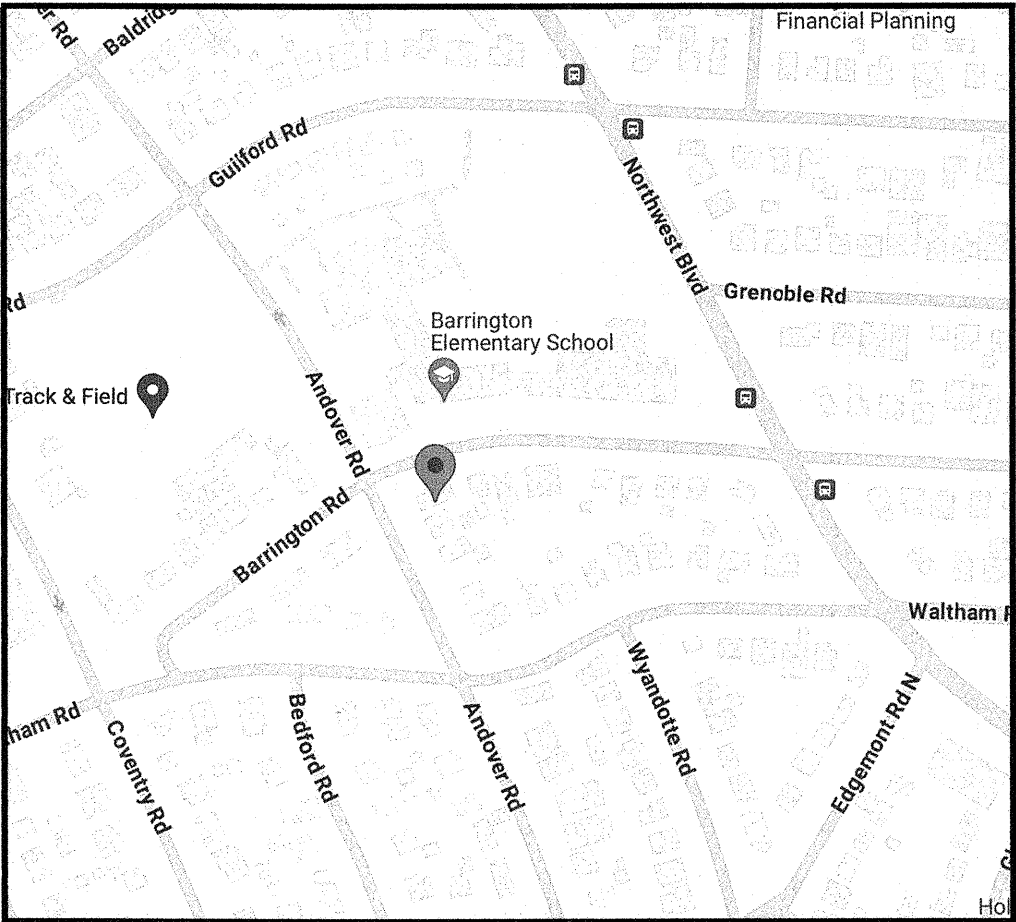
Without this variance, it would be nearly impossible to provide a Primary Bedroom/Bathroom Suite that is the current market expectation.



Addition to  
**THE GORMLEY RESIDENCE**  
1795 Barrington Road  
Upper Arlington, Ohio 43221

Prepared by:  
**Three Daisy Studio, LLC**  
2086 Elgin Road  
Columbus, OH 43221  
(614) 738-9719

**LOCATION MAP**



**SHEET INDEX**

|   |                                 |
|---|---------------------------------|
| 1 | COVER SHEET                     |
| 2 | SITE PLAN                       |
| 3 | EX'G 1 <sup>ST</sup> FLOOR PLAN |
| 4 | EX'G 2 <sup>ND</sup> FLOOR PLAN |
| 5 | 1 <sup>ST</sup> FLOOR PLAN      |
| 6 | 2 <sup>ND</sup> FLOOR PLAN      |
| 7 | FRONT ELEVATION                 |
| 8 | SIDE ELEVATION                  |
| 9 | SIDE ELEVATION                  |

Date: **APRIL 16, 2024**

Revisions:

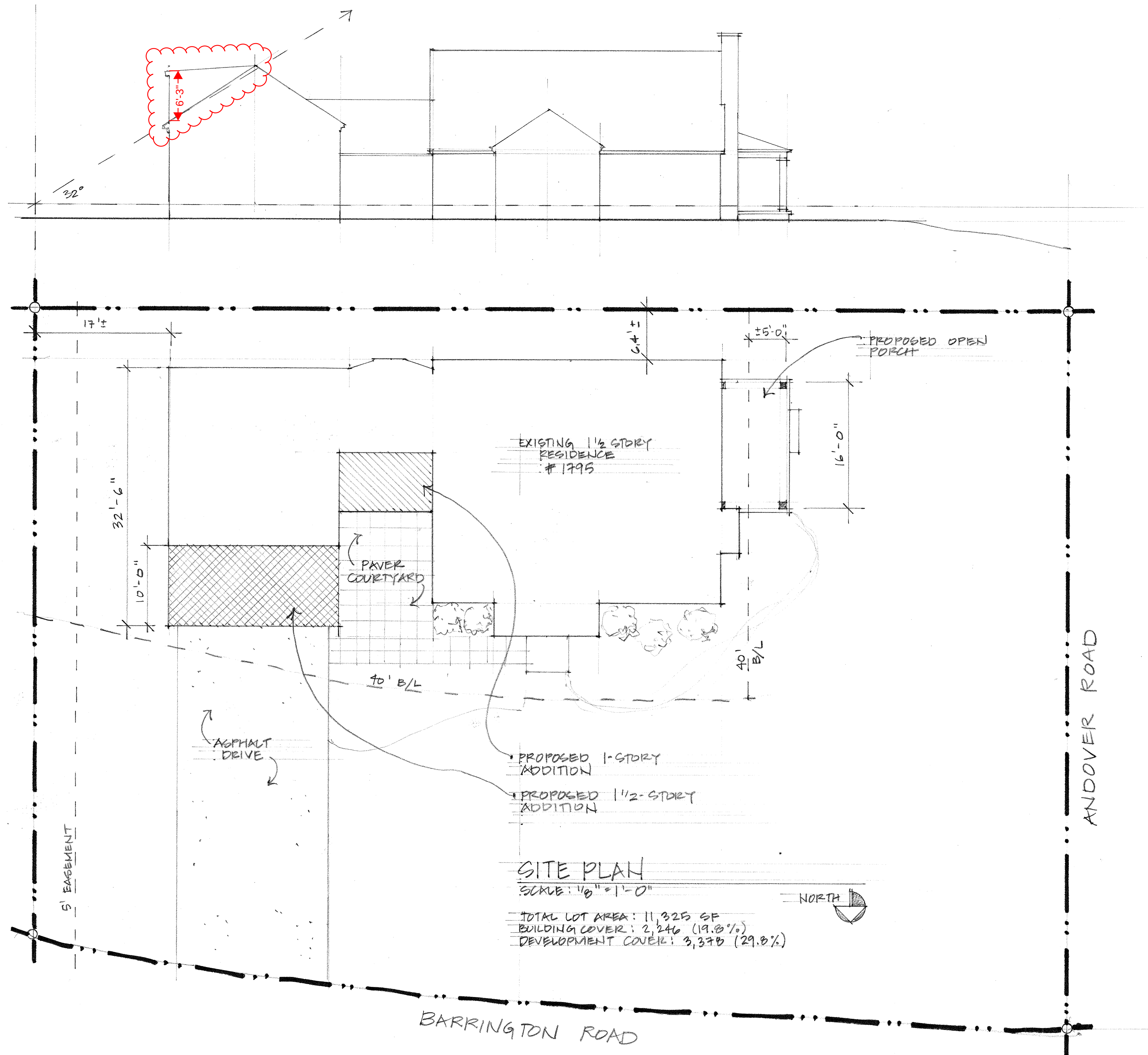
Three Daisy Studio, LLC  
2086 Elgin Road  
Columbus, OH 43221  
(614) 738-9719

**Gormley Residence**  
Addition  
1795 Barrington Road  
Columbus, OH 43221

Date: 4/16/2024

**COVER SHEET**





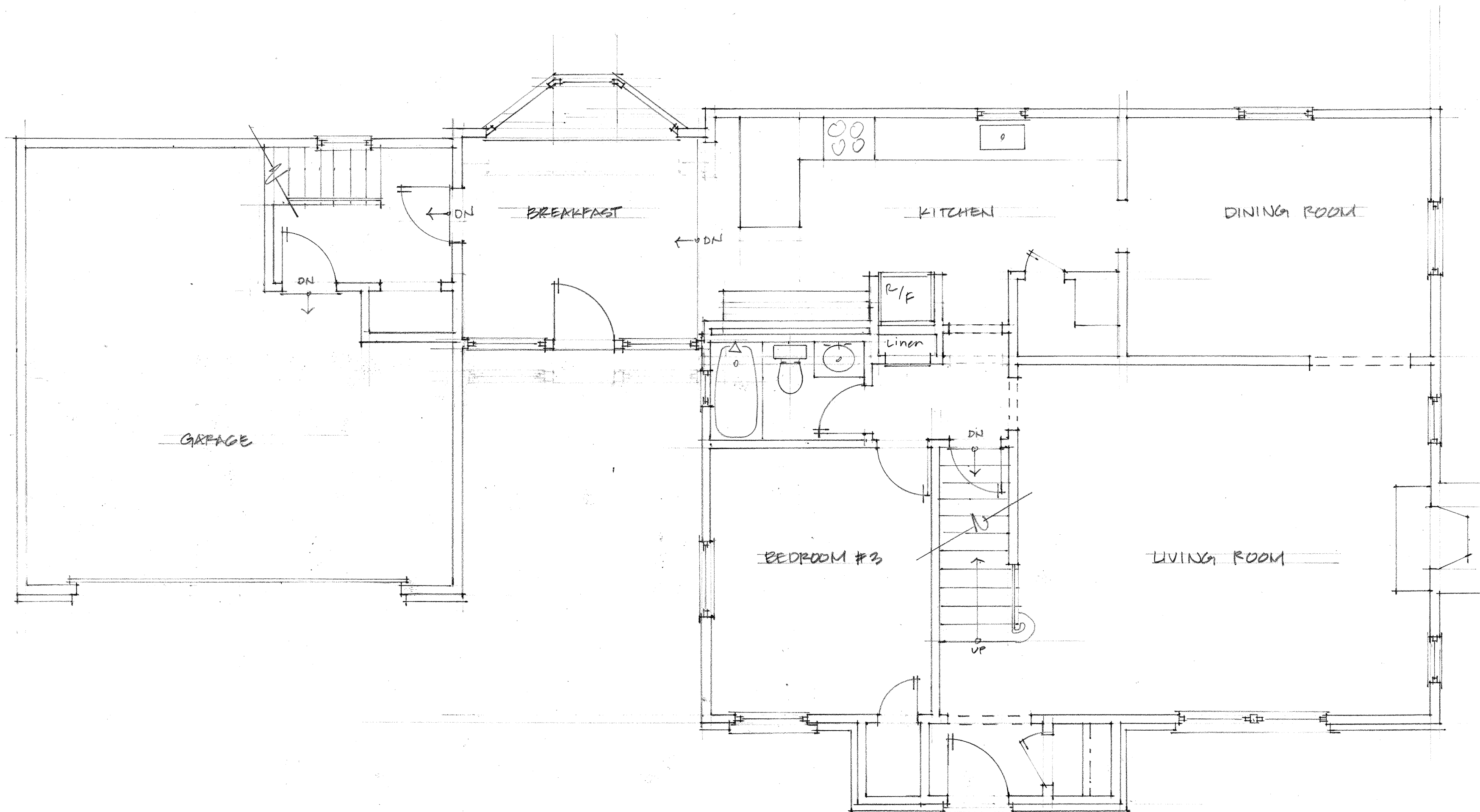
Three Daisy Studio, LLC  
 2086 Elgin Road  
 Columbus, OH 43221  
 (614) 738-9719

**Gormley Residence**  
 Addition  
 1795 Barrington Road  
 Columbus, OH 43221

Date: 4/16/2024

**SITE PLAN**





# EXISTING FIRST FLOOR PLAN

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



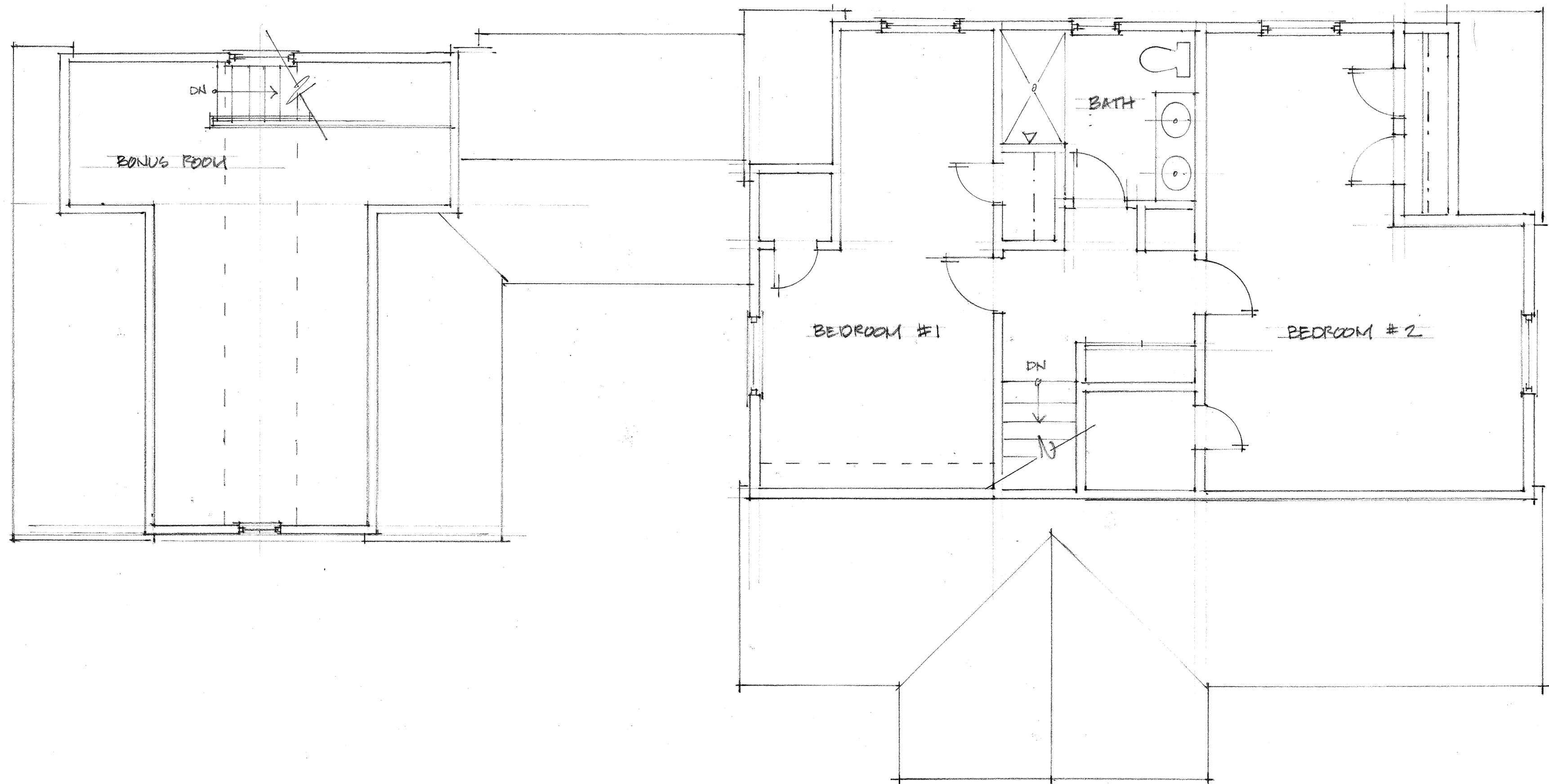
Three Daisy Studio, LLC  
2086 Elgin Road  
Columbus, OH 43221  
(614) 738-9719

**Gormley Residence**  
Addition  
1795 Barrington Road  
Columbus, OH 43221

Date: 4/16/2024

**EXISTING 1<sup>ST</sup>  
FLOOR PLAN**





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



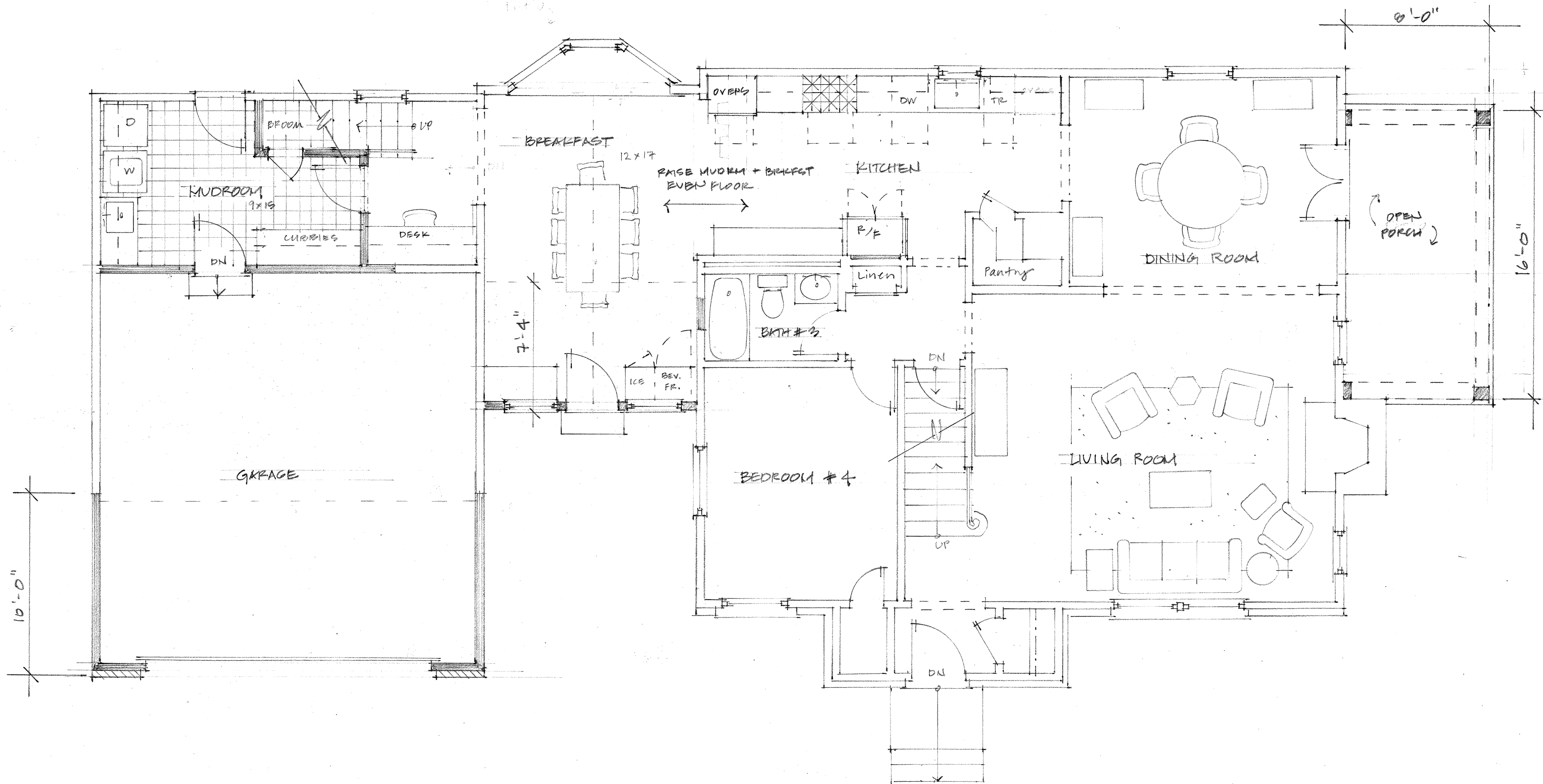
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Date: 4/16/2024

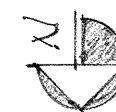
**EXISTING 2<sup>ND</sup>  
FLOOR PLAN**





# FIRST FLOOR PLAN

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



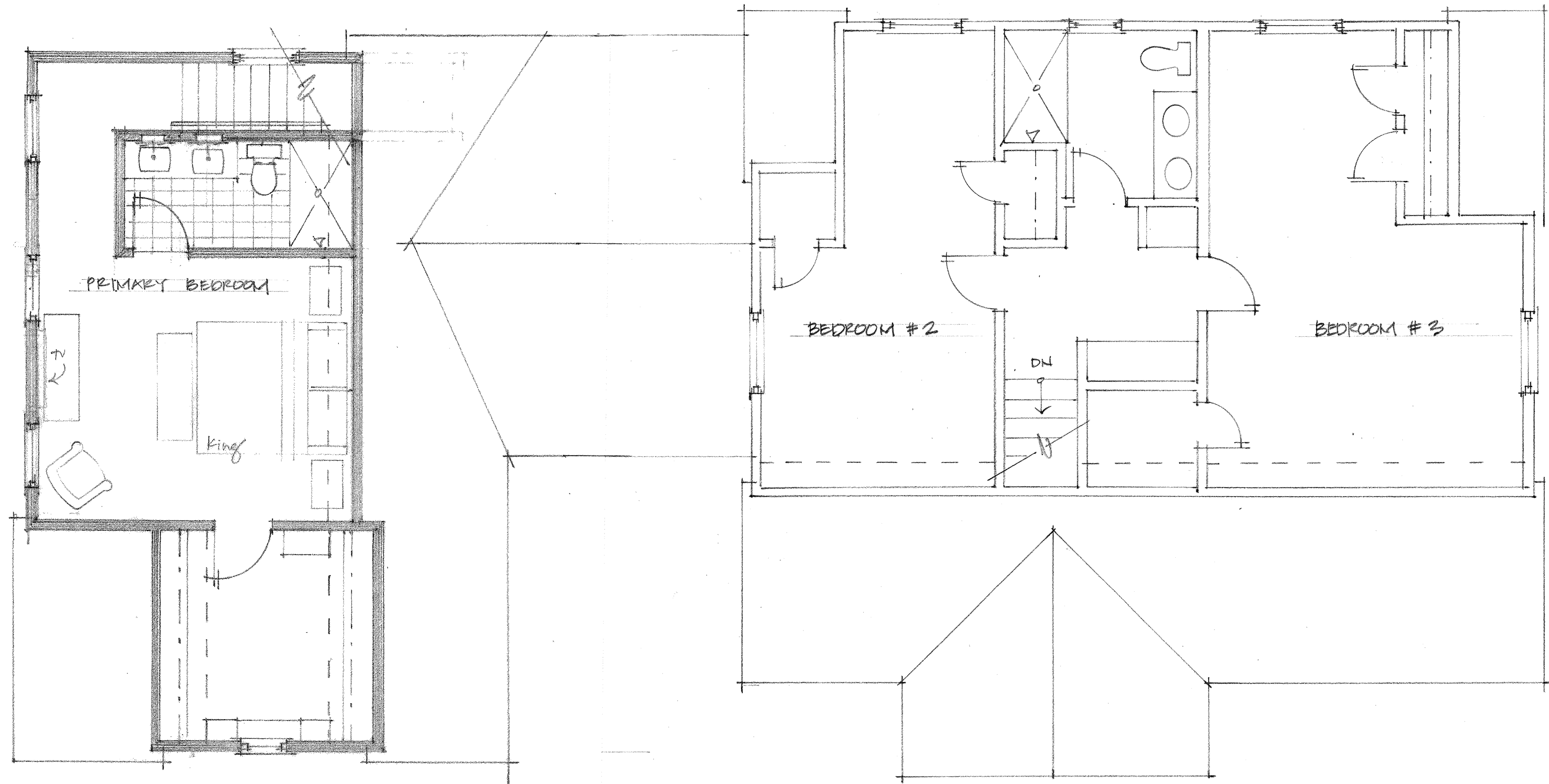
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Addition  
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Columbus, OH 43221

Date: 4/16/2024

**FIRST FLOOR  
PLAN**





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



Three Daisy Studio, LLC  
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Columbus, OH 43221  
(614) 738-9719

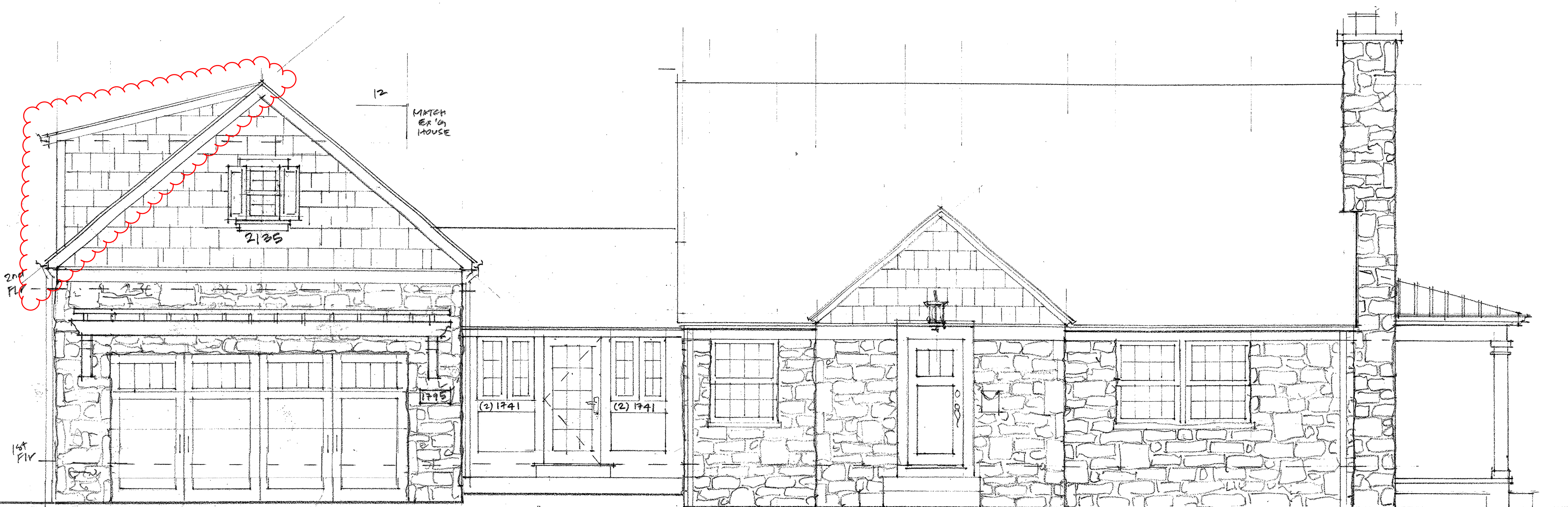
**Gormley Residence**  
Addition  
1795 Barrington Road  
Columbus, OH 43221

Date: 4/16/2024

**SECOND FLR  
PLAN**

Gormley





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

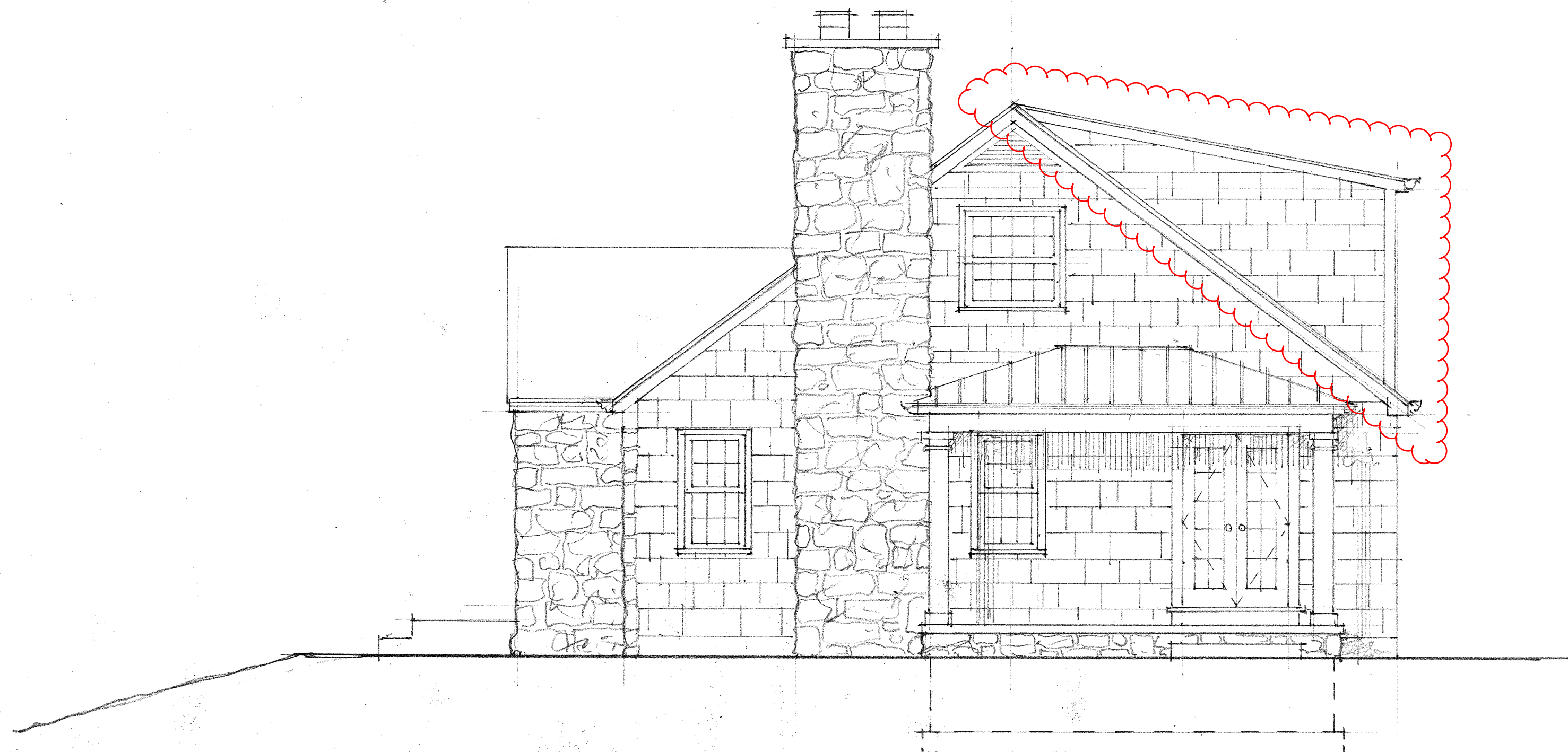
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Date: 4/16/2024

**FRONT  
ELEVATION**





ANDOVER ROAD ELEVATION  
SCALE: 1/4" = 1'-0"

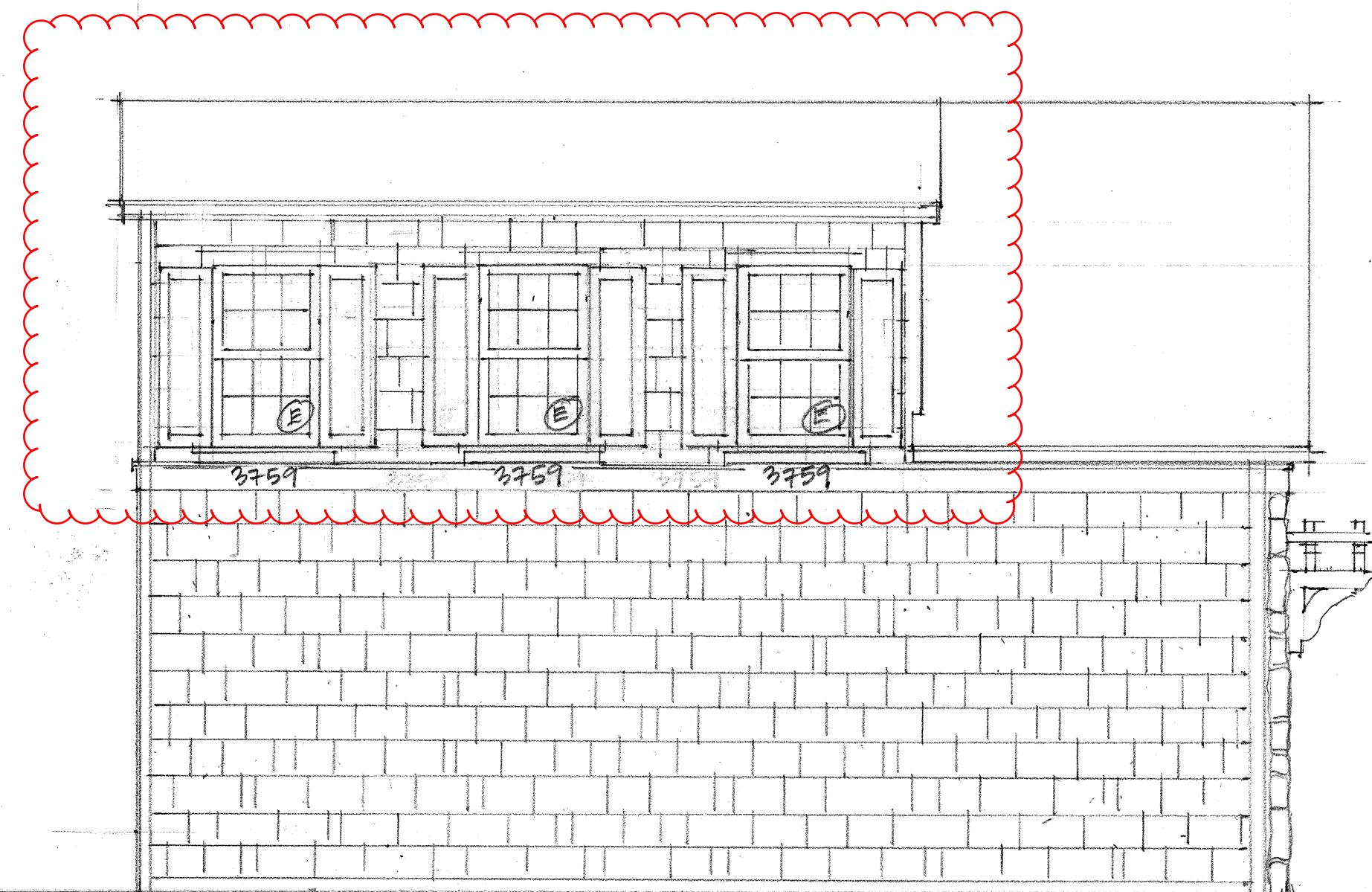
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Date: 4/16/2024

**SIDE  
ELEVATION**





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

Three Daisy Studio, LLC  
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**Gormley Residence**  
Addition  
1795 Barrington Road  
Columbus, OH 43221

Date: 4/16/2024

**SIDE  
ELEVATION**



# 1795 Barrington Road

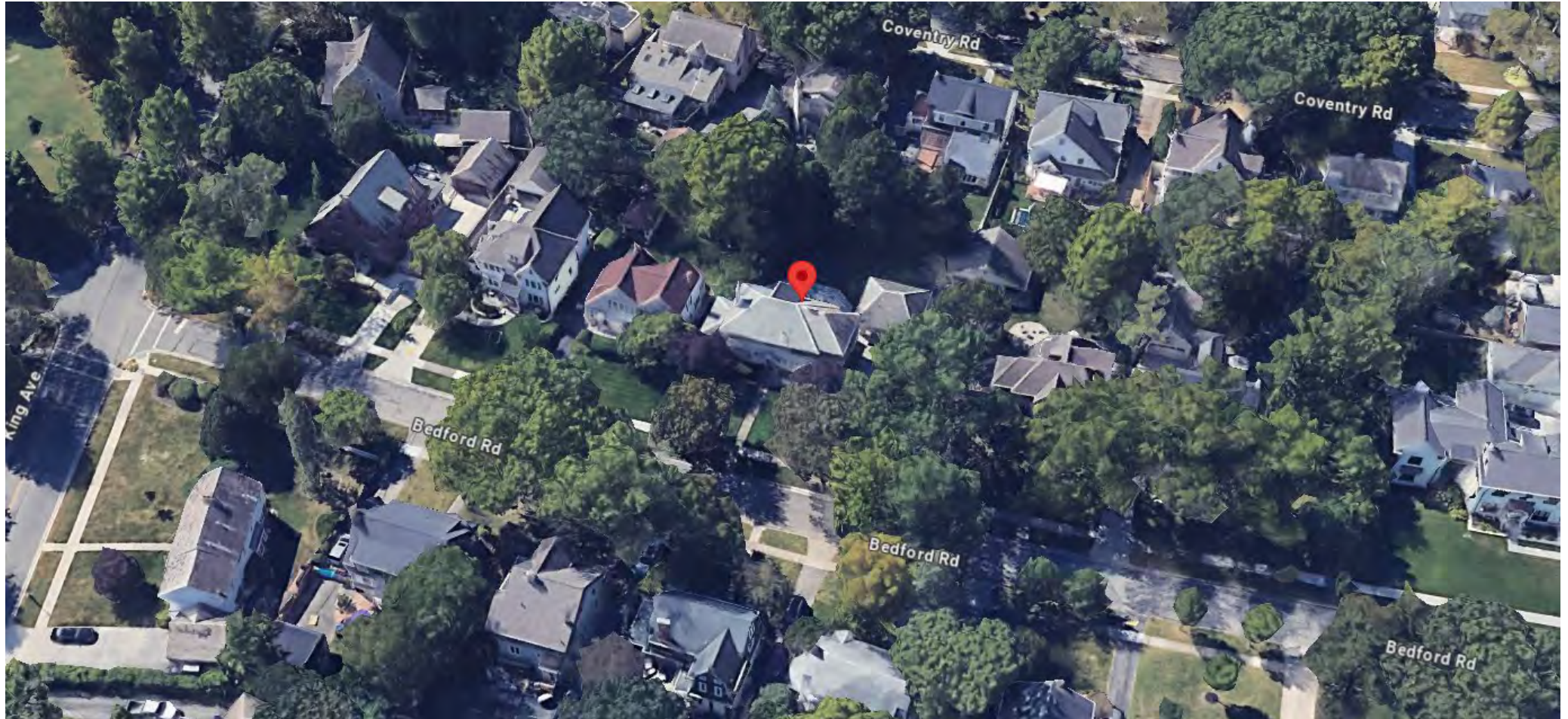
BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking West

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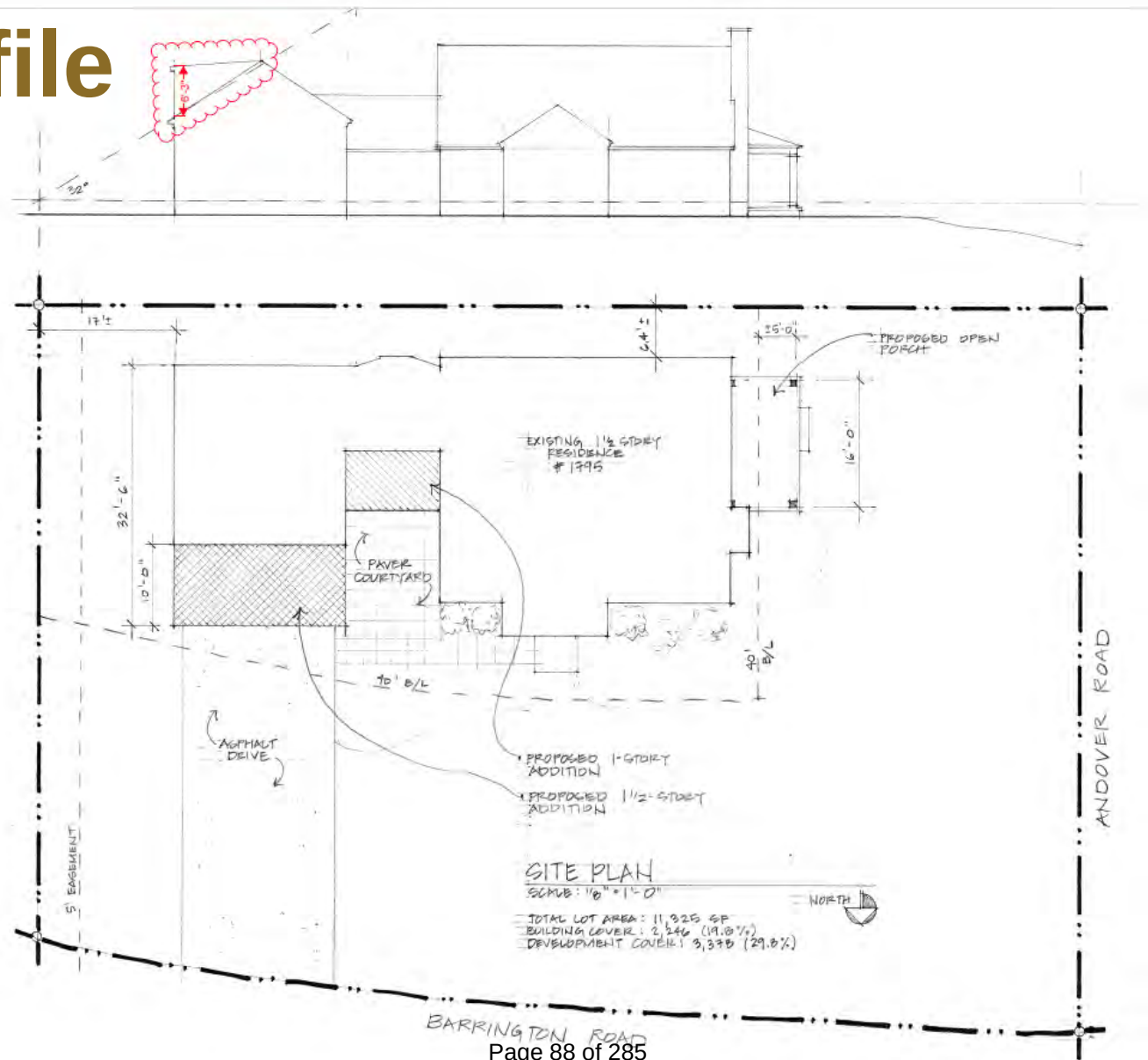
# Existing and Proposed Barrington Road Elevation

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# Proposed Site Plan and Rear Profile





**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** May 15, 2024

**Subject:** 1775 Bedford Road (VAR-28-24) - To allow an addition that attaches to an existing detached garage and results in an encroachment of 4'-10" into the 10-foot minimum side yard setback and a side yard sum setback of 8'-5" when 20 feet is the minimum.

---

### Site Description/History

The subject property, 1775 Bedford Road, is located on the west side of the street, mid-block between Tremont Road and King Avenue. It measures 90 feet wide, but narrows to 85 feet along the rear property line, and has irregular depths of 137 and 139 feet, respectively. It is identified as Lots #18 and #19 in the Upper Arlington subdivision and is similar in shape as other lots in the area, but is larger due to it being a double lot. A two-story stucco home sits along the platted 40-foot building setback line with a driveway and two-car detached garage located along the north side of the property. A large deck is located behind the home. The home was built in 1918 and is listed as a Contributing Structure in the Historic District. The applicant purchased the property in October 2019.

### Proposal

The proposal includes the construction of a one-story kitchen and mudroom addition onto the rear of the home. The proposed mudroom would connect to the existing detached garage and the existing rear deck would be re-worked to improve access and usability. The addition includes stucco with asphalt shingles (at the same roof pitch) to match the home. Building, development and front yard development coverage are all compliant with City standards. No changes are proposed to the existing detached garage, which sits 5'-2" from the side property line.

### Zoning Code Requirements

A total of two variances are requested as part of this application. Both are to Unified Development Ordinance (UDO) [Article 5.02](#) and relate to when the existing *detached* garage becomes an *attached* garage.

- To allow an attached garage to encroach 4'-10" into the 10-foot minimum side yard setback; and





- To allow an attached garage that results in a side yard setback sum of 8'-5" when 20 feet is the minimum.

### **Alternatives**

In order to avoid a variance, the applicant could opt for an open breezeway between the detached garage and home. However, the application and Staff photos show the uneven and varying levels of decking and concrete slab that would make this challenging.

### **Requested Action and Findings**

Staff has reviewed the application and plans and visited the site. The plan improves an uneven ground situation where access to the existing detached garage is a challenge and does not provide protection from the garage to the house. Due to the layout of the two structures, the addition will largely not be visible from the street or from adjoining property. The proposed design does blend well with the home and no changes to the existing garage along the side property line are planned. (Finding #4). For these reasons, Staff recommends that this application be approved.

### **Attachments**

|    |                                          |
|----|------------------------------------------|
| 1. | 1775 Bedford Rd - Variance App           |
| 2. | BZAP Staff Report Pics - 1775 Bedford Rd |







**24-1664**

**Variance Application**

Status: Active

Submitted On: 4/22/2024

**Primary Location**

1775 BEDFORD RD  
UPPER ARLINGTON, OH  
43212

**Owner**

Matthew & Michelle  
Bruggeman  
BEDFORD 1775 COLUMBUS,  
OH 43212

**Applicant**

 Matthew Bruggeman

 201-469-5827

 mattbrugg@gmail.com

 1775 Bedford Rd  
Columbus, OH 43212

---

**BZAP Information**



 BZAP Case #

VAR-28-24

 Status

Pending

 BZAP Determination Date

05/15/2024

 Vote Tally

 Primary Variance

Side yard setback

 Findings of Fact for Approval/Denial

 Variance Request

To allow an addition that attaches to the detached garage and results in a side yard of 5'-2" (4'-10" encroachment), when 10 feet is the minimum setback and results in a side yard sum of 8'-5" when 20 feet is the minimum.

 BZAP conditions

---

## Variance Information

Describe Variance Request 

Construct a kitchen and mudroom addition that encroaches 2'-10" into the side yard setback by incorporating an existing detached garage into the home structure.



**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 goal of this project is to expand our kitchen footprint to accommodate our young family. After considering various options, we arrived at the current plans given the current location of the kitchen (and associated mechanicals) and to make use of existing awkward space between the house and garage. The current garage was built in close proximity to the house while still being fully detached. The space between the house and garage is also made up of several levels of decking and concrete slabs, which can be difficult to navigate for our handicapped parents as well as challenging to clear snow/ice over the winter. There is also a stucco wall that visually seals off this space from the driveway & street view. We are seeking a variance to avoid moving the garage to meet the setback requirement.

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

This type of side yard setback variance request appears to be common as we look at other homes within the neighborhood, including several recent homes nearby that have faced similar challenges incorporating existing garages on site that infringe on the side yard setback limitations.

**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 character of the neighborhood will not be altered because there appear to be numerous other homes nearby that incorporate a garage close to or infringing upon the side yard setback. Additionally, the new addition will fill space between the house and garage with a similar style and finish (stucco). Finally, the addition would replace the existing stucco wall that already encloses the view of the back yard from the street.



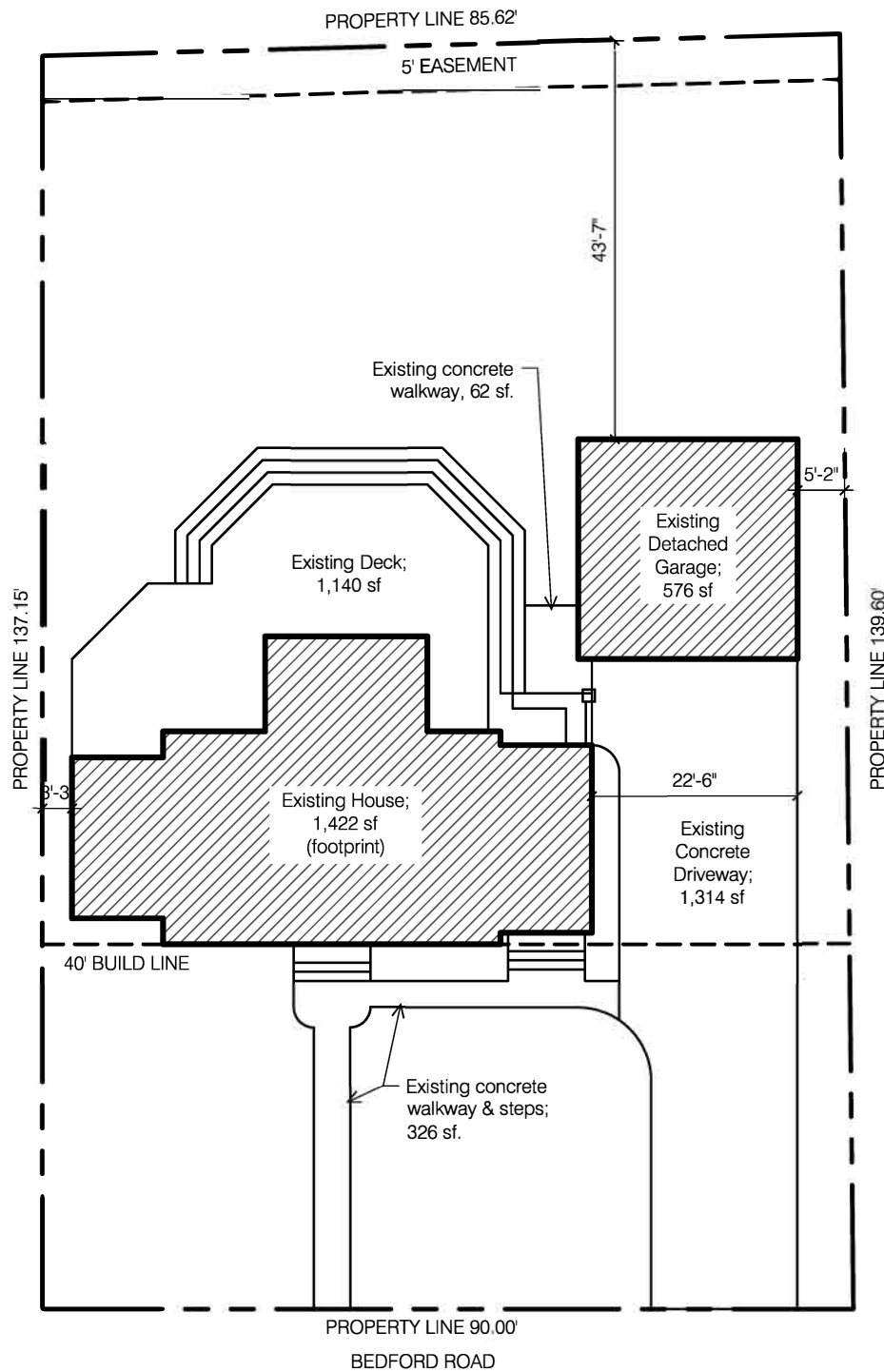
**Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?**

This variance request allows us to retain the existing garage on site, prevents us from having to significantly move kitchen mechanicals, and also eliminates the awkward and potentially unsafe space between the house and the garage. This area is the most logical space to add on to the existing kitchen.

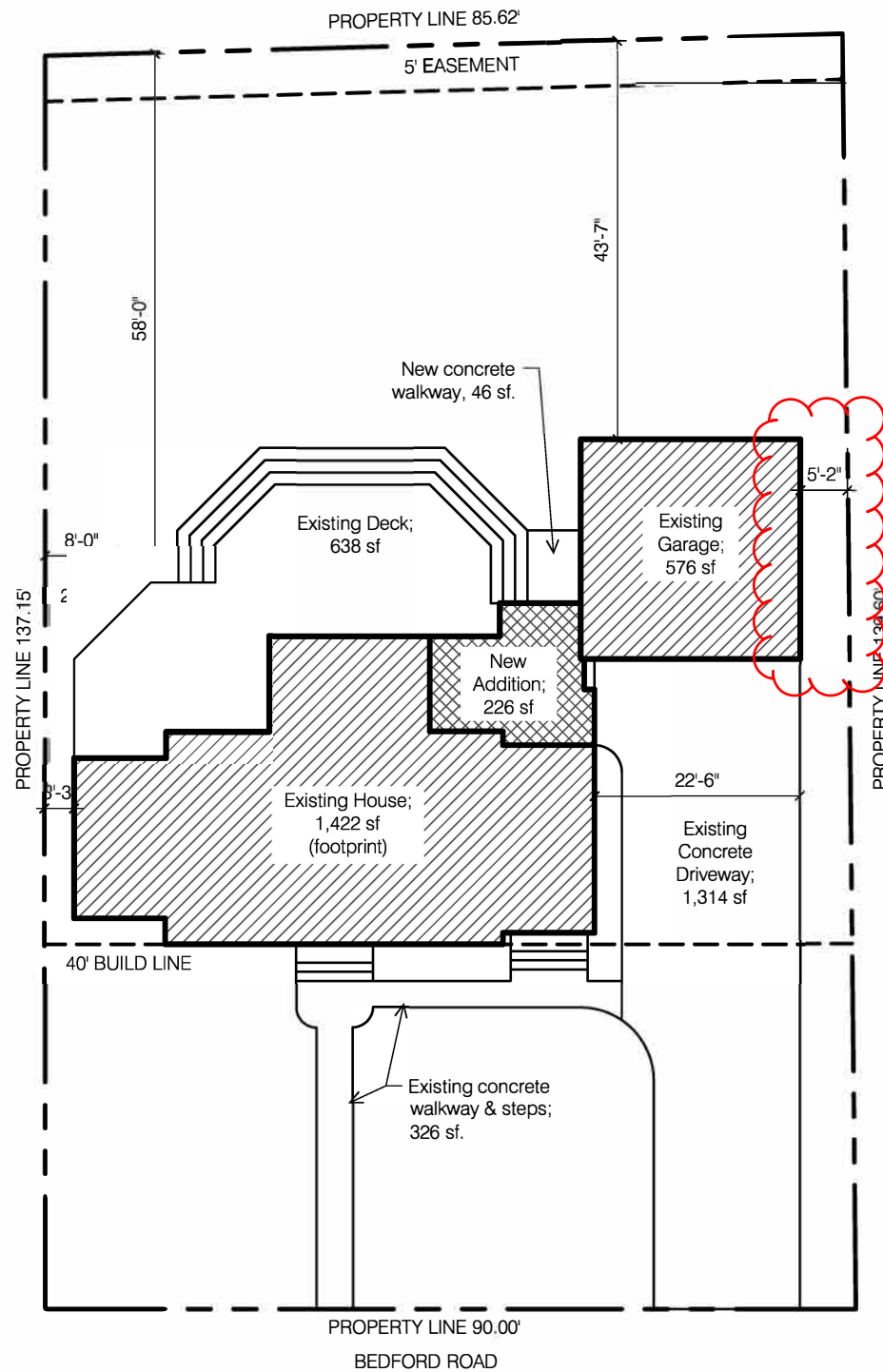
**Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?**

The property will still have a reasonable return without the addition. The addition will add significant value to the property.





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



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

## GENERAL INFORMATION

Address: 1775 Bedford Road  
Upper Arlington, Ohio 43212

Franklin County Parcel: 070-000536-00

### Scope of Project:

The project consists of a new single-story addition for a new mudroom/laundry/powder and to expand the kitchen; converting the existing second floor enclosed porch into a master bath/closet.

New first floor addition: 226 sf  
Kitchen renovation: 326 sf  
Master bath/closet: 190 sf

## SHEET INDEX

|      |                          |      |                     |
|------|--------------------------|------|---------------------|
| A1.0 | Site Plan & General Info | A3.0 | Exterior Elevations |
| A1.1 | Overall Reference Plans  | A3.1 | Exterior Elevations |
| A2.0 | Basement Plans           |      |                     |
| A2.1 | First Floor Plans        |      |                     |
| A2.2 | Second Floor Plans       |      |                     |

## ZONING: R-1C

|                         |                |                           |
|-------------------------|----------------|---------------------------|
| Number of Floors        | Actual         | Zoning Req't              |
| Existing:               | 2-1/2          | 1 to 2.5 flr (35')        |
| Lot Area & Lot Width    | Actual         | Zoning Req't              |
| Lot Area:               | 12,151 sf      | n/a                       |
| Lot Width:              | 90'            | n/a                       |
| Setbacks                | Actual         | Zoning Req't              |
| Side Yard North:        | 5'-2"          | 8'-0"                     |
| Side Yard South:        | 8'-0"          | Request Variance<br>8'-0" |
| Building Cover Limit    | Actual         | Zoning Req't              |
| Bldg Cover Existing:    | 1,998 sf total | 3,523 sf (29%)            |
| Bldg Cover Proposed:    | 2,515 sf total | Meets zoning              |
| Development Cover Limit | Actual         | Zoning Req't              |
| Dvpmt Cover Existing:   | 4,840 sf total | 6,075 sf (50%)            |
| Dvpmt Cover Proposed:   | 4,839 sf total | Meets zoning              |

## 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%

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

BRUGGEMAN RESIDENCE  
1775 BEDFORD ROAD  
UPPER ARLINGTON, OHIO 43212

## Permit Set

SCALE:  
As Noted  
PROJECT NO.:

DATE:  
Sept 1, 2020

SHEET NO.

A1.0

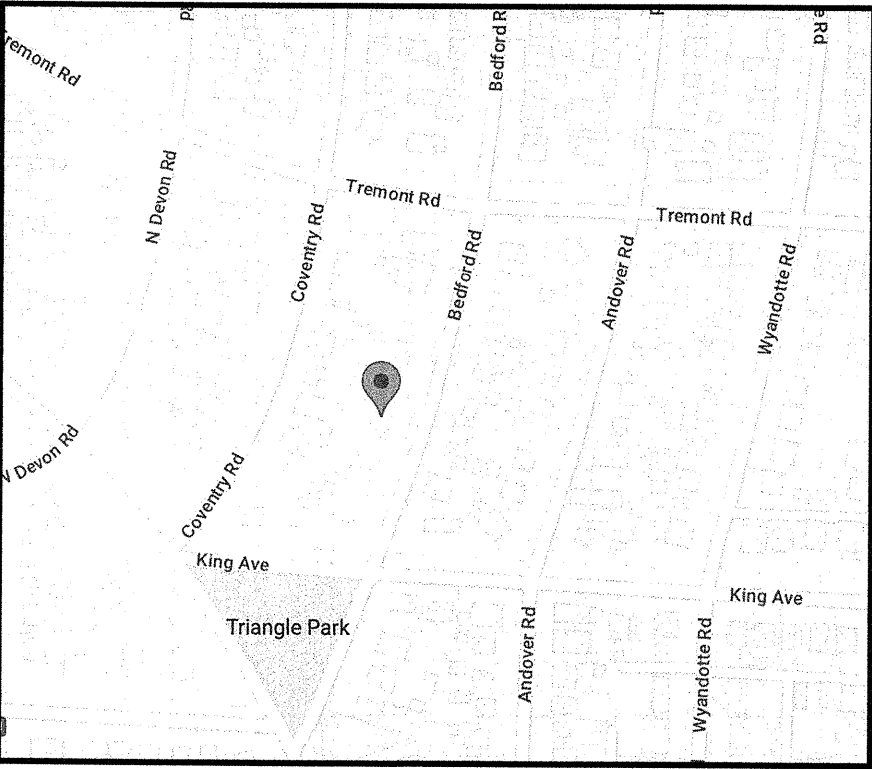
SITE PLAN & GENERAL INFO



One-story addition and renovation to  
**THE BRUGGEMAN RESIDENCE**  
1775 Bedford Road  
Upper Arlington, Ohio 43221

Prepared by:  
**Three Daisy Studio, LLC**  
2086 Elgin Road  
Columbus, OH 43221  
(614) 738-9719

**LOCATION MAP**



**SHEET INDEX**

|   |                                 |
|---|---------------------------------|
| 1 | COVER SHEET                     |
| 2 | SITE PLAN                       |
| 3 | EX'G 1 <sup>ST</sup> FLOOR PLAN |
| 4 | EX'G 2 <sup>ND</sup> FLOOR PLAN |
| 5 | 1 <sup>ST</sup> FLOOR PLAN      |
| 6 | 2 <sup>ND</sup> FLOOR PLAN      |
| 7 | SIDE ELEVATION                  |
| 8 | BACK ELEVATION                  |
| 9 | SIDE ELEVATION                  |

Date: **AUGUST 28, 2023**

Revisions:

Three Daisy Studio, LLC  
2086 Elgin Road  
Columbus, OH 43221  
(614) 738-9719

**Bruggeman Res**  
Addition  
1775 Bedford Road  
Columbus, OH 43212

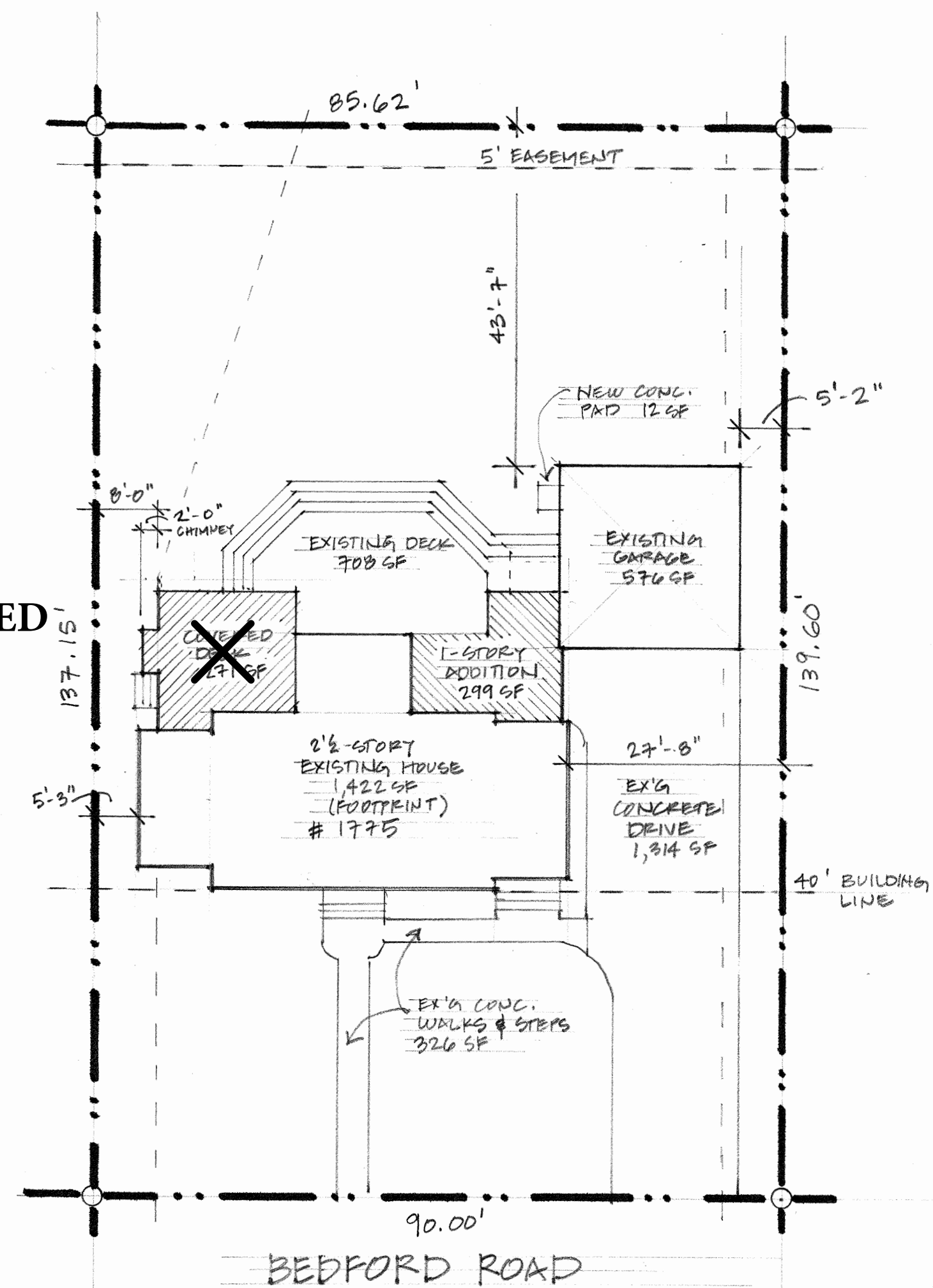
Date: 8/28/2023

**COVER SHEET**



BRUGGEMAN

ELIMINATED



**A SITE PLAN**

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

TOTAL LOT AREA: 12,151 S.F.  
BUILDING COVER: 2,568 S.F. = 21.1%  
DEVELOPMENT COVER: 4,928 S.F. = 40.6%



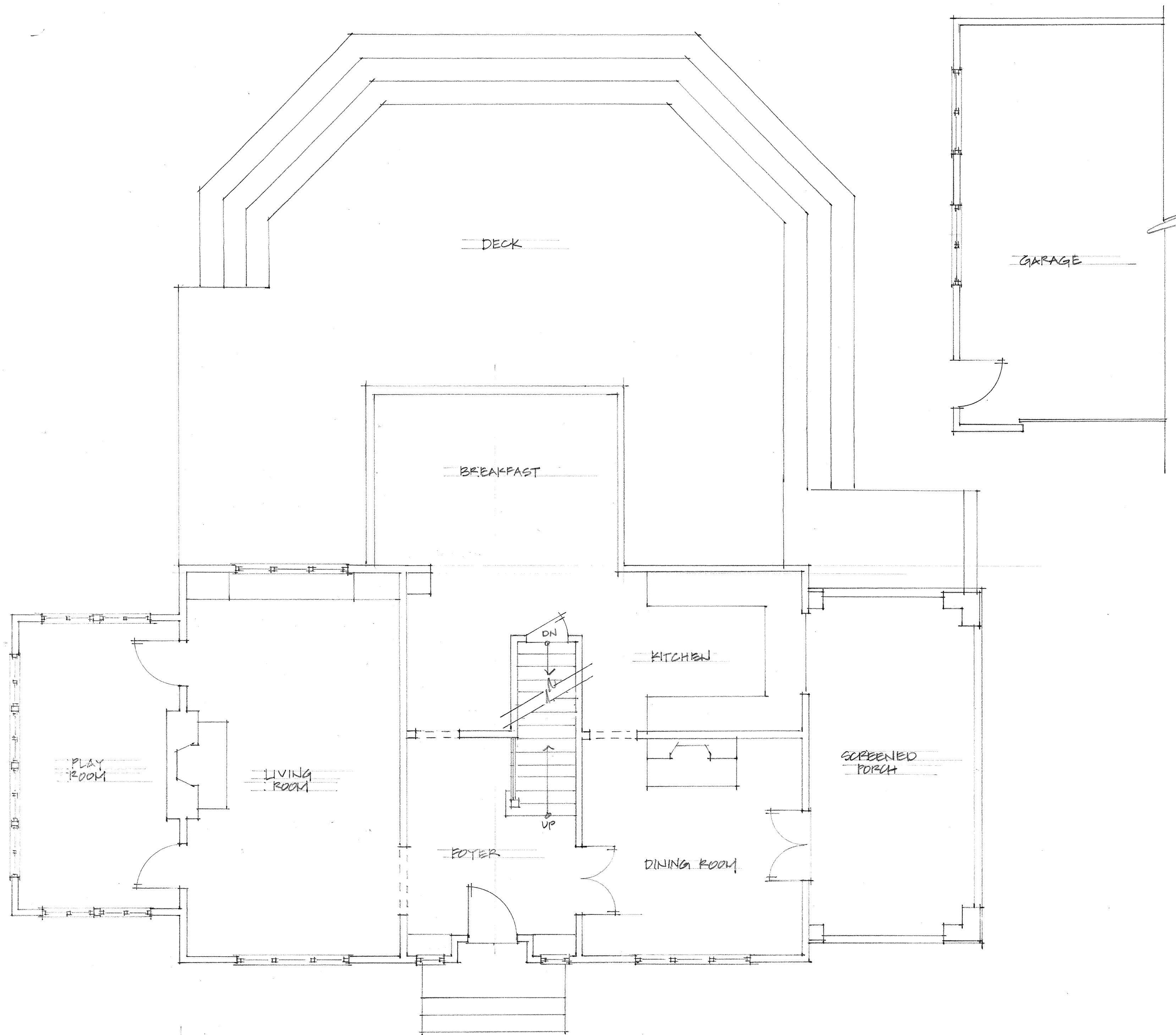
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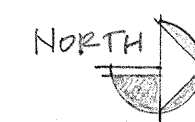
**SITE PLAN**





# EXISTING FIRST FLOOR PLAN

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



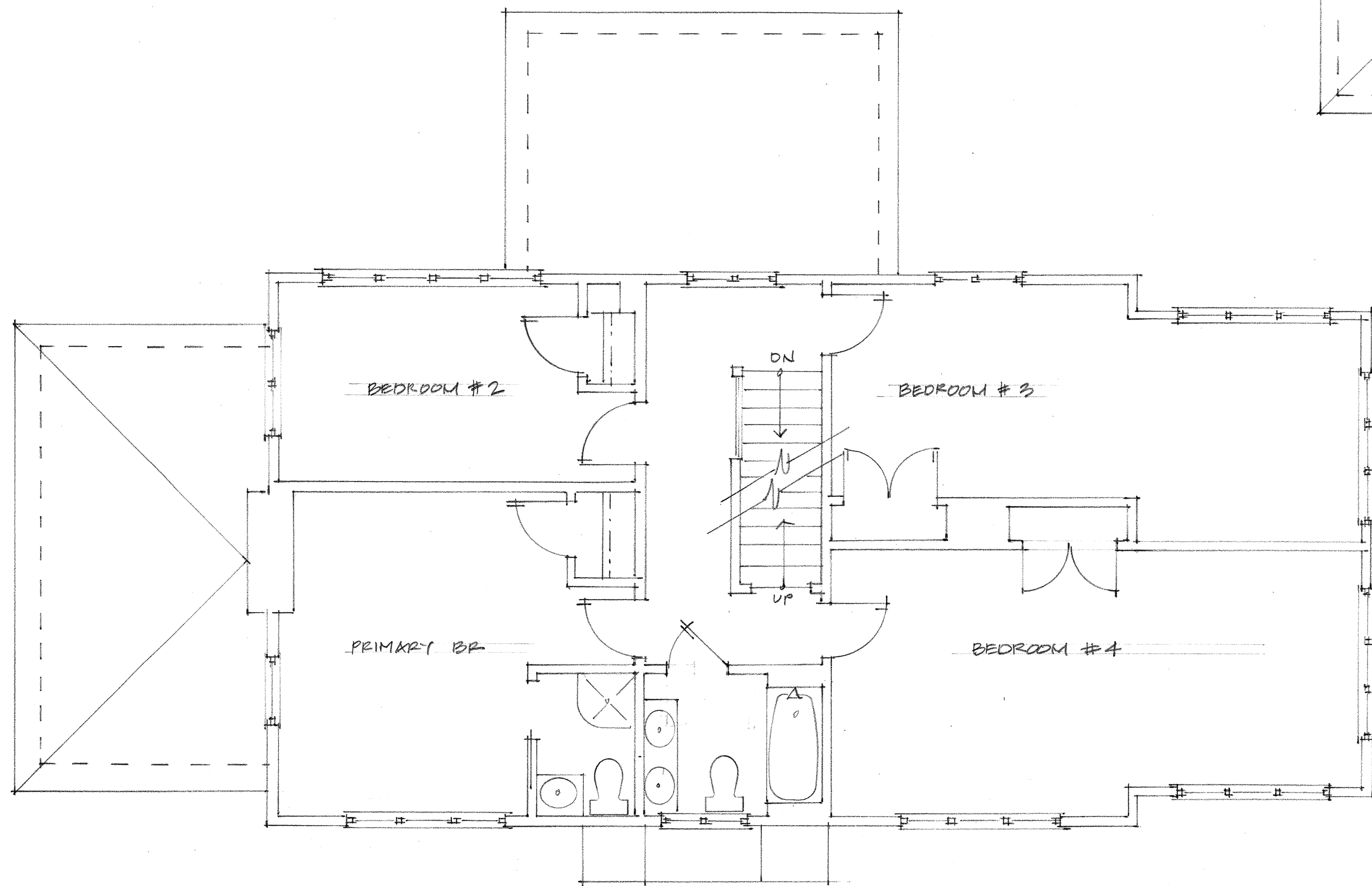
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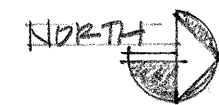
**EXISTING 1ST  
FLOOR PLAN**





# EXISTING 2<sup>ND</sup> FLOOR PLAN

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



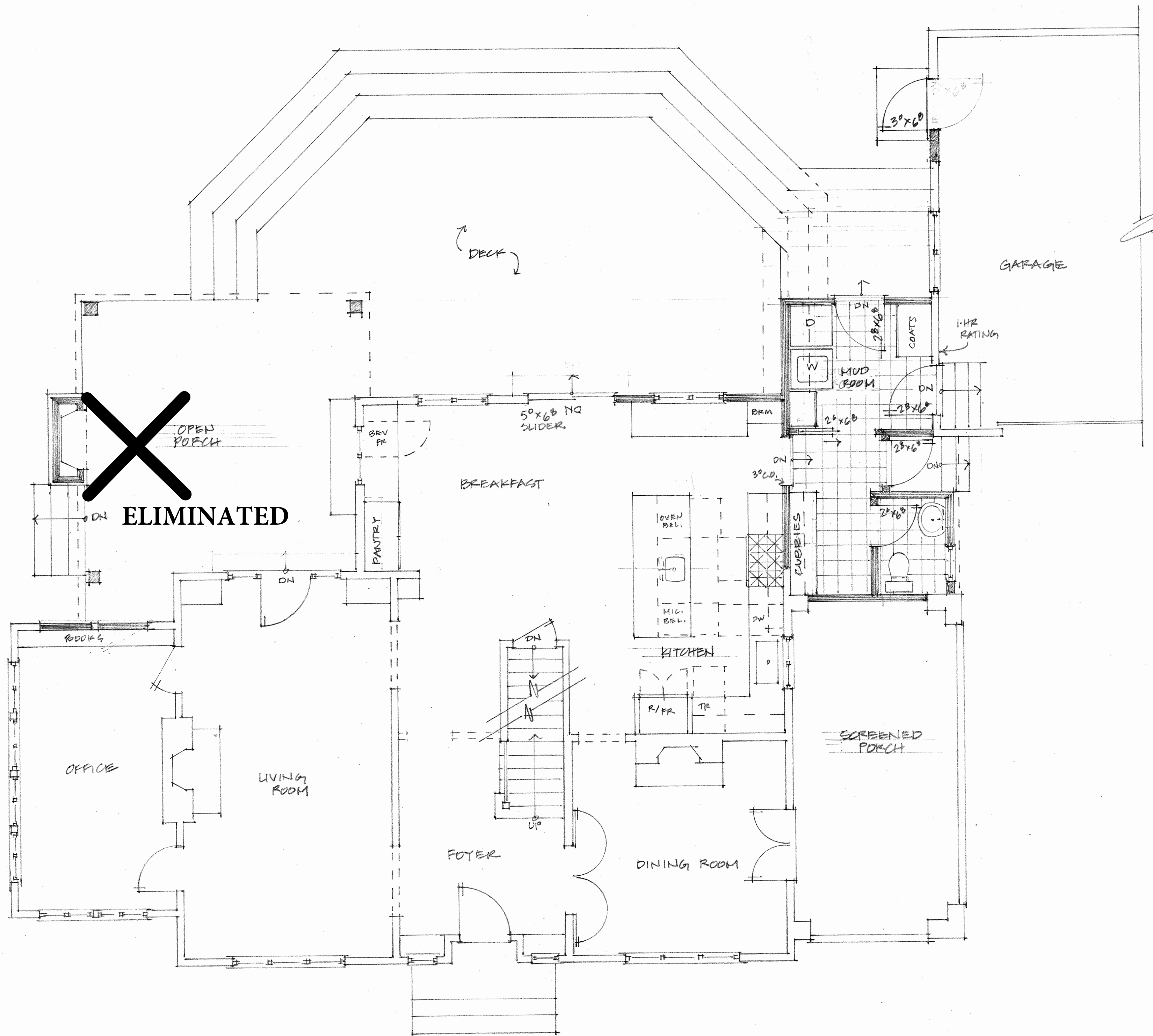
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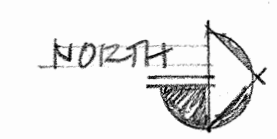
Date: 8/28/2023

**EXISTING 2<sup>ND</sup>  
FLOOR PLAN**





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



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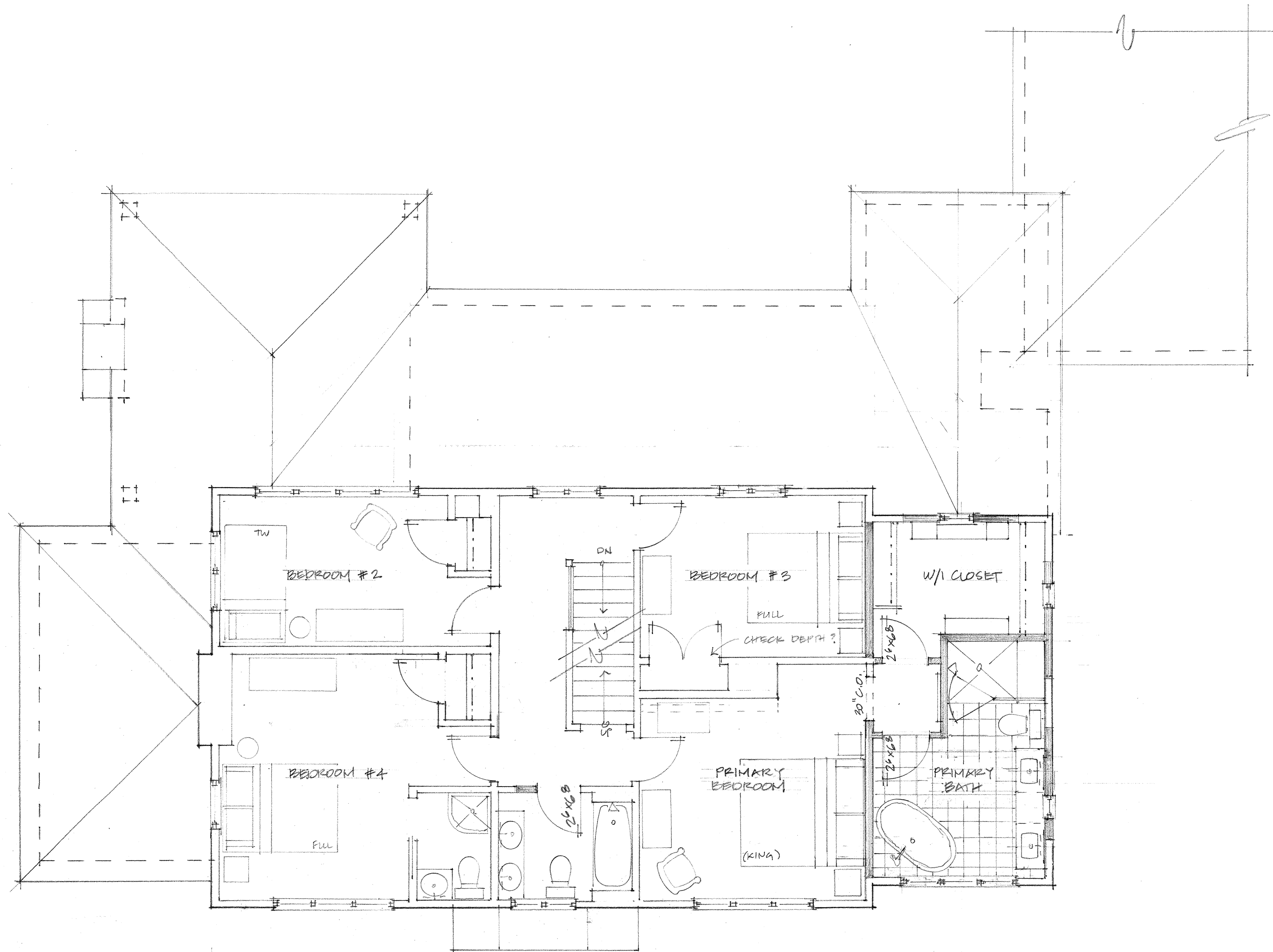
Bruggeman Res  
 Addition  
 1775 Bedford Road  
 Columbus, OH 43212

Date: 8/28/2023

FIRST FLOOR  
 PLAN

BRUGGEMAN





# SECOND FLOOR PLAN

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



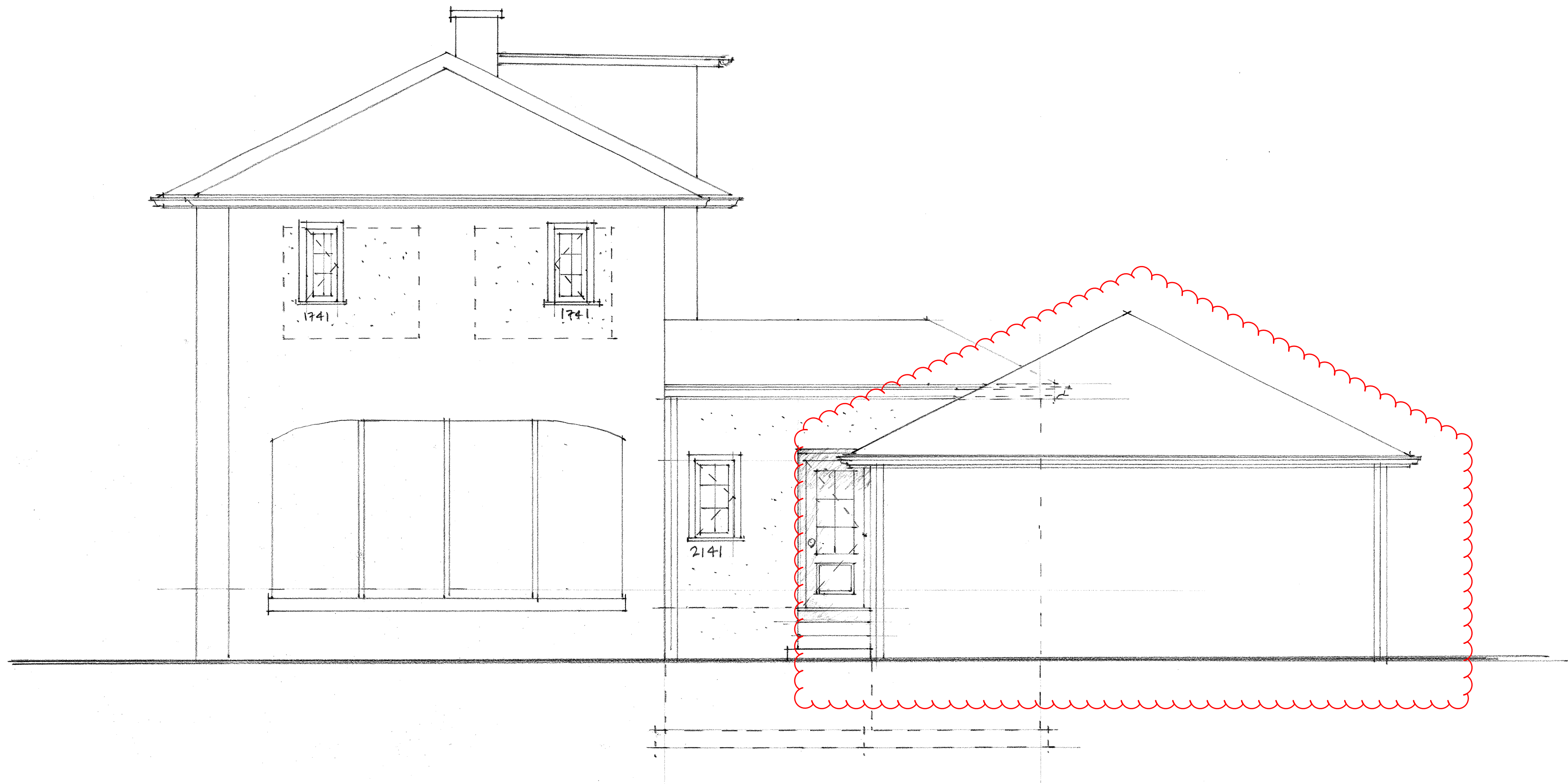
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Addition  
1775 Bedford Road  
Columbus, OH 43212

Date: 8/28/2023

**SECOND FLR  
PLAN**





DRIVEWAY ELEVATION (LOOKING SOUTH)

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

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Date: 8/28/2023

**SIDE  
ELEVATION**





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

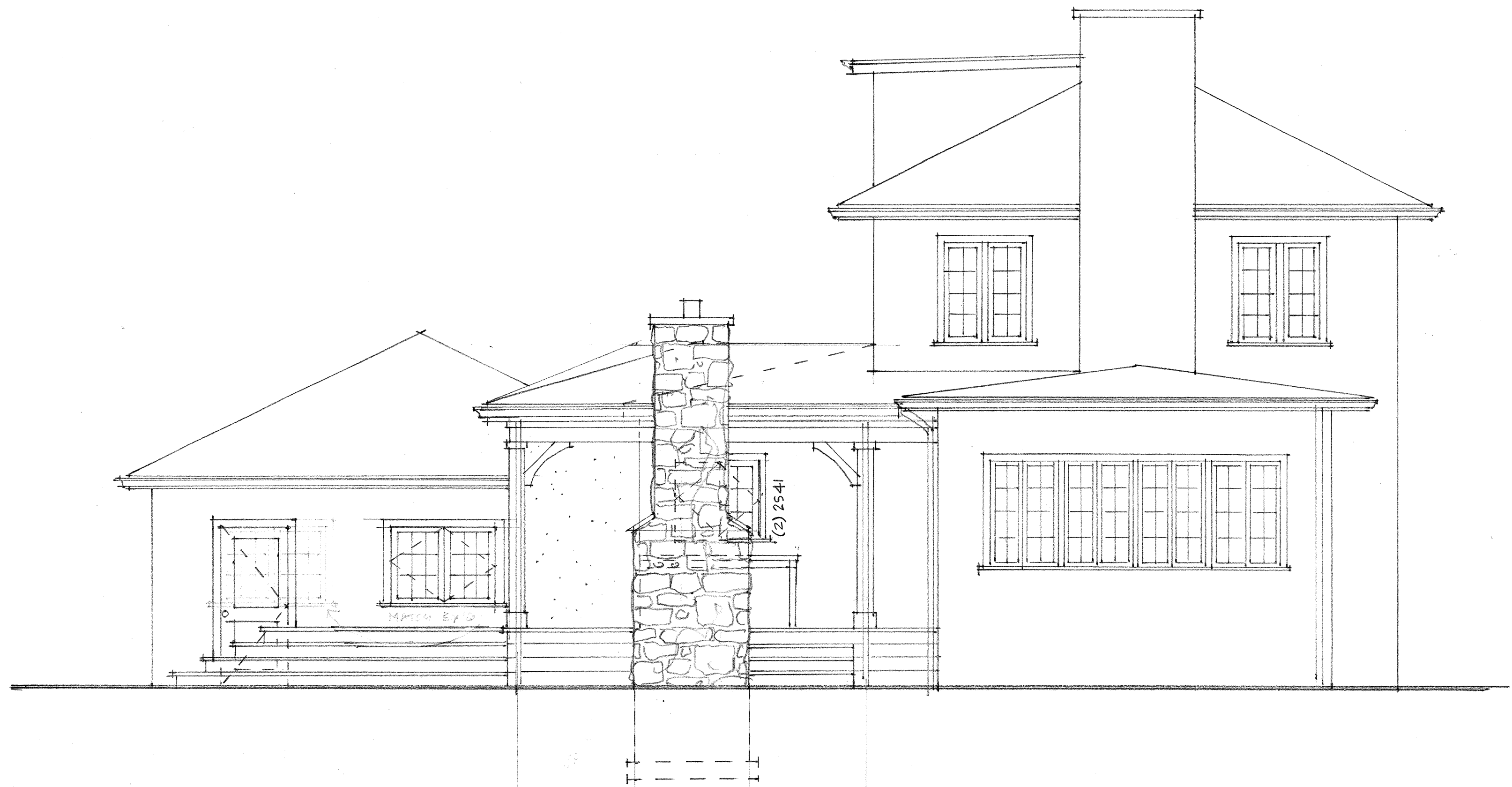
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Date: 8/28/2023

**BACK  
ELEVATION**





ELEVATION LOOKING NORTH  
 SCALE: 1/4" = 1'-0"

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 (614) 738-9719

**Bruggeman Res**  
 Addition  
 1775 Bedford Road  
 Columbus, OH 43212

Date: 8/28/2023

**SIDE  
 ELEVATION**



Revised: May 2023

### Certification of Notice

Applicant Name: Matt Bruggeman

Location of property subject to BZAP request: 1775 Bedford Rd

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

Describe activity which requires Board of Zoning and Planning review:

Kitchen and mudroom addition connecting to garage

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|-----------------------------------------|----------------------|-------------------------------------------------|-----------------------------|
| 1802 Coventry                           | Braed R. [Signature] | [Signature]                                     | 4-18-24                     |
| 1794 Coventry                           | Grant Lanning        | Attached                                        |                             |
| 1788 Coventry                           | Glen Dugger          | Attached                                        |                             |
| 1772 Coventry                           | Julia Hickey         | Attached                                        |                             |
| 1795 Bedford                            | Katie Seim           | [Signature]                                     | 4/17/24                     |
| 1789 Bedford                            | Teresa Walsh         | [Signature]                                     | 4/17/24                     |
| 1767 Bedford                            | Julia Stewart        | [Signature]                                     | 4/17/24                     |
| 1759 <del>1759</del> Bedford            | Abbey McInaine       | [Signature]                                     | 4/18/24                     |
| 1760 <del>1759</del> Bedford            | William More         | Attached                                        |                             |
| 1790 Bedford                            | Brenda J Boyd        | [Signature]                                     | 4-18-24                     |
| 1784 Bedford                            | ANDY CAMPBELL        | [Signature]                                     | 4/18/24                     |
| 1776 Bedford                            | Marie Deles          | [Signature]                                     | 4/18/24                     |
| 1768 Bedford                            | Aaron Thomas         | [Signature]                                     | 4/18/24                     |
| Applicant Signature: <u>[Signature]</u> |                      |                                                 | Date: 4/18/24               |



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Postage \$0.68  
\$  
Total Postage and Fees \$5.08  
\$

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

9589 0710 5270 1126 8204 01

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

Postage \$0.68  
\$  
Total Postage and Fees \$5.08  
\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



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

← 1810 Coventry







# 1775 Bedford Road

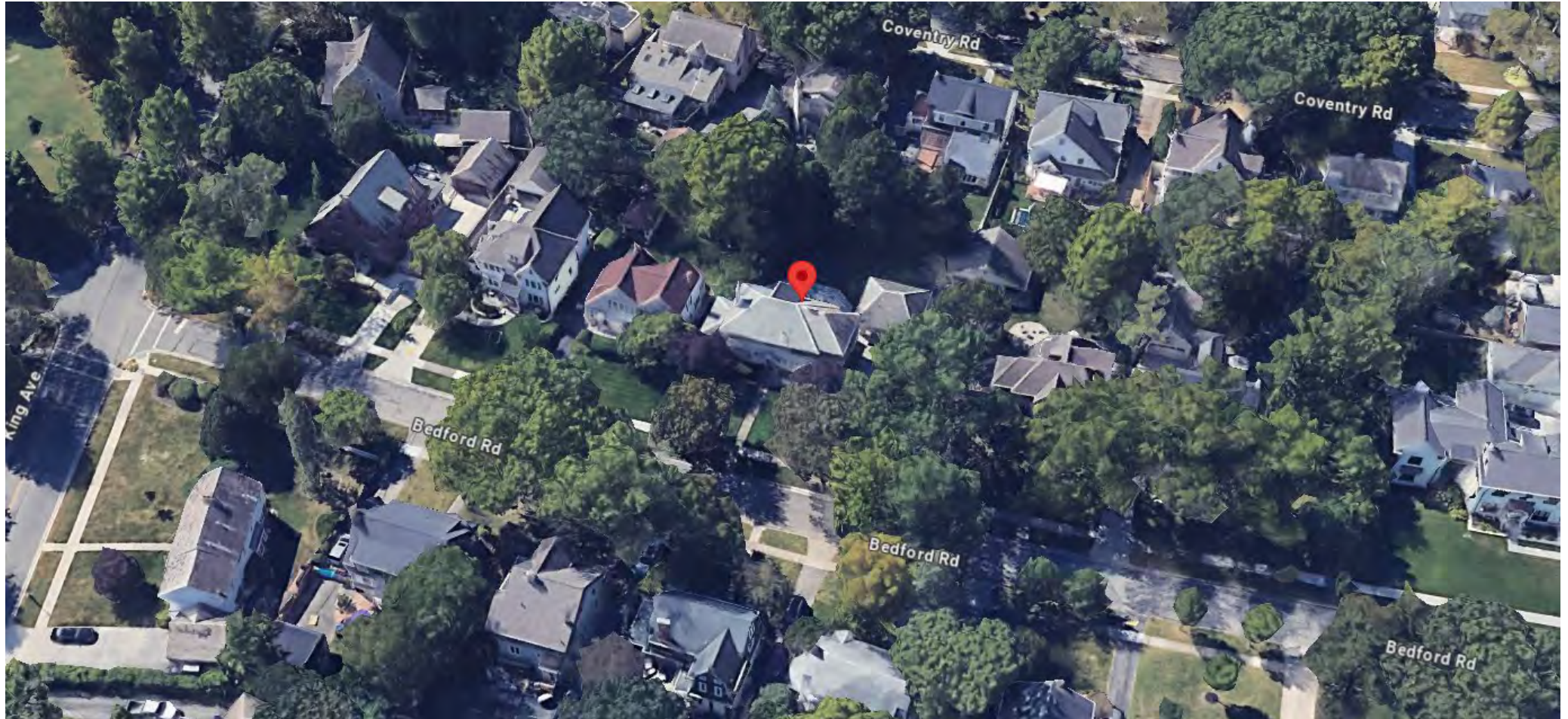
BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking West

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# Existing Front Elevation

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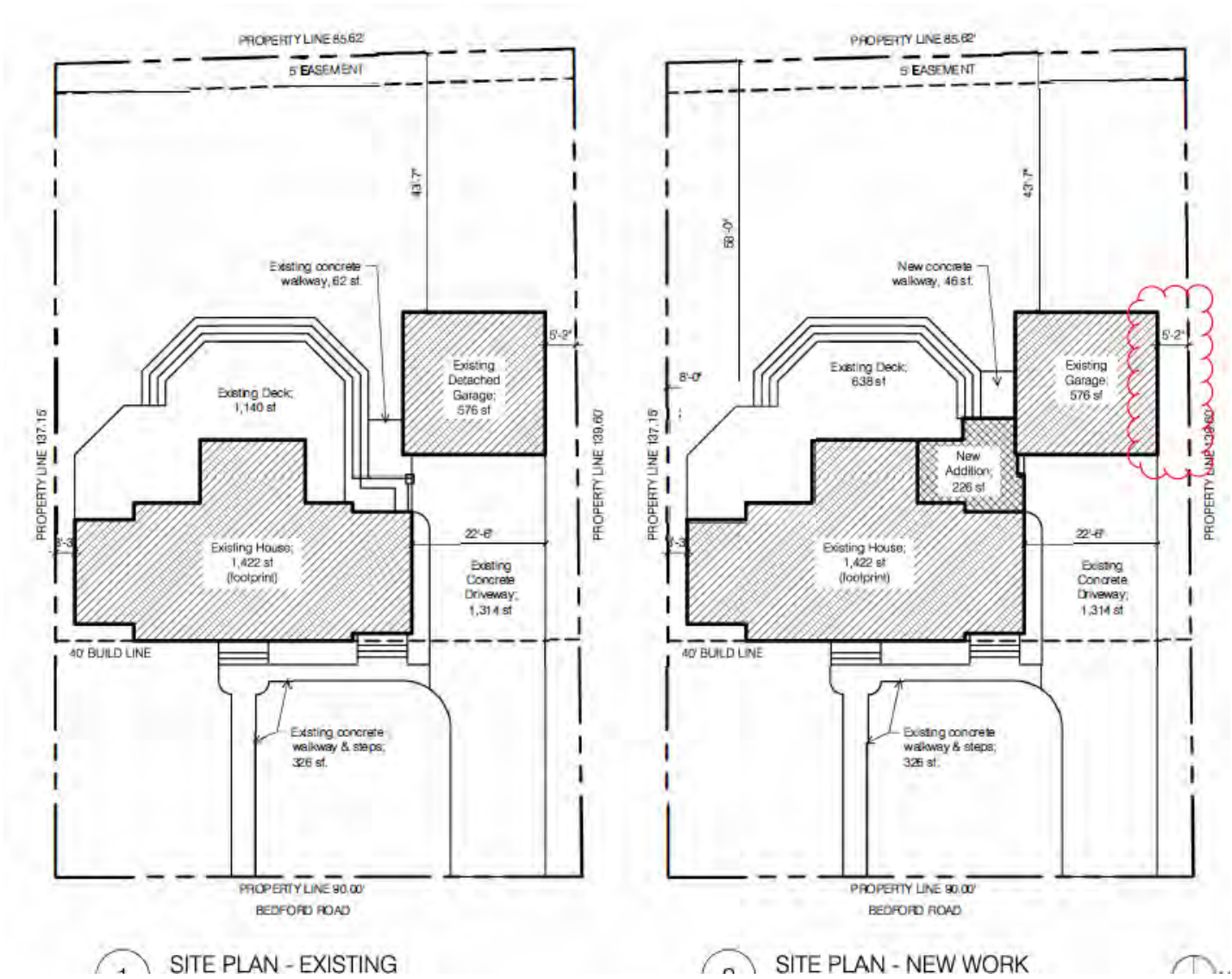
# Existing Rear Yard

---





# Site Plans





# Proposed Elevations



Three D:  
2086 Elg  
Columbi  
(614) 73  
Bruggen  
Addition  
1775 Be  
Columbi





**Authors:** Alyssa Kelly, AICP, Planning Officer

**BZAP Meeting Date:** May 15, 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 tall fence 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?**

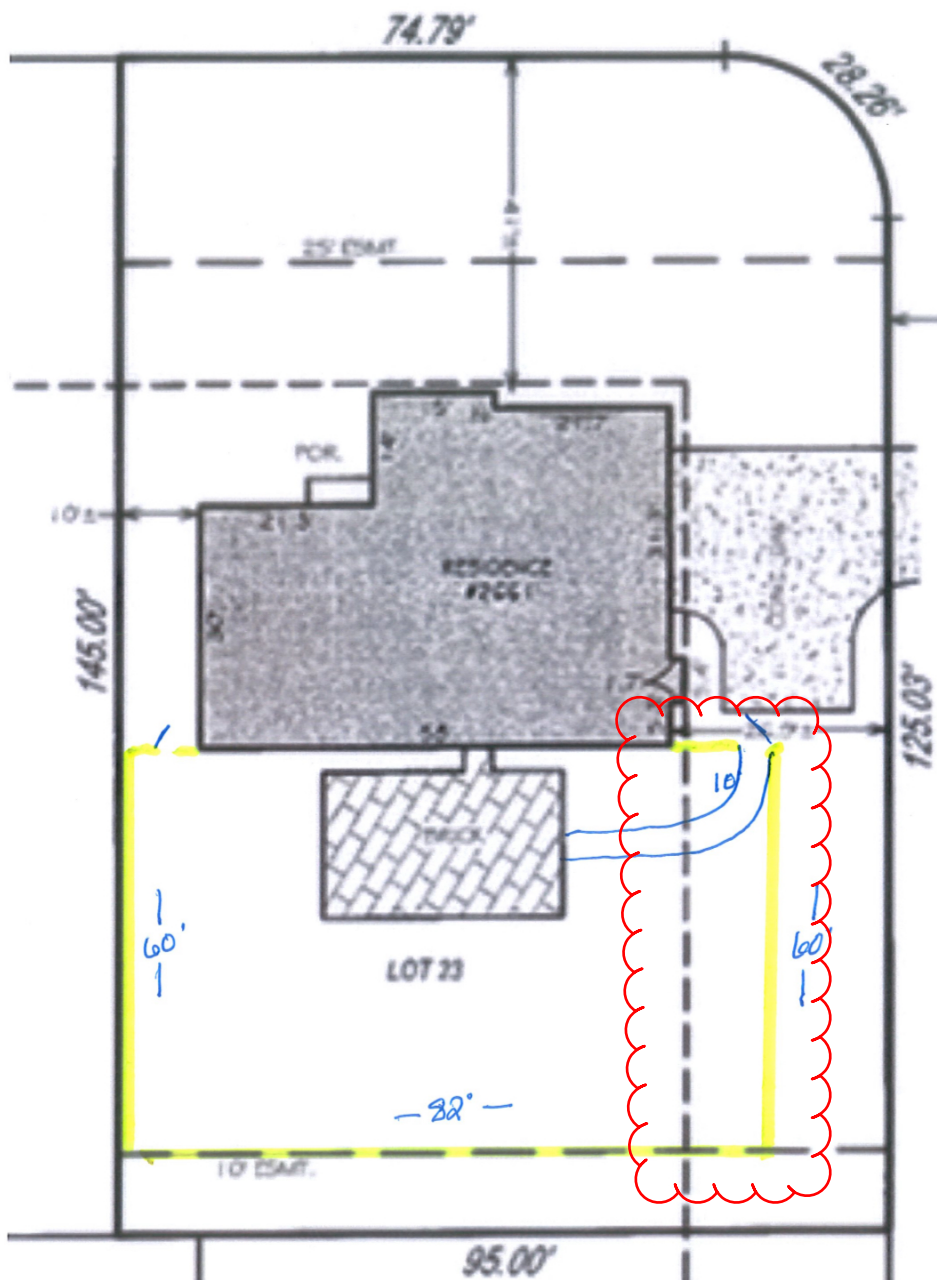
Yes. We have two dogs, so shortening the height of the fence will not suffice. Extending the fence out will allow more space and function in the backyard.



**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.









AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

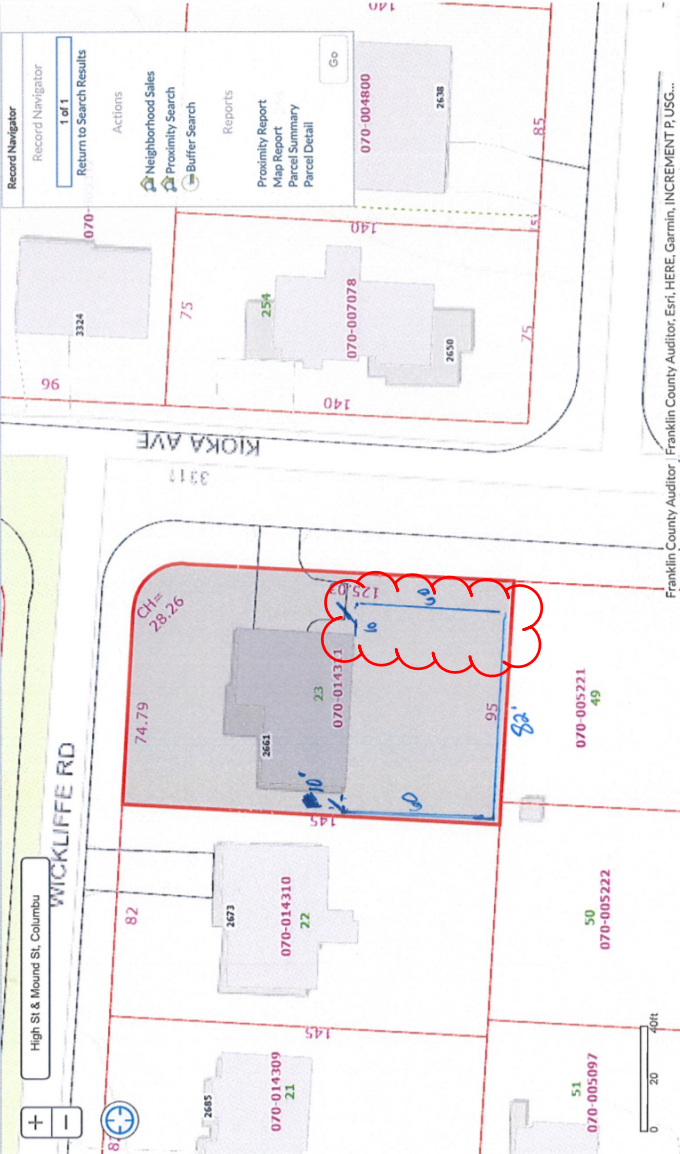
CONTACT MICHAEL

Parcel ID: 070-014311-00  
BUCCIGROSS MICKALAMap Routing: 070-N100A -001-00  
2661 WICKLIFFE RD

High St &amp; Mound St, Columbus



WICKLIFFE RD



Franklin County Auditor | Franklin County Auditor, Err: HERE, Garmin, INCREMENT P, USG...

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax &amp; Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links





1 of 7

## TRUDEAU'S FENCE COMPANY, LTD.

"Your Gateway to Quality Fencing!"

Family owned and operated since 1993

## No subcontractors

3450 Millikin Ct., Suite A

Columbus, OH 43228

Web: [www.Trudeausfence.com](http://www.Trudeausfence.com)

Phone: (614) 876-9944

Fax: (614) 876-9949

E-mail: [Sales@atrufence.com](mailto:Sales@atrufence.com)

Proposal to:

Address:

Job Site:

Address:

Mickala Bruceigross

2601 Wickliffe Rd

UA 43221

Date:

Phone: (Hm.)

Phone: (Wk.)

Cell:

E-mail:

2-26-24

517-462-1856

drewstetee@yahoo.com

Est. Date

Est. Time



for

OVER 20 YEARS

\*LICENSED\*

\*BONDED\*

\*INSURED\*

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 ☒ Cedar

Fence style:

Total height:

Picket:

Picket spacing:

Post:

Post space:

Walk gate post:

Drive gate post:

Walk gate:

Double drive gate:

Post:

Rails:

Boards:

Top plate:

Custom post:

Finish Side:

Custom built:

4' 5' 6' 7' 8'

5/8" x 6" 3/4" x 6"

0" 1" 2" 3 1/2"

4" x 4" 6" x 6"

8" or equally spaced

4" x 4" 4" x 6" 6" x 6"

4" x 4" 4" x 6" 6" x 6"

2

Treated or Cedar

Treated or Cedar

Treated or Cedar

1" x 4" 1" x 6" 2" x 4" 2" x 6"

Post caps YES

IN OUT

Yes built on site

## ORNAMENTAL

☐ Steel ☐ Aluminum Color: \_\_\_\_\_

Fence style:

Total height:

Picket width:

Picket spacing:

Post:

Post space:

Walk/Drive gate post:

Walk/Double gates:

VINYL Color: ☐ White ☐ Tan ☐ Khaki ☐ Wood

Fence style:

Total height:

Picket width:

Picket spacing:

Post space:

Fence and Gate post:

Walk/Double gates:

3' 3.5' 4' 4.5' 5' 6' 7' 8'

R - 5/8" C - 3/4" 1 - 1"

1-5/8" 3-13/16" 3-3/4"

2" 2.5" 3" 4" 6" Flanged Y - N

6' 8' Equally Post caps \_\_\_\_\_

2" 2.5" 3" 4" 6"

Set with concrete 36" deep

3' 42" 4' 54" 5' 6' 7' 8'

1-3/8" 3" 6" 8" 11-1/4"

0" 1/2" 9/16" 1" 2" 3"

6' 8' Post caps: \_\_\_\_\_

5"x5" Set with concrete 36" deep

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

Respectfully Presented By: \_\_\_\_\_ Trudeau's Fence Co. Ltd

HOA \$ 0

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.

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We also offer: 90 days same as cash, &amp; Low interest loans-with bank approval.

Page 121 of 285

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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: Mickala Buccigross

Location of property subject to BZAP request: 2661 Wickliffe 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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|------------------------------------------------|------------------------------------------|-------------------------------------------------|-----------------------------|
| 2673 Wickliffe                                 | Cory Messaros +<br>Cecile Burgett        | 9589071052700699945924                          | 3/2/24                      |
| 2685 Wickliffe                                 | Kirk K Gan                               | 9589071052700699945917                          | 3/2/24                      |
| 2690 Eastcleft                                 | <del>Ronald</del><br>Ana Suelas Cogollos | 9589071052700699945948                          | 3/2/24                      |
| 3324 Kioka                                     | Ronald + Michelle<br>Colasanti           | 9589071052700699945931                          | 3/2/24                      |
| 2672 Eastcleft                                 | Kevin Noeser                             | 9589071052700699945955                          | 3/2/24                      |
| 2684 Eastcleft                                 | Robert + Esther Haas                     | 9589071052700699945900                          | 3/2/24                      |
| 2696 Eastcleft                                 | Joseph + Richard Biggs                   | 70191640000055197836                            | 3/23/24                     |
| 3270 Kioka                                     | Josif + Marijana Starce                  | 70191640000055197843                            | 3/23/24                     |
| 3123 Cranston                                  | Kevin + Arielle Noesner                  | 70191640000055197850                            | 3/23/24                     |
| 3851 Bickley                                   | Ronald + Michelle<br>Colasanti           | 70191640000055197867                            | 3/23/24                     |
|                                                |                                          |                                                 |                             |
|                                                |                                          |                                                 |                             |
|                                                |                                          |                                                 |                             |
| Applicant Signature: <u>Mickala Buccigross</u> |                                          |                                                 | Date: <u>3/2/2024</u>       |



Mickala Buccigross  
2661 Wickliffe Rd  
Columbus, OH 43221

**FENCE VARIANCE - CERTIFICATION OF NOTICE**

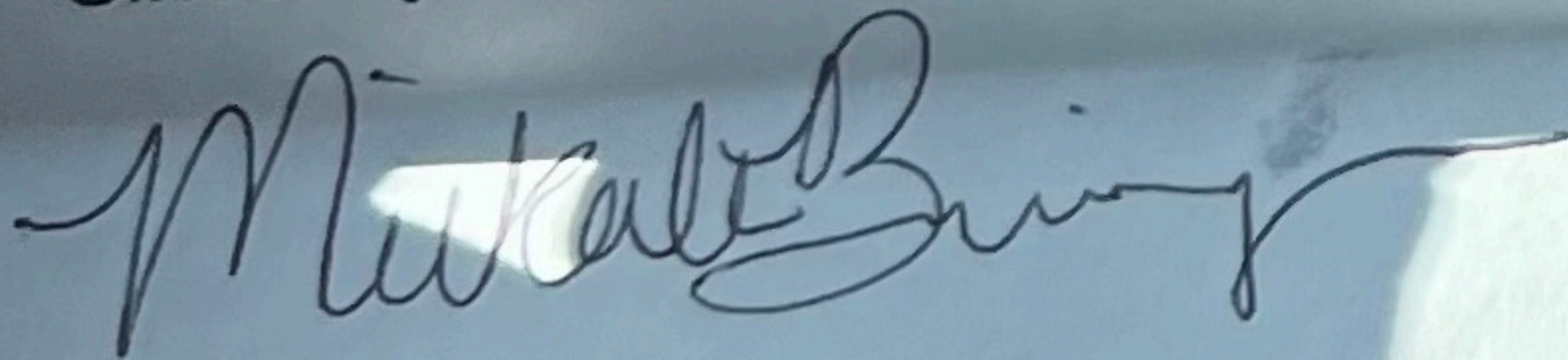
Dear Current Resident,

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](http://upperarlingtonoh.portal.civicclerk.com).

Sincerely Your New Neighbor,



Mickala Buccigross



Mickala Buccigross  
2661 Wickliffe Rd  
Columbus, OH 43221

**FENCE VARIANCE – CERTIFICATION OF NOTICE**

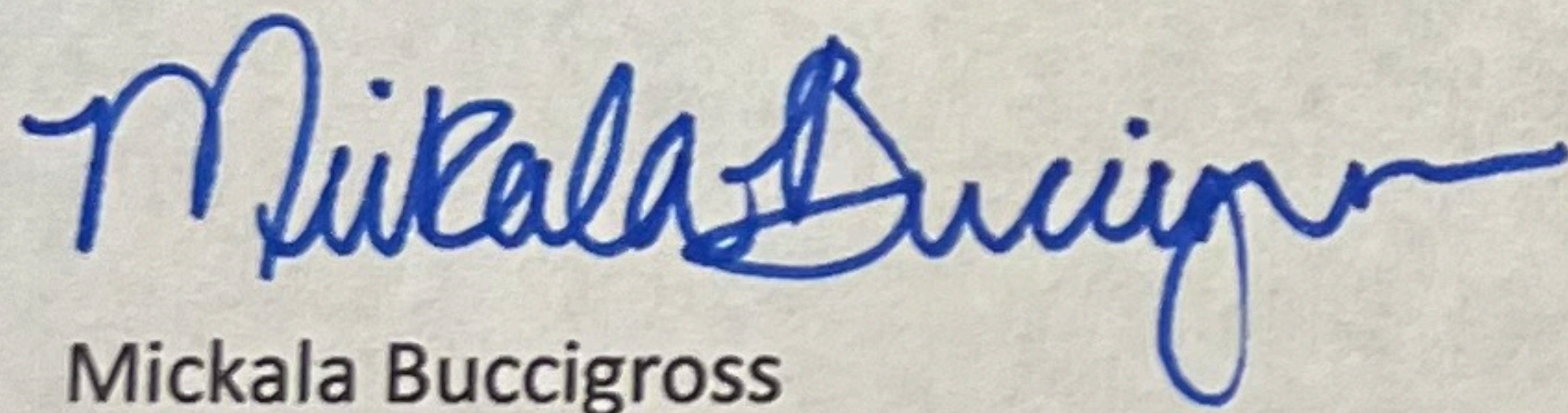
Dear Current Resident,

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](http://upperarlingtonoh.portal.civicclerk.com).

Sincerely Your New Neighbor,

  
Mickala Buccigross



# 2661 Wickliffe Road

BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking North

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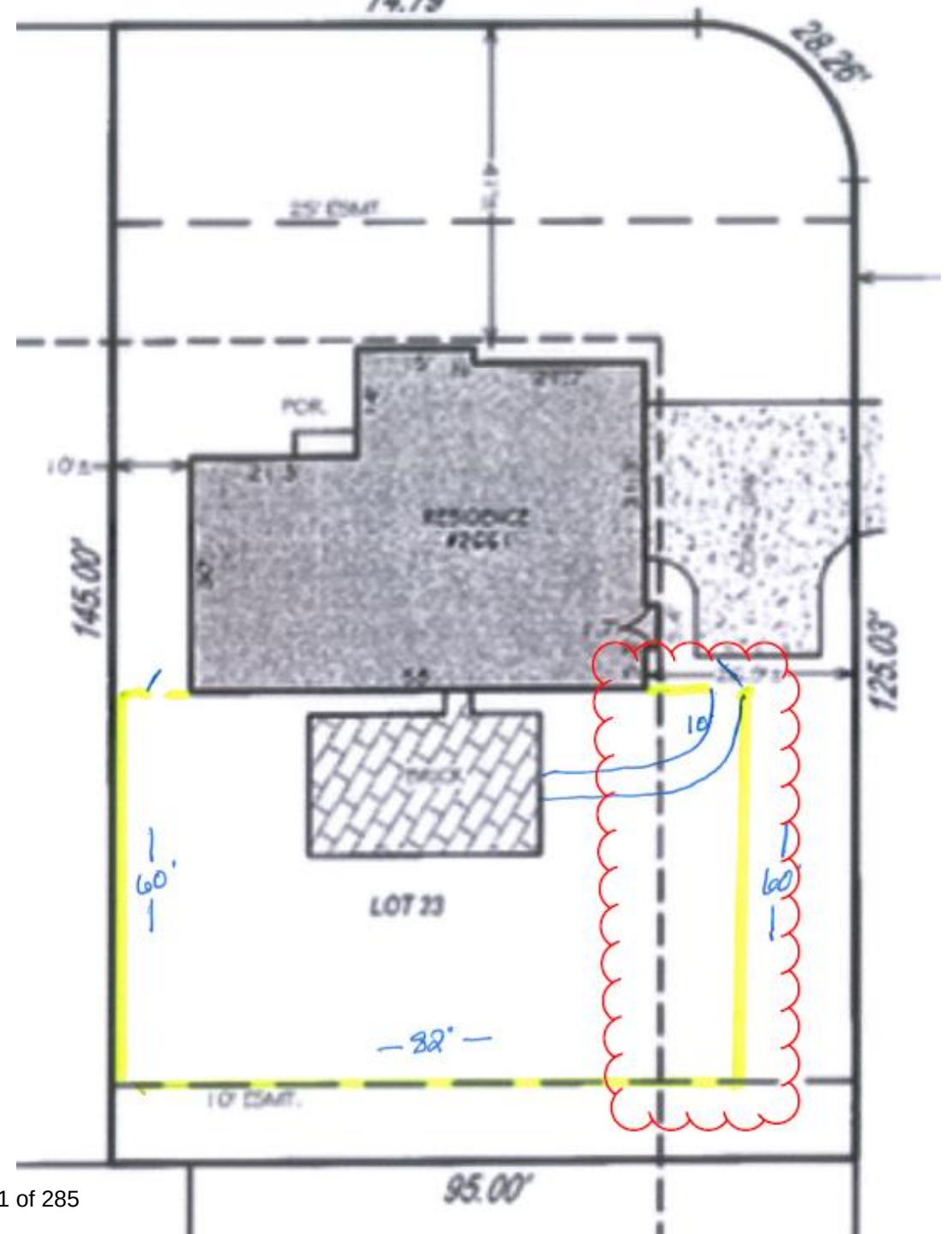
# Existing Front Elevation

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\_\_\_\_\_





# Proposed Fence Type

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# Existing Elevation (Kioka Avenue)

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# Existing Yard (Kioka Avenue)

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# 2624 Woodstock Rd (Woodstock and Kioka)

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# 2634 Swansea Rd. (Swansea and Kioka)

---





**Authors:** Alyssa Kelly, AICP, Planning Officer

**BZAP Meeting Date:** May 15, 2024

**Subject:** 2359 Canterbury Road (VAR-27-24) - To allow an eight-foot tall privacy fence along the rear property line, when six feet is the maximum limit.

---

### Site Description/History

The subject property, 2359 Canterbury Road, is located on the south side of the street, between Asbury Drive and Mountview Road. The property is zoned R-1c, One-family Residence District, and is a rectangular-shaped lot, with 150 feet of frontage and 135 feet of depth. It is platted as Block #207, Lots #21-22 and part of Lot #23 of the [Upper Arlington](#) subdivision. The 0.46-acre property is developed with a two-story traditional home with six bedrooms, five bathrooms, and two half bathrooms. The property underwent several improvements in 2020 and 2021 including a new swimming pool, covered patio, and outdoor grilling area. Fence Permit (#24-1564) was issued for the property for a six-foot tall privacy fence along the rear property line on April 29th of this year, although the homeowner indicated at that time that they would be applying for a variance for an increased height for the fence. The home was constructed in 1940 and was purchased by the applicant in 2017.

### Proposal

The applicant is proposing the construction of an eight-foot tall, wooden privacy fence that would run for 150 feet along the rear property line. The applicant has indicated that the fence is needed to create additional buffering from the rear yard neighbor (2358 Brixton Road). On the rear neighboring property, there is a large detached garage that was approved at an increased size (1,009 square feet) and increased top wall plate (11 feet), via [BZ-24-08](#). The applicant has indicated that this neighbor frequently uses this space, which results in increased noise and smoke from a fireplace.

### Zoning Code Requirements

- To allow an eight-foot tall privacy fence along the rear property line, when six feet is the maximum limit ([Article 6.09](#)).

Should excess smoke be generated, a complaint can be filed with the Ohio EPA. Any excess generation of noise can be reported to the Police Division.



## Alternatives

In lieu of the proposed eight-foot tall fence, the applicant could opt for additional landscaping along the rear property line that may provide a better buffer for noise and smoke. Fences with increased height are permitted within the buildable area of the lot. However, this will not provide the buffering that the homeowner desires along the rear property line.

## Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. While Staff appreciates and understands the applicant's desire to create additional privacy in the backyard, there are potentially more effective alternatives such as planting additional landscaping, which the code would allow. Although Staff recognizes that the neighbor's detached garage, which was approved for an increase in size, could have impacts on neighboring properties, an eight-foot tall fence is not likely to mitigate issues of noise and smoke. Additionally, requests for fences that exceed the six-foot height limit are exceptionally uncommon in the City, and permitting a taller fence in the backyard would set a new precedent for the Board. The Board has previously approved taller fences for commercial applications when adjoining residential property, but nothing in the last decade or so for residential fences. Therefore, Staff is not supportive of the current request, and the Board may consider Finding #7 with this application.

## Attachments

|    |                                               |
|----|-----------------------------------------------|
| 1. | 2359 Canterbury Road - Variance App           |
| 2. | BZAP Staff Report Pics - 2359 Canterbury Road |
| 3. | Holland on Rucker's Fence Variance Request    |







## 24-1614

### Variance Application

Status: Active

Submitted On: 4/18/2024

### Primary Location

2359 CANTERBURY RD  
UPPER ARLINGTON, OH  
43221

### Owner

Justin Rucker  
CANTERBURY 2359  
COLUMBUS, OH 43221

### Applicant

 Justin Rucker  
 614-893-4575  
 ruckerjustin11@gmail.com  
 2359 Canterbury Rd.  
Upper Arlington, Oh  
43221

---

## BZAP Information

### BZAP Case #

VAR-27-24

### Status

Pending

### BZAP Determination Date

05/15/2024

### Vote Tally

### Primary Variance

Fence

### Findings of Fact for Approval/Denial

### Variance Request

To allow an 8-foot tall privacy fence along the rear property line, when 6 feet is the limit.

### BZAP conditions



## Variance Information

### Describe Variance Request ?

8ft fence height along back yard

**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?**

Neighbor has a garage behind our propert used as an office. It emmits smoke from a chimney and sits in our backyard

**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

**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

**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



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

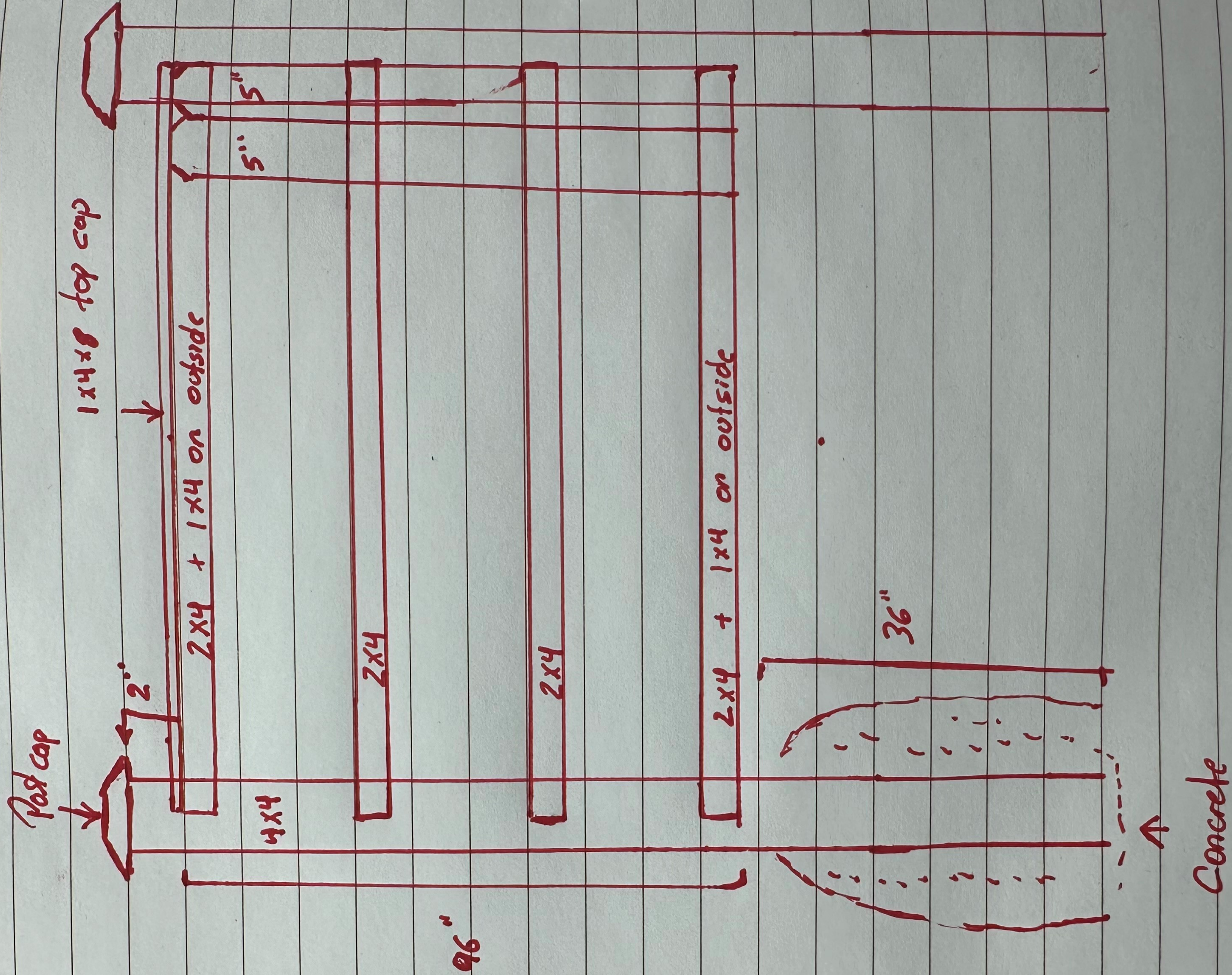
No







96" center to center







Revised: May 2023

### Certification of Notice

Applicant Name: Justin Rucker

Location of property subject to BZAP request: 2359 Canterbury Rd. Upper Arlington OH 43221

This application will be heard by the Board of Zoning and Planning on: 5/15/24

Describe activity which requires Board of Zoning and Planning review:

8 Ft Fence along backyard.  
high

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|-------------------------------------------|--------------------------------|-------------------------------------------------|-----------------------------|
| 2380 Canterbury Rd.                       | Louise Hummel                  | 9407111206210181780333                          | 4/22/24                     |
| 2350 Canterbury Rd.                       | Sally Hackett                  | 9407111206210181708894                          | 4/22/24                     |
| 2340 Canterbury Rd.                       | John Reitter                   | 9407111206210181138158                          | 4/22/24                     |
| 2330 Canterbury Rd.                       | Ronald Robins                  | 9407111206210181149932                          | 4/22/24                     |
| 2327 Canterbury Rd.                       | Jeff Lingo                     | 9407111206210181146528                          | 4/22/24                     |
| 2337 Canterbury Rd.                       | Jeffrey Kwiatkowski            | 9407111206210181177690                          | 4/22/24                     |
| 2367 Canterbury Rd.                       | Chris Montgomery               | 9407111206210181192655                          | 4/22/24                     |
| 2377 Canterbury Rd.                       | Deborah Daoud                  | 9407111206210181129590                          | 4/22/24                     |
| 2382 Brixton Rd.                          | Ted Trabe                      | 9407111206210181126193                          | 4/22/24                     |
| 2374 Brixton Rd.                          | Judith <sup>WILL</sup> Fleming | 9407111206210181157074                          | 4/22/24                     |
| 2366 Brixton Rd.                          | Bold Drive LLC                 | 9407111206210181168285                          | 4/22/24                     |
| 2358 Brixton Rd.                          | Robert Holland                 | 9407111206210181187279                          | 4/22/24                     |
| 2344 Brixton Rd.                          | Theodore Wineko                | 9407111206210181105402                          | 4/22/24                     |
| Applicant Signature: <u>Justin Rucker</u> |                                |                                                 | Date: <u>4/22/24</u>        |





Revised: May 2023

### Certification of Notice

Applicant Name: Justin Rucker  
Location of property subject to BZAP request: 2359 Canterbury Rd. Upper Arlington 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:

8 Ft high fence along 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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|-------------------------------------------|----------------------|-------------------------------------------------|-----------------------------|
| 2326 Briar Rd                             | Joseph Patrick       | 9407111206210181439552                          | 4/22/24                     |
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|                                           |                      |                                                 |                             |
| Applicant Signature: <u>Justin Rucker</u> |                      |                                                 | Date: <u>4/22/24</u>        |





Revised: May 2023

**Certification of Notice**

Applicant Name: Justin Rucker

Location of property subject to BZAP request: 2359 Canterbury Rd, Upper Arlington OH 43221

This application will be heard by the Board of Zoning and Planning on: 5/15/24

Describe activity which requires Board of Zoning and Planning review:

Building a 8ft Tall wood fence along 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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto:planning@uaoh.net).

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Revised: May 2023

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|-----------------------------------------|----------------------|-------------------------------------------------|-----------------------------|
| 2340 Canterbury Rd.                     | John Reitter         | 9407111206210154533232                          | 4/23/24                     |
| sent to Naples                          | address              |                                                 |                             |
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|                                         |                      |                                                 |                             |
| Applicant Signature: <u>[Signature]</u> |                      |                                                 | Date: <u>4/23/24</u>        |































































# 2359 Canterbury Road

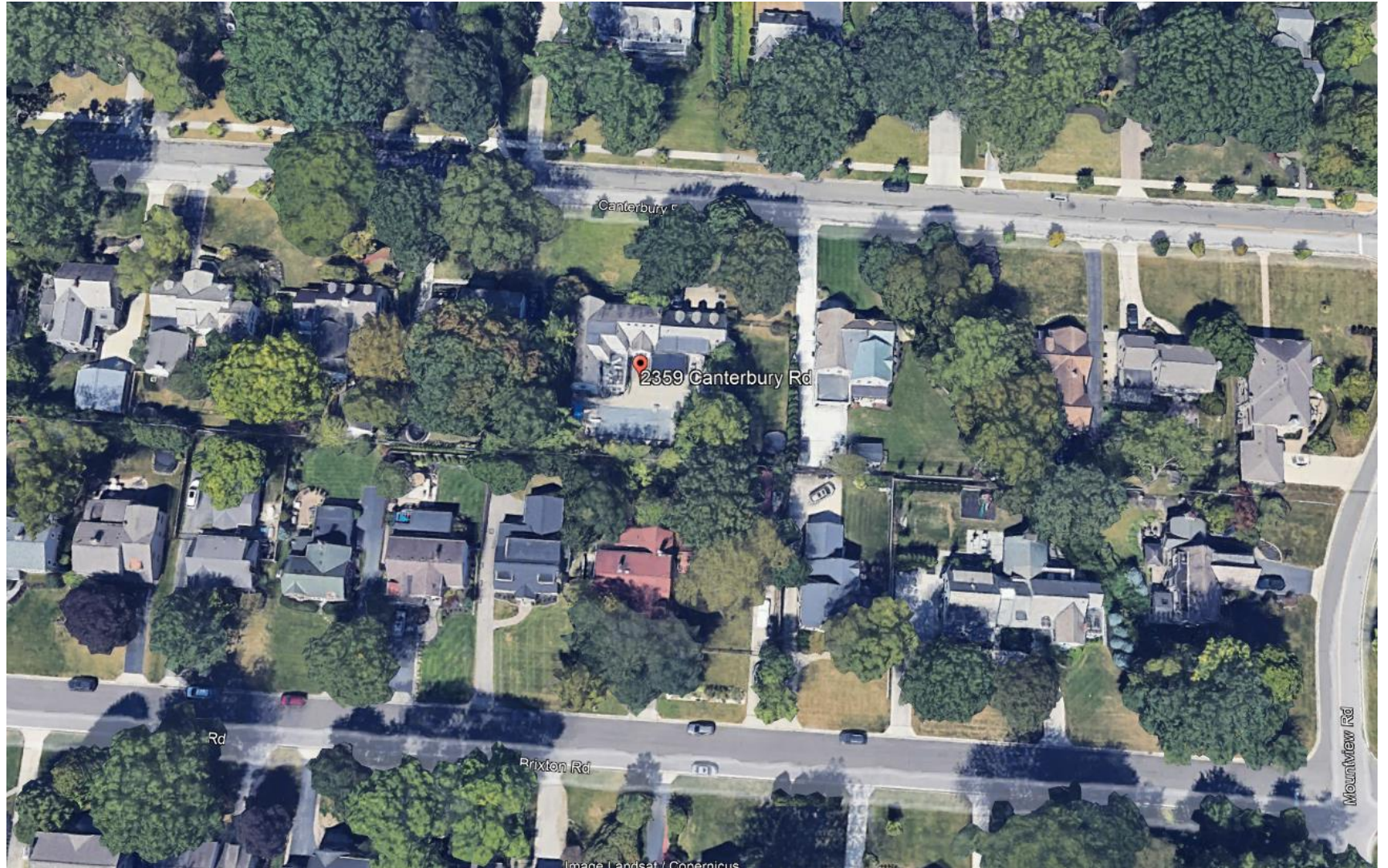
BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking North

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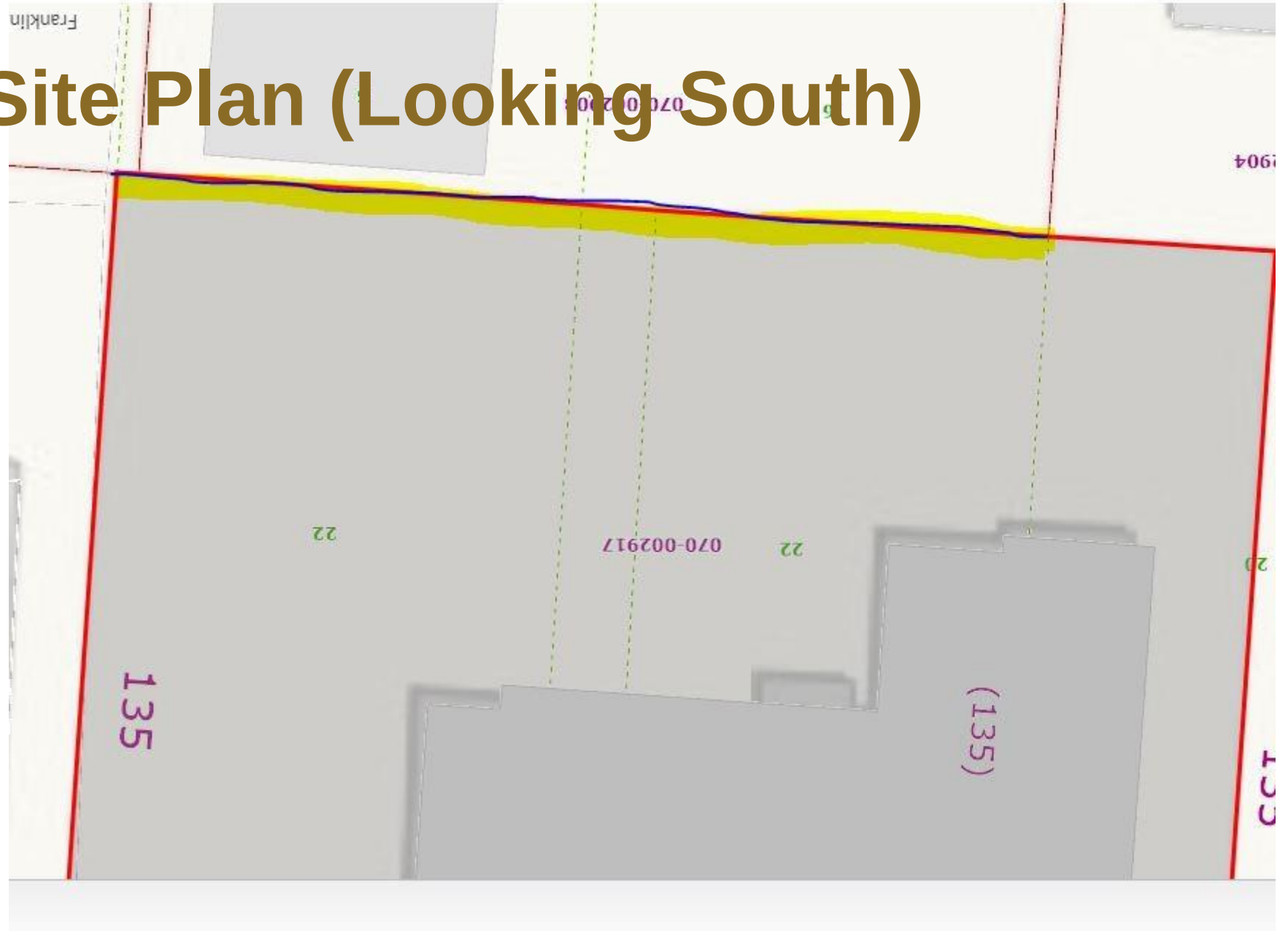
# Existing Front Elevation

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# Proposed Fence

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# Existing Rear Yard

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**CHAD D. GIBSON, AICP**

Community Development Director  
Community Development Department  
The City of Upper Arlington

14 May 2024

Chad Gibson and BZAP;

I've no doubt the request for an 8' fence will be approved but it will not solve the acoustic problem we face because of the recent addition of a pool constructed with no consideration of the impact on neighbors. The pool and deck area as constructed perform as an amphitheater of noise directed squarely at our property. I implore BZAP to address that matter.

Low frequency sound is omni directional whereas high frequency sound is more linear and directional. Both problems exist and are exacerbated by: ground mounted 'stone speakers' next to the fence, one ten foot from my garage doors that are always open when the weather is nice; house mounted speakers at the second floor eave, and the acoustical shell attached to the house and pointed at my home, not to mention everything is now a hard surface. We can hear almost every word of every conversation when we are in our back yard immediately behind our home. The noise from the pool and deck area are amplified to an unbearable level during pool activity/parties which have often lasted past midnight.

We regularly hear their music in all the rooms of our home save the three in the basement. It can also be heard outside our front door and across the street. We have tried to resolve this issue directly with the homeowner to no avail, in fact our home was toilet papered immediately after texting them during one loud pool party. We have the text messages among other things to back this up if necessary.

We have called the city on at least two occasions when the noise from both the pool and the music were overwhelming to our property both inside and outside. It has completely adversely affected the living and working-from-home conditions in our home and at times is equivalent to being on the deck of a public pool.

Additionally, as their kids grow, we expect it to get worse. At one point I was cooking dinner on the grill and one of their kids' friends peed on the fence less than 8' from where I was cooking, in plain sight. We have the text messages among other things to back this up if necessary. We feel this is a harbinger of things to come.

Specifically, to address this matter and others we implore BZAP to:

1. Obligate the applicant to put the good side out so I can tear down my 27-year-old shadow board five stringer fence;
2. Obligate the applicant to abide by the Good Neighbor Noise Guidelines set forth by the City of Upper Arlington
3. Obligate the applicant to put in a solid wall of evergreens, 20' high like was discussed with Justin Rucker and his landscaper before he put in the trees that do nothing to attenuate the noise-it's like living next to a frat/sorority house;



4. Obligate the applicant to remove any and all speakers 10' from the fence so the new fence does not behave like a resonate diaphragm;
5. Obligate the applicant to not point speakers towards my home and other's homes;
6. Obligate the applicant to relocate the speakers high on their house, that are in a clear line of sight over my fence and their current trees, in such a manner that they are no higher than 8' above grade, aimed no greater then 30 degrees above straight down; and
7. Put and attenuator or balancing dial on the multiple speakers in their acoustical shell to dial down the concentrated and projected sound coming from it.

Cordially, Robert J Holland Jr, AIA, CDT, LEED AP, PMI PMP

A handwritten signature in blue ink that reads "Robert J. Holland Jr." The signature is written in a cursive, flowing style.



**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** May 15, 2024

**Subject:** 1984 Ridgeview Road (VAR-29-24) - To allow a new home that encroaches up to 5'-2" into the side yard longwall setback.

---

### Site Description/History

The subject property, 1984 Ridgeview Road, is located at the northeast corner of Tremont and Ridgeview Roads, and is zoned R-1c, One-Family Residence District. It has 150 feet of frontage along Tremont Road with a 40-foot building setback line and 84 feet of frontage on Ridgeview Road, also with a 40-foot building setback. The property narrows to 74 feet wide along the north property line. It is the westernmost property from a lot split of 0.90 acres that occurred last year. [This lot split was originally approved via ordinance as part of the reconstruction of Tremont Road.] The property is vacant and three substantial, mature trees were removed within the past several months due to health and safety issues. Tremont Elementary School and the Upper Arlington Senior Center are located to the south.

Building Permit #24-445 was submitted on February 1, 2024 and denied by Staff on February 9th. In addition to a side yard longwall setback violation, the City's third-party architect had recommended revisions and Staff noted that a diagram depicting the rear yard profile was needed. [These two issues have been addressed, leaving only the side yard longwall encroachment.]

### Proposal

This application includes the construction of a brick and siding ranch home that faces Ridgeview Road, but will have access from Tremont Road. An attached three-car garage is located at the north end of the property, where its depth is the shallowest. Of the 154 feet along the east property line, 103 feet is the east elevation. In order to take advantage of the lot's shape, the home has most of its bulk toward the street intersection, before narrowing as it reaches northward. On the side elevation, there are five notches or cut-outs, which work to add relief to the structure. As noted, the home is one-story and up to 26 feet tall. Fencing will be added along the north property line with a landscape plan to follow once the home is framed.

### Zoning Code Requirements

- To allow a one-story single-family residence to encroach up to 5'-2" into the side yard longwall setback.





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**

Historically, the Board has not supported variances for new single-family homes, as they have a blank slate to work from. In this instance, the home was designed to meet the coverages and setbacks of the property, but the applicant misunderstood the side yard longwall requirement. Modifications to the originally submitted plan to lessen the encroachment (and improve the overall design) occurred, but the violation is still present. If the proposed garage were detached, a variance would still be needed, but its severity would be slightly reduced.

The applicant has sold this specific design to a potential buyer, who is hoping to start construction soon. [There are sanitary sewer issues as well, which will delay construction until a plan is approved by the City of Columbus and Ohio EPA.]

### **Requested Action and Findings**

Staff has reviewed the application and plans, visited the site and discussed it with the applicant. Many things are true as part of this application: 1) the Board historically has not approved requested variances for new homes; 2) the applicant designed the proposed lots that were approved by the City last year; 3) the applicant sold a home design and plan that did not meet zoning standards; 4) the home is designed to meet the spirit and intent of the ordinance due to the various "ins and outs" of the home and it only being one-story; and 5) the lot is irregular in shape with two deep front yard setbacks and narrows from south to north.

Should the Board choose to support this application, Staff would recommend that Findings #3 (minimum necessary), #4 (character of the area) and #7 (spirit and intent) be considered.

### **Attachments**

|    |                                            |
|----|--------------------------------------------|
| 1. | 1984 Ridgeview Road - Variance App         |
| 2. | BZAP Staff Report Pics - 1984 Ridgeview Rd |
| 3. | 1984 Ridgeview renderings 05.14.24         |







24-1692

Variance Application

Status: Active

Submitted On: 4/23/2024

Primary Location

1984 RIDGEVIEW RD  
UPPER ARLINGTON, OH  
43221

Owner

Mark Besanceney & Holly  
Fraumeni  
Central Road 830 Rye Beach,  
NH 03871

Applicant

 Kirk Denyes  
 614-419-2355  
 kirk.denyas@bobwebb.com  
 7662 North Central Dr  
Lewis Center, OH 43035

---

## BZAP Information

 BZAP Case #

VAR-29-24

 Status

Pending

 BZAP Determination Date

05/15/2024

 Vote Tally

 Primary Variance

Side yard longwall

 Findings of Fact for Approval/Denial

 Variance Request

To allow a new home that encroaches up to 5'-2" into the side yard longwall setback.

 BZAP conditions



# Variance Information

## Describe Variance Request ?

Relief from Long Wall Requirement for a Portion of The attached Garage on the Home Proposed to be Built at 1984 Ridgeview Rd.

**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 Lot is extremely hard to Fit a House on. It is very narrow at the Rear of the Property.

**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 way the Wall in Question is Designed it has Multiple step back, conforming to the Spirit of the Zoning Rule.

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

They Will not be adversely affected

**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 meeting The Letter of the Rule would make the 2 car portion of the Garage too Shallow to accommodate Parking a Car.



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

It cannot. We are already building a Small House on an Expensive Lot. You need to use all buildable Area.





690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

ORDER NO. WEB01-JOB11

| REVISIONS | DESCRIPTION                 |
|-----------|-----------------------------|
| 3/13/24   | ADDED TAPS & EASEMENTS (JI) |
| 4/19/24   | NEW FND(AEL)                |
|           |                             |
|           |                             |

DATE: 12/13/23

FOR BOB WEBB HOUSE STYLE BESANCENEY/FRAUMENI RESIDENCE COUNTY OF FRANKLIN  
LOT/SUBDIVISION RIDGEVIEW ROAD R19 T1 S4 0.338 ACRE CITY/TWP OF UPPER ARLINGTON  
ADDRESS 1984 RIDGEVIEW ROAD SCALE 1"= 30' DRAWN BY: NV

MINIMUMS: R: 1/4 LOT DEPTH UPTO 40' CURB INLET T/C=853.45 CURB INLET T/C=853.96 CURB INLET T/C=854.01 CURB INLET T/C=854.43  
S: LOT WIDTH<75'=8' ① 12" CONC. ② 36" CONC. ③ 12" CONC. ④ 12" CONC.  
S: LOT WIDTH>=75'=10' INV=847.9 INV=847.0 INV=848.8 INV=849.4

NOTE:  
INSTALL STREET TREES AT 1 PER 25' OF  
LOT FRONTAGE IN CONSULTATION WITH  
UPPER ARLINGTON FORESTRY DEPARTMENT

BUILDER TO MAINTAIN A MINIMUM  
GRADE OF 6" OF FALL IN THE  
FIRST 10' AWAY FROM HOUSE.

PROPOSED HOUSE ELEVATIONS  
HAVE BEEN ESTABLISHED TO  
PROVIDE A POSITIVE DRAINAGE  
PATTERN. BUILDER AND  
HOMEOWNER APPROVAL REQUIRED.

DOWNSPOUT DRAINS AND  
CONDUCTOR LINES MAY BE  
ADJUSTED BY HOME BUILDER  
DURING INSTALLATION.

MAXIMUM BUILDING HEIGHT = 35'

PLOT PLAN SHOWS APPROXIMATE  
LOCATION OF CITY FACILITIES IN  
RIGHT-OF-WAY. FIELD  
CONFIRMATION IS REQUIRED.

GENERAL NOTES:

ALL FLAT WORK AND HAND FORMED CURB  
PLACED IN CITY ROW SHALL USE COC  
CLASS "S" 4500PSI STRENGTH CONCRETE.

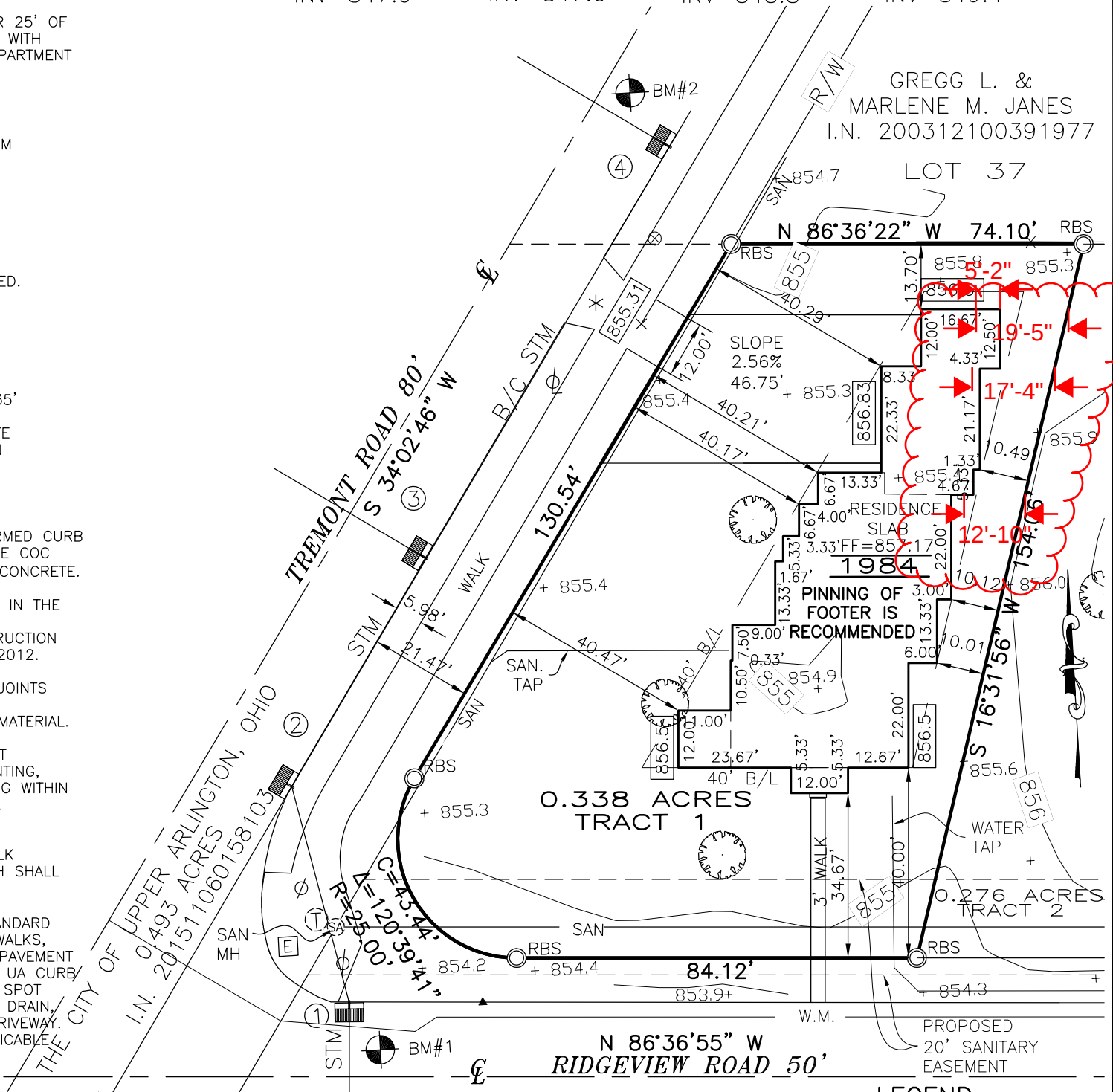
ALL CONSTRUCTION CONDUCTED IN THE  
ROW SHALL BE PERFORMED IN  
ACCORDANCE WITH COC CONSTRUCTION  
AND MATERIAL SPECIFICATIONS 2012.

ALL CONCRETE CONSTRUCTION JOINTS  
SHALL BE CONSTRUCTED USING  
RUBBERIZED EXPANSION JOINT MATERIAL.

CONTACT THE CITY FORESTER AT  
614-583-5340 PRIOR TO PLANTING,  
REMOVING, PRUNING, OR DIGGING WITHIN  
10-FT OF A TREE IN THE ROW.

CONCRETE PLACE IN THE DRIVE  
APPROACH AND IN THE SIDEWALK  
CROSSING THE DRIVE APPROACH SHALL  
BE A MINIMUM OF 6" THICK.

STANDARD DRAWINGS: 2010 STANDARD  
CURB AND GUTTER, 2300 SIDEWALKS,  
2179 BACKFILL IN ROW, 1441 PAVEMENT  
AND UTILITY CUT REPAIRS, 123 UA CURB/  
OPENING FOR ROOF DRAIN, UA SPOT  
CURB DETAIL, 2320 PIPE ROOF DRAIN,  
2201 STANDARD RESIDENTIAL DRIVEWAY.  
OTHER DRAWINGS MAY BE APPLICABLE  
DEPENDING ON PROJECT.



B/C BACK OF CURB  
XXX.X PROPOSED GRADE  
XXX.X EXISTING GRADE  
XXX— EXISTING CONTOUR

| ZONING INFORMATION |                                               |
|--------------------|-----------------------------------------------|
| PARCEL ID          | <u>070-0014869</u>                            |
| LAND USE           | <u>510-ONE FAMILY DWELLING ON PLATTED LOT</u> |
| TAX DISTRICT       | <u>R-1C</u>                                   |
| ZONING DISTRICT    | <u>2512 OF UPPER ARLINGTON CSD</u>            |
| SCHOOL DISTRICT    | <u>070-CITY OF UPPER ARLINGTON</u>            |

\* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING  
PURPOSES ONLY, AND SHOULD BE VERIFIED  
BY THE BUILDER OR CONTRACTOR.

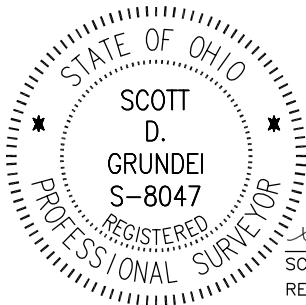
LOT SQUARE FOOTAGE = 14722.6 S.F.  
FRONT YARD SQUARE FOOTAGE: 4939.5 S.F.

FRONT YARD COVERAGE  
PERMITTED = 3680.65 (25% FRONT YARD)  
SHOWN = 168.47 (3.41%)

BUILDING COVERAGE  
PERMITTED = 4269.55 (29% OF LOT)  
SHOWN = 3131.93 (21.27%)

DEVELOPMENT COVERAGE  
PERMITTED = 6625.17 (45% OF LOT)  
SHOWN = 4482.11 (30.44%)

THIS PROPERTY IS LOCATED  
IN FLOOD ZONE x  
MAP NO. 39049C0164K  
EFF. DATE: 6/17/2008



LEGEND

|  |                      |
|--|----------------------|
|  | POWER POLE           |
|  | LIGHT POLE           |
|  | ELECTRIC BOX         |
|  | ELECTRIC TRANSFORMER |
|  | ELECTRIC MANHOLE     |
|  | CATCH BASIN          |
|  | CURB INLET           |
|  | STORM MANHOLE        |
|  | SANITARY MANHOLE     |
|  | GAS MARKER           |
|  | GAS VALVE            |
|  | TELEPHONE PEDESTAL   |
|  | TELEPHONE MANHOLE    |
|  | CABLE T.V. PEDESTAL  |
|  | WATER VALVE          |
|  | FIRE HYDRANT         |

BUILDER TO INSTALL AND MAINTAIN  
EROSION CONTROL THROUGHOUT ALL  
PHASES OF CONSTRUCTION. FIELD  
MODIFICATIONS MAY BE NECESSARY.  
WE HEREBY CERTIFY THAT THE FOREGOING  
PLOT PLAN WAS PREPARED FROM  
INFORMATION PROVIDED BY THE CLIENT  
AND DATA OBTAINED FROM ENGINEERED  
SUBDIVISION PLANS. THIS PLOT PLAN IS  
TO BE USED BY THE CLIENT FOR THE  
SOLE PURPOSE OF OBTAINING A BUILDING  
PERMIT. THE USE OF THE PLOT PLAN FOR  
ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grunde 01/16/23  
SCOTT D. GRUNDEI, P.S. DATE  
REGISTERED SURVEYOR NO. 8047





690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

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|-----------|-----------------------------|
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CONFIRMATION IS REQUIRED.

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PLACED IN CITY ROW SHALL USE COC  
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AND UTILITY CUT REPAIRS, 123 UA CURB/  
OPENING FOR ROOF DRAIN, UA SPOT  
CURB DETAIL, 2320 PIPE ROOF DRAIN,  
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OTHER DRAWINGS MAY BE APPLICABLE  
DEPENDING ON PROJECT.

B/C BACK OF CURB  
XXXX.X PROPOSED GRADE  
XXX.X EXISTING GRADE  
XXX EXISTING CONTOUR

#### ZONING INFORMATION

PARCEL ID 070-0014869  
LAND USE 510-ONE FAMILY DWELLING ON PLATTED LOT  
TAX DISTRICT R-1C  
ZONING DISTRICT 2512 OF UPPER ARLINGTON CSD  
SCHOOL DISTRICT 070-CITY OF UPPER ARLINGTON

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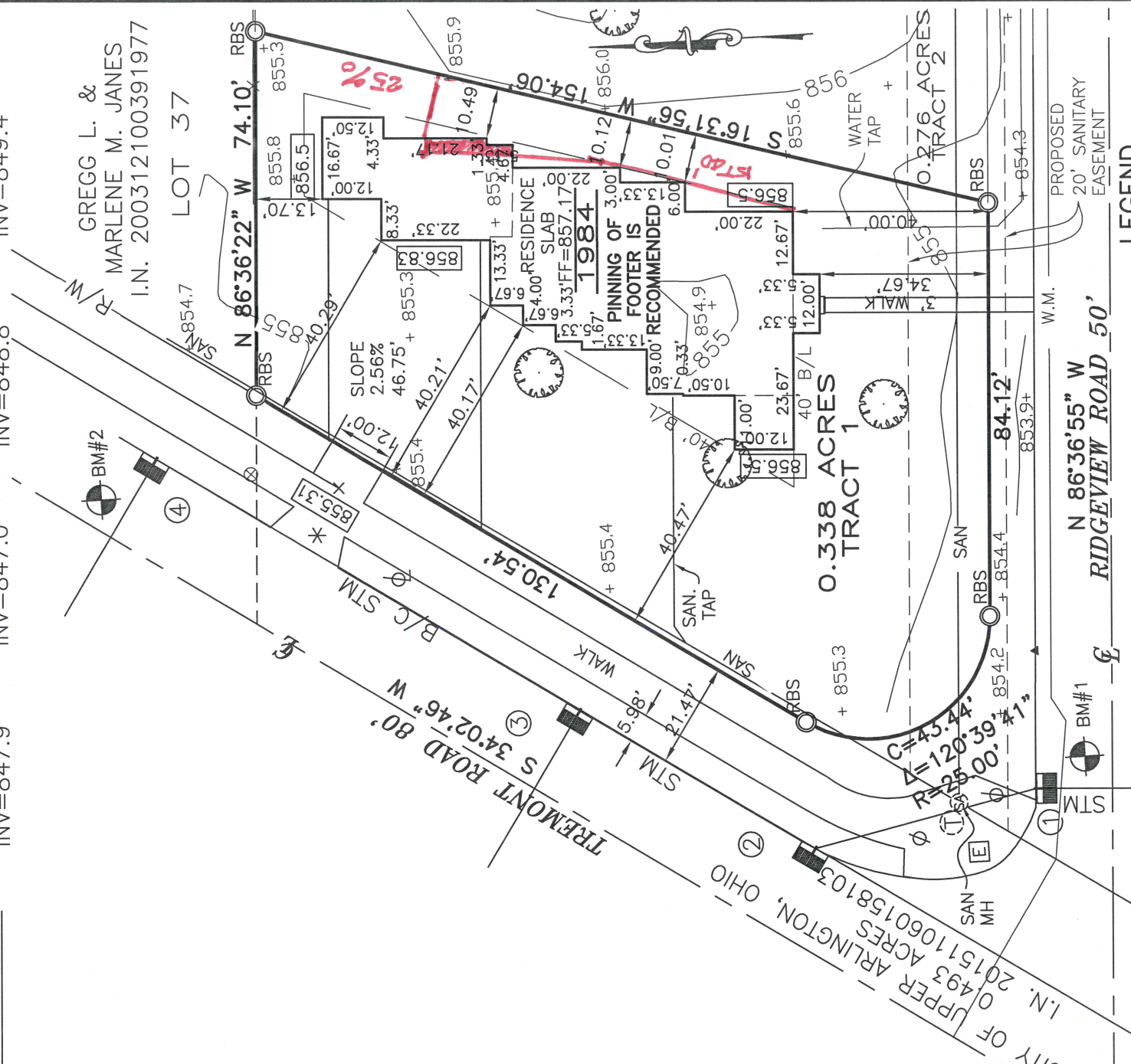
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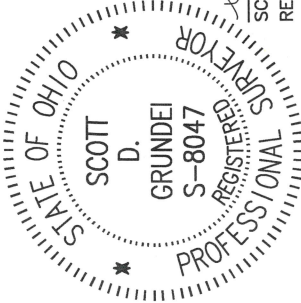


#### LEGEND

|  |                      |
|--|----------------------|
|  | POWER POLE           |
|  | LIGHT POLE           |
|  | ELECTRIC BOX         |
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|  | ELECTRIC MANHOLE     |
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|  | GAS MARKER           |
|  | GAS VALVE            |
|  | TELEPHONE PEDESTAL   |
|  | TELEPHONE MANHOLE    |
|  | CABLE T.V. PEDESTAL  |
|  | WATER VALVE          |
|  | FIRE HYDRANT         |

BUILDER TO INSTALL AND MAINTAIN  
EROSION CONTROL THROUGHOUT ALL  
PHASES OF CONSTRUCTION. FIELD  
MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING  
PLOT PLAN WAS PREPARED FROM  
INFORMATION PROVIDED BY THE CLIENT  
AND DATA OBTAINED FROM ENGINEERED  
SUBDIVISION PLANS. THIS PLOT PLAN IS  
TO BE USED BY THE CLIENT FOR THE  
SOLE PURPOSE OF OBTAINING A BUILDING  
PERMIT. THE USE OF THE PLOT PLAN FOR  
ANY OTHER USE IS STRICTLY PROHIBITED.



*Scott D. Grunder* 01/16/23  
SCOTT D. GRUNDER, P.S.  
REGISTERED SURVEYOR NO. 8047  
DATE



# BESANCENEY/FRAUMENI RESIDENCE

1984 RIDGEVIEW ROAD  
COLUMBUS, OHIO 43221

For

BOB WEBB HOMES

7662 NORTH CENTRAL DR  
LEWIS CENTER, OHIO 43035  
614.548.5577

## ARCHITECT:

THOMAS BEERY ARCHITECTS, INC.  
3925 BERRY LEAF LANE  
HILLIARD, OHIO 43026  
614.569.2844

## GENERAL CONSTRUCTION NOTES

- The Contractor and Sub-Contractors shall be solely responsible for complying with all Federal, State, and Local safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the Contractor and Sub-Contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work.
- The General Contractor shall be responsible to coordinate all work and for the means, methods, procedures, techniques, and sequence of construction.
- General Contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
- General Contractor shall be responsible for all scheduling and the experience of on-site testing and inspection services.
- When Contractor accepts delivery of all items noted on plans either in contract, or not in contract he shall be responsible for loss and/or damage to these items.
- The General Contractor is to verify all dimensions and existing field conditions with the drawings. In particular: overall wall dimensions, soil conditions, incoming utilities, etc.
- Do not scale drawings. Written dimensions govern. All partition locations, all door and opening locations shall be shown on floor plan. In case of conflict notify the architect. Floor plan by architect supersedes all other plans.
- All dimensions shown are to face of block or framing unless specifically noted otherwise.
- All dimensions on architectural drawings locating structural elements are to centerline of steel columns and steel beams unless noted otherwise.
- All dimensions shown are nominal dimensions unless specifically noted otherwise.
- All saw cutting and coring locations shall be reviewed in field by the General Contractor prior to cutting/coring.
- Fire Stopping at concealed wall spaces: Firestopping shall be installed in concealed spaces of stud walls and partitions, including turned or stud-out spaces of masonry or concrete walls, and at the ceiling and floor or roof levels per 2019 RCO.
- Connections between horizontal and vertical spaces: Firestopping shall be installed at all interconnections between vertical and horizontal spaces such as occur at soffits over cabinets, drop ceilings, glue ceilings and similar locations per 2019 RCO.
- All glass units located in hazardous locations as indicated in 2019 RCO shall comply with test requirements of Consumer Product Safety Commission (6. CFR Part 120) for Human Impact Loads.
- All access panels shall be 22"x30" unless otherwise noted.

## GENERAL STRUCTURAL NOTES

- The structure, in addition to the proper tributary dead loads, is designed to resist the following live load conditions:
  - Roof - 25 PSF (Ground Snow Load)
  - Ceiling Joists - 20 PSF Live Load
  - Second Floor - 40 PSF Live Load
  - First Floor - 40 PSF Live Load
  - Exterior Balconies - 60 PSF Live Load
  - Decks - 40 PSF
  - Stairs - 40 PSF
  - Wind - 40 mph Basic Wind Speed
- Deck and balcony handrail/guardrail. Design and construction shall comply with 2019 RCO.
- Unless specifically stated on the drawings, dimensional lumber shall be Spruce Pine Fir #2 with properties as stated below:

|                                                                                                                        |                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 2x4: Fb=1310 PSI (Single Member)<br>Ft=1510 PSI (Repetitive Member)<br>Ft=675 PSI (Parallel)<br>Fc=1522 PSI (Parallel) | 2x10: Fb=660 PSI (Single Member)<br>Ft=1105 PSI (Repetitive Member)<br>Ft=445 PSI (Parallel)<br>Fc=1150 PSI (Parallel) |
| 2x6: Fb=1140 PSI (Single Member)<br>Ft=1310 PSI (Repetitive Member)<br>Ft=555 PSI (Parallel)<br>Fc=1265 PSI (Parallel) | 2x12: Fb=875 PSI (Single Member)<br>Ft=1105 PSI (Repetitive Member)<br>Ft=450 PSI (Parallel)<br>Fc=1150 PSI (Parallel) |
| 2x8: Fb=1050 PSI (Single Member)<br>Ft=1210 PSI (Repetitive Member)<br>Ft=540 PSI (Parallel)<br>Fc=1206 PSI (Parallel) | For all sizes:<br>Ft=125 PSI<br>Fc=425 PSI (Perpendicular)<br>Fc=1400,000 PSI                                          |
- Dimensional lumber shall have a maximum moisture content of 19%.
- Flooring shall be 3/4" minimum thickness tongue and groove exposure 1 plywood or approved equal.
- Plywood for roofing shall be as follows:
  - Trusses/Rafters at 16' O.C. - 1/2" exposure 1 plywood (asphalt shingles)
  - Trusses/Rafters at 24' O.C. - 5/8" exposure 1 plywood (asphalt shingles)
  - Trusses/Rafters at 16' O.C. - 3/4" exposure 1 plywood (slate shingles)
  - Provide plywood clips at unsupported edges.
- Wall construction shall conform to the following unless computations specifically designed for this house are included:
  - Walls up to 9'-0" high - 2x4 at 16' O.C.
  - Walls 9'-1" to 10'-0" high - 2x6 at 16' O.C.
- Wood exposed to weather in the finished structure, sill plates, and the bottom plates of walls bearing on concrete or masonry shall be Southern Pine #2 dense and shall be preservative treated as prescribed by ANPPA.
- Roof trusses shall be designed by a structural engineer registered in the State of Ohio. Trusses shall be designed in accordance with the National Design Specification for Wood 2005 Edition and the Truss Plate Institute Recommended Practice of Design TR11-2007. Roof trusses shall be designed to support the following loads:
  - Top Chord Live Load = 25 PSF (Ground Snow Load)
  - Top Chord Dead Load = 10 PSF (15 PSF if slate shingles are used)
  - Bottom Chord Live Load = 20 PSF (6 42" clearance)
  - Bottom Chord Dead Load = 10 PSF
  - Total Load = 65 PSF (70 PSF if slate shingles are used)Unless noted otherwise, roof trusses shall be designed to comply with the following deflection criteria:
  - Live Load Deflection = 1/480 (Max=0.25 inches)
  - Dead Load Deflection = 1/480 (Max=0.25 inches)
- 6 # 4 x 6 glue and nail. Nailing shall apply enough clamping force to hold the mating surfaces in contact until the glue attains full strength. Shore joints not in compression until glue attains full strength. Gluing shall conform to Manufacturer's recommendations and the information stated below:
  - Place continuous beads of glue on one of the surfaces to be glued.
  - Spread glue over 100% of surface to be mated.
  - Nail pieces together so that surfaces are held tightly together until glue sets.
  - Pipe away any excess glue which is expelled if its appearance will be unacceptable in the finished structure.
- Glue shall be "Tightbond Construction Adhesive" as manufactured by Franklin International (or approved equal).
- Conform to the requirements of the following fastening schedule:

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| A. Roof trusses/rafters to walls and headers: Fasten with Simpson Strong-Tie Anchor "H4" or as shown on drawings. |
| B. Opening headers made with multiple 2x's and plywood: Glue and nail together UNO.                               |
| C. Multiple LVL member in accordance with Manufacturer's recommendations or as noted on drawings.                 |
| D. The Contractor may, at his option, attach drywall in accordance with 2019 RCO.                                 |
| E. Other member fastening shall comply with 2019 RCO.                                                             |
- 12" x 1" Collar Ties. Collar ties shall extend to the outer face of the rafter and shall be banded cut to conform to the roof slope. Glue 100% of mating surfaces.
- Where "LVL" is noted on the drawings, the products listed below are acceptable:
  - Micro-Lam by True Joint Macmillan Corporation
  - Versa-Lam by Boise CascadeIt is permissible to use larger members than shown on drawings. Use only completely dried LVL's that have been protected from the weather. The moisture content of LVL's installed shall be the same as recommended by the manufacturer. The top, bottom and ends of LVL's that are unprotected surfaces or are field cut shall be painted to protect against delamination due to job site weathering.
- Standard steel pipe columns to be standard steel pipe ASTM A53 or A501.

Lumber with values greater than those listed above may be used. The Owner & Contractor are cautioned that some wood types may shrink, bow, and warp more than others. Shrinking, bowing, and warping should be considered when selecting the wood to use for this structure.

The house is structurally stable when completed. It is the Contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction.

NOTES: NOTES CONTAINED WITHIN THE GENERAL STRUCTURAL NOTES ON THE COVER SHEET ARE INTENDED TO ADDRESS ISSUES NOT CONTAINED WITHIN THIS SET OF DRAWINGS. ANY INFORMATION CONTAINED WITHIN THESE DRAWINGS IS PROJECT SPECIFIC AND SHALL TAKE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

## FOUNDATION NOTES

- All footings are 16" x 8" unless otherwise noted.
- Masonry fireplace footings shall be thickened to 12" with 6" projection on all sides.
- To tie concrete block foundations of different levels, hold high footings back from lower excavations and use concrete ladders to bridge and tie.
- All crosshatched poured conc./conc. block walls tap out at course #3 inclusive. All other poured conc./conc. block walls tap out at elevation of course # shown inclusive.

## GENERAL NOTES

- Exterior dimensions are from out to out of sheathing.
- Interior dimensions are from face to face of framing.
- All interior partitions are 2x4 (3 1/2") unless otherwise noted.
- Provide 7/16" OSB at all exterior walls. Typical full height of wall.
- Window sizes are based upon ANDERSEN SERIES 200 windows.
- All stairs with 3 or more risers shall have handrails constructed in accordance with 2019 RCO.
- FIRESTOPPING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
  - IN CONCEALED WALL SPACES & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVEL.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
  - AT OPENINGS AROUND MECHANICAL PENETRATIONS AT THE CEILING & FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIAL.
- PROVIDE 400CCA TREATED LUMBER OR EQUAL AT ALL SILLS ON CONCRETE OR MASONRY EXTERIOR WALLS & LESS THAN 8" FROM EXPOSED GROUND, SILLS & SLEEPERS ON CONCRETE OR MASONRY SLABS IN DIRECT CONTACT WITH THE GROUND, WOOD FURRING STRIPS OR OTHER WOOD FRAMING ATTACHED TO THE INTERIOR OR EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE.

NOTE: PROVIDE PASSIVE RADON MITIGATION SYSTEM PER CITY OF DUBLIN AMENDMENTS

NOTE: PHOTOELECTRIC SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, SMOKE/CO DETECTORS TO BE INSTALLED OUTSIDE SLEEPING ROOMS (IN THE IMMEDIATE VICINITY) & ON EACH FLOOR UTILIZING PHOTOELECTRIC & IONIZATION TECHNOLOGIES & ALL TO BE HARD WIRED & INTERCONNECTED W/ BATTERY BACKUP PER RCO SECTION 314

GOVERNING CODE:  
2019 RESIDENTIAL CODE OF OHIO (2019 RCO)



| OHRA TABLE 1112.2.1                                   |                      |                              |                          |                |              |                    |              |                        |                        |                         |
|-------------------------------------------------------|----------------------|------------------------------|--------------------------|----------------|--------------|--------------------|--------------|------------------------|------------------------|-------------------------|
| INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT |                      |                              |                          |                |              |                    |              |                        |                        |                         |
|                                                       | PENETRATION U-FACTOR | GLAZED FENESTRATION U-FACTOR | GLAZED FENESTRATION SHGC | COLUMN R-VALUE | WALL R-VALUE | FRAME WALL R-VALUE | ROOF R-VALUE | CEILING R-VALUE        | BASEMENT WALL R-VALUE  | SLAB R-VALUE AND DETAIL |
| Compliance Path #1                                    | 0.32                 | 0.60                         | N/A                      | 49             | 15 or 13-1/2 | 13/12              | 30           | 10/13 (minimum 4 feet) | 10/13 (minimum 4 feet) | 10/13                   |
| Compliance Path #2                                    | 0.32                 | 0.60                         | N/A                      | 49             | 13           | 13/12              | 30           | 10/13 (minimum 4 feet) | 10/13 (minimum 4 feet) | 10/13                   |

1112.2.4.2.1 Testing  
Tested Air Leakage is less than 5 ACH when tested with a blower door at a pressure of 50 pascals (0.007psi). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances.

1112.3.2.2 Sealing  
Post construction leak. Post construction duct tightness shall be verified to meet the values prescribed in Table 1112.3.2.2(a) by testing, either the "Leakage to Outdoors" or the "Total Leakage" in accordance with the chosen compliance path. Testing shall be conducted at a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.

| OHRA TABLE 1112.3.2.2(a)                 |                                                                                                |                                                                                          |
|------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| POST CONSTRUCTION DUCT TIGHTNESS TESTING |                                                                                                |                                                                                          |
|                                          | Leakage to Outdoors (per 100 ft <sup>2</sup> (9.29 m <sup>2</sup> ) of conditioned floor area) | Total Leakage (per 100 ft <sup>2</sup> (9.29 m <sup>2</sup> ) of conditioned floor area) |
| Compliance Path #1                       | <5 cfm (2.83 L/s)                                                                              | <3 cfm (4.24 L/s)                                                                        |
| Compliance Path #2                       | <4 cfm (1.89 L/s)                                                                              | <3 cfm (2.83 L/s)                                                                        |

Rough-In test: Rough-in duct tightness shall be verified to meet the values prescribed in Table 1112.3.2.2(b) by testing the "Total Leakage" in accordance with the chosen compliance path. Testing shall be conducted at a pressure differential of 0.1 inch w.g. (25 Pa) across the roughed-in system, including the manufacturer's air handler enclosure. If installed at the time of the test, all register boots shall be taped or otherwise sealed during the test.

| OHRA TABLE 1112.3.2.2(b)        |                                                                                                                       |                                                                                              |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| ROUGH-IN DUCT TIGHTNESS TESTING |                                                                                                                       |                                                                                              |
|                                 | Total Leakage - with air handler installed (per 100 ft <sup>2</sup> (9.29 m <sup>2</sup> ) of conditioned floor area) | handler installed (per 100 ft <sup>2</sup> (9.29 m <sup>2</sup> ) of conditioned floor area) |
| Compliance Path #1              | <5 cfm (2.83 L/s)                                                                                                     | <4 cfm (1.89 L/s)                                                                            |
| Compliance Path #2              | <4 cfm (1.89 L/s)                                                                                                     | <3 cfm (1.41 L/s)                                                                            |

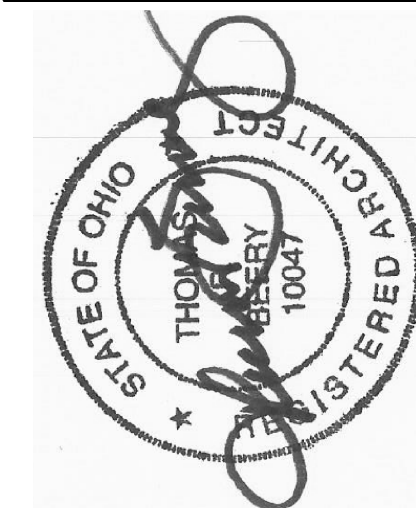
Exception: Duct tightness test is not required if the air handler and all ducts are located within conditioned space

NOTE: COMPLIANCE PATH #1 TO BE USED

| ROOM LIGHT & VENTILATION SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |                           |                           |                                          |                                                  |                                |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------|---------------------------|------------------------------------------|--------------------------------------------------|--------------------------------|-----------------|
| Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Area (sf) | Req'd Glazing (% of area) | Req'd Opening (% of area) | Window Size                              | Actual Glazing                                   | Actual Opening (vent & egress) | Egress Opening  |
| GREAT ROOM / KITCHEN / DINING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 788       | 62.64                     | 31.32                     | 4'-3026 SH<br>2'-3026 SH<br>4x8 SL GL DR | 4 x 16 + 46.4<br>2 x 16 + 1.08<br>60.28<br>60.28 | 4 x 6.65 + 25.8<br>R42<br>65.2 | NA              |
| SLEEPING ROOM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 135       | 10.8                      | 5.4                       | 3'-3026 SH                               | 3 x 12 + 38.44                                   | 3 x 14.5 + 22.5                | NA              |
| OWNER'S SUITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 210       | 16.8                      | 8.4                       | 2'-3026 SH                               | 2 x 10.52 + 2.04                                 | 2 x 6.04 + 12.8                | 32.56" x 26.45" |
| *OFFICE / BEDROOM #2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 134       | 11.2                      | 5.6                       | 1'-3026 SH                               | 10.52                                            | 6.04                           | 32.56" x 26.45" |
| BASED UPON ANDERSEN SERIES 200 WINDOWS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                           |                           |                                          |                                                  |                                |                 |
| NOTES:<br>*AT BATHROOMS PROVIDE MECHANICAL VENTILATION WITH A MINIMUM RATE OF 50 CFM (INTERMITTENT VENTILATION OR 20 CFM (CONTINUOUS VENTILATION) - VENT TO OUTSIDE<br>EGRESS REQUIREMENTS ARE MET IN ALL SLEEPING ROOMS PER 2019 RCO WITH AT LEAST ONE WINDOW WITH A NET CLEAR OPENING OF AT LEAST 5.7 SF OR GREATER (10.5" AT GRADE)<br>*AT OFFICE / BEDROOM #2, PROVIDE MECHANICAL LIGHTING PER 2019 RCO SPECIFICALLY PROVIDE A PERMANENT LIGHT FIXTURE CAPABLE OF PRODUCING AN AVERAGE OF 8 FOOT CANDLES @ 30" ABOVE FLOOR LEVEL |           |                           |                           |                                          |                                                  |                                |                 |

| CLIMATE & GEOGRAPHIC DESIGN CRITERIA |                         |                     |                         |            |                  |                   |                    |                                   |               |
|--------------------------------------|-------------------------|---------------------|-------------------------|------------|------------------|-------------------|--------------------|-----------------------------------|---------------|
| GROUND SNOW LOAD                     | WIND DESIGN SPEED (MPH) | TOPOGRAPHIC EFFECTS | SEISMIC DESIGN CATEGORY | WEATHERING | FROST LINE DEPTH | TEMPERATURE       | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS |
| 20 PSF                               | 115                     | NO                  | A                       | SEVERE     | 36"              | MODERATE TO HEAVY | 5640 HDD 5 DEG F   | YES                               | EFF 04/02/21  |

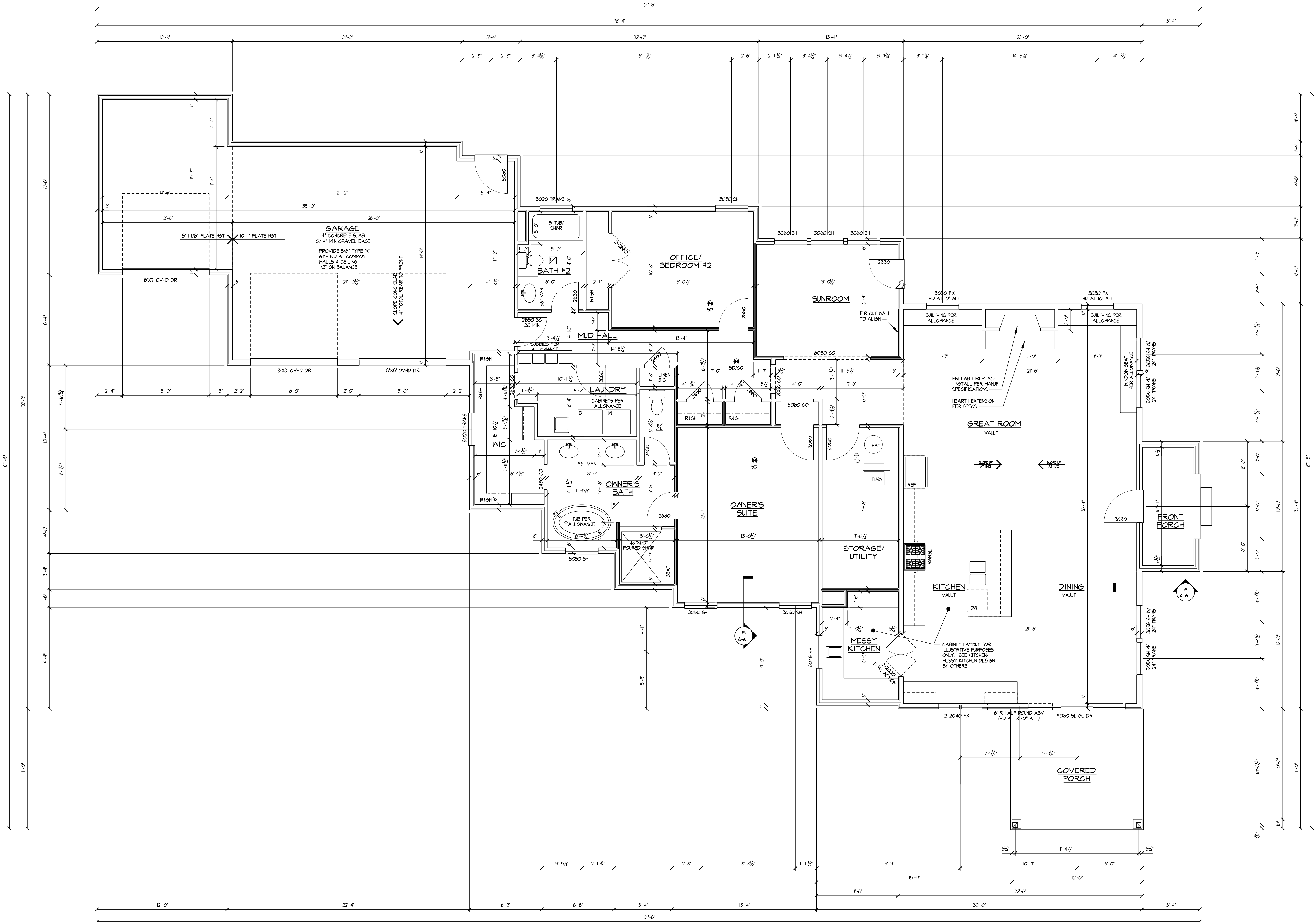
DATE: DECEMBER 06, 2023  
JANUARY 11, 2024  
MARCH 12, 2024  
MARCH 20, 2024



PROJECT #23122.00

BESANCENEY/FRAUMENI RESIDENCE  
1984 RIDGEVIEW ROAD  
COLUMBUS, OHIO 43221  
BOB WEBB HOMES





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

10'-1" PLATE HEIGHT

**BOB WEBB**  
7662 NORTH CENTRAL DRIVE  
LEWIS CENTER, OHIO 43085  
740.548.5577

**BESANCENEY/FRAUMENI RESIDENCE**  
1984 RIDGEVIEW ROAD  
COLUMBUS, OHIO 43221

**THOMAS P. BEERY**  
ARCHITECTS, INC.  
3925 BERRY LEAF LANE WILLIAMS, OHIO 43026  
614.569.2814

STATE OF OHIO  
THOMAS P. BEERY  
10047  
REGISTERED ARCHITECT

|        |                   |
|--------|-------------------|
| Date:  | DECEMBER 06, 2023 |
| Issue: | PRELIMINARY       |
|        | CONSTRUCTION      |
|        | REVISION          |
| Issue: | DECEMBER 06, 2023 |
|        | JANUARY 11, 2024  |
|        | MARCH 12, 2024    |
|        | MARCH 20, 2024    |

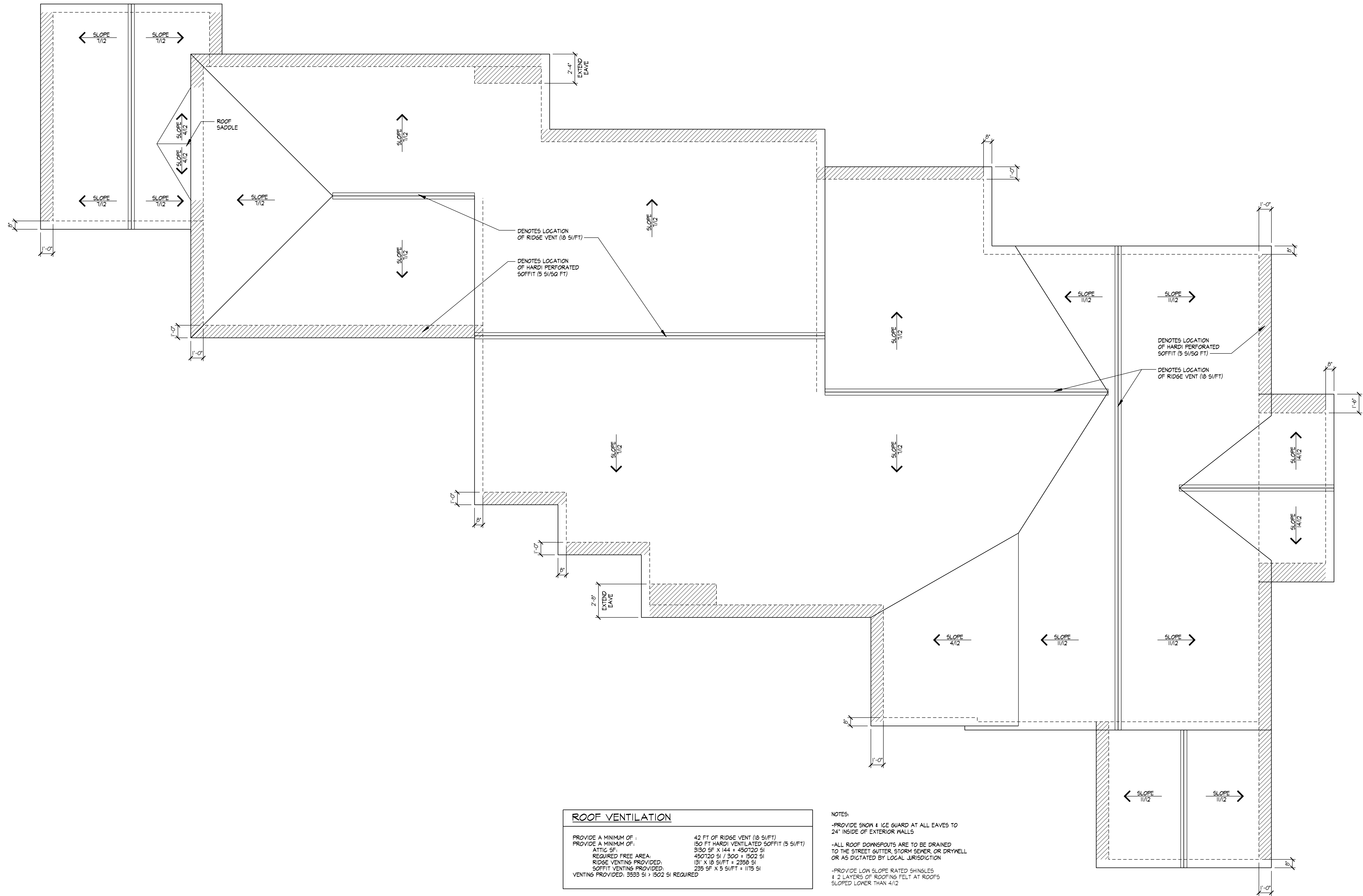
Drawing Title:  
**FIRST FLOOR PLAN**

Drawing Number:  
**A-3.1**

Job Number:  
**23122.00**

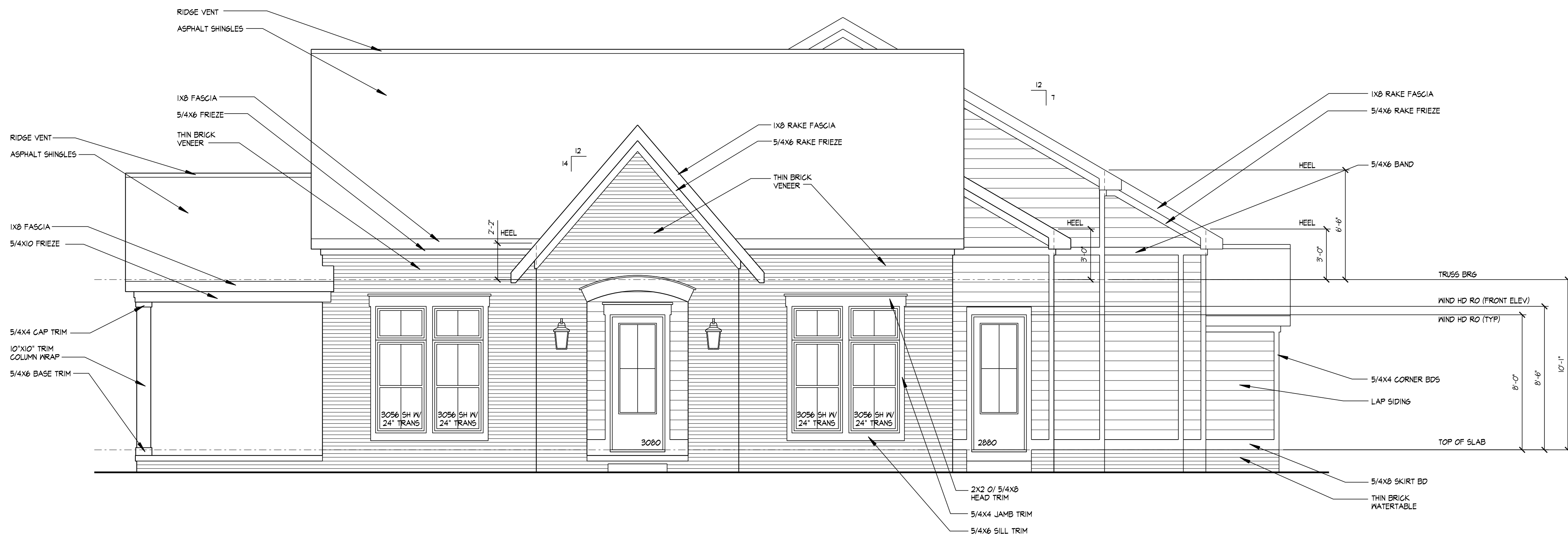
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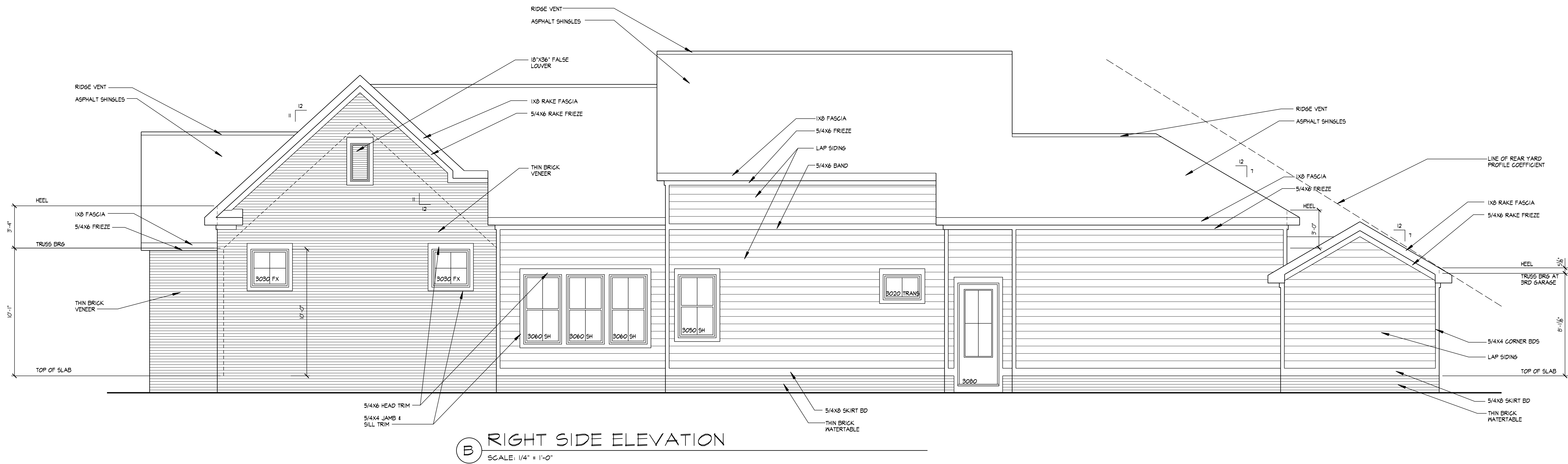


**B** ROOF PLAN  
SCALE: 3/32" = 1'-0"



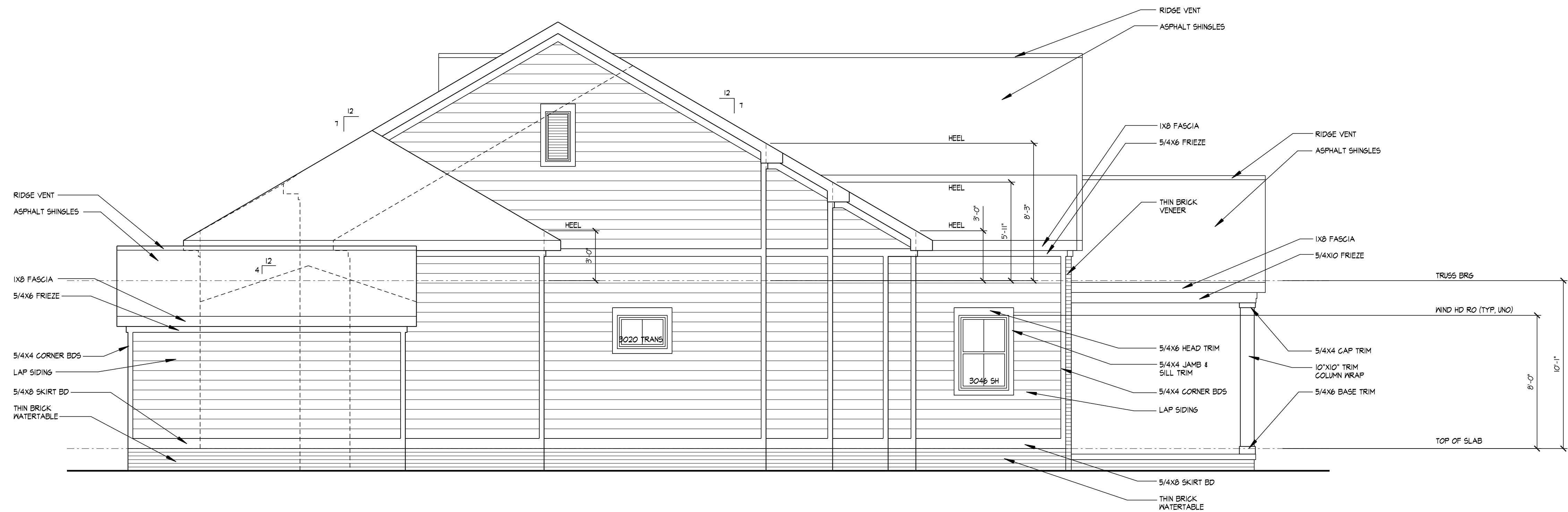


**A FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

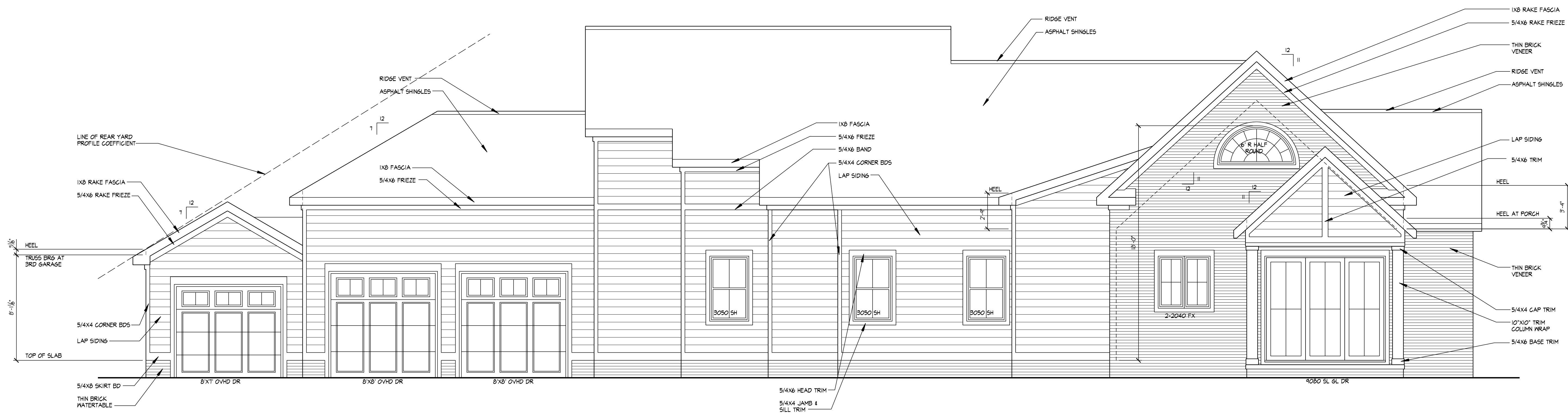


**B RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"





A REAR ELEVATION  
SCALE: 1/4" = 1'-0"



B LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



Revised: May 2023

## Certification of Notice

**Applicant Name:** Bob Webb VII LLC

**Location of property subject to BZAP request:** 1984 Ridgeview Road

**This application will be heard by the Board of Zoning and Planning on:** May 15th 2024

**Describe activity which requires Board of Zoning and Planning review:**

Relieve from 'Long Wall' Requirement for a Portion of the Attached Garage

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|-------------------------------------|-------------------------|-------------------------------------------------|-----------------------------|
| 1963 Harwitch Road                  | Greg Janes              |                                                 | 4/23/24                     |
| 1949 Harwitch Road                  | Edward Corbin           |                                                 | 4/23/24                     |
| 2955,2965,2975,2985 Tremont Road    | HERE Properties         |                                                 | 4/23/24                     |
| 2014-2020 Ridgeview Road            | Mcinfry LLC             |                                                 |                             |
| 1945 Ridgeview Road                 | City of Upper Arlington |                                                 |                             |
| 2900 Tremont Road                   | UA Board of Education   |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
|                                     |                         |                                                 |                             |
| <b>Applicant Signature:</b>         |                         |                                                 | <b>Date:</b>                |





# BOB WEBB

Bob Webb VII, LLC will Be seeking a Variance for Relief of The Long Wall requirement for a Portion of The Proposed Home to Be Constructed on 1984 Ridgeview Road.

The BZAP Hearing will be Held on May 15<sup>th</sup>, 2024, at **3600** Tremont Road at 6:00. In My Original Letter I had , mistakenly listed the Meeting Location, incorrectly.



# 1984 Ridgeview Road

BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking North

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# Existing Site Photos (Looking East and North)

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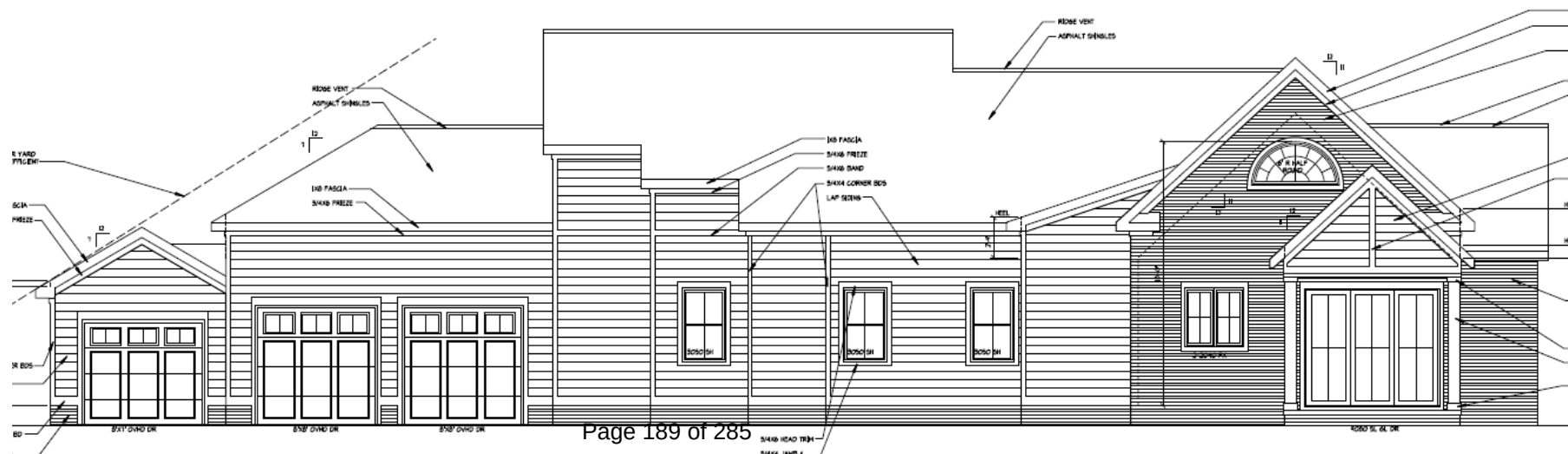
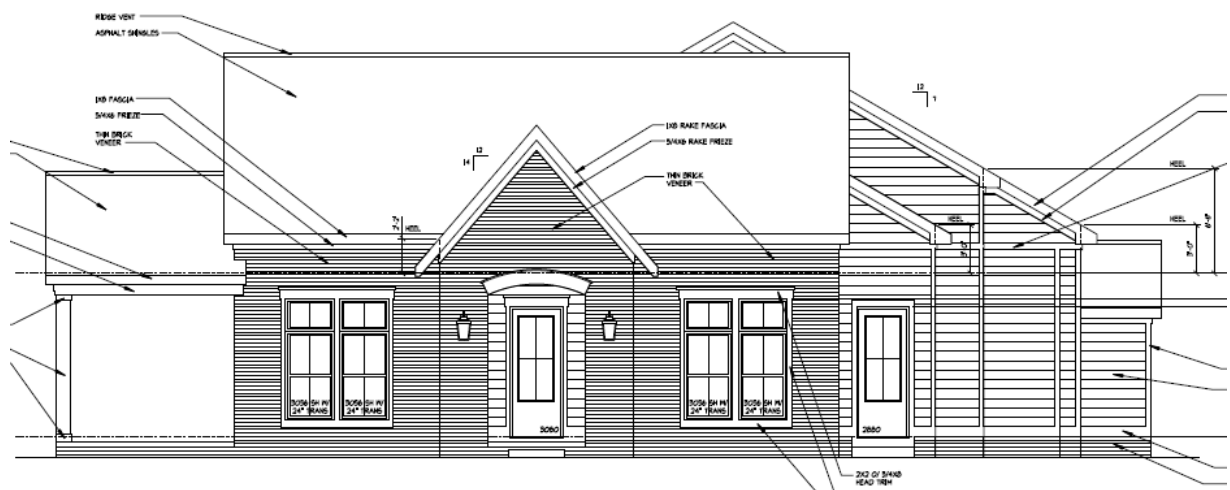


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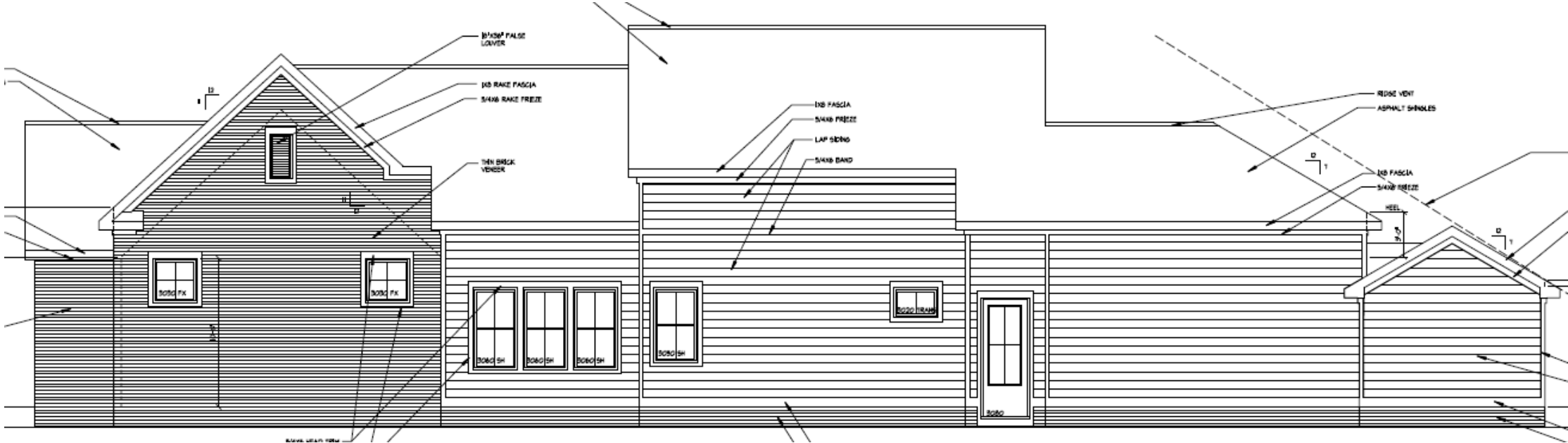


# Proposed Elevations





# Proposed Side Yard Longwall Elevation

























**Authors:** Alyssa Kelly, AICP, Planning Officer

**BZAP Meeting Date:** May 15, 2024

**Subject:** 4125 Oxford Drive (VAR-30-24) - To allow a six-foot tall fence to project up to 40 feet into the 50-foot platted Riverside Drive front yard setback, when a 15 foot projection is permitted for a fence that is no taller than 42 inches in height.

---

### Site Description/History

The subject property, 4125 Oxford Drive, is located at the convergence of Riverside Drive and Oxford Drive in the [Fairfax](#) subdivision (Lot #22). The property is zoned R-1b, One-family Residence District, and is an irregular triangular shape with 50-foot platted setbacks along Riverside and Oxford Drives and a 100-foot setback from the south property line. The nearly one-acre property includes a two-story home, built in 1928, that sits nearly 20 feet over the 50-foot platted setback along Riverside Drive (existing non-conforming). In 2006, BZAP approved a request to construct a fence up to 35 feet into the Riverside Drive setback ([BZ-10-06](#)). The property was purchased by the applicant in March 2023 and they have considered options for replacement of the existing fence over the past year or so.

### Proposal

The applicant is proposing the construction of a six-foot tall, vinyl privacy fence that is tan in color. The previous fence and columns have been removed. The fence would sit five feet closer to Riverside Drive than the previous fence to provide additional backyard space for the homeowner. The existing stacked stone wall along Riverside Drive and "man" lawn ornament are expected to remain.

### Zoning Code Requirements

- To allow a six-foot tall fence to be constructed up to 40 feet into the 50-foot platted front yard setback, where only a 42-inch tall fence and 15-foot projection are permitted ([Article 6.09](#)).

### Alternatives

The applicant could replace the fence in the previously approved location, but it would leave the yard space outside the fence unusable for the homeowner.

### Requested Action and Findings





Staff has reviewed the application, talked with the applicant, and visited the site. In this instance, Staff recognizes that this is a highly unique property due to its shape and location along two roadways including a major thoroughfare, Riverside Drive. There is also an existing non-conformity with the location of the house on the lot, which makes installing a privacy fence to enclose yard space more difficult. The Board previously approved a generous encroachment for a fence into the platted front yard along Riverside Drive. However, Staff has found an additional five feet will not negatively impact neighbors or the streetscape as it will appear in a similar location as the previous fence and is screened with vegetation in the right-of-way. Therefore, Staff is supportive of the current proposal, and the Board may consider Finding #1 with this application.

### Attachments

|    |                                         |
|----|-----------------------------------------|
| 1. | 4125 Oxford Drive - Variance App        |
| 2. | BZAP Staff Report Pics - 4125 Oxford Rd |







## 23-1486

### Variance Application

Status: Active

Submitted On: 4/13/2023

### Primary Location

4125 OXFORD RD  
UPPER ARLINGTON, OH  
43220

### Owner

BRENDAN ONEILL  
OXFORD DR 4125  
COLUMBUS, OH 43220

### Applicant

 BRENDAN ONEILL  
 419-302-9369  
brendan.allen.oneill@gmail.com  
 4125 Oxford Dr  
Upper Arlington, OH  
43220

---

## BZAP Information

### BZAP Case #

VAR-29-24

### Status

Pending

### BZAP Determination Date

05/15/2024

### Vote Tally

### Primary Variance

Fence

### Findings of Fact for Approval/Denial

### Variance Request

To allow a six-foot tall fence to project up to 36 feet into the 50-foot platted Riverside Drive front yard setback, when a 15 foot projection is permitted for a fence for a fence no taller than 42 inches in height.

### BZAP conditions



## Variance Information

### Describe Variance Request ?

My back fence is falling over. I need an enclosed yard for kids / pets.

**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?**

I don't know.

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

I don't know.

**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. There will be no effect to adjacent properties. The proposed fence will allow me to landscape the backyard and enclose the backyard.

**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.



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

I don't know.



**FAX:614-235-4559**

**Apparent Encroachments:** 1) House Over Building Line. 2) Fences not in conformance with legal description. 3) Pool Over Building Line.

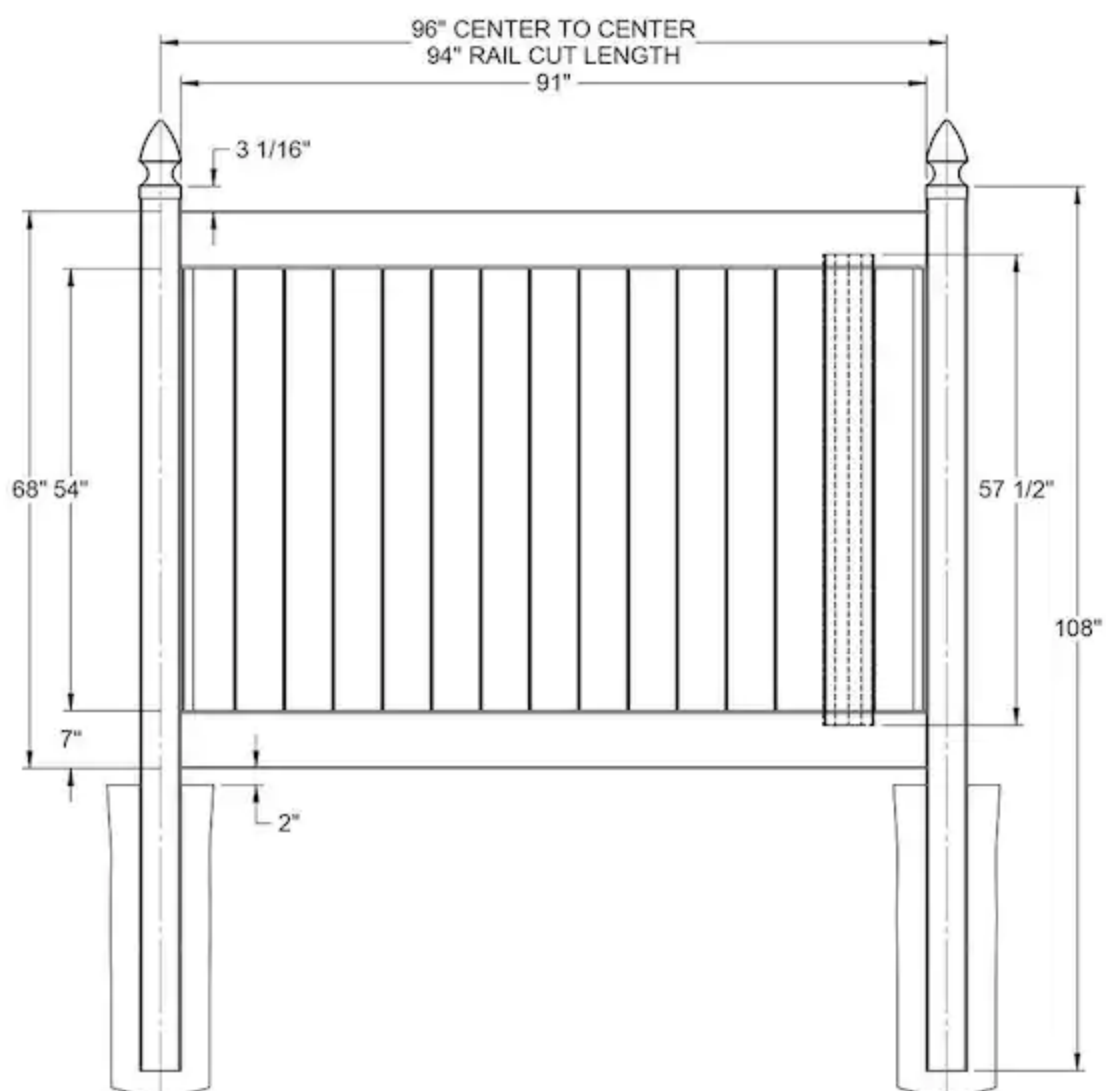


Professional Surveyor

|    |
|----|
| ck |
|----|

WV-36









Revised: May 2023

**Certification of Notice**

Applicant Name: Brendan O'Neill & Charlyn Hubbard

Location of property subject to BZAP request: 4125 Oxford Dr.

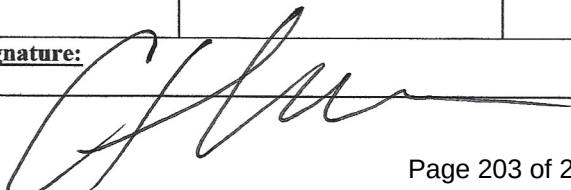
This application will be heard by the Board of Zoning and Planning on: 5/15/24

**Describe activity which requires Board of Zoning and Planning review:**

Get building setback changed from 30' to 20' on property line along Riverside Dr.

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|----------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------|-----------------------------|
| 4138 Oxford Dr.                                                                                          | Rhiannon Ferrari     | 9589071052701501920306                          |                             |
| 4120 Oxford Dr.                                                                                          | Chiao-Yuan Lin       | 9589071052701501920252                          |                             |
| 4090 Oxford Dr.                                                                                          | Brandon Smith        | 9589071052701501920276                          |                             |
| 4080 Oxford Dr.                                                                                          | Cheryl Devore        | 9589071052701501920283                          |                             |
| 4149 Oxford Dr.                                                                                          | Amran Nassar         | 9589071052701501920290                          |                             |
| 4146 Oxford Dr.                                                                                          | Jeffrey Shupe        | N/A                                             |                             |
| 3329 Riverside Dr.                                                                                       | City of Columbus     | 9589071052701501920313                          |                             |
|                                                                                                          |                      |                                                 |                             |
|                                                                                                          |                      |                                                 |                             |
|                                                                                                          |                      |                                                 |                             |
|                                                                                                          |                      |                                                 |                             |
|                                                                                                          |                      |                                                 |                             |
|                                                                                                          |                      |                                                 |                             |
|                                                                                                          |                      |                                                 |                             |
| Applicant Signature:  |                      |                                                 | Date:                       |



# Memo

**To:** Brendan Oneil  
**From:** Charlyn Hubbard  
**cc:** Brendan Oneil  
**Date:** 3/11/2024  
**Re:** Variance for Building Setback

---

Hello,

We are mailing to inform you of the Variance meeting that will be held on 5/15/2024 at 6:00 PM located at 3600 Tremont Rd. Upper Arlington, Ohio 43221.

The meeting is so the homeowner at 4125 Oxford Dr. Upper Arlington, Ohio 43221 can ask for permission, so that the building setback can be reduced from 30' from Riverside Dr. to 20'.

The homeowner will also have the landscaping graded properly in the side yard facing Riverside Dr. To ensure that there is not such a steep transition going towards Riverside Dr.

This fence is to ensure that the old fence and pillars are replaced with something more appealing for the neighborhood. While also allowing for their pets and children to have security.

Thank You,  
Charlyn Hubbard  
S&G Fence Company  
Owner



# Memo

**To:** Jeffrey Shupe  
**From:** Charlyn Hubbard  
**cc:** Brendan Oneil  
**Date:** 3/11/2024  
**Re:** Variance for Building Setback

---

Hello,

We are mailing to inform you of the Variance meeting that will be held on 5/15/2024 at 6:00 PM located at 3600 Tremont Rd. Upper Arlington, Ohio 43221.

The meeting is so the homeowner at 4125 Oxford Dr. Upper Arlington, Ohio 43221 can ask for permission, so that the building setback can be reduced from 30' from Riverside Dr. to 20'.

The homeowner will also have the landscaping graded properly in the side yard facing Riverside Dr. To ensure that there is not such a steep transition going towards Riverside Dr.

This fence is to ensure that the old fence and pillars are replaced with something more appealing for the neighborhood. While also allowing for their pets and children to have security.

---

Thank You,  
Charlyn Hubbard  
S&G Fence Company  
Owner



## Alyssa Kelly

---

**From:** Charlyn Hubbard <[ekmindustriesllc@gmail.com](mailto:ekmindustriesllc@gmail.com)>  
**Sent:** Friday, April 26, 2024 4:31 PM  
**To:** Alyssa Kelly  
**Subject:** Re: 4125 Oxford Rd Fence

Hey Alyssa,  
Here is the number for the Jeffrey Shupe letter. 9589071052701501930695  
I am not sure about the grade plan, do you have to have this in order for the fence to be built?

On Tue, Apr 23, 2024 at 9:35 AM Alyssa Kelly <[akelly@uaoh.net](mailto:akelly@uaoh.net)> wrote:

Hello Charlyn,

I wanted to check-in on this. Were you able to send the notification to the 4146 Riverside Drive address? This must be completed by tomorrow. Please send the certified mail number for this, so we can update our records.

Also, I wanted to see if you could provide a site plan that more clearly shows where the fence is going on the lot and provide details on the grading changes. We'll need to know how far the fence is from the property line along Riverside Drive, so using a survey would be helpful. We'll also need details on the fence height, style, etc.

Please let me know if you have any questions.

Thanks,

Alyssa

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**From:** Alyssa Kelly  
**Sent:** Wednesday, April 10, 2024 1:12 PM  
**To:** Charlyn Hubbard <[ekmindustriesllc@gmail.com](mailto:ekmindustriesllc@gmail.com)>  
**Subject:** RE: 4125 Oxford Rd Fence

Hello Charlyn,



Thanks for reaching out. I haven't had a chance to review applications for May 15<sup>th</sup> meeting yet. But, it looks like that address should be 4146 Riverside Drive (not Oxford).

You will receive a message from us in the next week or two regarding the application.

Thanks,

Alyssa

**From:** Charlyn Hubbard <[ekmindustriesllc@gmail.com](mailto:ekmindustriesllc@gmail.com)>

**Sent:** Wednesday, April 10, 2024 12:43 PM

**To:** Alyssa Kelly <[akelly@uaoh.net](mailto:akelly@uaoh.net)>

**Subject:** Re: 4125 Oxford Rd Fence

Hey Alyssa,

Is everything turned in and correct for this? I have called and left messages before and I was just making sure that you guys got the message about me having trouble sending one of the letters out because the post office doesn't have it on file for some reason. If you can call me please 6145316486. I just want to make sure we are all good with everything.

Thank You,

Charlyn

On Tue, Mar 5, 2024 at 12:38 PM Alyssa Kelly <[akelly@uaoh.net](mailto:akelly@uaoh.net)> wrote:

Hello Charlynne,

Thanks for chatting about this project. I've added you to the variance application for 4125 Oxford Road. We will need an accurate site plan and details on the proposed fence as well as the notification to be completed. We will also need the questions below answered as part of the application. The next meeting is April 17<sup>th</sup> with a submittal deadline of March 20<sup>th</sup>.

- Describe Variance Request



- 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?
- Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings 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?
- 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?
- Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Variance application including schedule and notification requirement:

<https://upperarlingtonoh.portal.opengov.com/categories/1080/record-types/6385>

Subdivision plat with 30-foot setback along Riverside Drive (Lot 22): <https://web1.uaoh.net/Subdivision/78.pdf>

Thanks,

Alyssa

**ALYSSA KELLY, AICP**

Planning Officer | Community Development Department

The City of Upper Arlington

3600 Tremont Road, Upper Arlington, OH 43221

o: 614-583-5071

e: [akelly@uaoh.net](mailto:akelly@uaoh.net) | [upperarlingtonoh.gov](http://upperarlingtonoh.gov)



# Memo

**To:** Jeffrey Shupe  
**From:** Charlyn Hubbard  
**cc:** Brendan Oneil  
**Date:** 3/11/2024  
**Re:** Variance for Building Setback

---

Hello,

We are mailing to inform you of the Variance meeting that will be held on 5/15/2024 at 6:00 PM located at 3600 Tremont Rd. Upper Arlington, Ohio 43221.

The meeting is so the homeowner at 4125 Oxford Dr. Upper Arlington, Ohio 43221 can ask for permission, so that the building setback can be reduced from 30' from Riverside Dr. to 20'.

The homeowner will also have the landscaping graded properly in the side yard facing Riverside Dr. To ensure that there is not such a steep transition going towards Riverside Dr.

This fence is to ensure that the old fence and pillars are replaced with something more appealing for the neighborhood. While also allowing for their pets and children to have security.

---

Thank You,  
Charlyn Hubbard  
S&G Fence Company  
Owner



# 4125 Oxford Road

BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking North

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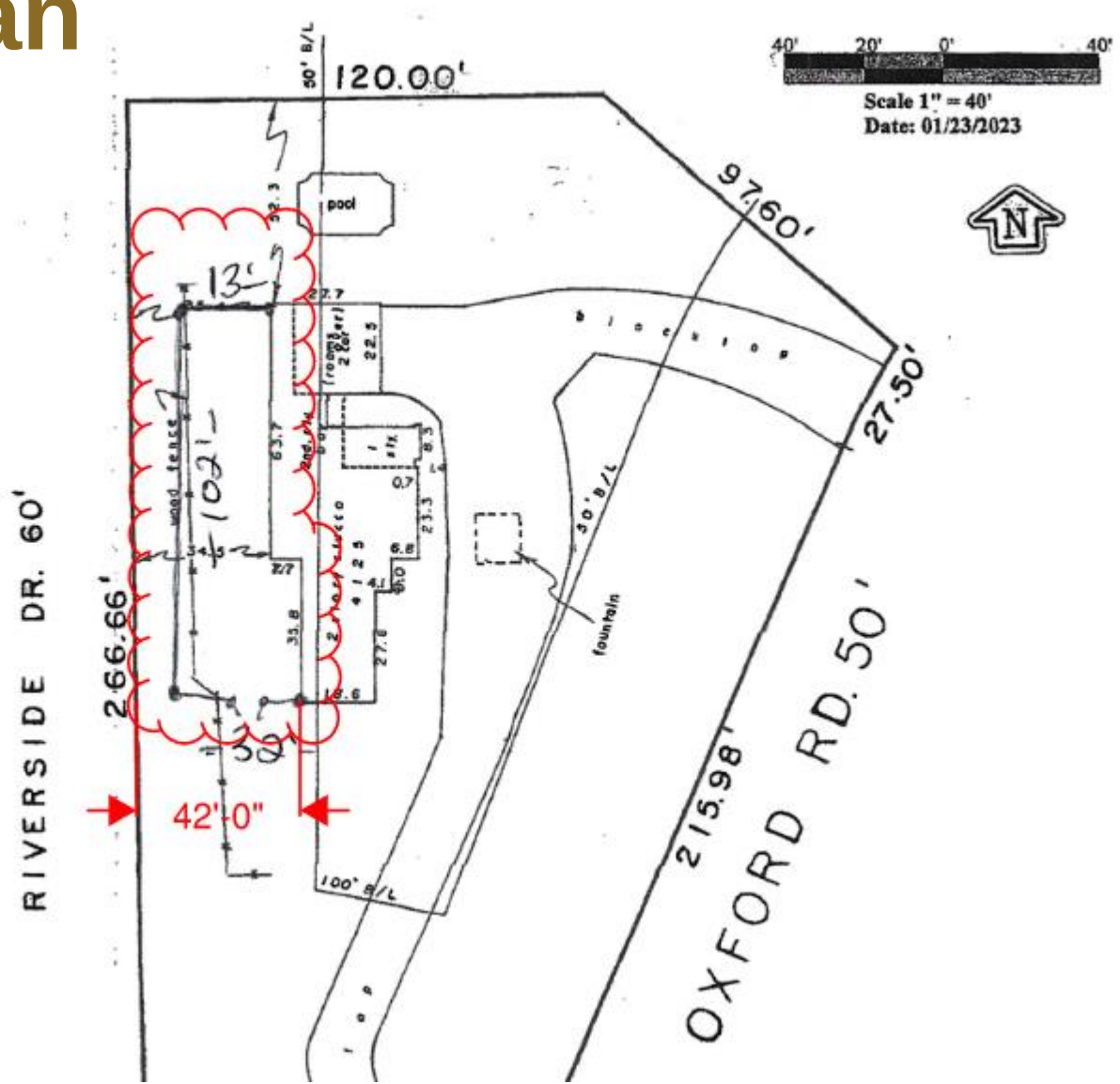
# Existing Front Elevation

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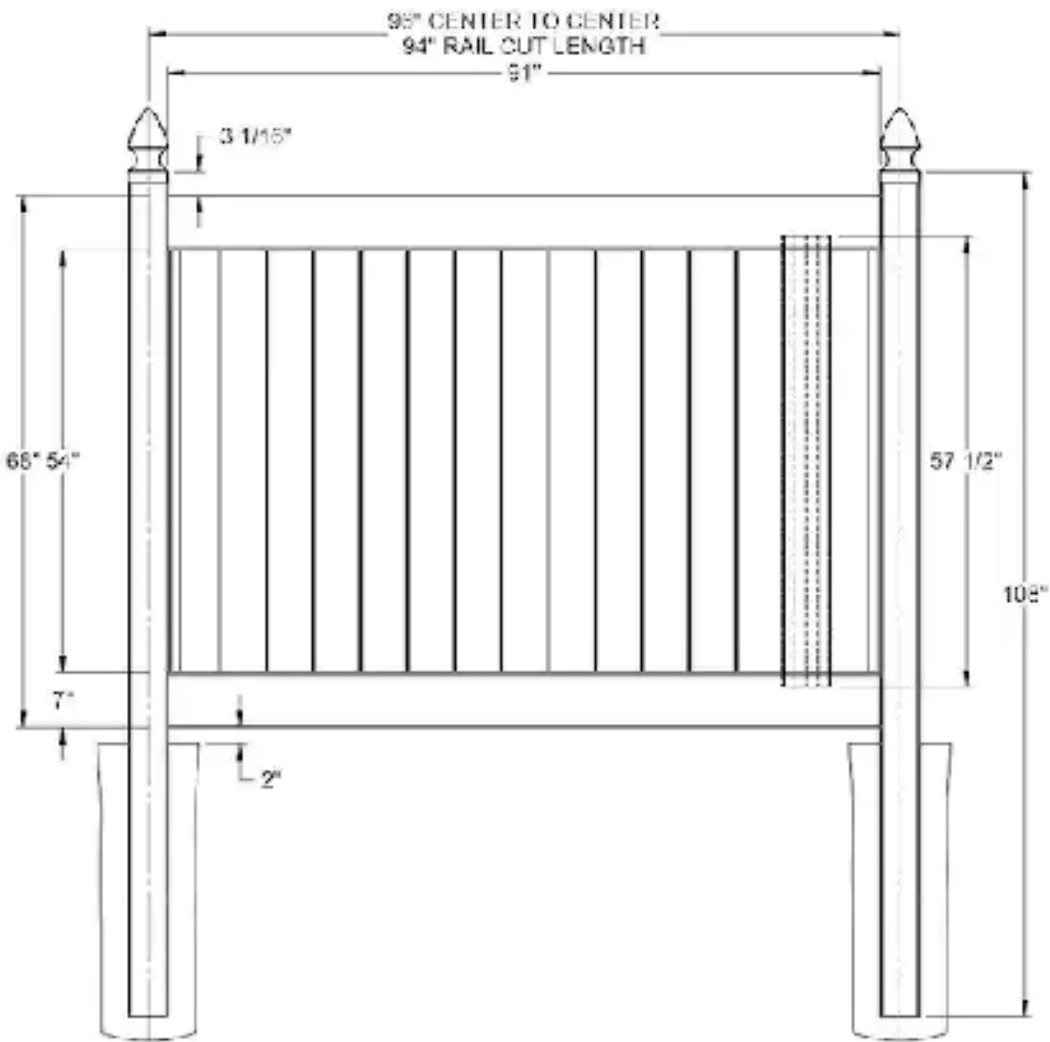
# Proposed Site Plan





# Proposed Fence

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# View from Oxford Drive

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# View from Riverside Drive

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

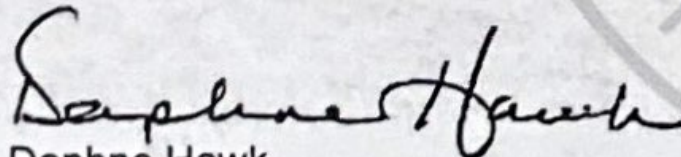
ORIGINAL ISSUE DATE: 04/11/2024  
TYPE: Cemetery Benevolent / Religious Registration

REGISTRATION NO.: 2024002395

**Holy Trinity Lutheran Church Memorial Park**

IS DULY REGISTERED IN THE STATE OF OHIO, BY THE DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING, PURSUANT TO OHIO REVISED CODE SECTION 4767.02(A).

IN TESTIMONY THEREOF, WITNESS MY HAND, 04/18/2024



Daphne Hawk,  
Superintendent

Holy Trinity Lutheran Church Memorial  
Park  
2001 Northwest Blvd  
Upper Arlington, OH 43212-1102



Alyssa,

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

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





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

Steve 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**





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 &<br>PHONE NUMBER       | AFFILIATION<br>(I.E. EMPLOYEE, AGENT<br>OR CONTRACTOR) |
|------------------|-------------------------------------------|--------------------------------------------------------|
| Stephen Wachtman | 1702 Cardiff Rd, Columbus OH 614-579-8128 | Pastor                                                 |
|                  |                                           |                                                        |
|                  |                                           |                                                        |
|                  |                                           |                                                        |
|                  |                                           |                                                        |
|                  |                                           |                                                        |
|                  |                                           |                                                        |
|                  |                                           |                                                        |





# Holy Trinity

Lutheran Church

2001 Northwest Blvd  
Columbus, Ohio 43212

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## 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 placed 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

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February 26, 1993

## Core Terms

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

## Syllabus

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[\*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

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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; <sup>1</sup> 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). <sup>2</sup> 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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<sup>1</sup> 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.

<sup>2</sup> The 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.<sup>3</sup>

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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<sup>3</sup>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.

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End of Document





# Holy Trinity

Lutheran Church

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Columbus, Ohio 43212

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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 pursuing 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](mailto:steve.wachtman@engagedbygrace.org)  
614-579-8128 (direct)

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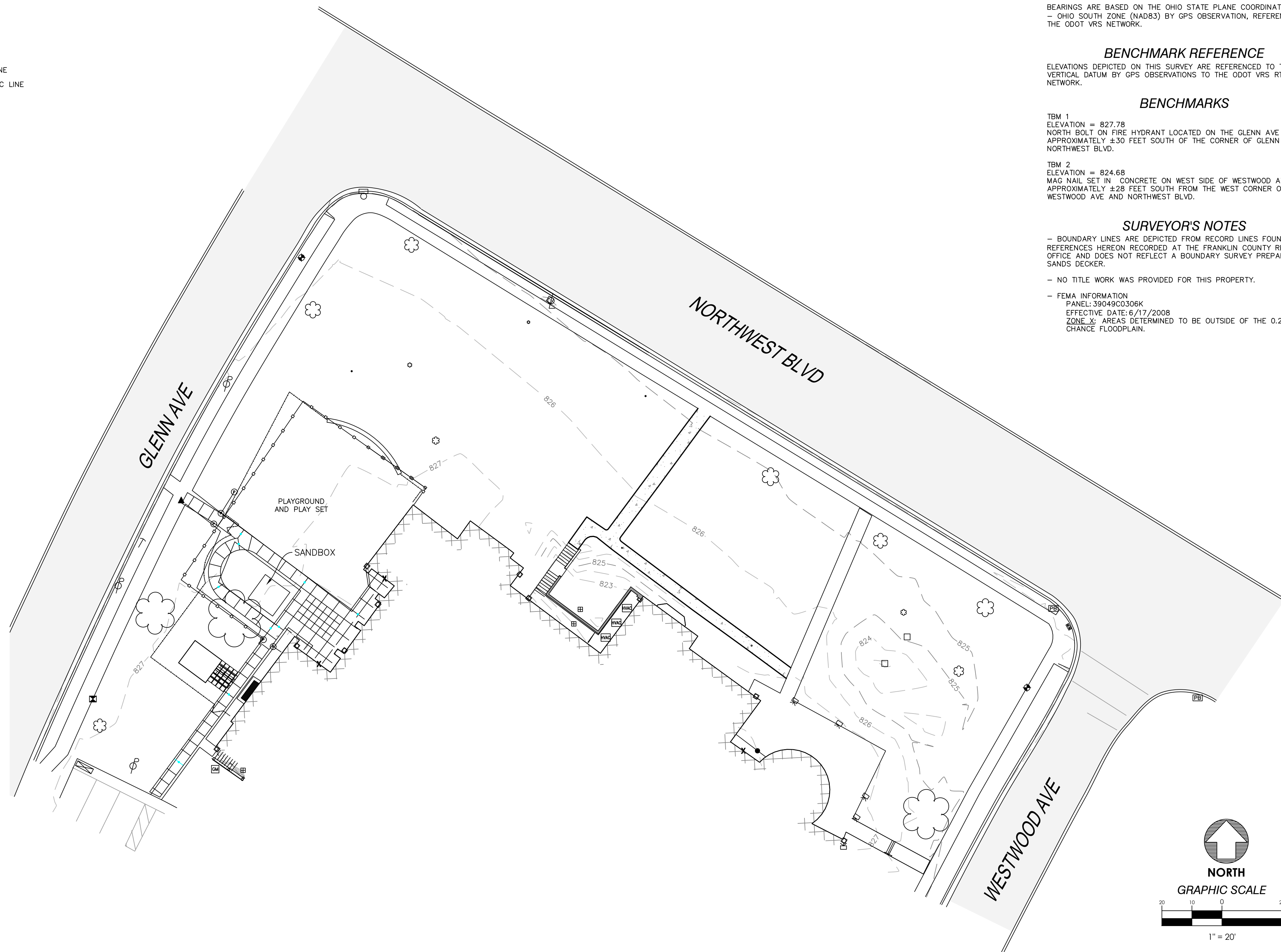
Inviting All ~ Transforming Each ~ Serving Christ Together

By Investing the Gifts God Gives You for the Mission God Gives Us.



*LEGEND*

- |               |                           |
|---------------|---------------------------|
| — STM —       | STORM LINE                |
| — W —         | WATER LINE                |
| — G —         | GAS LINE                  |
| — OHE —       | OVERHEAD ELECTRIC LINE    |
| — UGE —       | UNDERGROUND ELECTRIC LINE |
| — o — o — o — | BAR FENCE                 |
| ~~~~~         | LANDSCAPE EDGE            |
| — a — a — a — | HAND RAIL                 |
| ○             | MANHOLE                   |
| □             | DOWNSPOUT                 |
| □             | CATCH BASIN               |
| 田             | 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             |
| X             | FINISHED FLOOR            |
| ⊗             | BENCHMARK                 |
| ⊗             | CONCRETE                  |
| ⊗             | ASPHALT                   |
| ⊗             | BRICK                     |
| ⊗             | BUILDING                  |



| 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%          |

## 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  $\pm 28$  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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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, & 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.

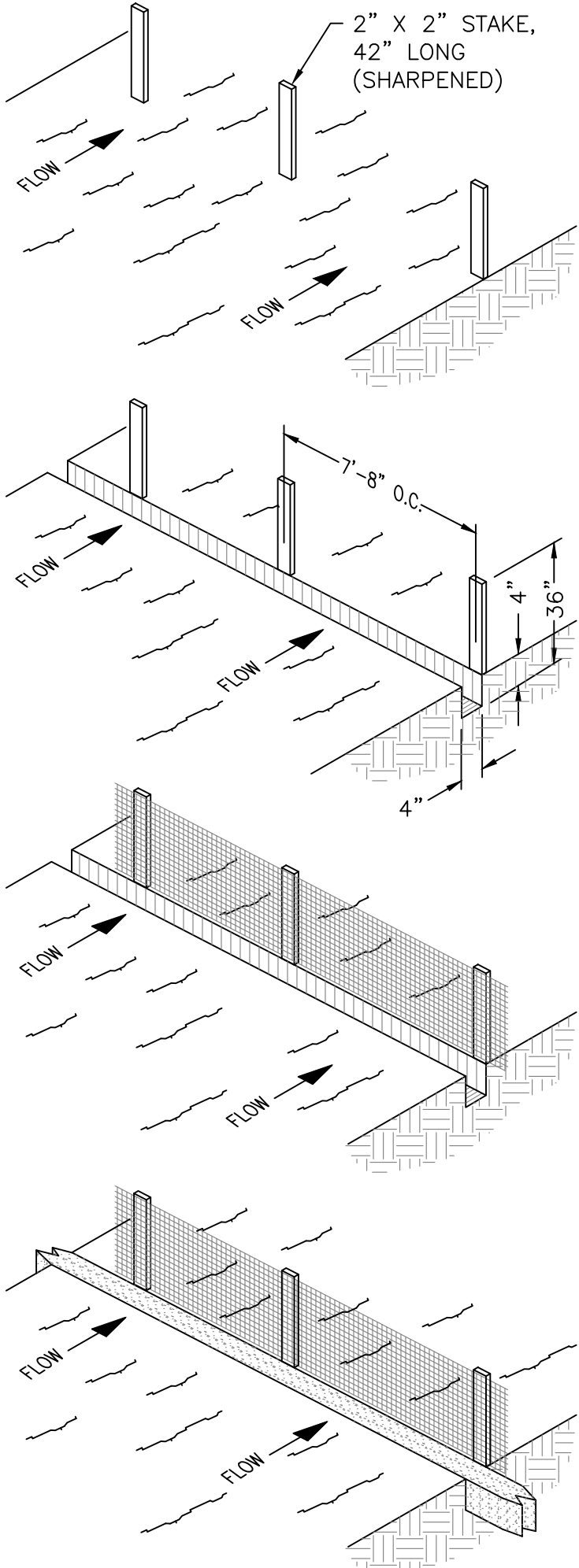
**FINAL GRADING & CLEAN-UP:** THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS & MATERIALS RESULTING FROM HIS OPERATION & RESTORE ALL SURFACES, STRUCTURES, DITCHES, SIGNS, MAILBOXES, FENCES, GUARDRAILS, OR OTHER PHYSICAL FEATURES OR PROPERTY DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT TO THEIR ORIGINAL 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.

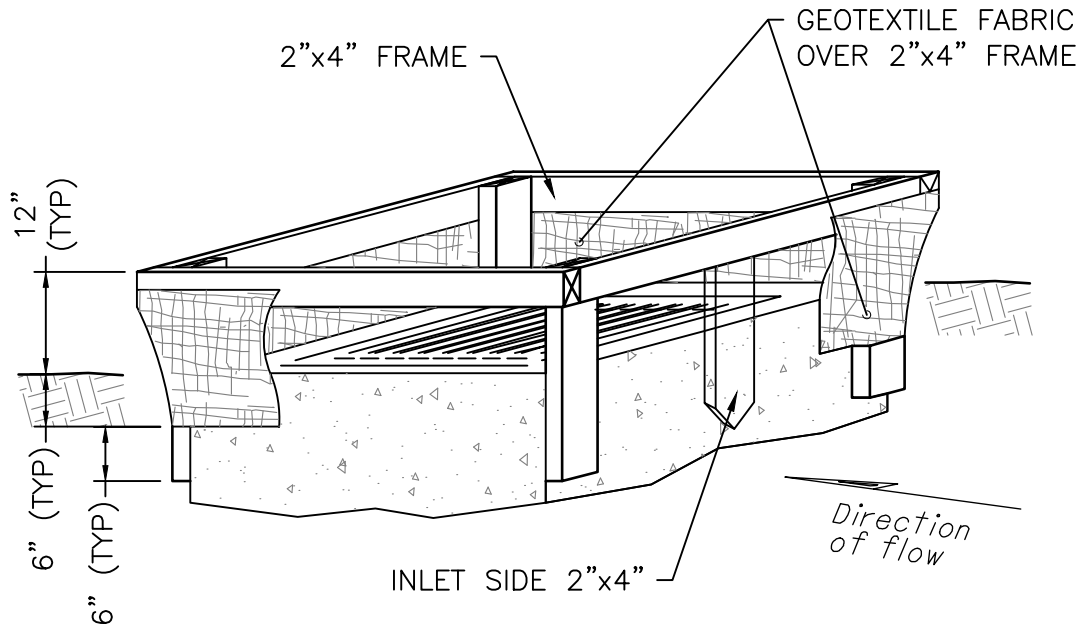


SEDIMENT FENCE

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 (OEP4).

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)

NOT TO SCALE

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.

- HEIGHT OF BARRIER SHALL NOT EXCEED 36". HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE STRUCTURE FAILURE.
- 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.
- 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'.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.
- 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.
- 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.
- 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.
- THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.
- 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<br>PER 100 LF OF BARRIER | RANGE OF SLOPE<br>PER DRAINAGE AREA |
|---------------------------------------------|-------------------------------------|
| 0.5 AC.                                     | <2%                                 |
| 0.25 AC.                                    | ≥2% BUT <20%                        |
| 0.125 AC.                                   | ≥20% BUT <50%                       |

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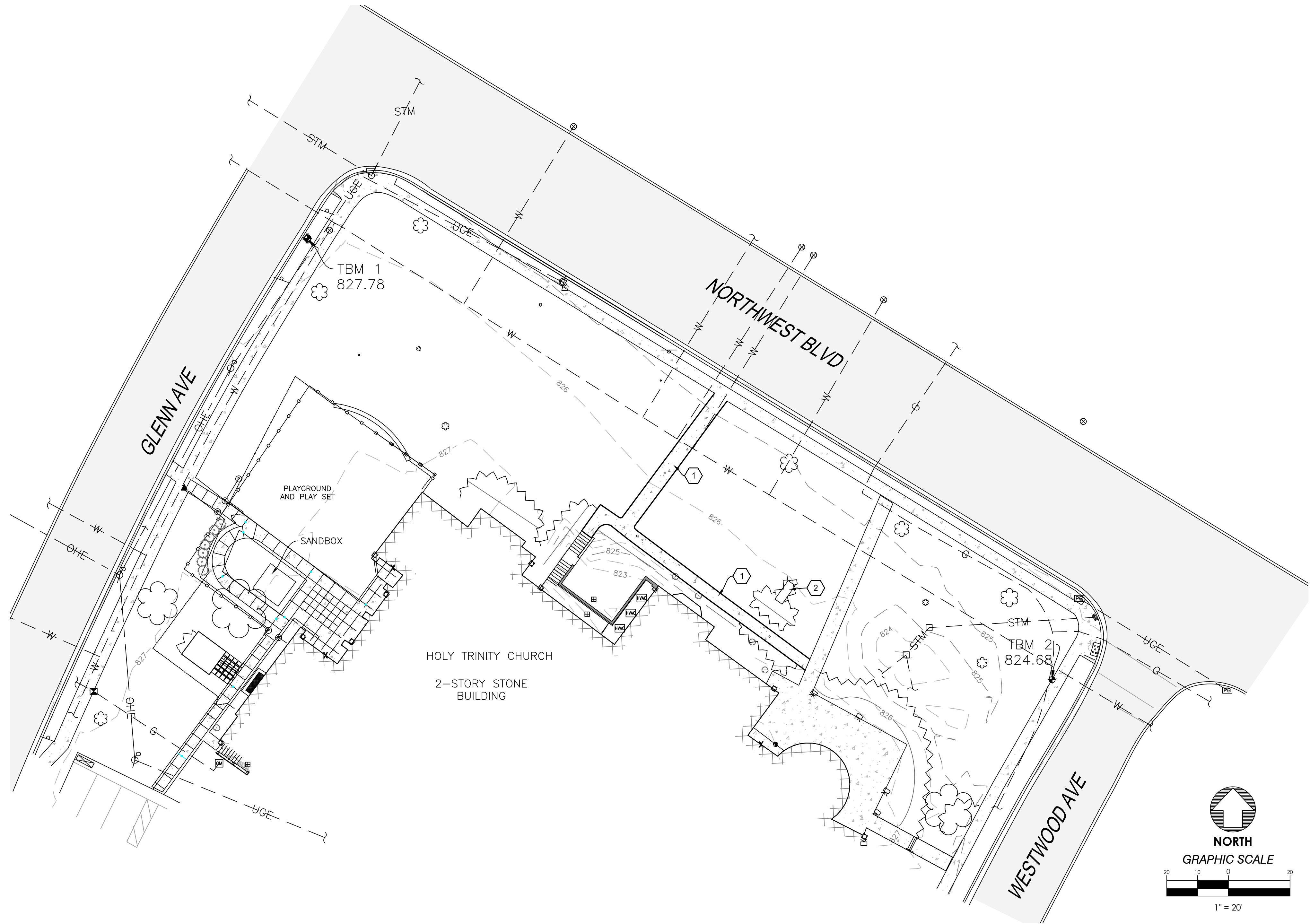
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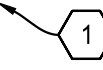
GENERAL NOTES &  
SEDIMENT CONTROL  
DETAILS

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 REGULATIONS, 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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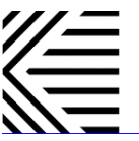
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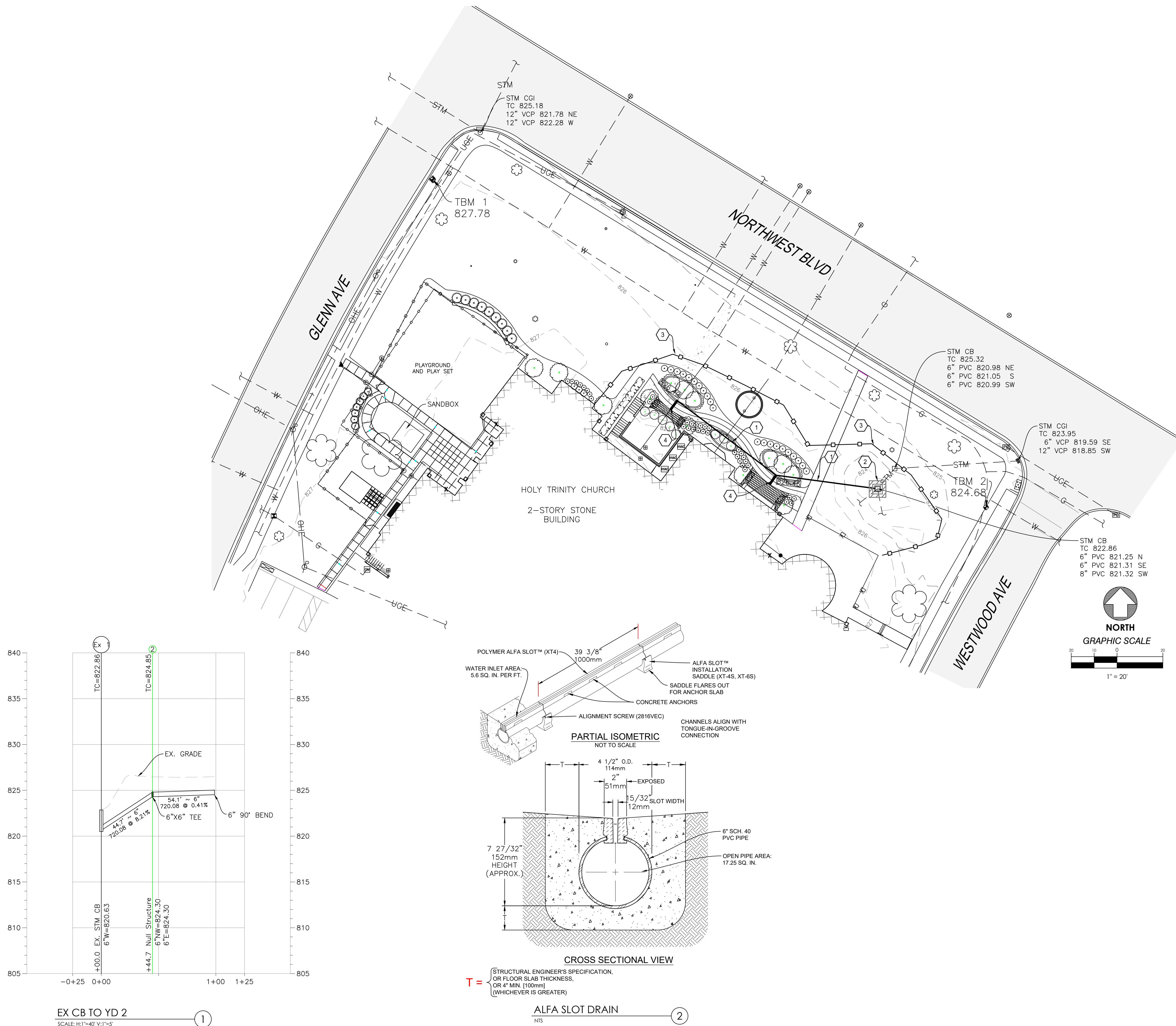
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DEMOLITION PLAN

C-2.0



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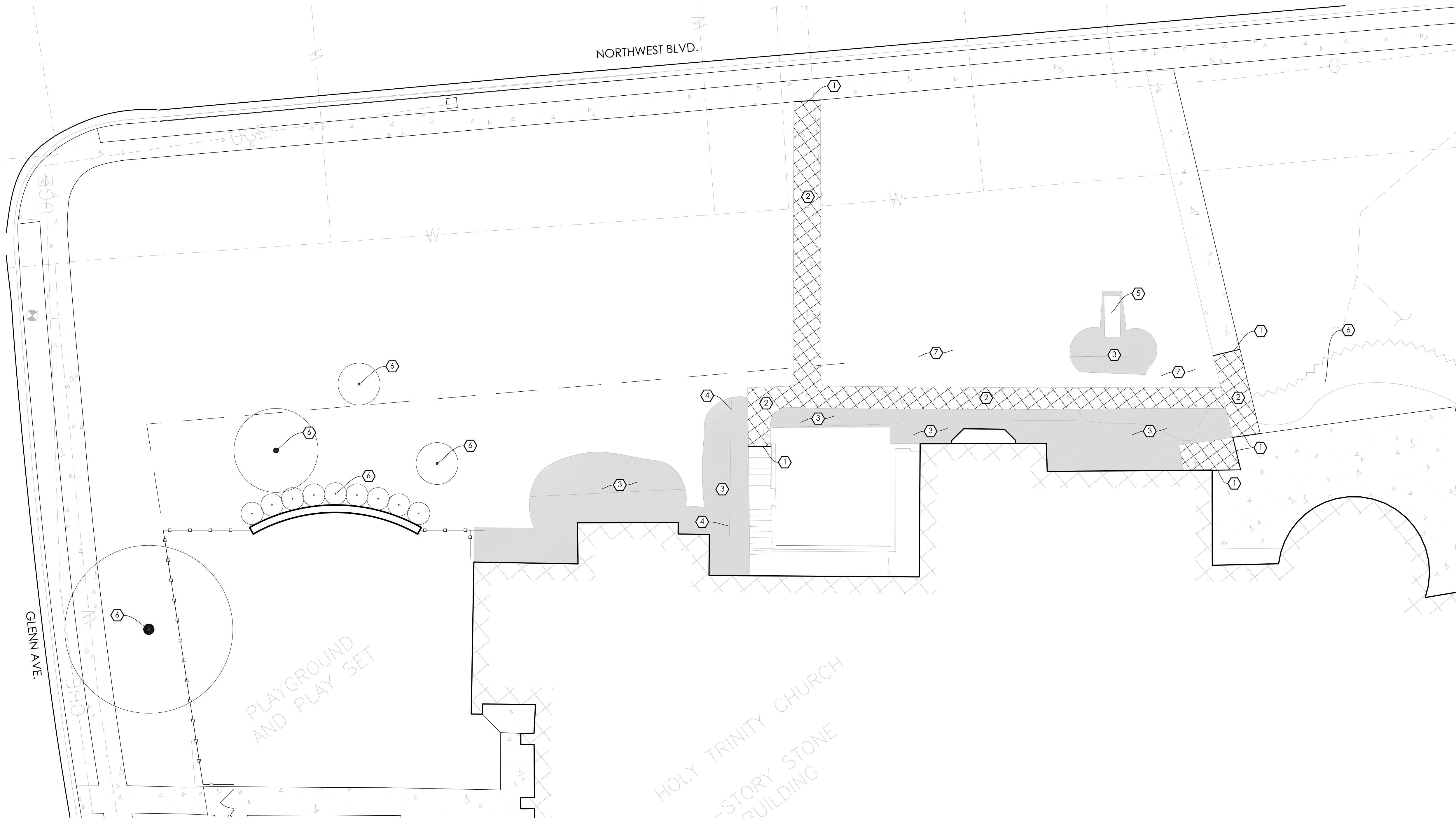
SITE GRADING PLAN

C-3.0

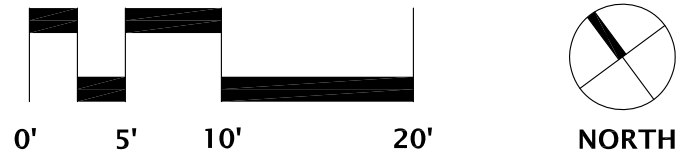


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1 DEMOLITION PLAN



- GENERAL NOTES:**
- 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.
  - 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.
  - 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.
  - ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
  - ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - WORK SHOWN IS BASED ON A SURVEY ORIGINALLY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.
  - ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 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

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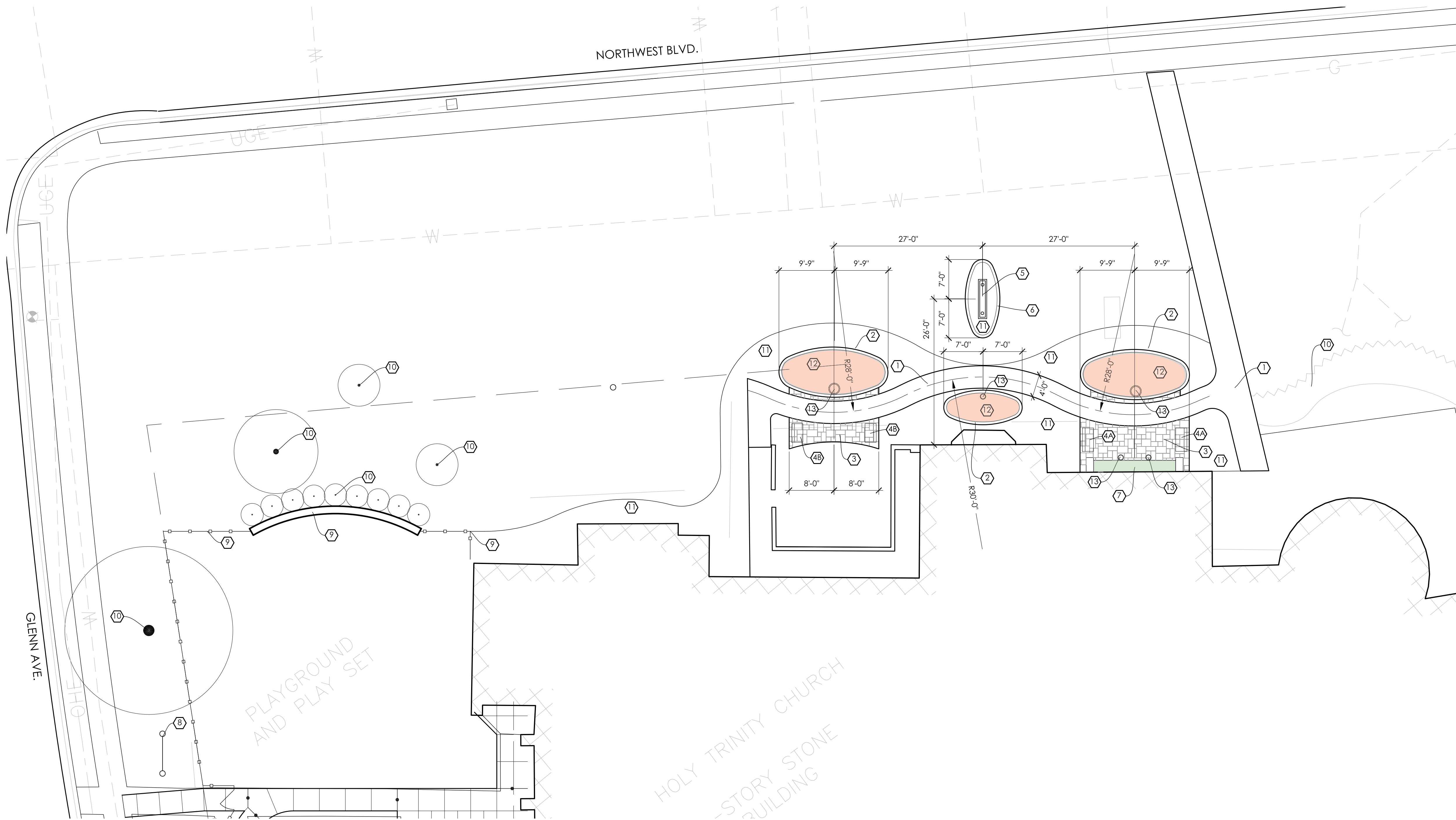
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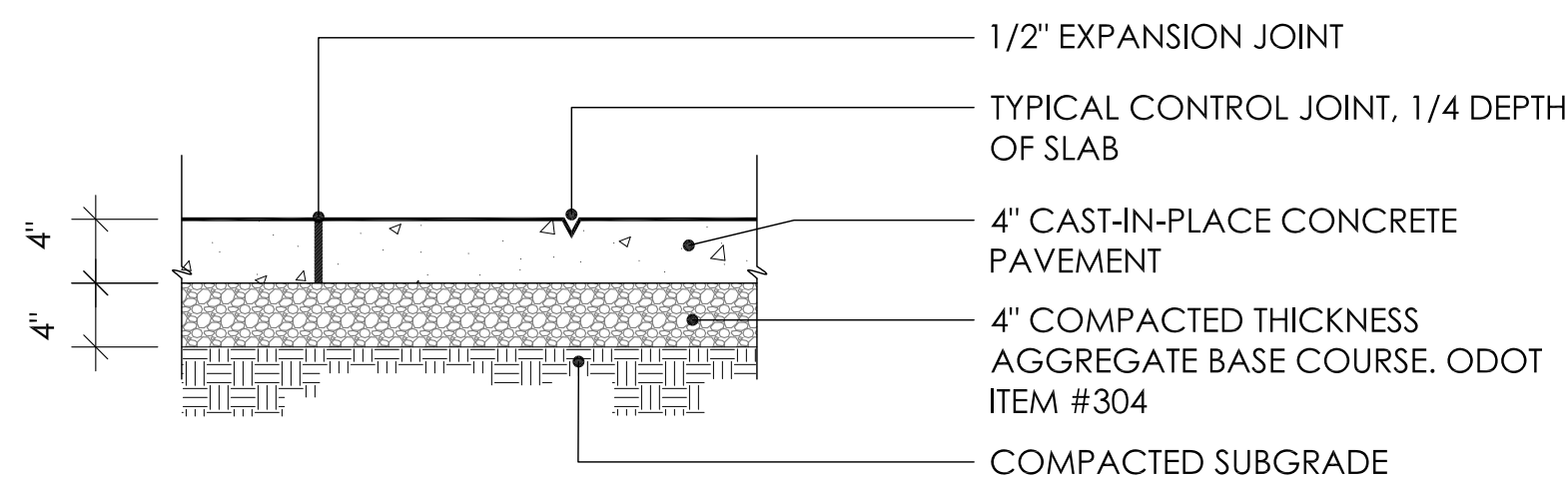
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## 1 LAYOUT & MATERIALS PLAN

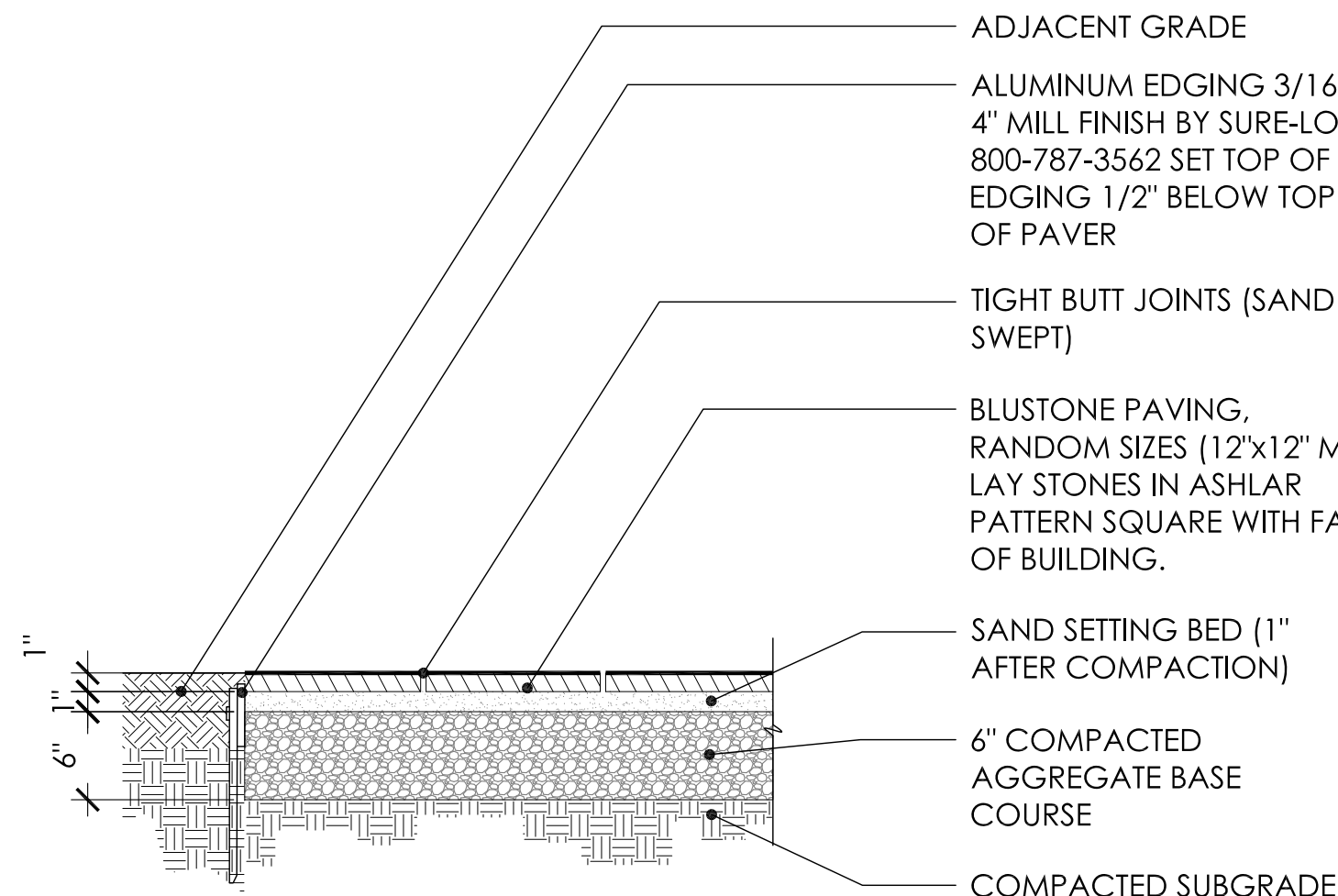
### NOTES:

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.



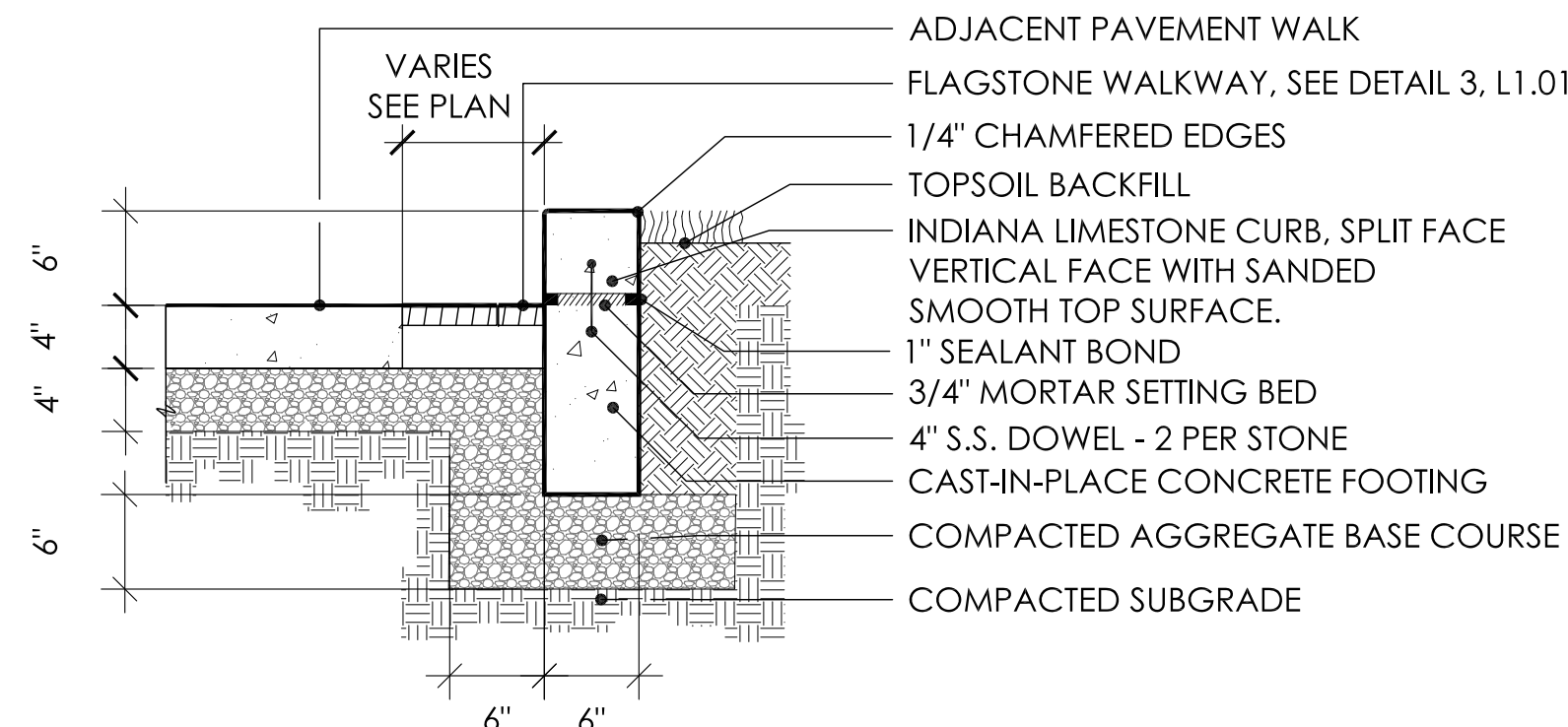
## 2 CONCRETE SIDEWALK

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 DETAIL 4, 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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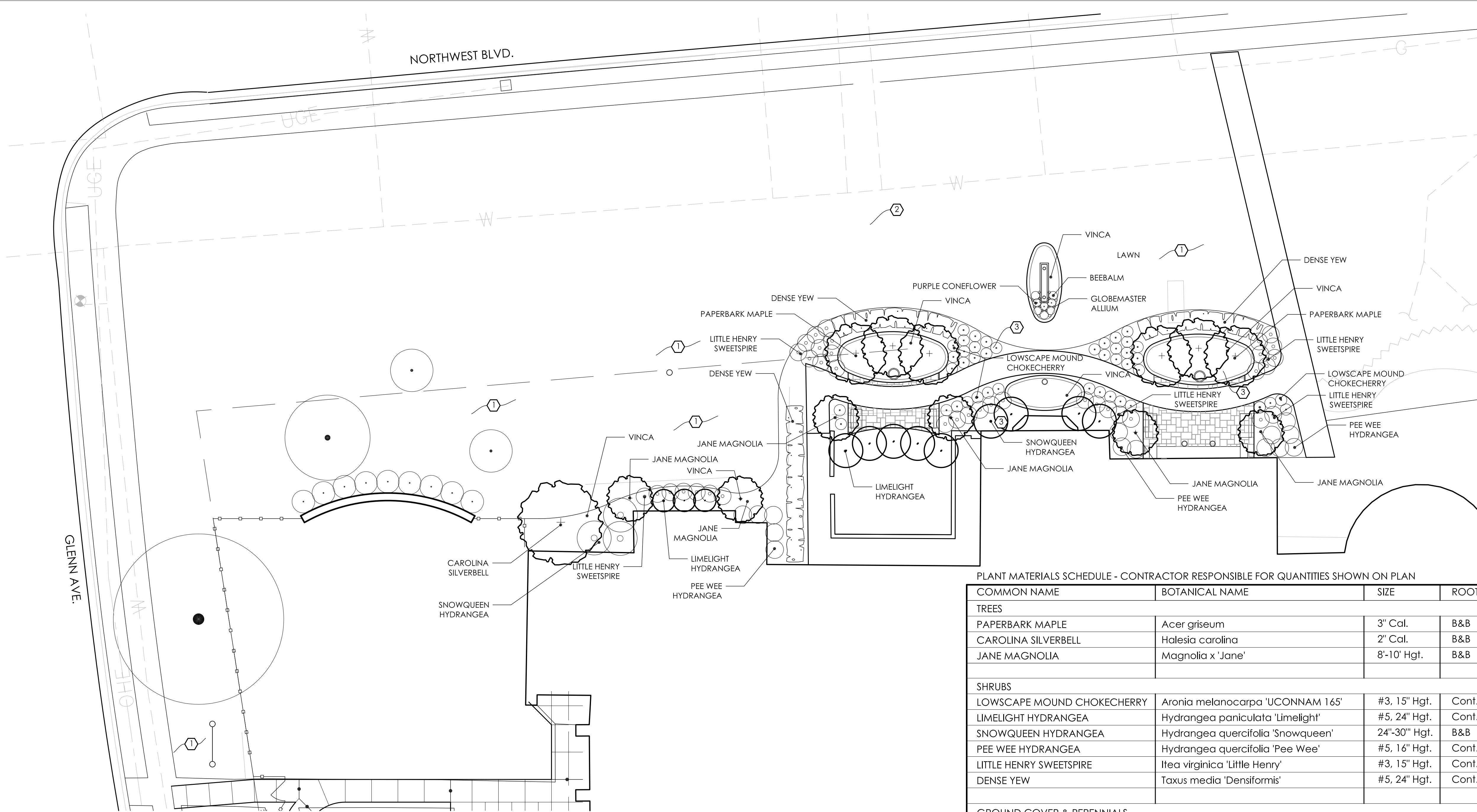
LAYOUT AND MATERIALS  
PLAN

L1.01



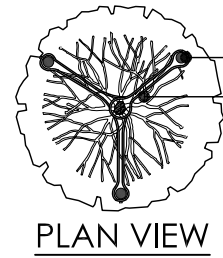
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## 1 PLANTING PLAN

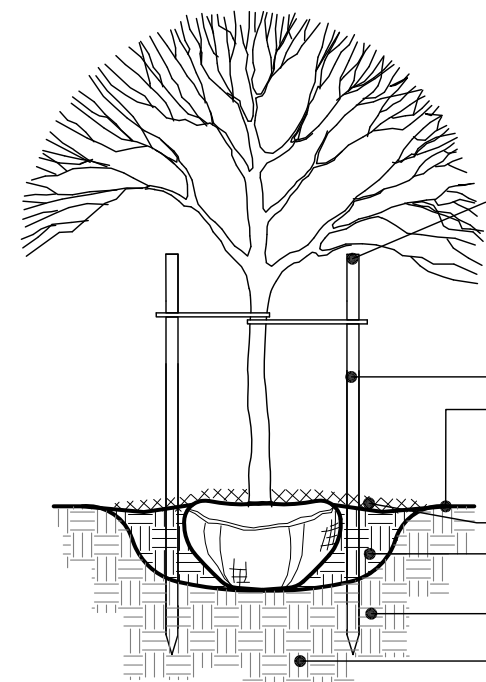
PREVAILING WIND



WOOD STAKES  
RUBBER TIES

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.



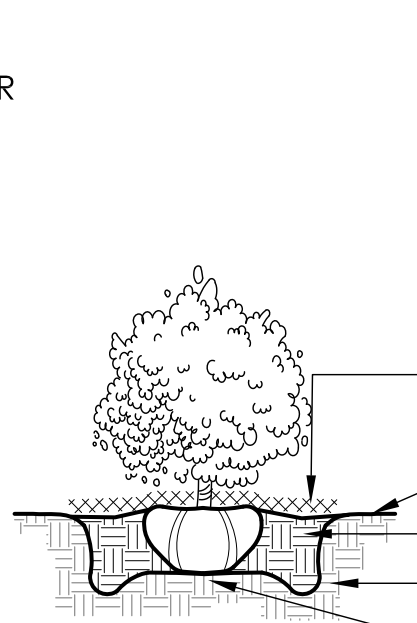
TWO (2) 2" DIA. WOOD STAKES. INSTALL APPROX. 2" AWAY FROM EDGE OF ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH BRANCHES.

NON-ABRASIVE RUBBER TIES  
FINISH GRADE

HARDWOOD BARK MULCH  
BACKFILL PLANTING SOIL MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

## 2 DECIDUOUS TREE PLANTING

NTS



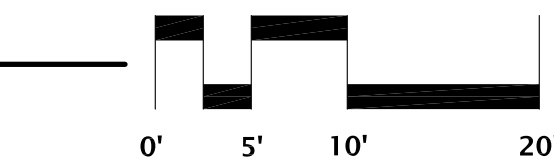
NOTES:

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.

HARDWOOD BARK MULCH  
FINISH GRADE  
BACKFILL PLANTING SOIL MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

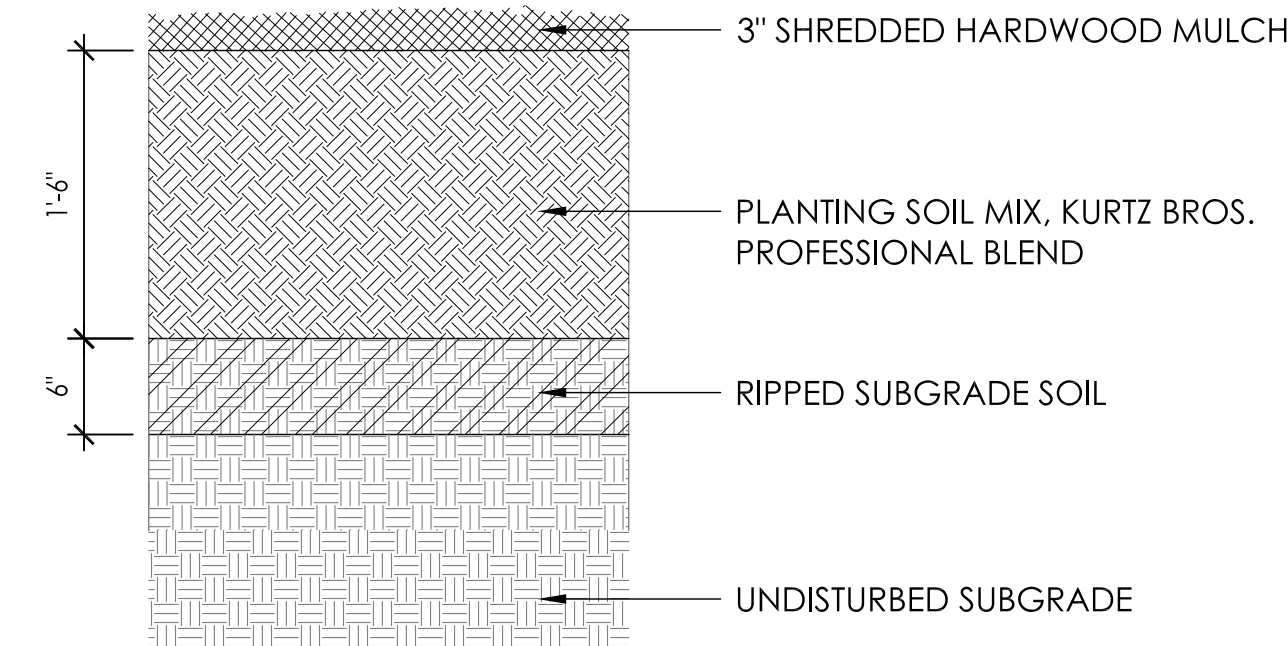
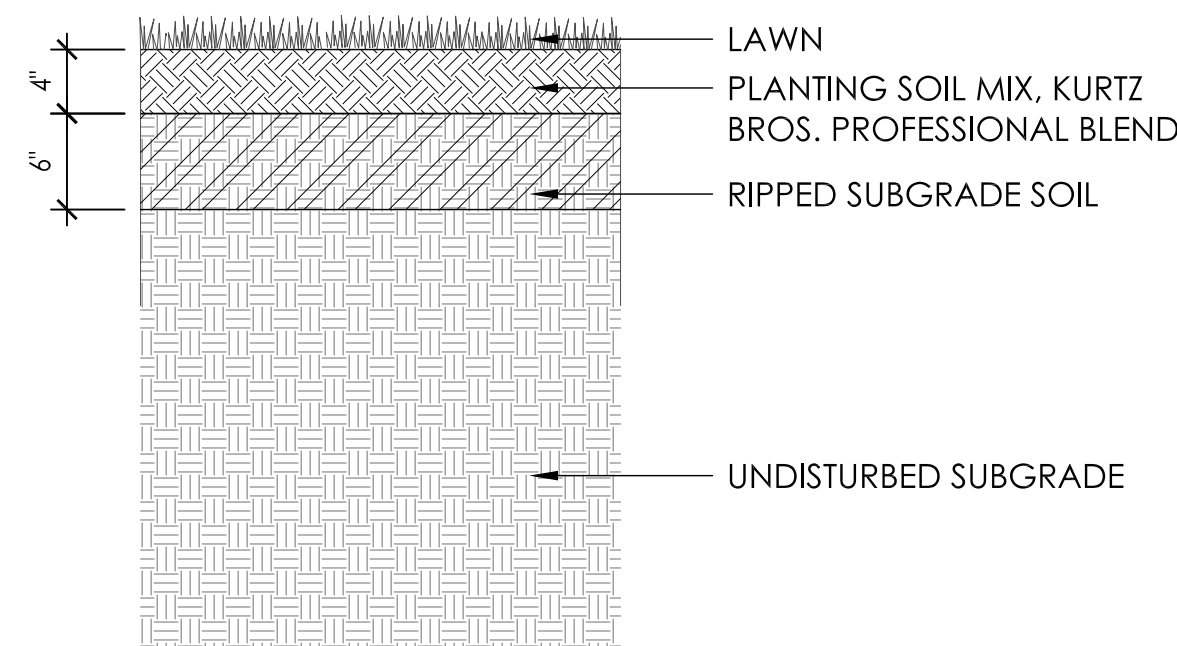
## 3 SHRUB PLANTING

NTS



## 4 SOIL PROFILE AT LAWN

NTS



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 'Densiflora'          | #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. |

### 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**

882 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

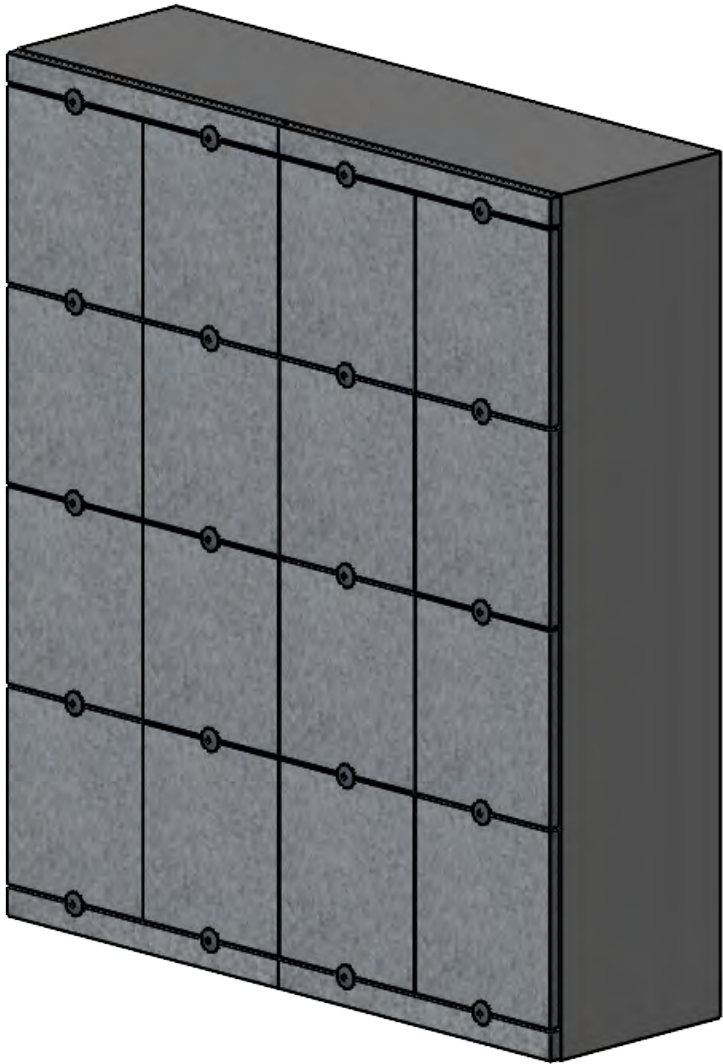
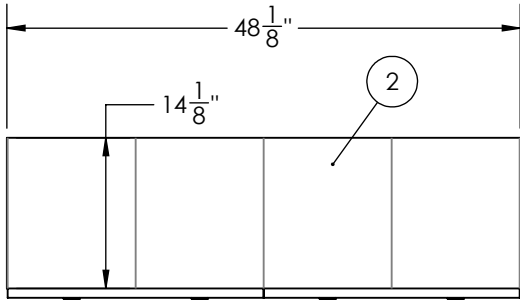
PLANTING  
PLAN

L2.01

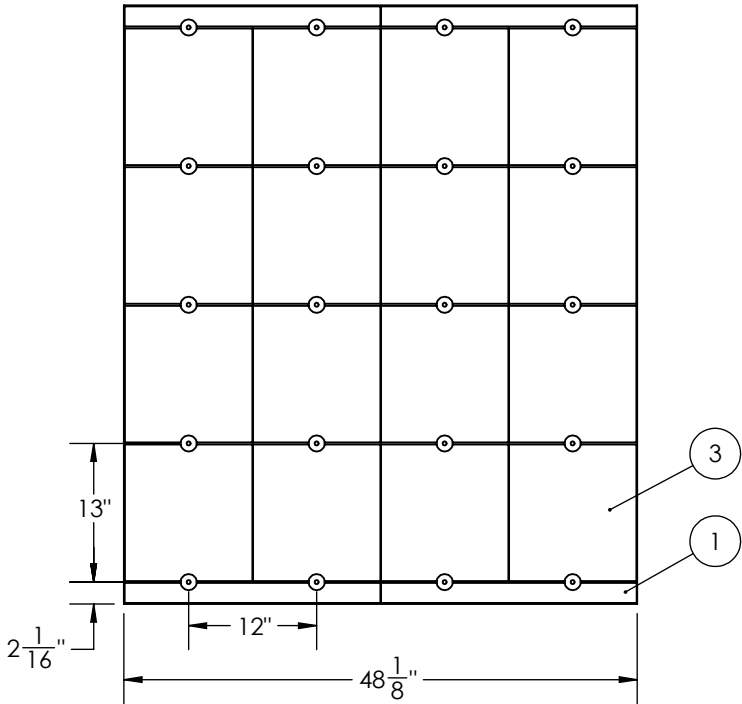
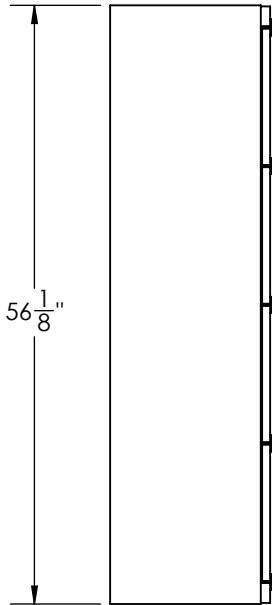


| ITEM NO. | PART NUMBER  | DESCRIPTION                           | QTY. |
|----------|--------------|---------------------------------------|------|
| 1        | TRIM-K-01202 | GRANITE TRIM .875" X 1.875" X 24.000" | 4    |
| 2        | NEAR-K-04800 | FRAME 4 WIDE 4 HIGH 12X13X14D         | 1    |
| 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       |

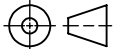


3D VIEW  
SCALE: NTS



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UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN INCHES  
FRACTIONAL  $\pm 1/64$   
ANGULAR: MACH  $\pm 1^\circ$  BEND  $\pm 1^\circ$   
TWO PLACE DECIMAL  $\pm .030$   
THREE PLACE DECIMAL  $\pm .010$   
INTERPRET DIM AND TOL PER ASME Y14.5M - 1994  
THIRD ANGLE PROJECTION



|                                 |       |            |                                           |                              |                  |              |
|---------------------------------|-------|------------|-------------------------------------------|------------------------------|------------------|--------------|
| <b>kyber</b><br>a niche company |       |            | TITLE:<br>PACIFIC 16 UNITS<br>12WX13HX14D |                              |                  |              |
|                                 | NAME  | DATE       | SIZE<br><b>B</b>                          | DWG. NO.<br>PACIFIC-16-14-NB | REV<br><b>01</b> |              |
| DRAWN                           | QMINX | 02/10/2024 |                                           |                              |                  |              |
| CHECKED                         |       |            |                                           |                              |                  |              |
| ENG APPR.                       | DM    | 02/10/2024 | WEIGHT:                                   | LBS                          | SCALE: 1:18      | SHEET 1 OF 1 |



## LED 6" Dome Path Light



PROJECT:

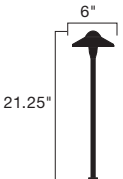
TYPE:

ORDERING # :

COMMENTS:

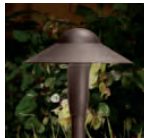
## FEATURES

- 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<br>Dimensions:<br>6" W x<br>21.25" L                                                                                                                                                                                                                                                                                                    | Cast Aluminum                                                                                                                                             | 4 W / 5.8 VA<br><br>Note:<br>Not for use with electronic transformers. | Integrated LEDs and Driver<br>2950K<br>(-150 / +175)<br>High CRI | 30" of usable #18-2, SPT-1-W leads.<br><br>Cable connector supplied. | 8" In-ground stake              | 15601AZT - Cast Aluminum Surface Mounting Flange w/ Bronze Finish, Neoprene Gasket For Watertight Seal                                                                                                                                  |                     |      |      |    |    |    |    |    |    |    |             |      |      |      |      |      |      |      |      |      |
|                                                                                                                                                                                                                                                                                                                                               | AZT - Textured Architectural Bronze™<br> |                                                                        |                                                                  |                                                                      |                                 | 15601BKT - Cast Aluminum Surface Mounting Flange w/ Black Finish, Neoprene Gasket For Watertight Seal                                                                                                                                   |                     |      |      |    |    |    |    |    |    |    |             |      |      |      |      |      |      |      |      |      |
|                                                                                                                                                                                                                                                                                                                                               | BE - Beach<br>                            |                                                                        |                                                                  |                                                                      |                                 | 15601BBR - Cast Brass Surface Mounting Flange, Neoprene Gasket For Watertight Seal                                                                                                                                                      |                     |      |      |    |    |    |    |    |    |    |             |      |      |      |      |      |      |      |      |      |
|                                                                                                                                                                                                                                                                                                                                               | BKT - Textured Black<br>                  |                                                                        |                                                                  |                                                                      |                                 |                                                                                                                                                    |                     |      |      |    |    |    |    |    |    |    |             |      |      |      |      |      |      |      |      |      |
|                                                                                                                                                                                                                                                                                                                                               | Cast Brass                                                                                                                                                |                                                                        |                                                                  |                                                                      |                                 |                                                                                                                                                                                                                                         |                     |      |      |    |    |    |    |    |    |    |             |      |      |      |      |      |      |      |      |      |
|                                                                                                                                                                                                                                                                                                                                               | BBR - Bronzed Brass<br>        |                                                                        |                                                                  |                                                                      |                                 | Flange For Tree / Surface Mounting<br>15607AZT - Textured Bronze Finish<br>15607BKT - Textured Black Finish<br>15607BBR - Bronzed Brass Finish<br> |                     |      |      |    |    |    |    |    |    |    |             |      |      |      |      |      |      |      |      |      |
| <div>Fixture Photometric (fc)</div> <table><tr><td>Distance from Light</td><td>0'</td><td>1'</td><td>2'</td><td>3'</td><td>4'</td><td>5'</td><td>6'</td><td>7'</td><td>8'</td></tr><tr><td>Footcandles</td><td>6.11</td><td>5.71</td><td>3.97</td><td>2.55</td><td>1.64</td><td>0.90</td><td>0.50</td><td>0.40</td><td>0.31</td></tr></table> |                                                                                                                                                           |                                                                        |                                                                  |                                                                      |                                 |                                                                                                                                                                                                                                         | 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 |
| 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](http://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](http://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<br>(product number<br>breakdown) | <div>1 Item Number<br/>for Fixture:</div> <div>16193 = Adjustable Accent Kit<br/>16193 + NL = Modern Accent Light</div> <div>1 6 1 9 3</div> | <div>2 Product<br/>Finish:</div> <div>AZT, AZTNL = Textured Architectural Bronze™<br/>BKT, BKTNL = Textured Black</div> <div>B K T</div> |
| Example: 16193 BKT                              |                                                                                                                                              |                                                                                                                                          |

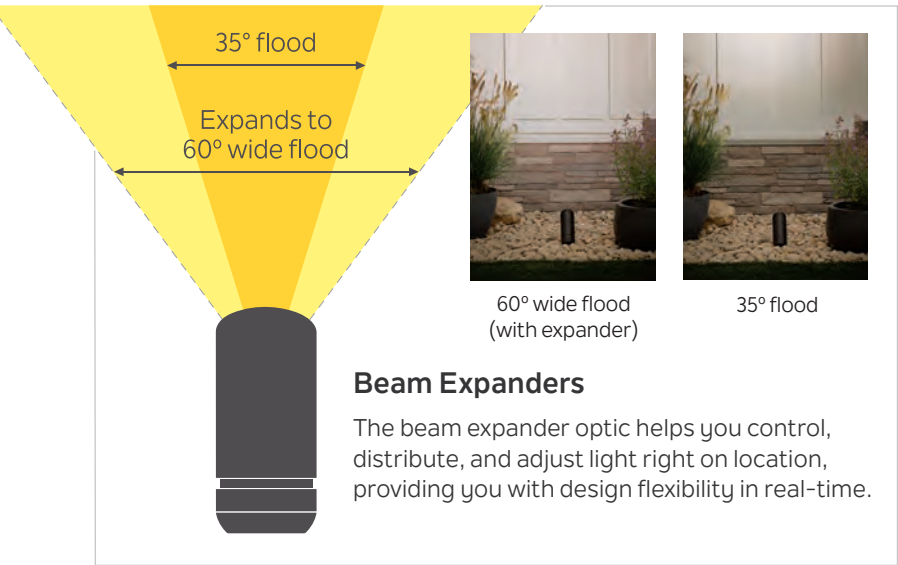
|                                                                            |                                                                          |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <div>16193AZT, 16193BKT</div> <div>Adjustable Drop-in LED Accent Kit</div> | <div>16193AZTNL, 16193BKTNL</div> <div>Modern Drop-in Accent Light</div> |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------|



ACCENT KIT INSTALLATION STEPS

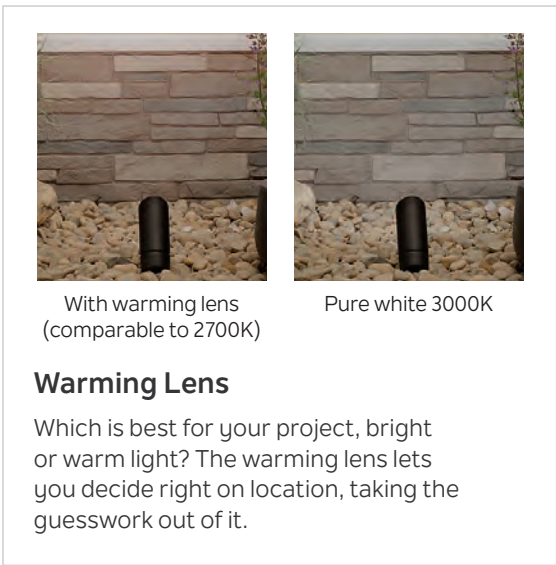
|                                                                                                                                                                                      |                                                                                                                                                                                                                                           |                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>1</div> <div>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.</div> | <div>2</div> <div>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.</div>                                                              | <div>3</div> <div>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.</div> |
| <div>4</div> <div>Adjust the color from pure white to warm white by adding the warming lens filter inside the cowl, followed by the lens clip/retainer.</div>                        | <div>NOTE</div> <div>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.</div> | <div>5</div> <div>Install the cowl into the fixture housing and tighten the thumb screw. Once installed, adjust the angle by loosening the toolless knuckle.</div>                   |

ADJUSTABLE DROP-IN ACCENT LENS SYSTEM



**Beam Expanders**

The beam expander optic helps you control, distribute, and adjust light right on location, providing you with design flexibility in real-time.



**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

|                                    |                                                                                                                                                                  |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixture does not illuminate</b> | Verify power connections. Review installation guide for installation problem. Ensure manual reset breaker has not been tripped.                                  |
| <b>Fixture turns off</b>           | Verify power connections. Review installation guide for installation problems. Ensure manual reset breaker has not been tripped. Check voltage drop at fixture.  |
| <b>Fixture trips breaker</b>       | 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](https://www.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](https://www.kichler.com/APS), reach out to us at [layouts@kichler.com](mailto: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.





## 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

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## BZAP Information

### BZAP Case #

DEV-01-24

### BZAP Review Date

04/17/2024

### Status

Pending

### Variances Granted

### BZAP Conditions

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## 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

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## 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 in 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 10:26:49 AM

# HOLY TRINITY LUTHERAN CHURCH

## COLUMBARIUM AND RENOVATIONS

2001 Northwest Blvd, Columbus, OH 43212

UA BZAP SUBMISSION | 20 MAR 2024

### PREPARED BY

#### ARCHITECT WSA

982 S Front Street, Columbus, OH 43206  
(614) 824-1633  
wsastudio.com

#### CIVIL ENGINEER SANDSDECKER

1495 Old Henderson Rd, Columbus, OH 43220  
(614) 459-6992  
https://www.sandsdecker.com/

### PREPARED FOR

#### OWNER

#### HOLY TRINITY LUTHERAN CHURCH

2001 Northwest Blvd, Columbus, OH 43212  
(614) 486-9433  
https://www.engagedbygrace.org/

#### 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/

### CODE INFORMATION

**PROJECT TITLE**  
**PROJECT ADDRESS**

Holy Trinity Lutheran Church  
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**

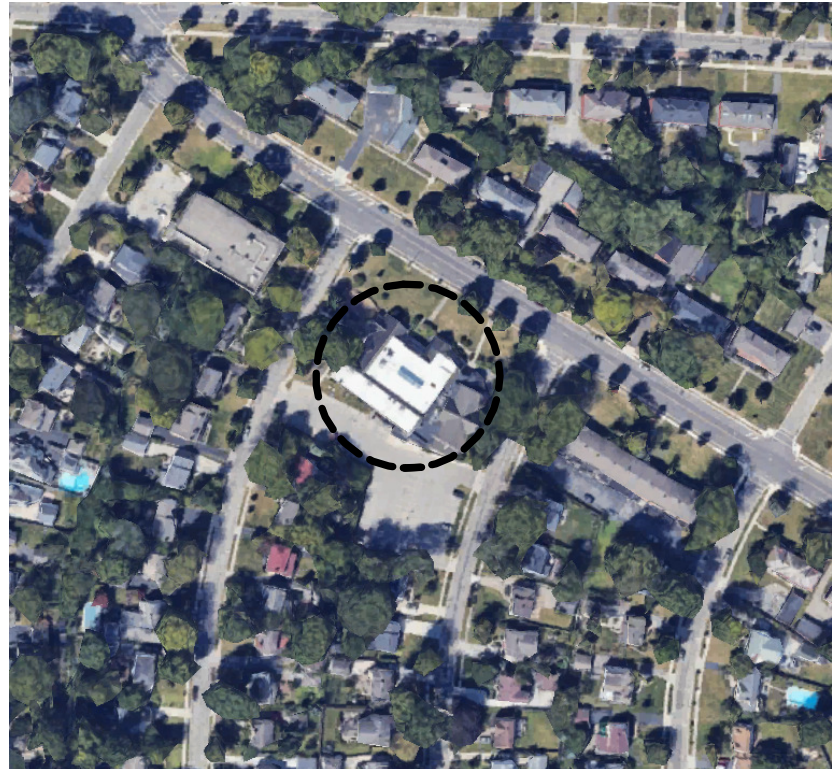
Construction of a new exterior columbarium and adjacent exterior site and landscape upgrades, and replacement of an existing skylight. Addition and replacement of interior light fixtures in the sanctuary space.

**USE & OCCUPANCY**  
**CONSTRUCTION TYPE**  
**FLOOR AREA**  
**BUILDING HEIGHT**  
**FIRE PROTECTION SYSTEMS**  
**OCCUPANCY**  
**NUMBER OF EXITS**  
**PLUMBING SYSTEMS**

A-3 - No change  
IIBB - No change  
Existing - No change  
Existing - No change  
Existing - No change  
Existing - No change  
Existing - No change  
Existing - No change

### GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT.
- THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT.
- 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.
- FRAMING DIMENSIONS ARE WITNESSED TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL INTERIOR DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- 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

### SYMBOLS KEY

1

VIEW TITLE

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

N

#

PLAN OR DETAIL ENLARGEMENT

LOCATION OF DRAWING

#

EXTERIOR ELEVATION INDICATOR

LOCATION OF DRAWING

#

BUILDING SECTION CUT

LOCATION OF DRAWING

#

WALL SECTION CUT

LOCATION OF DRAWING

#

DETAIL SECTION CUT

LOCATION OF DRAWING

4

1

2

3

INTERIOR ELEVATION INDICATOR

AND LOCATION OF DRAWINGS

100'-0"

FIRST FLOOR DESCRIPTION

ELEVATION BENCHMARK

PT-#

INTERIOR FINISH INDICATION

ROOM NAME

####

ROOM TAG

NEW CONSTRUCTION

DOOR & TAG

EXISTING CONSTRUCTION

EXISTING CONSTRUCTION

TO BE REMOVED

#X

INTERIOR WALL TYPE INDICATOR

SEE SCHEDULE

###

CEILING HEIGHT INDICATOR

W#

WINDOW ELEVATION

X

REVISION TAG

AREA REVISED

#

NEW COLUMN BUBBLE

AND GRID LINE

#

EXISTING COLUMN BUBBLE

AND GRID LINE

#

MASONRY FACE BUBBLE

AND REFERENCE LINE

#

CODED NOTE

### 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  | FT:    | Foot, Feet                             | MB:     | Machine Bolt       | RAD:    | Radius                   | TPTN: | Toilet Partition                         |
| x       | By                              | Unit:  | Unit              | 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' Unless Noted |
| ACT:    | Acoustical Tile                 | COL:   | Column            | FURN:  | Furniture                              | MFR:    | Manufacturer       | REBAR:  | Refrigerator             | UNO:  | Otherwise                                |
| ADA:    | Americans with Disabilities Act | CONC:  | Concrete          | GAL:   | Gauge, Gage                            | MIN:    | Minimum            | REFR:   | Refrigerator             | VB:   | Vinyl Base                               |
| ADH:    | Adhesive                        | CONST: | Construction      | GALV:  | Galvanized                             | MISC:   | Miscellaneous      | REINP:  | Reinforced               | VCT:  | Vinyl Composition Tile                   |
| ADJ:    | Adjacent                        | CONT:  | Continuous        | GC:    | General Contractor                     | MLWK:   | Millwork           | REQD:   | Required                 | VERT: | Vertical                                 |
| AFF:    | Above Finished Floor            | COR:   | Corridor          | GFI:   | Ground Fault Interrupted               | MO:     | Masonry Opening    | REQS:   | Requirements             | W/O:  | Without                                  |
| ALT:    | Alternate                       | CPT:   | Carpet            | GL:    | Glass                                  | MTD:    | Mounted            | RESIL:  | Resilient                | WB:   | Wood Base                                |
| ALUM:   | Aluminum                        | CSS:   | Countersunk Screw | GLZ:   | Glaze                                  | MTL:    | Metal              | REV:    | Revision                 | WC:   | Watercloset/Wall Cabinet                 |
| AMT:    | Amount                          | CT:    | Ceramic Tile      | HM:    | Hollow Metal                           | OD:     | Outside Diameter   | RH:     | Right Hand               | WD:   | Wood                                     |
| ANOD:   | Anodized                        | CTD:   | Coated            | HOB:   | Hose Bib                               | OH:     | Opposite Hand      | RM:     | Room                     | WIN:  | Window                                   |
| APPROX: | Approximate                     | CW:    | Clockwise         | HGT:   | Height                                 | NIC:    | Not In Contract    | RO:     | Rough Opening            | WP:   | Waterproof                               |
| ASPH:   | Asphalt                         | DBL:   | Double            | HID:   | High Intensity Discharge               | NTS:    | Not To Scale       | S4S:    | Surface Four Sides       | WT:   | Weight                                   |
| ATTEN:  | Attenuation                     | DEMO:  | Demolition        | DIAG:  | Diagonal                               | OC:     | On Center          | SALV:   | Salvage                  | WWF:  | Welded Wire Fabric                       |
| AVG:    | Average dv                      | DIAG:  | Diagonal          | DM:    | Diameter                               | OD:     | Outside Diameter   | SAN:    | Sanitary                 |       |                                          |
| AX:     | Axis                            | DIA:   | Diameter          | DIM:   | Dimension                              | OH:     | Overhead Door      | SB:     | Sink Base Cabinet        |       |                                          |
| BC:     | Base Cabinet                    | DN:    | Down              | DR:    | Door                                   | OHD:    | Owner Provided     | SCHED:  | Schedule                 |       |                                          |
| BD:     | Board                           | DTL:   | Detail            | HT:    | Height                                 | OPCI:   | Operator Installed | SECT:   | Section                  |       |                                          |
| BDY:    | Body                            | DWG:   | Drawing           | HVAC:  | Heating Ventilating & Air Conditioning | OPNG:   | Opening            | SF:     | Square Foot              |       |                                          |
| BIT:    | Bituminous                      | EQ:    | Equipment         | IN:    | Inch                                   | OVFL:   | Overflow           | SIM:    | Similar                  |       |                                          |
| BLDG:   | Building                        | EL:    | Elevation         | INCR:  | Increase                               | PLAM:   | Plastic Laminate   | SPEC:   | Specification            |       |                                          |
| BLT-IN: | Built-In                        | ELEC:  | Electrical        | INSUL: | Insulation                             | PERF:   | Perforate          | SQ:     | Square                   |       |                                          |
| BM:     | Beam, Bench Mark                | ENCL:  | Enclosure         | INT:   | Interior                               | PERIM:  | Perimeter          | SS:     | Stainless Steel          |       |                                          |
| B.O.:   | Bottom Of                       | EQ:    | Equal             | J-BOX: | Junction Box                           | PERP:   | Perpendicular      | STC:    | Sound Transmission Class |       |                                          |
| BW:     | Both Ways                       | EQPM:  | Equipment         | JAN:   | Janitor                                | PLWD:   | Plywood            | STL:    | Steel                    |       |                                          |
| B/W:    | Between                         | EW:    | Each Way          | JST:   | Joist                                  | PLUMB:  | Plumbing           | STM:    | Steam                    |       |                                          |
| C/C:    | Center to Center                | EXIST: | Existing          | JT:    | Joint                                  | PNL:    | Panel              | STOR:   | Storage                  |       |                                          |
| CAB:    | Cabinet                         | EXT:   | Exterior          | L:     | Angle                                  | PR:     | Pair               | STRUCT: | Structural               |       |                                          |
| CCW:    | Counter Clockwise               | FD:    | Floor drain       | LAV:   | Lavatory                               | PREFAB: | Prefabricated      | SUSP:   | Suspended, Suspend       |       |                                          |
| CF:     | Cubic Feet                      | FDN:   | Foundation        | LH:    | Left Hand                              | PRTN:   | Partition          |         |                          |       |                                          |
| CJ:     | Control Joint                   | FE:    | Fire Extinguisher |        |                                        | PT:     | Paint              |         |                          |       |                                          |
|         |                                 | FIN:   | Finish, finished  |        |                                        |         |                    |         |                          |       |                                          |
|         |                                 | FIXT:  | Fixture           |        |                                        |         |                    |         |                          |       |                                          |

### MATERIAL INDICATION

|  |                 |  |              |  |               |  |                        |  |                       |  |          |
|--|-----------------|--|--------------|--|---------------|--|------------------------|--|-----------------------|--|----------|
|  | EARTH           |  | MASONRY      |  | WOOD FRAMING  |  | PLASTIC LAMINATED WOOD |  | BATT INSULATION       |  | STEEL    |
|  | COMPACTED EARTH |  | BRICK        |  | WOOD BLOCKING |  | FINISH WOOD            |  | RIGID INSULATION      |  | ALUMINUM |
|  | CONCRETE        |  | GYPSUM BOARD |  | PLYWOOD       |  | CERAMIC OR QUARRY TILE |  | ACOUSTIC CEILING TILE |  |          |

WSA

882 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

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
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|   |      |             |
|   |      |             |

PRELIMINARY  
NOT FOR  
CONSTRUCTION

#### UA BZAP SUBMISSION

DATE PRINTED  
20 MAR 2024

PROJECT NUMBER  
202406.00

DRAWN BY: KM CHECKED BY: GG

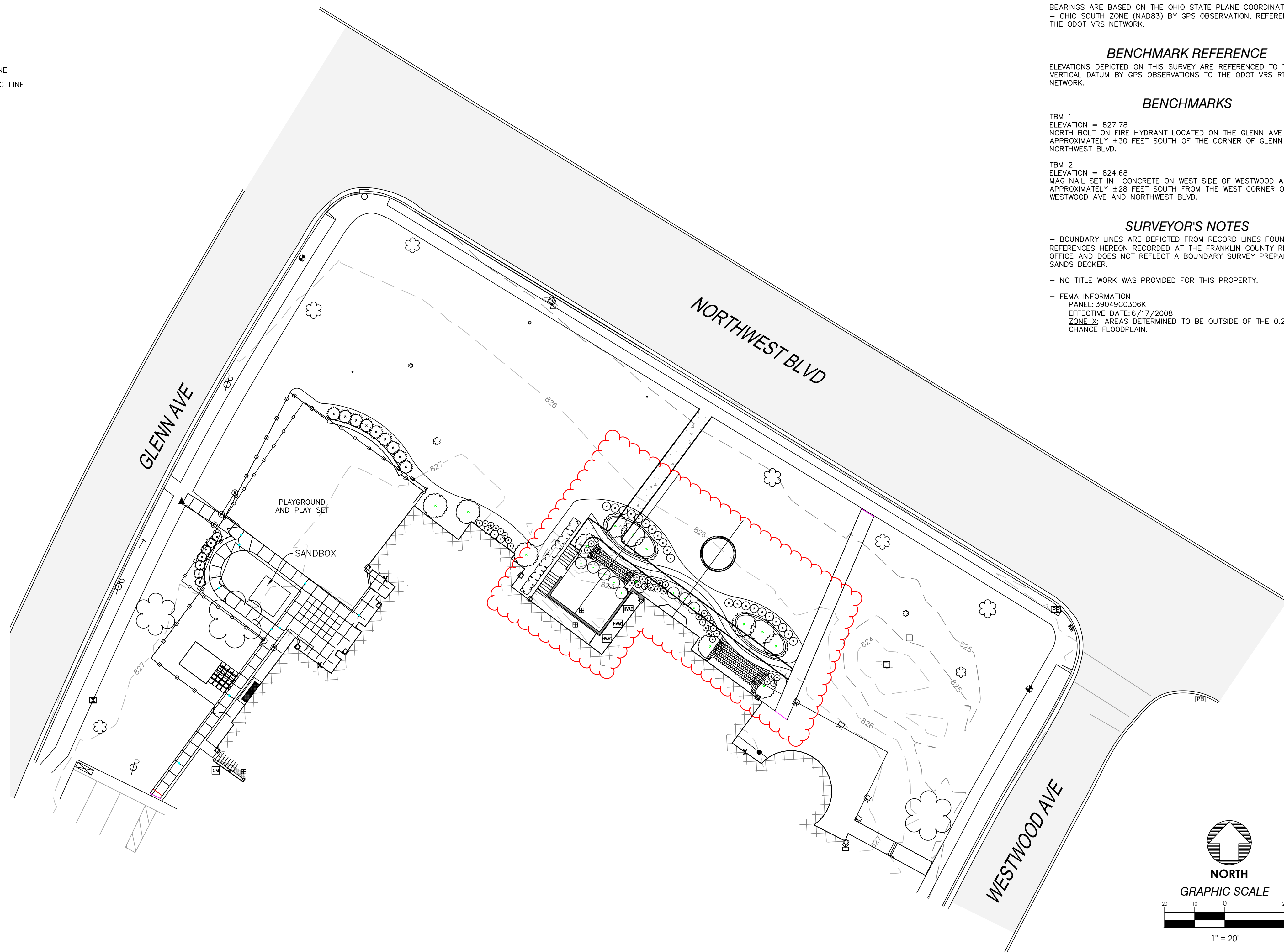
TITLE SHEET

G-001



*LEGEND*

- |               |                           |
|---------------|---------------------------|
| — S —         | STORM LINE                |
| — W —         | WATER LINE                |
| — G —         | GAS LINE                  |
| — OHE —       | OVERHEAD ELECTRIC LINE    |
| — UGE —       | UNDERGROUND ELECTRIC LINE |
| — o — o —     | BAR FENCE                 |
| ~~~~~         | LANDSCAPE EDGE            |
| — o — o — o — | HAND RAIL                 |
| ○             | MANHOLE                   |
| □             | DOWNSPOUT                 |
| □             | CATCH BASIN               |
| 田             | 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             |
| X             | 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  $\pm 28$  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



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.

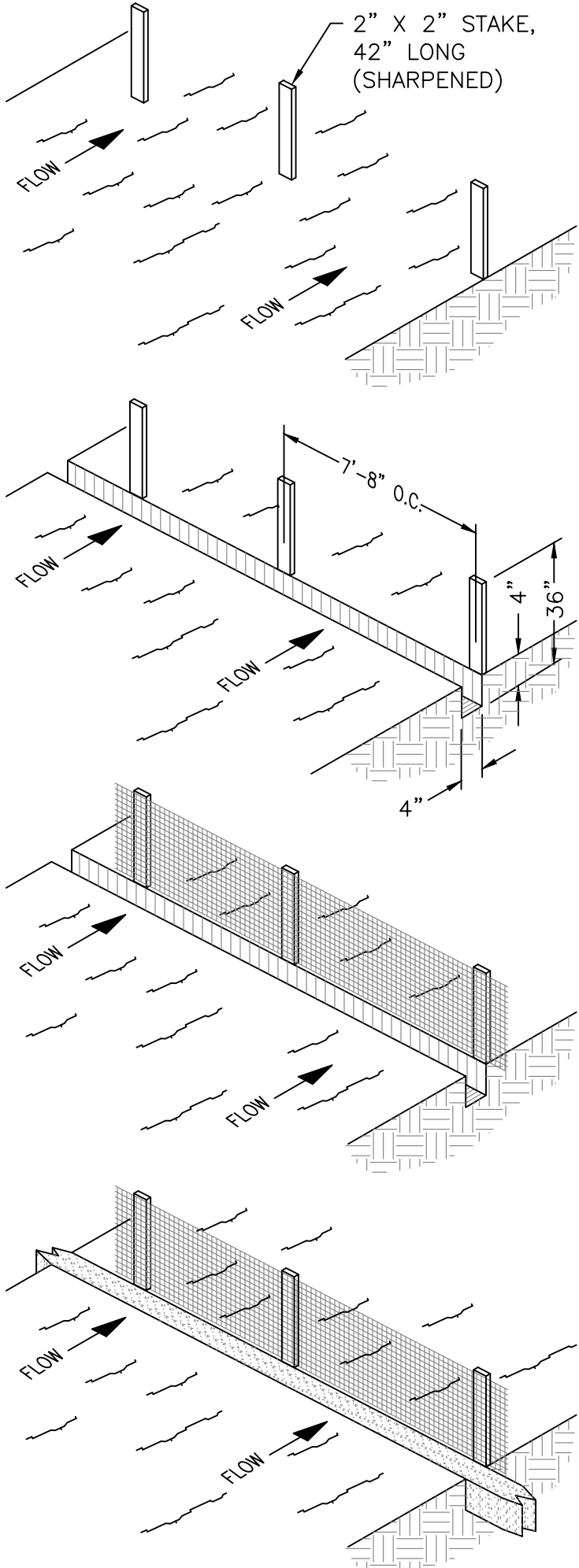
**FINAL GRADING & CLEAN-UP:** THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS & MATERIALS RESULTING FROM HIS OPERATION & RESTORE ALL SURFACES, STRUCTURES, DITCHES, SIGNS, MAILBOXES, FENCES, GUARDRAILS, OR OTHER PHYSICAL FEATURES OR PROPERTY DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT TO THEIR ORIGINAL 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.

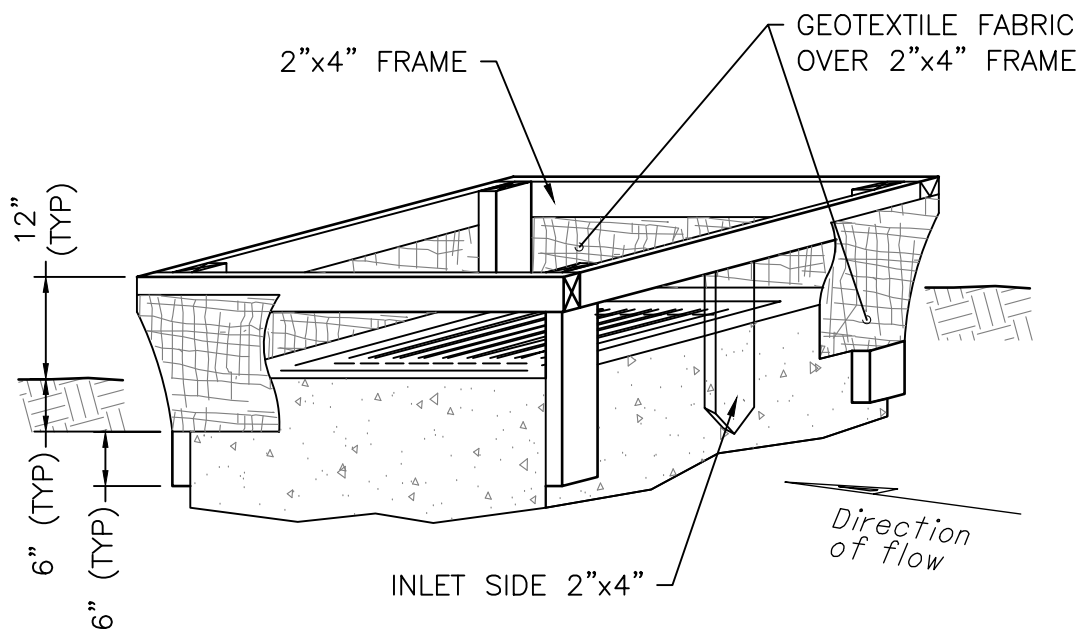


SEDIMENT FENCE

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 (OEP4).

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)

NOT TO SCALE

HOLY TRINITY LUTHERAN CHURCH  
COLUMBARIUM AND RENOVATIONS

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DRAWN BY: JMG CHECKED BY: LA

GENERAL NOTES &  
SEDIMENT CONTROL  
DETAILS

C-1.1

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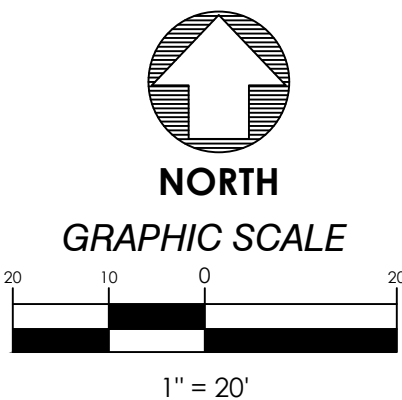
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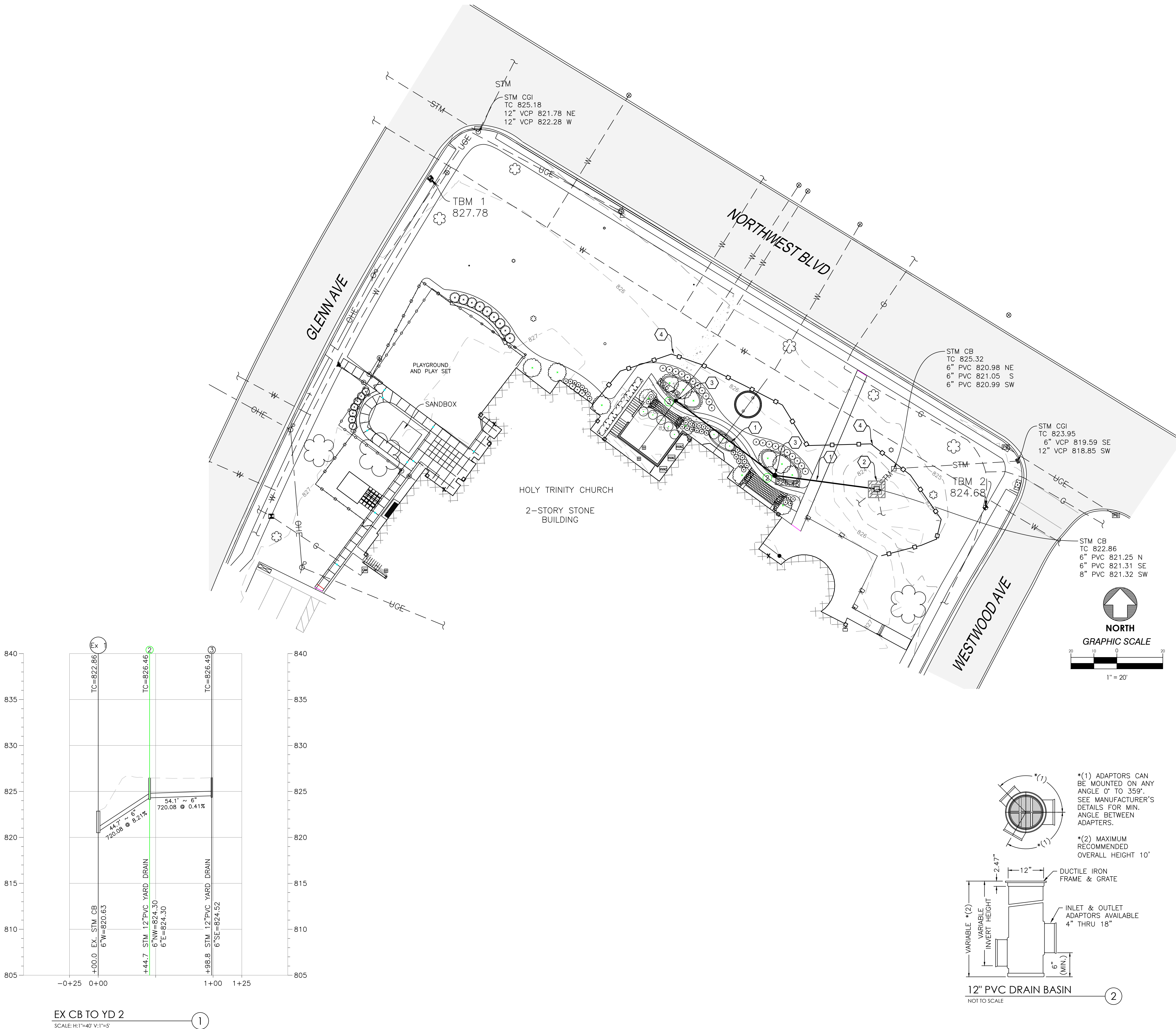
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DEMOLITION PLAN

## C-2.0



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1 SITE GRADING KEYNOTES

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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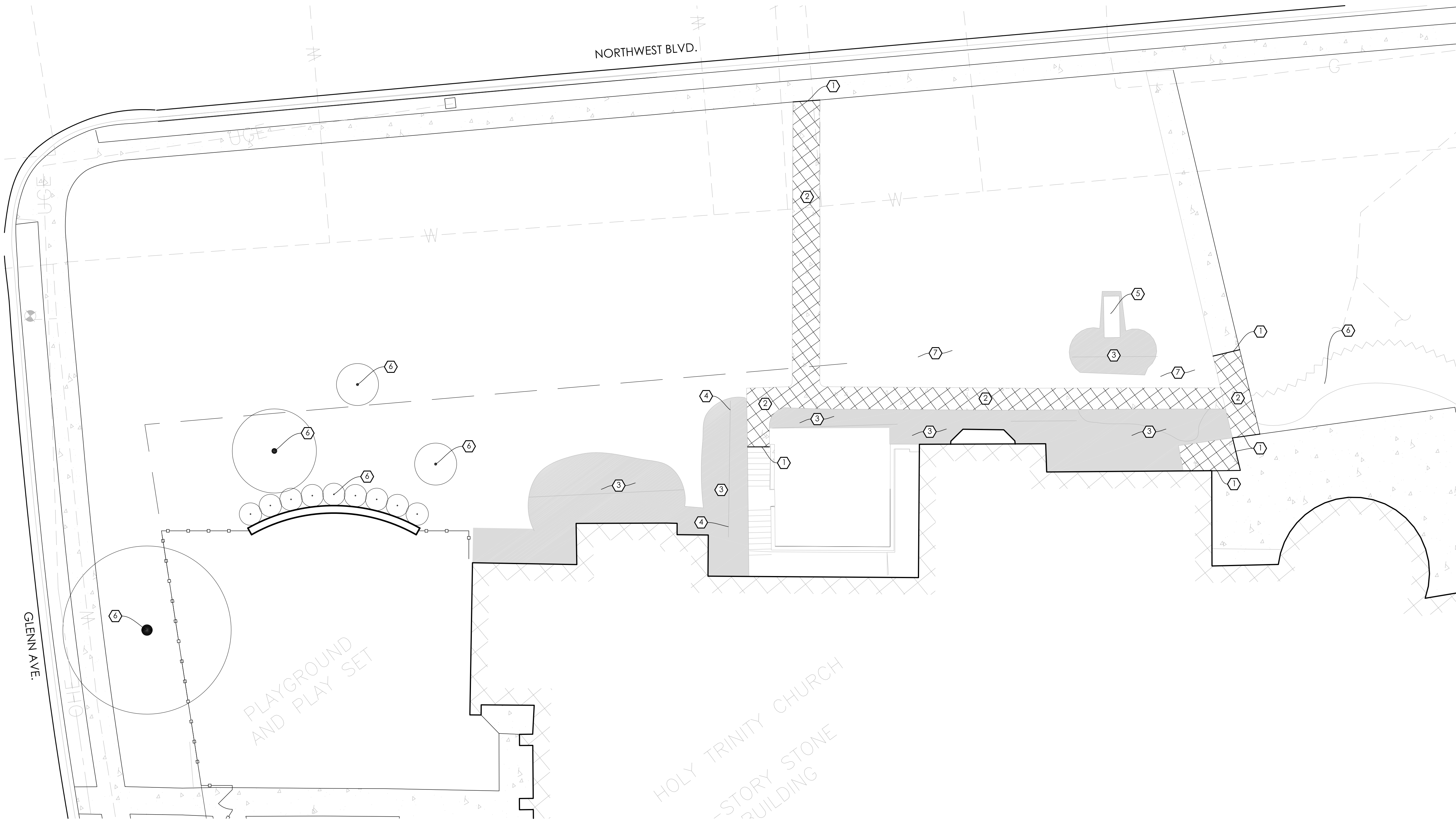
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SITE GRADING PLAN

C-3.0



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1 DEMOLITION PLAN

GENERAL NOTES:

- 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.
- 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.
- 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.
- ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- WORK SHOWN IS BASED ON A SURVEY ORIGINALLY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.
- ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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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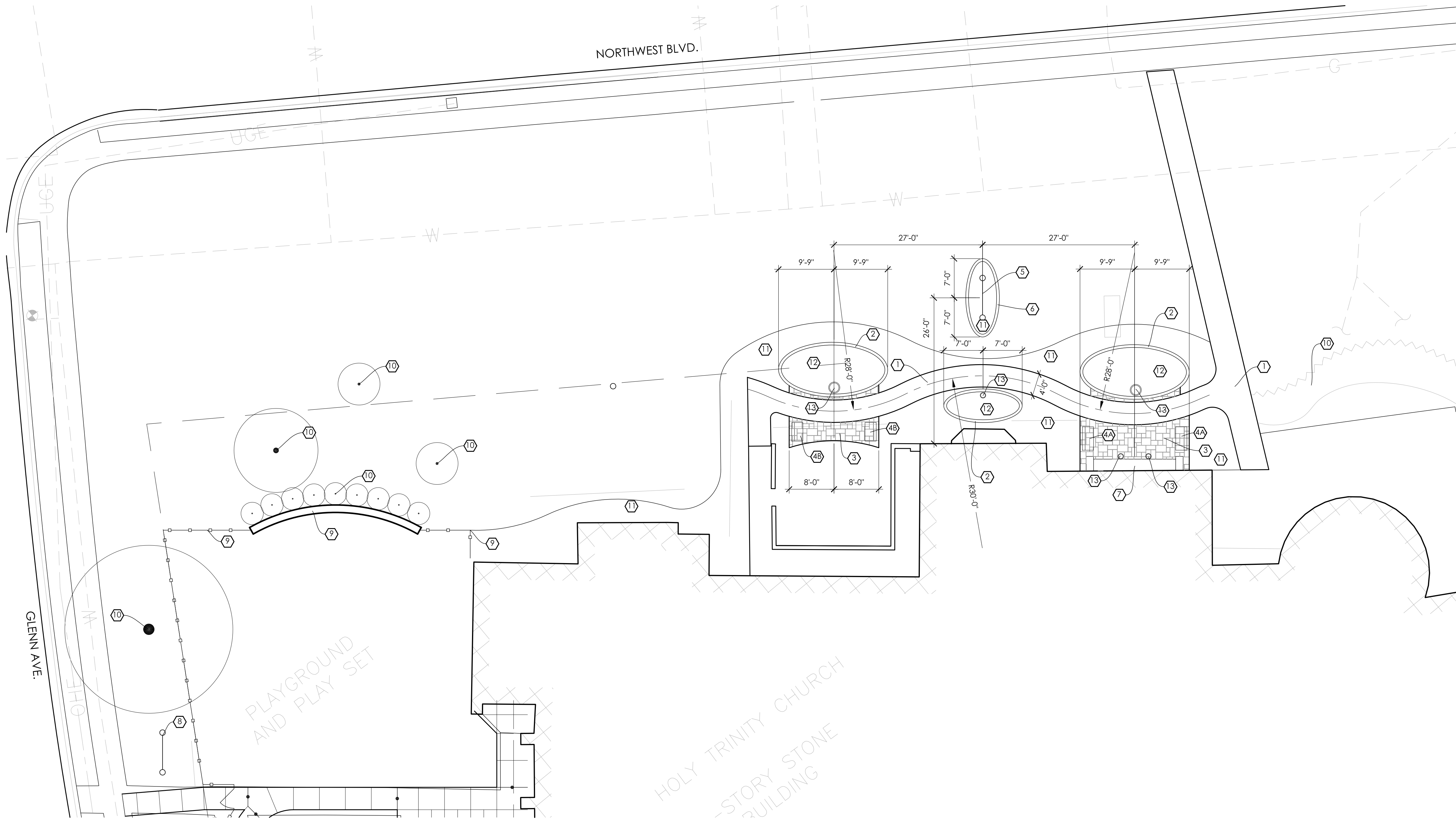
DEMOLITION PLAN

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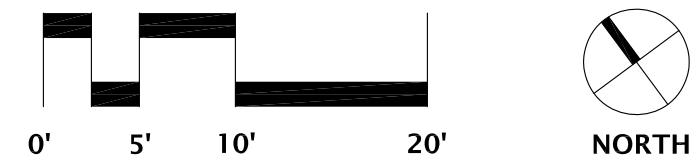
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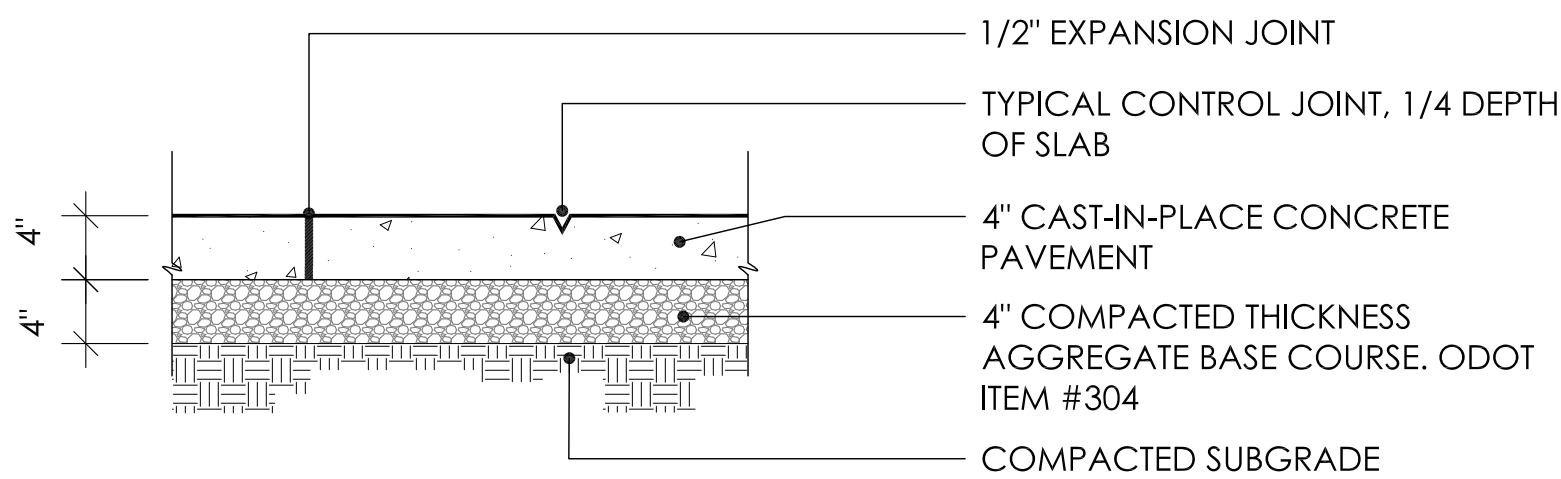


## 1 LAYOUT & MATERIALS PLAN



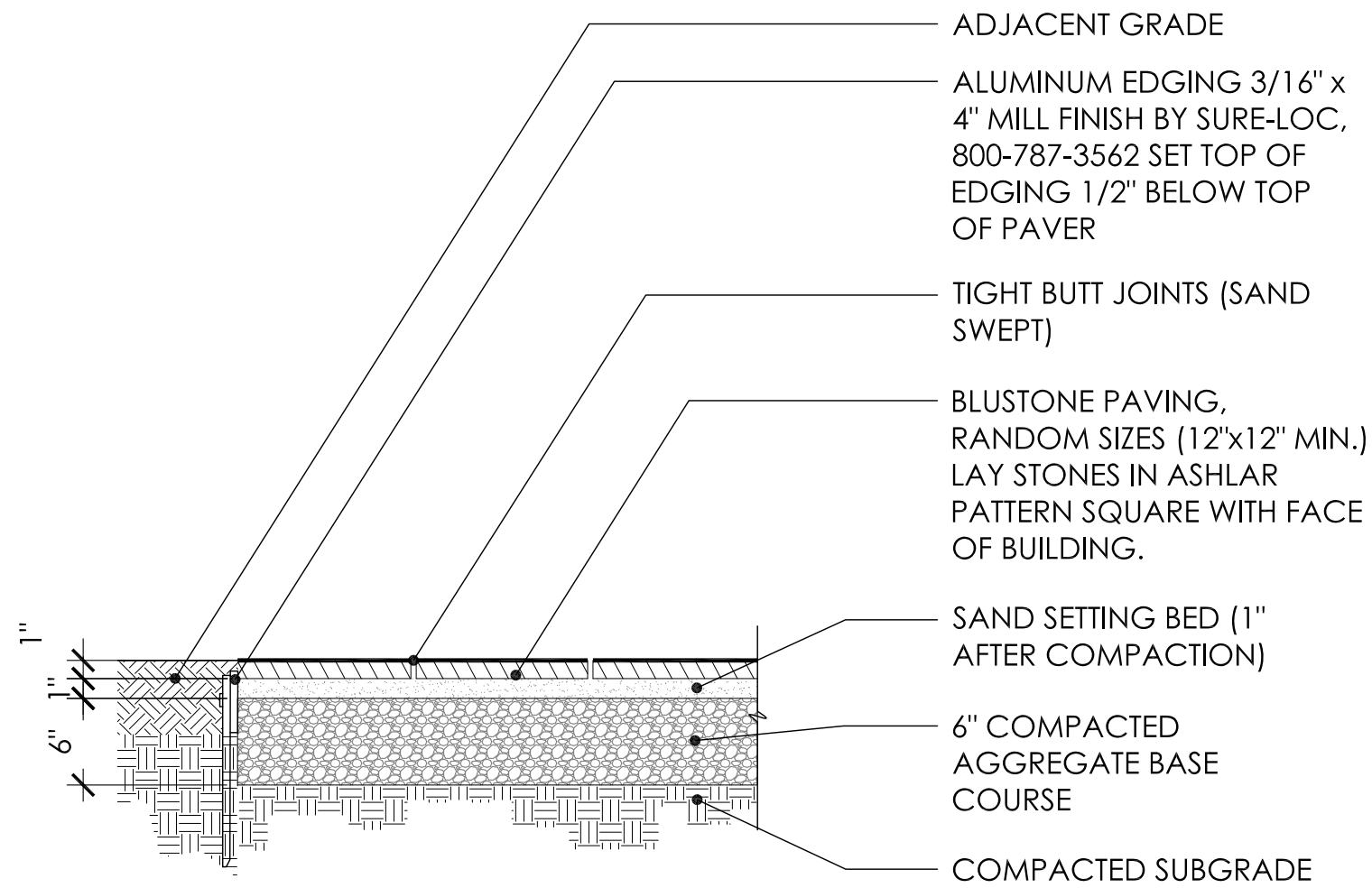
### NOTES:

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.



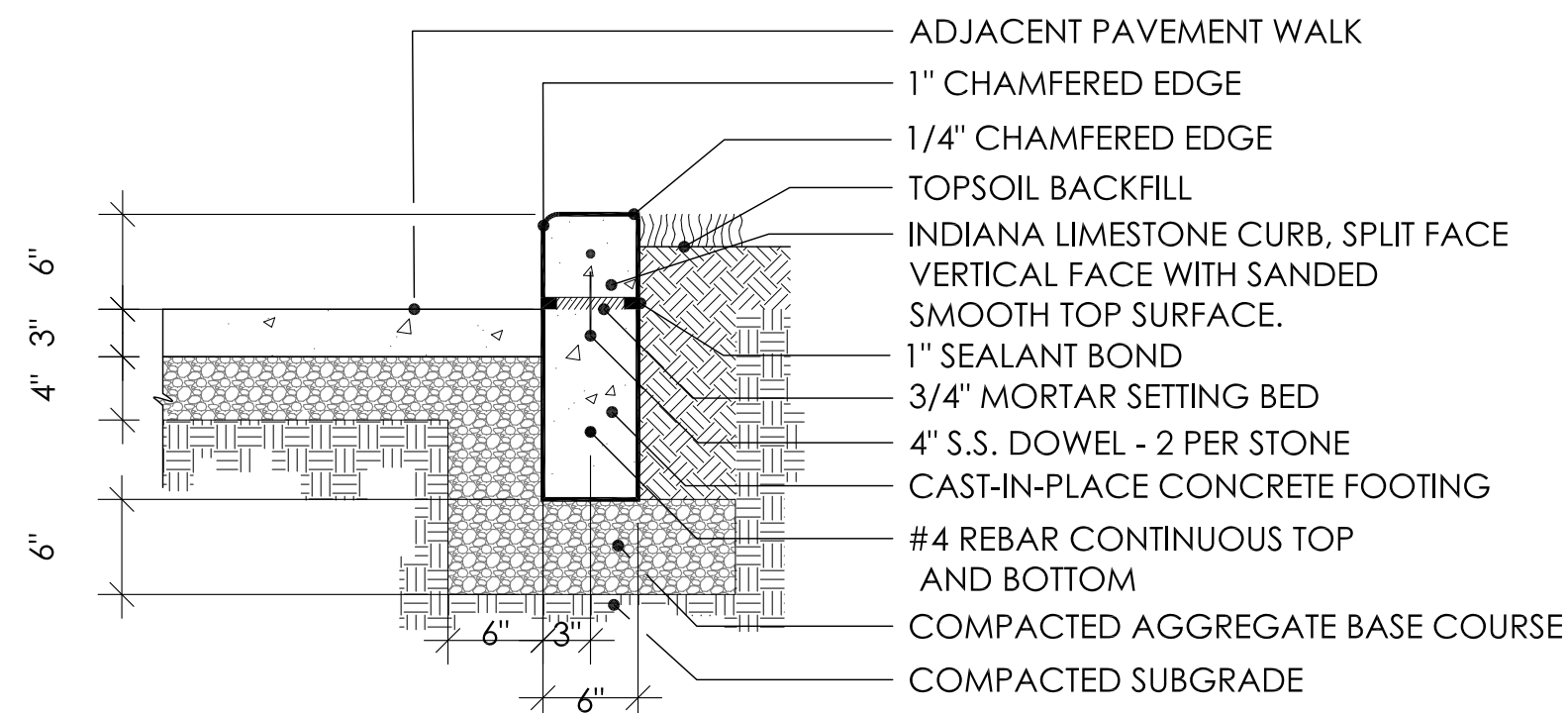
## 2 CONCRETE SIDEWALK

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 DETAIL 4, 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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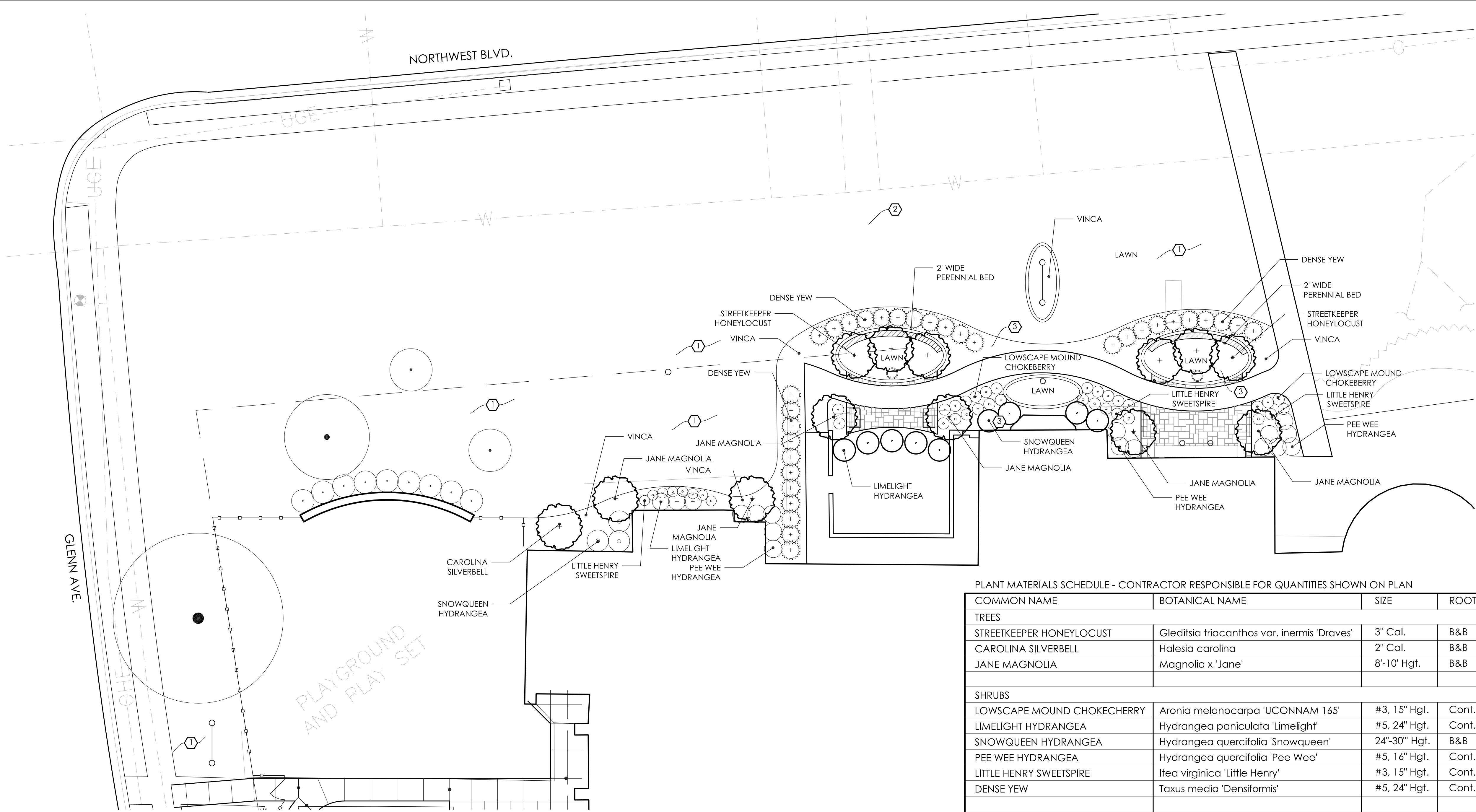
LAYOUT AND MATERIALS  
PLAN

L1.01



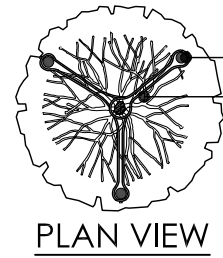
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## 1 PLANTING PLAN

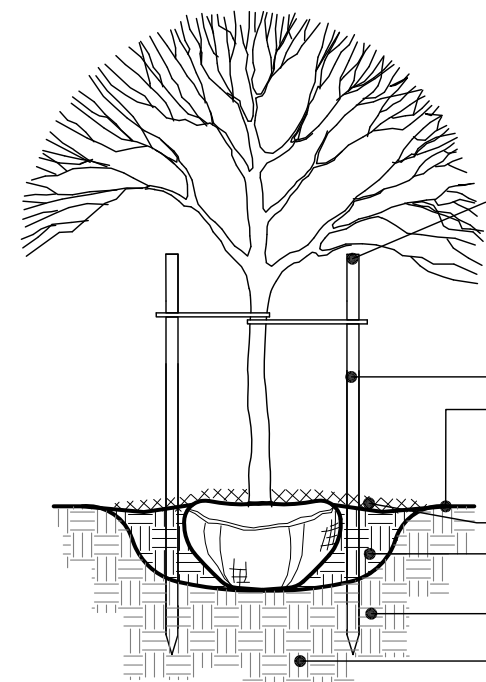
PREVAILING WIND



WOOD STAKES  
RUBBER TIES

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.



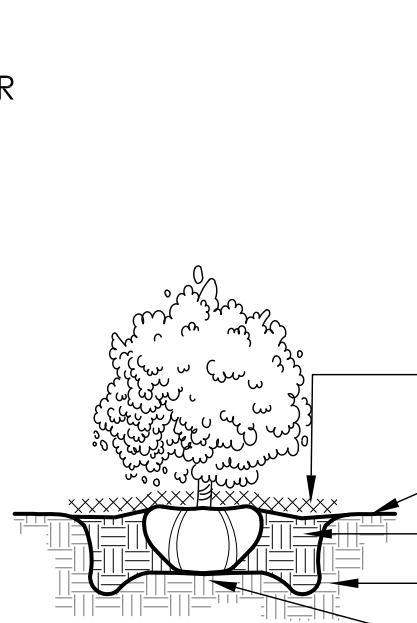
TWO (2) 2" DIA. WOOD STAKES. INSTALL APPROX. 2" AWAY FROM EDGE OF ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH BRANCHES.

NON-ABRASIVE RUBBER TIES  
FINISH GRADE

HARDWOOD BARK MULCH  
BACKFILL PLANTING SOIL MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

## 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.

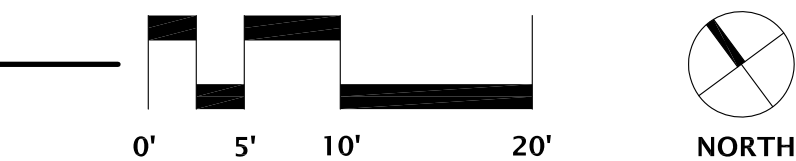
HARDWOOD BARK MULCH

FINISH GRADE

BACKFILL PLANTING SOIL MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR  
COMPACTED BACKFILL

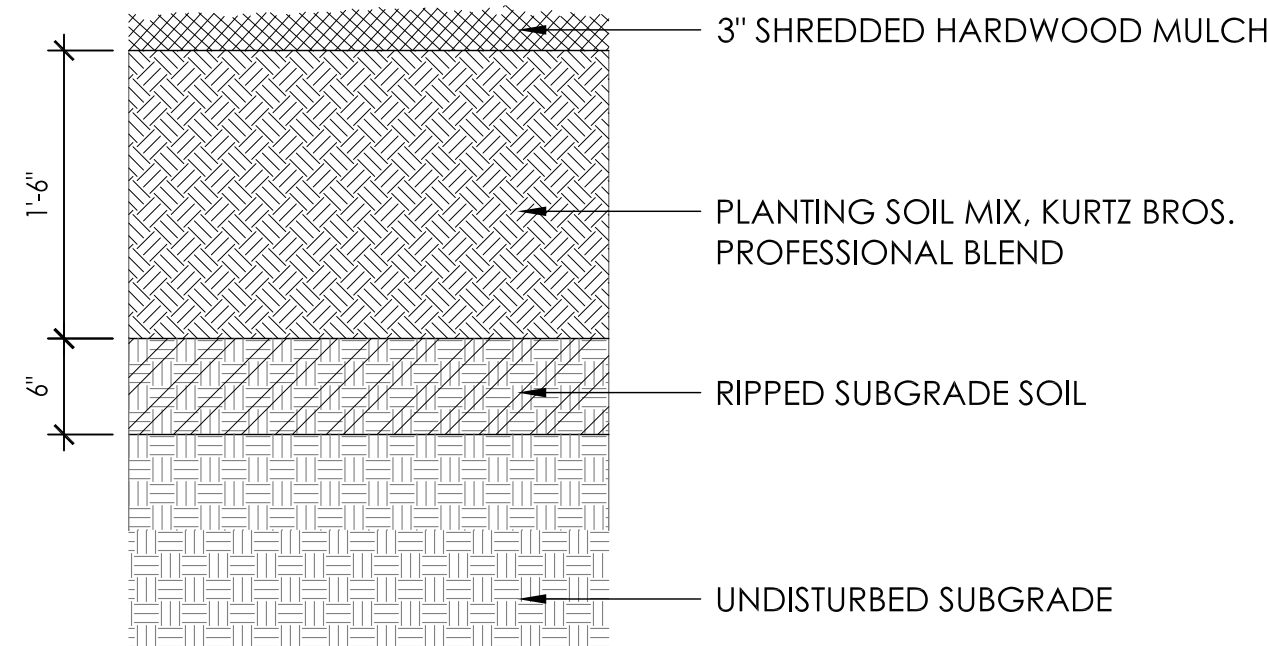
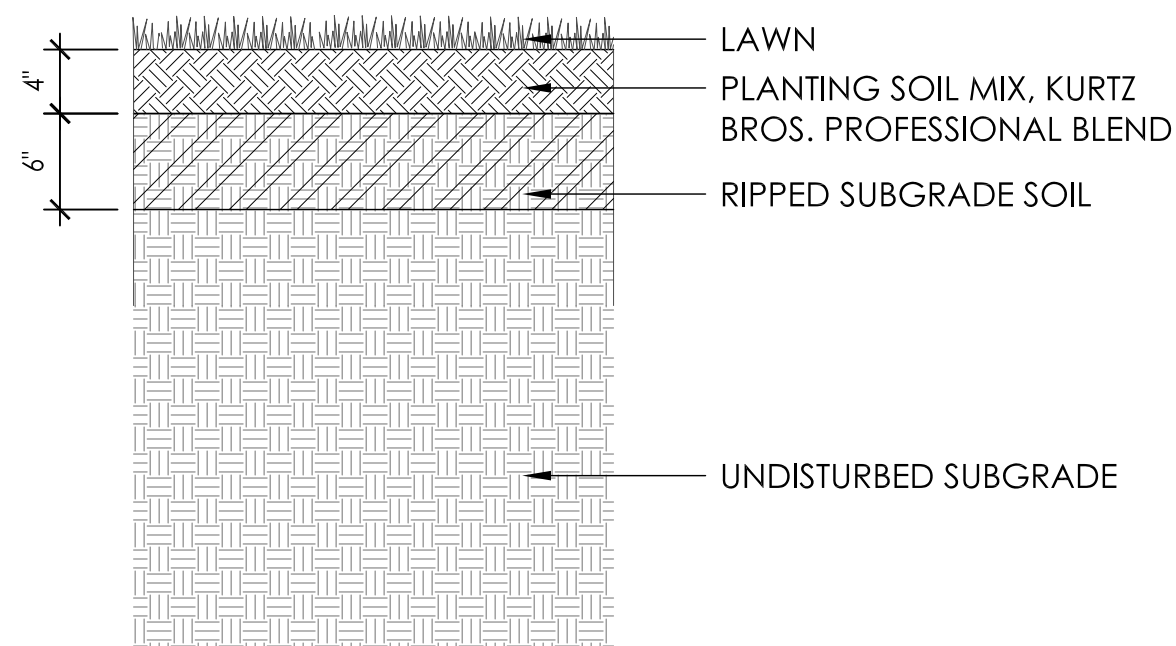
## 3 SHRUB PLANTING

NTS



## 4 SOIL PROFILE AT LAWN

NTS



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. |

### 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**

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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  
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DRAWN BY: KK CHECKED BY: PL

PLANTING  
PLAN

L2.01



## 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 Cp) - 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,  $\Omega=2\ 1/2$ , 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.

|                                               |                 |                      |                      |                                           |
|-----------------------------------------------|-----------------|----------------------|----------------------|-------------------------------------------|
| 3. CONCRETE REQUIREMENTS AND LOCATION IN JOB: |                 |                      |                      |                                           |
| <u>CLASS</u>                                  | <u>LOCATION</u> | <u>f<sub>c</sub></u> | <u>MAX W/C RATIO</u> | <u>SPECIAL REQUIREMENTS</u>               |
| 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: |           |                        |                        |                          |                          |
|----------------------|-----------|------------------------|------------------------|--------------------------|--------------------------|
| LAP 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:

- TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM.
- ALL LAP SPLICES SHALL BE CLASS B UNLESS OTHERWISE NOTED.
- VALUES ARE NORMAL WEIGHT CONCRETE NON-EPOXY COATED BARS.
- LAP WELDED WIRE REINFORCING 1 SPACE + 2" AT ALL EDGES AND ENDS OF SHEETS.

7. COVER:

- 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<sub>m</sub>) 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 5.  
D. COARSE MASONRY GROUT: COMPLY WITH ASTM C476.  
  - 28-DAY COMPRESSIVE STRENGTH TO MATCH F'W 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<sub>m</sub>=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. Fc = 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
    - a. AWPA U1.
    - b. PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES, CATEGORY UC3b.
    - c. PRESSURE-TREAT MEMBERS IN CONTACT WITH GROUND WITH WATER-BORNE PRESERVATIVES, CATEGORY UC4a.
    - d. 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 TRIM 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)                 |
| #/FT     | POUND (S)                 | FD       | FLOOR DRAIN                          | OD     | OUTSIDE DIAMETER              |
| CL       | POUNDS PER LINEAL FOOT    | FFE      | FINISHED FLOOR ELEVATION             | OF     | OUTSIDE FACE                  |
| PL       | CENTERLINE                | FIN      | FINISHED                             | OPNG   | OPENING                       |
| Ø        | PLATE                     | FL       | FULL LENGTH                          | OPP    | OPPOSITE (HAND)               |
|          | DIAMETER                  | FLR      | FLOOR                                | OPT    | OPTIONAL                      |
| AB       | ANCHOR BOLT               | FND      | FOUNDATION                           | ORIG   | ORIGINAL                      |
| ADDL     | ADDITIONAL                | FOM      | FACE OF MASONRY                      | OSB    | ORIENTED STRAND BOARD         |
| ADJ      | ADJACENT                  | FOS      | FACE OF SHEATHING                    | OSL    | OUT STANDING LEG              |
| AFF      | ABOVE FINISHED FLOOR      | FOV      | FACE OF VENEER                       | OVHD   | OVERHEAD                      |
| ANC      | ANCHOR                    | FOW      | FACE OF WALL                         | OVS    | OVERSIZED ROUND HOLES         |
| APPROX   | APPROXIMATELY             | FS       | FAR SIDE                             |        |                               |
| ARCH     | ARCHITECT(URAL)           | FT       | FEET, FOOT                           | P/C    | PRECAST CONCRETE              |
|          |                           | FTG      | FOOTING                              | PAF    | POWDER ACTUATED FASTENER (S)  |
| B PL     | BASE PLATE                | PWB      |                                      | PWF    | PRE-ENGINEERED METAL BUILDING |
| B, BOT   | BOTTOM                    | PLF      | POUND PER LINEAR FOOT                | PLW    | PLYWOOD                       |
| BLDG     | BUILDING                  | GALV     | GALVANIZED                           | PHL    | PANEL                         |
| BLK      | BLOCK                     | GC       | GENERAL CONTRACTOR                   | PREL   | PRELIMINARY                   |
| BLKG     | BLOCKING                  | GEN      | GENERAL                              | PROJ   | PROJECT                       |
| BM       | BEAM                      | GRD      | GRADE                                | PSF    | POUNDS PER SQUARE FOOT        |
| BRG      | BEARING                   | GRND     | GROUND                               | PSI    | POUNDS PER SQUARE INCH        |
| BRK      | BRICK                     | GRTG     | GRATING                              | PSL    | PARALLEL STRAND LUMBER        |
| BS       | BOTH SIDES                |          |                                      |        |                               |
| BSMT     | BASEMENT                  | H, HORIZ | HORIZONTAL                           | QTY    | QUANTITY                      |
| BTWN     | BETWEEN                   | HD       | HEADED                               |        |                               |
|          |                           | HK       | HOOK                                 |        |                               |
|          |                           | HS       | HIGH-STRENGTH                        | RD     | ROOF DRAIN                    |
|          |                           | HVAC     | HEATING VENTILATING AIR CONDITIONING | REF    | REFERENCE                     |
| c/c      | CENTER-TO-CENTER          | ID       | INSIDE DIAMETER (DIMENSION)          | REINF  | REINFORCE (ING), (ED)         |
| CB       | CONCRETE BEAM             | IF       | INSIDE FACE                          | REQ    | REQUIRE (MENTS)               |
| CE       | CONTINUOUS END            | IN       | INCH                                 | REQD   | REQUIRED                      |
| CFWF     | COLD FORMED METAL FRAMING | INT      | INTERIOR, INTERMEDIATE               | REV    | REVIS (ION), (ED)             |
| CJ       | CONTROL JOINT             |          |                                      | RF     | ROOF                          |
| CLR      | CLEAR                     |          |                                      | RM     | ROOM                          |
| CMU      | CONCRETE MASONRY UNIT     | JST      | JOIST                                | RTU    | ROOF TOP UNIT                 |
| COL      | COLUMN                    | JT       | JOINT                                |        |                               |
| CONC     | CONCRETE                  |          |                                      | S      | SOUTH                         |
| CONN     | CONNECT (ION)             | KP       | KIP (1000 POUNDS)                    | SC     | SLIP CRITICAL                 |
| CONST    | CONSTRUCT (ION)           | KSF      | KIPS PER SQUARE FOOT                 | SCHED  | SCHEDULE                      |
| CONT     | CONTINUOUS (ACTION)       |          |                                      | SECT   | SECTION                       |
| CONTR    | CONTRACTOR                | LAT      | LATERAL                              | SHT    | SHEET                         |
| CTR      | CENTER                    | LBS, #   | POUNDS                               | SIM    | SIMILAR                       |
| CW       | CURTAIN WALL              | LG       | LONG                                 | SL     | SLOPE (D)                     |
| CY       | CUBIC YARDS               | 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                     |
|          |                           | MBR      | MEMBER                               | SYM    | SYMMETRICAL                   |
| E        | EAST                      | MECH     | MECHANICAL                           |        |                               |
| E-, EXTG | EXISTING                  | MEZZ     | MEZZANINE                            | T      | TOP                           |
| EA       | EACH                      | MFR      | MANUFACTURE (R)                      | T&B    | TOP AND BOTTOM                |
| EE       | EACH END                  | MIN      | MINIMUM                              | T/     | TOP OF                        |
| EF       | EACH FACE                 | MISC     | MISCELLANEOUS                        | THP    | TEMPERATURE, TEMPORARY        |
| EJ       | EXPANSION JOINT           | MO       | MISCELLY OPENING                     | THD    | THREADED                      |
| EL       | ELEVATION                 | MPH      | MILES PER HOUR                       | THK    | THICK (NESS)                  |
| ELEV     | ELEVATOR                  | MTL      | METAL                                | TOS    | TOP OF STEEL                  |
| EMBED    | EMBEDDED (MENT)           |          |                                      | TOSL   | TOP OF SLAB                   |
| ENGR     | ENGINEER                  | N        | NORTH                                | TOT    | TOTAL                         |
| EOS      | EDGE OF SLAB              | N/A      | NOT APPLICABLE                       | TYP    | TYPICAL                       |
| EQ       | EQUAL                     | NF       | NEAR FACE                            |        |                               |
| ES       | EACH SIDE                 | NIC      | NOT IN CONTRACT                      | UN     | UNLESS NOTED                  |
| EW       | EACH WAY                  | NO, #    | NUMBER                               | UNO    | UNLESS NOTED OTHERWISE        |
| EXP      | EXPANSION                 | NOM      | NOMINAL                              |        |                               |
| EXT      | EXTERIOR                  | NS       | NEAR SIDE                            | V      | VERTICAL                      |
|          |                           | NSH      | NORMAL SLOTTED HOLES                 | VERT   | VERTICAL                      |
| FAB      | FROM ADJACENT BEAM        | NTS      | NOT TO SCALE                         |        |                               |

|     |            |     |                         |
|-----|------------|-----|-------------------------|
| 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 |



**HOLY TRINITY LUTHERAN CHURCH**  
COLUMBARIUM AND RENOVATIONS

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[illegible]**UA BZAP SUBMISSION**

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|                      |                       |
|----------------------|-----------------------|
| <b>DRAWN BY:</b> EVS | <b>CHECKED BY:</b> JI |
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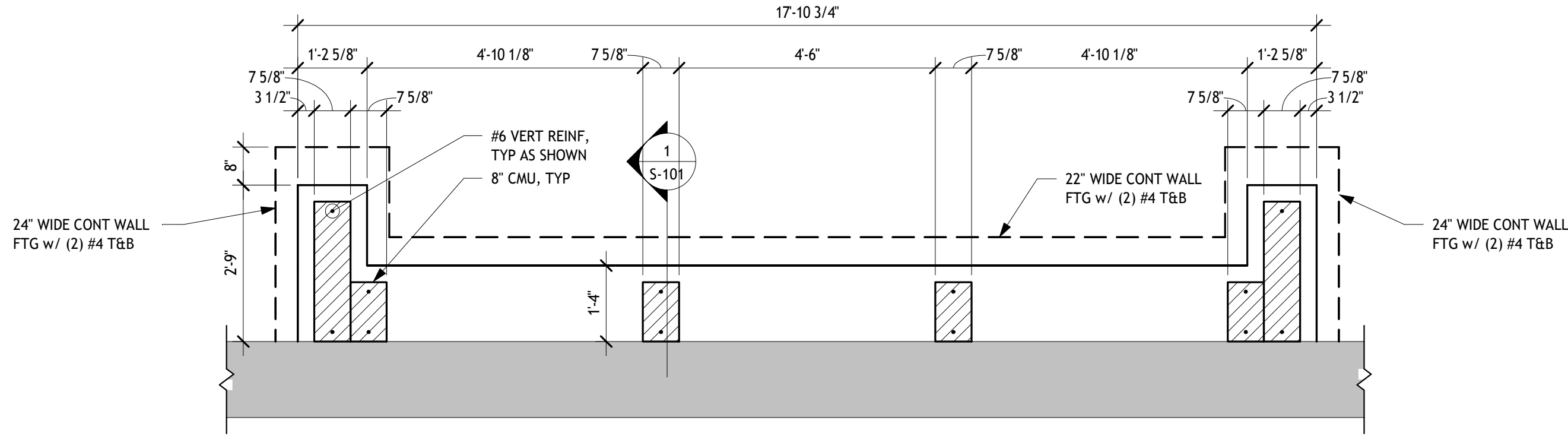
GENERAL NOTES

**S-001**



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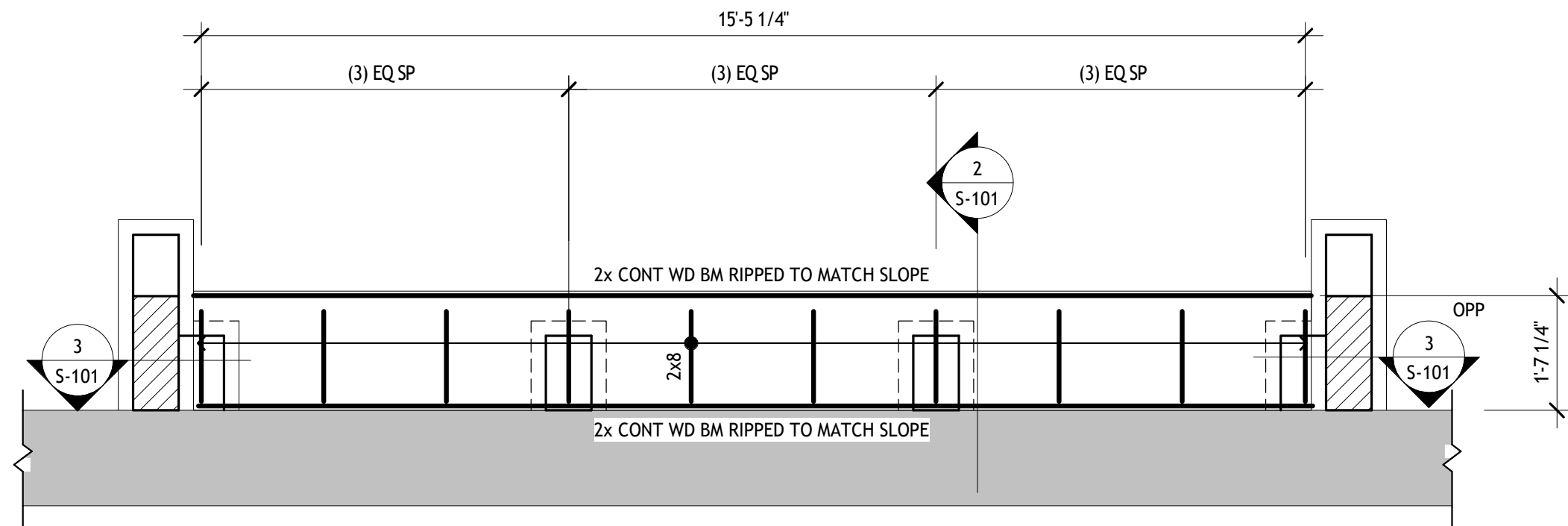


### COLUMNBARIUM FOUNDATION PLAN

1/2" = 1'-0"



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.

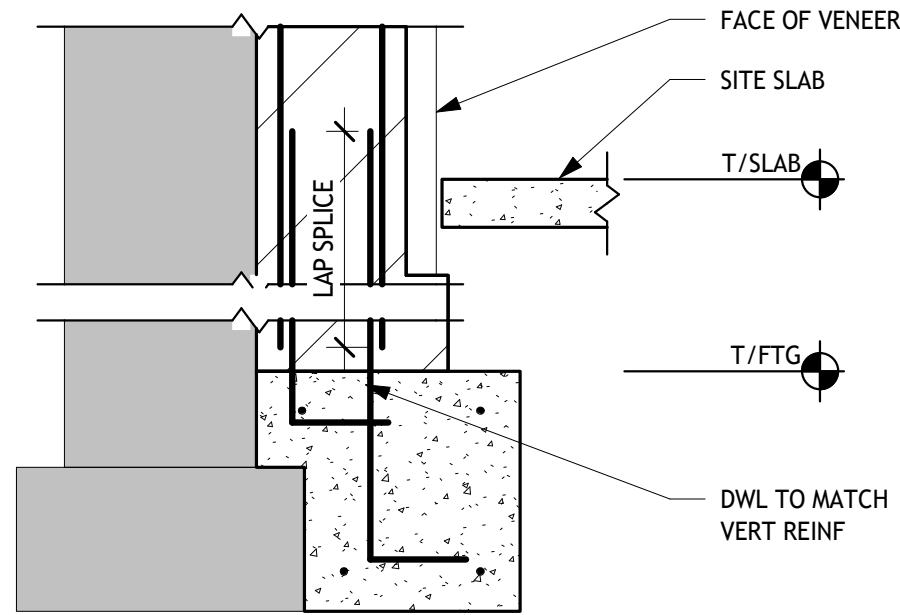


### COLUMNBARIUM ROOF FRAMING PLAN

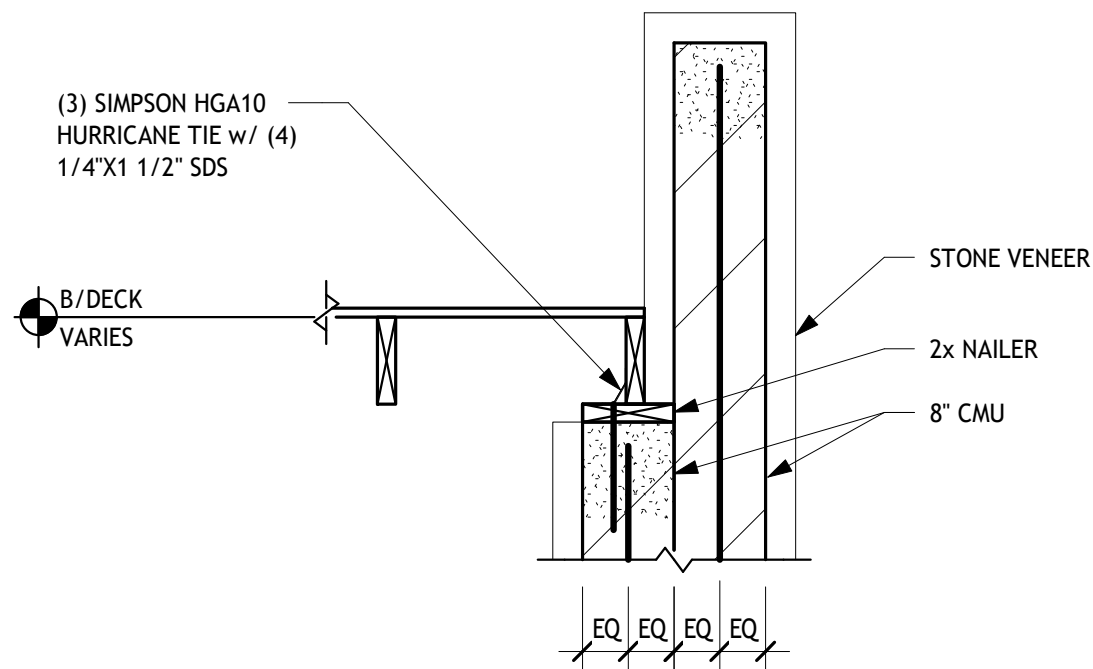
1/2" = 1'-0"



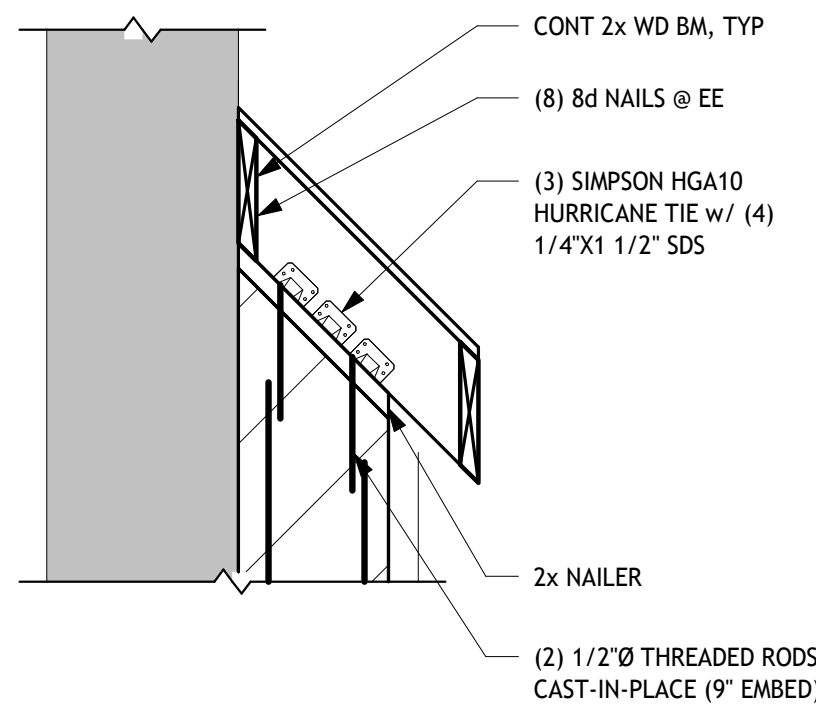
1. DESIGN LIVE LOADS: ROOF SNOW LOAD BASED ON 20 PSF GROUND SNOW LOAD.
2. ROOF CONSTRUCTION: 19/32" (5/8" NOMINAL) APA RATED SHEATHING WITH EDGE CLIPS. PANEL INDEX 32/16, INTERIOR WITH EXTERIOR GLUE. EXPOSURE 1. INSTALL WITH 10d NAILS AT 6" c/c AT SUPPORTED PANEL EDGES AND 10d NAILS AT 12" c/c AT INTERMEDIATE SUPPORTS.
3. SPACE WOOD JOISTS AT 2'-0" ON CENTER. TYPICAL UNLESS NOTED.
4. REFERENCES: GENERAL STRUCTURAL NOTES - S-001



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



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



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

# HOLY TRINITY LUTHERAN CHURCH

## COLUMNARIUM AND RENOVATIONS

PROJECT ADDRESS  
2001 Northwest Blvd,  
Columbus, OH 43212

UA BZAP SUBMISSION  
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20 MAR 2024  
PROJECT NUMBER  
202406.00

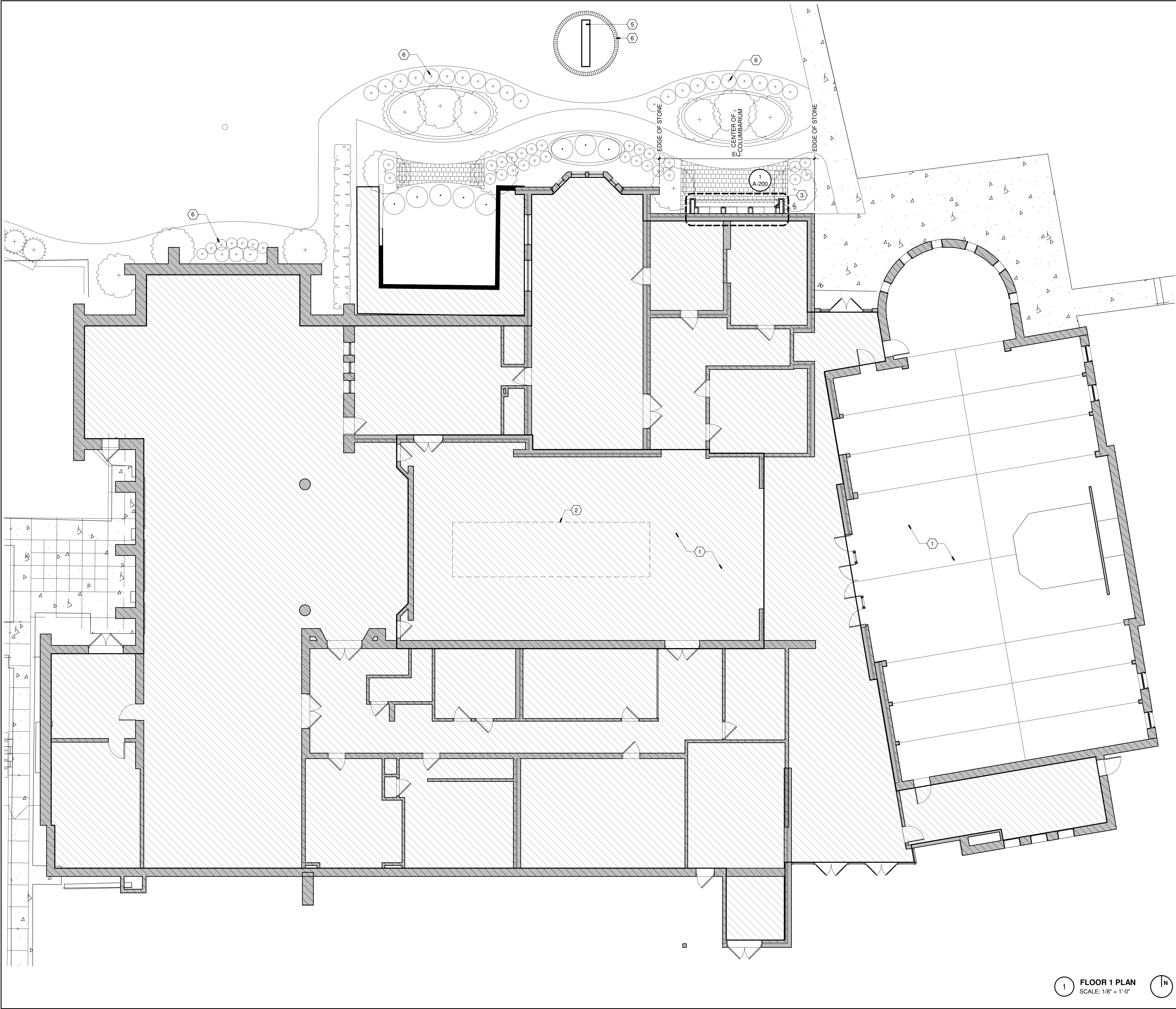
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PLAN

**S-101**



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### GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT.
- 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 |
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DRAWN BY: KM    CHECKED BY: GG

GROUND FLOOR PLAN

## A-101

# WSA

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COLUMBUS, OH 43206  
614.824.1633

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STRUCTURAL ENGINEERS

**Karpinski**

## HOLY TRINITY LUTHERAN CHURCH

### COLUMBARIUM AND RENOVATIONS

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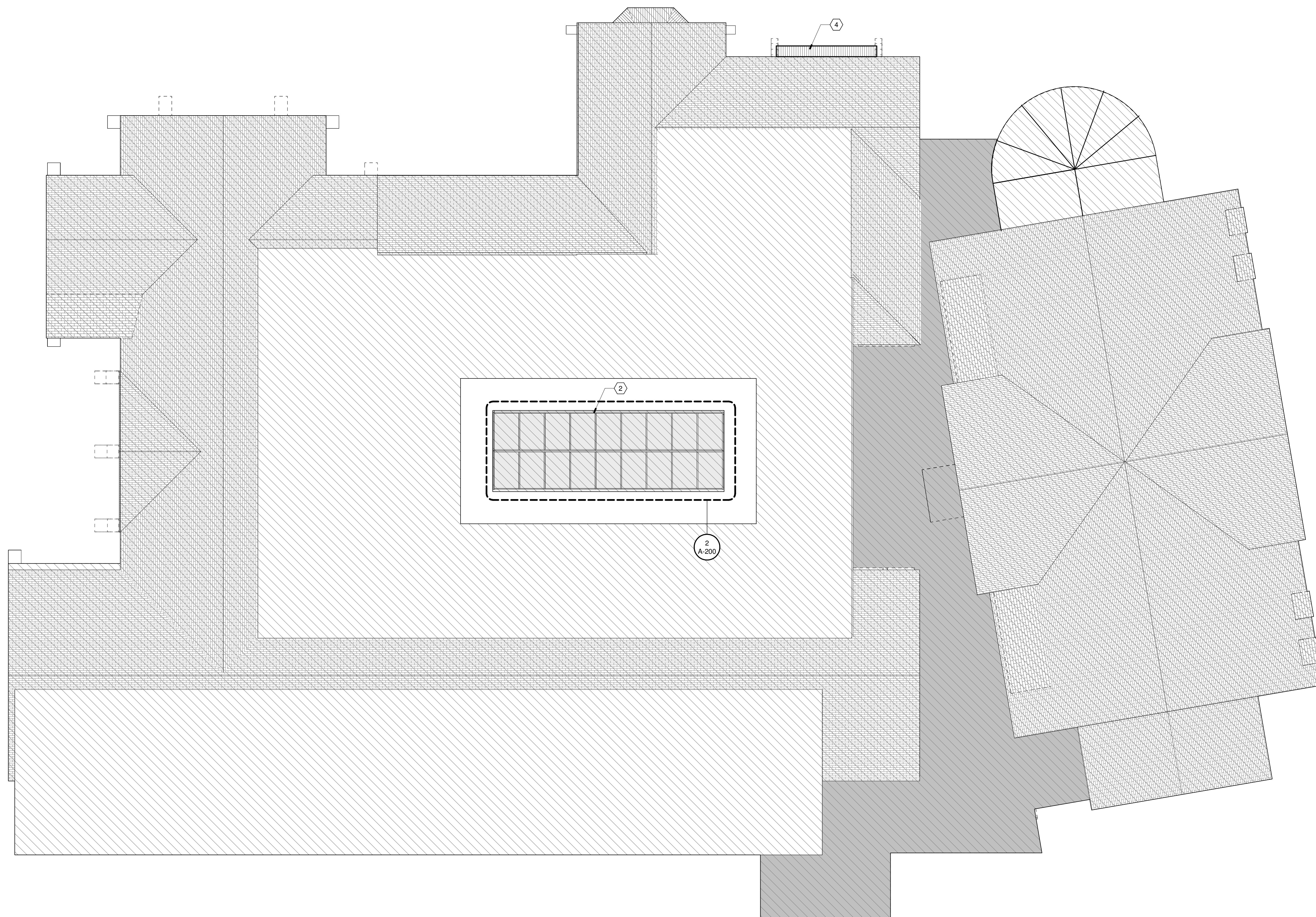
PROJECT NUMBER  
202406.00

DRAWN BY: KM    CHECKED BY: GG

GROUND FLOOR PLAN

## A-101





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                      |

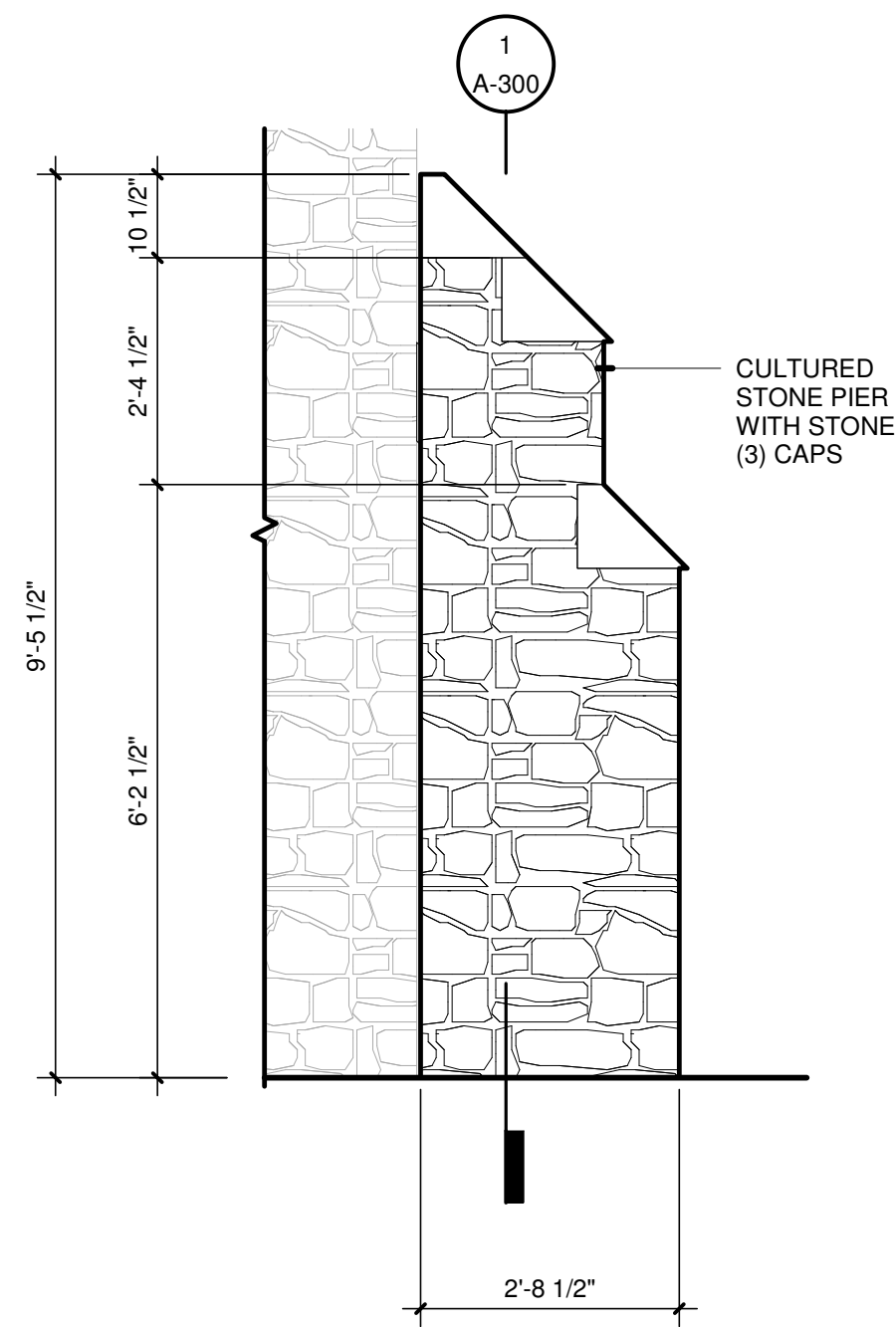
## CODED NOTES

| # | -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                                                             |

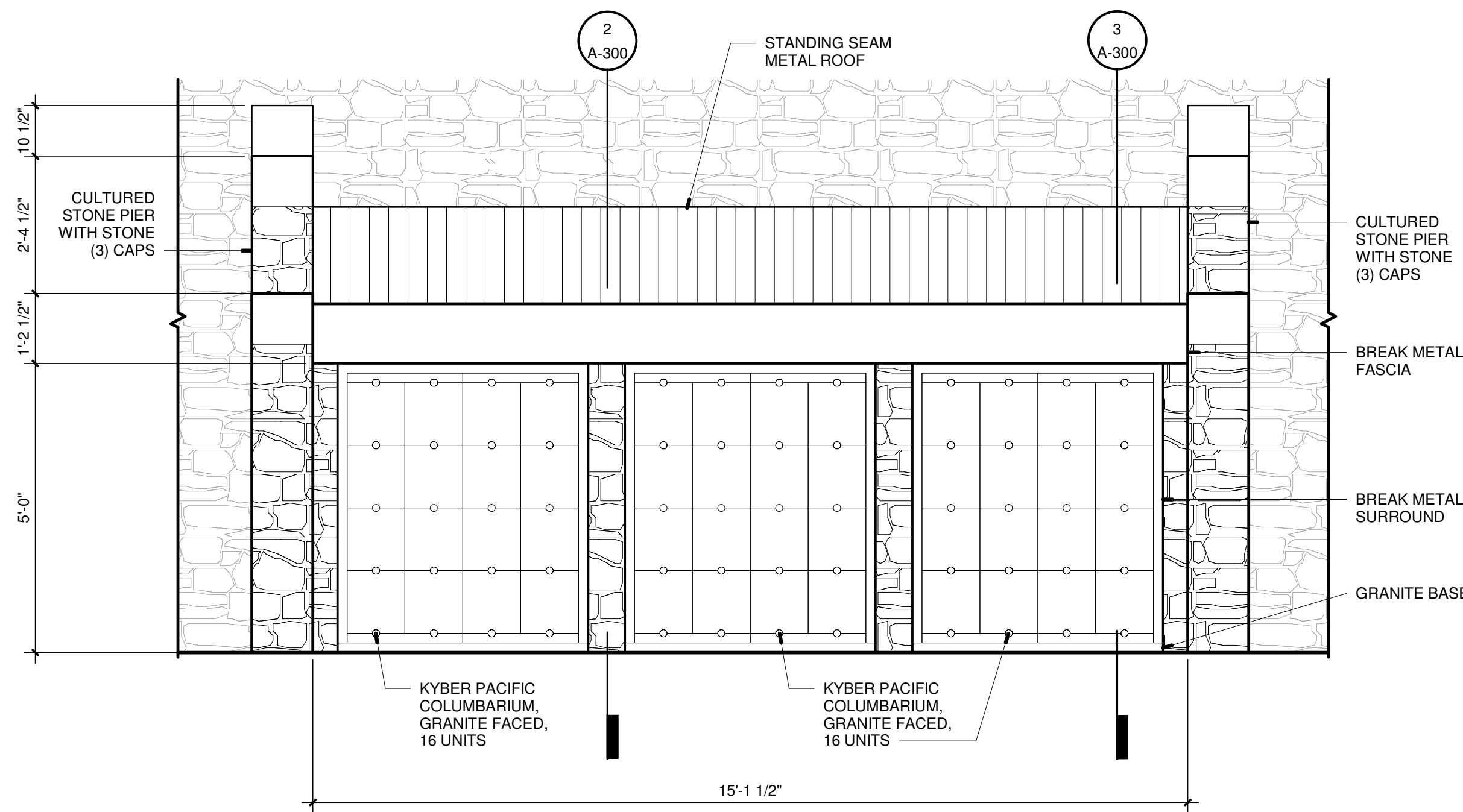
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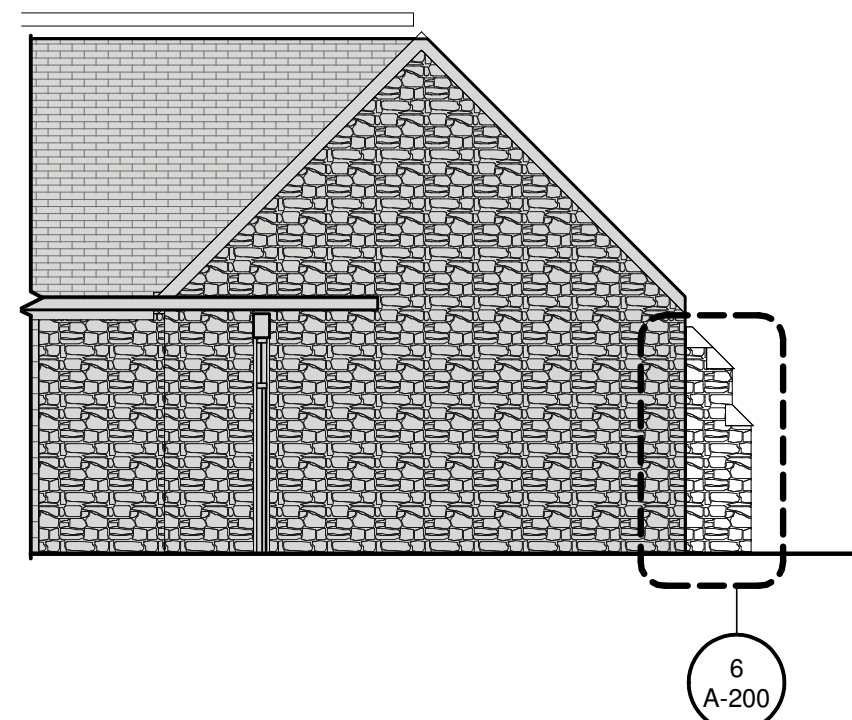
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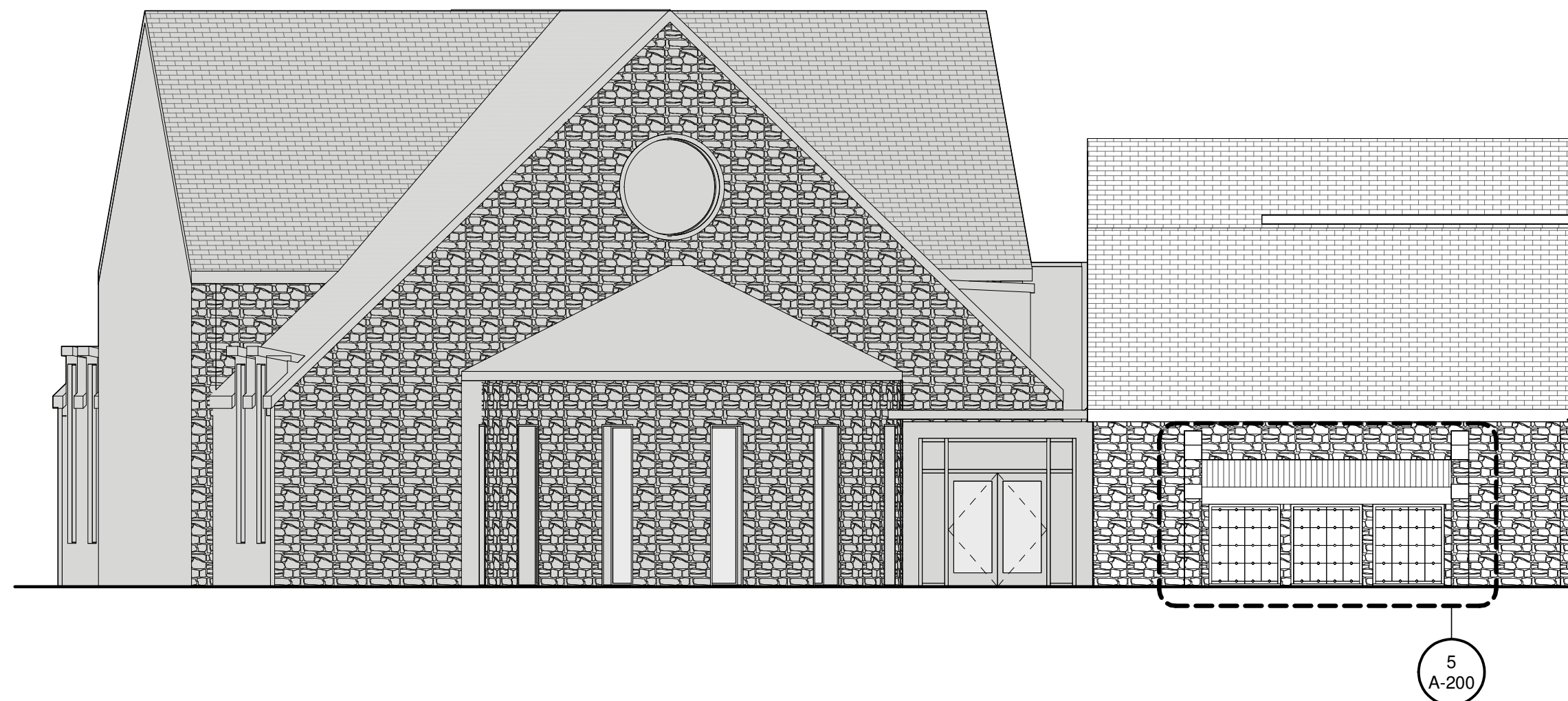
6 COLUMBARIUM SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



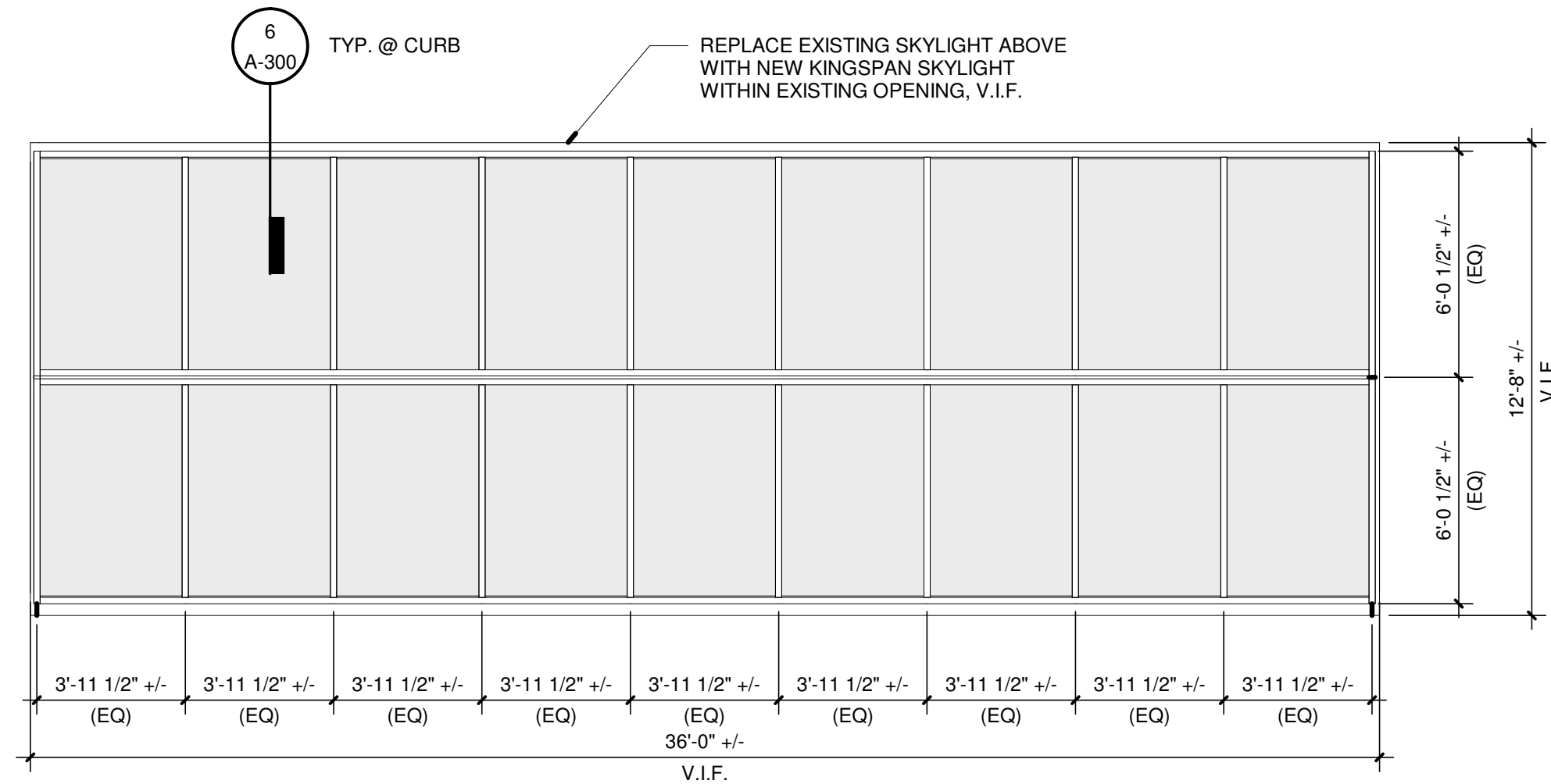
5 COLUMBARIUM FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



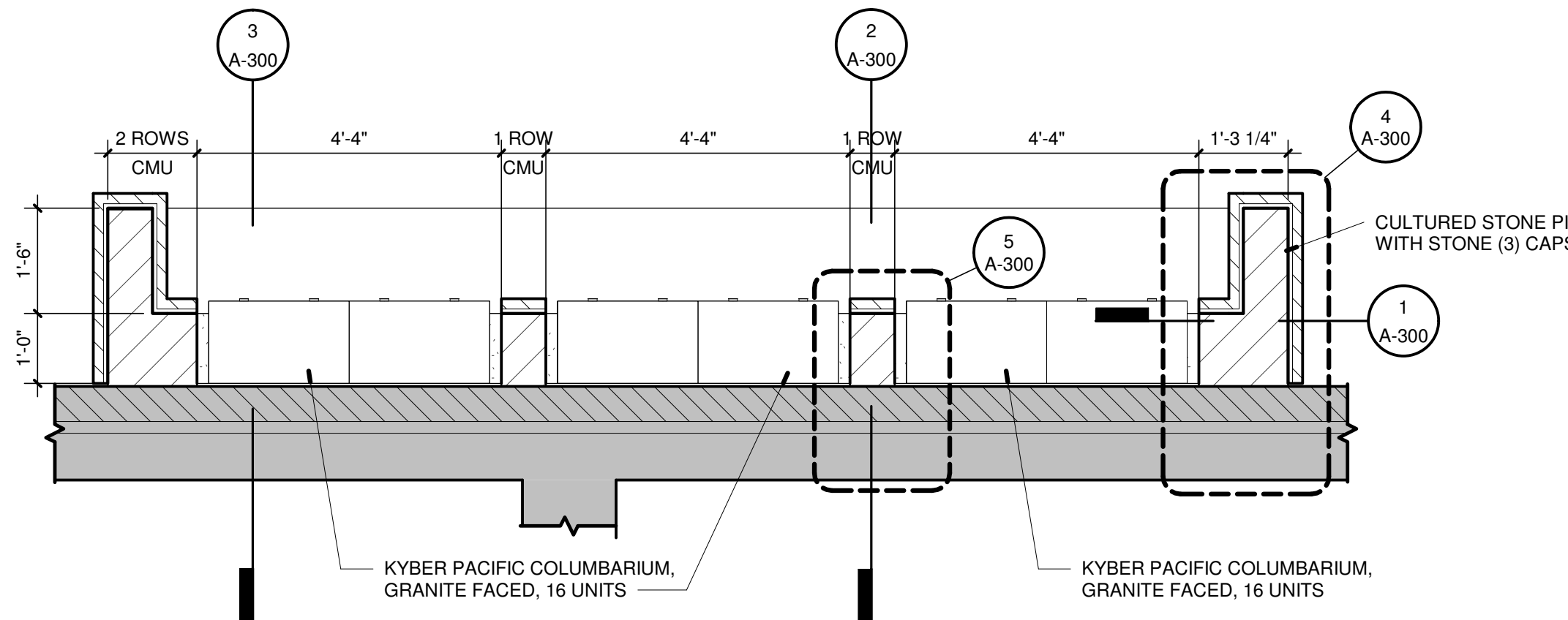
4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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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# HOLY TRINITY LUTHERAN CHURCH

## COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS  
2001 Northwest Blvd.  
Columbus, OH 43212

| # | DATE | DESCRIPTION |
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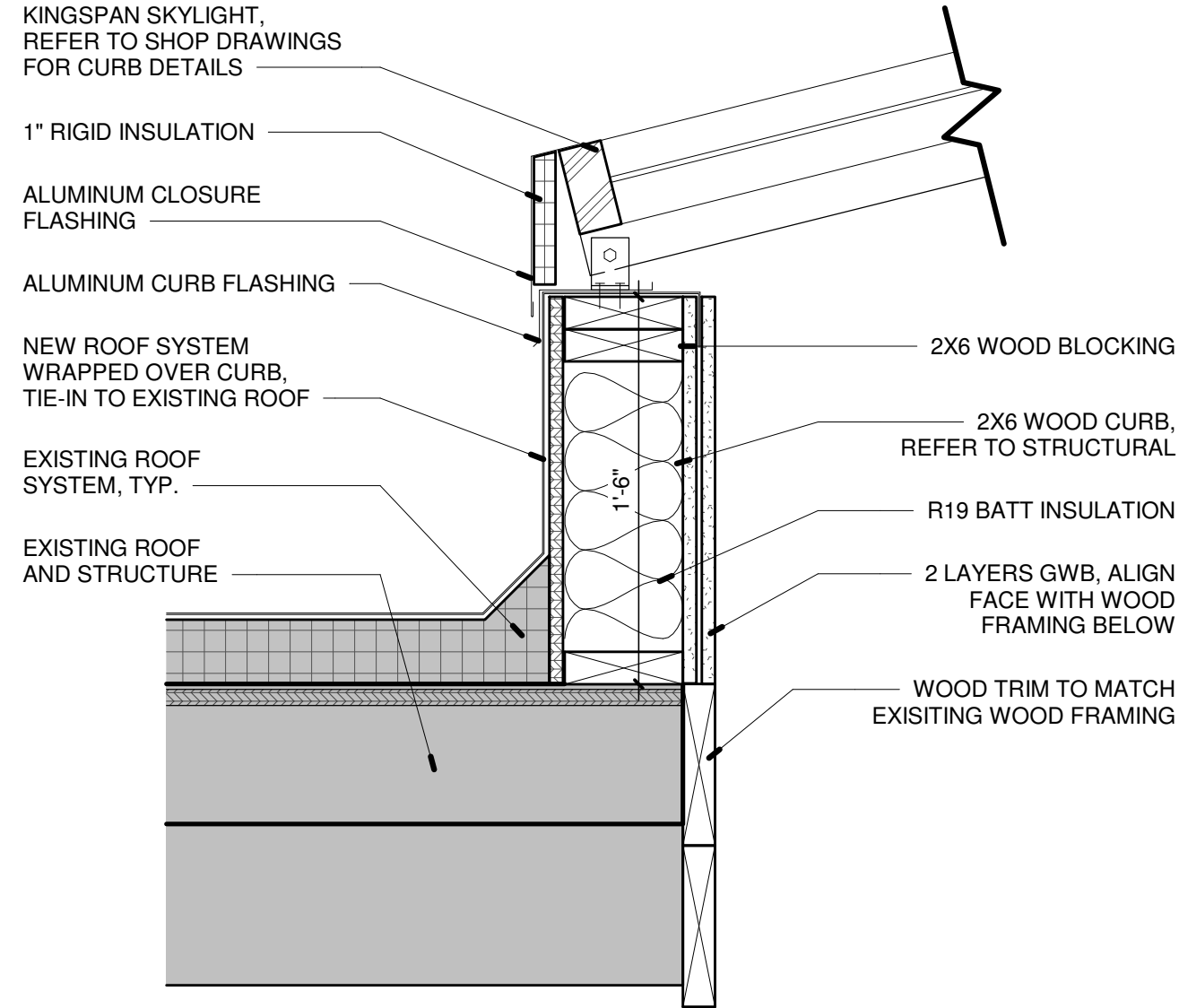
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ENLARGED PLANS AND  
BUILDING ELEVATIONS

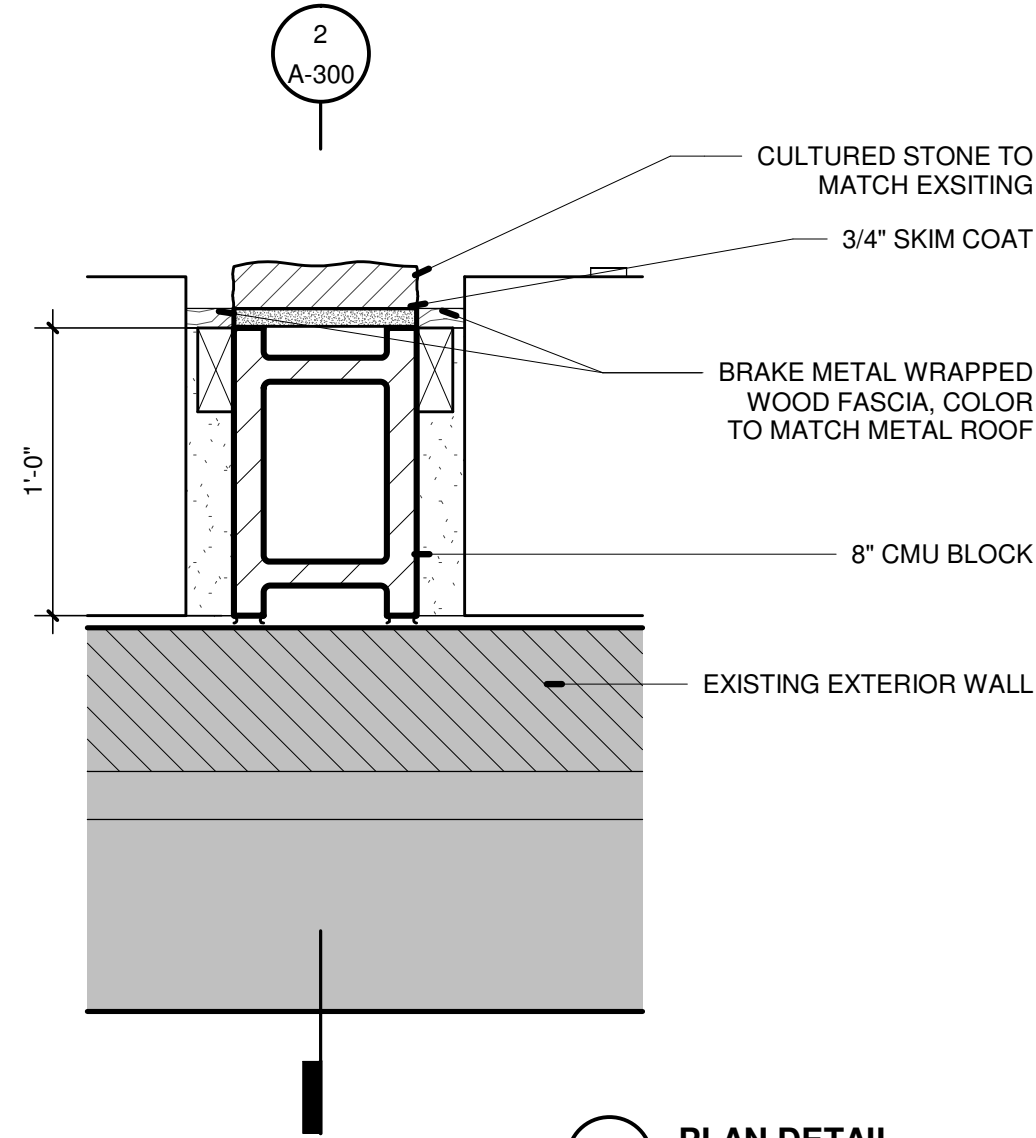
A-200



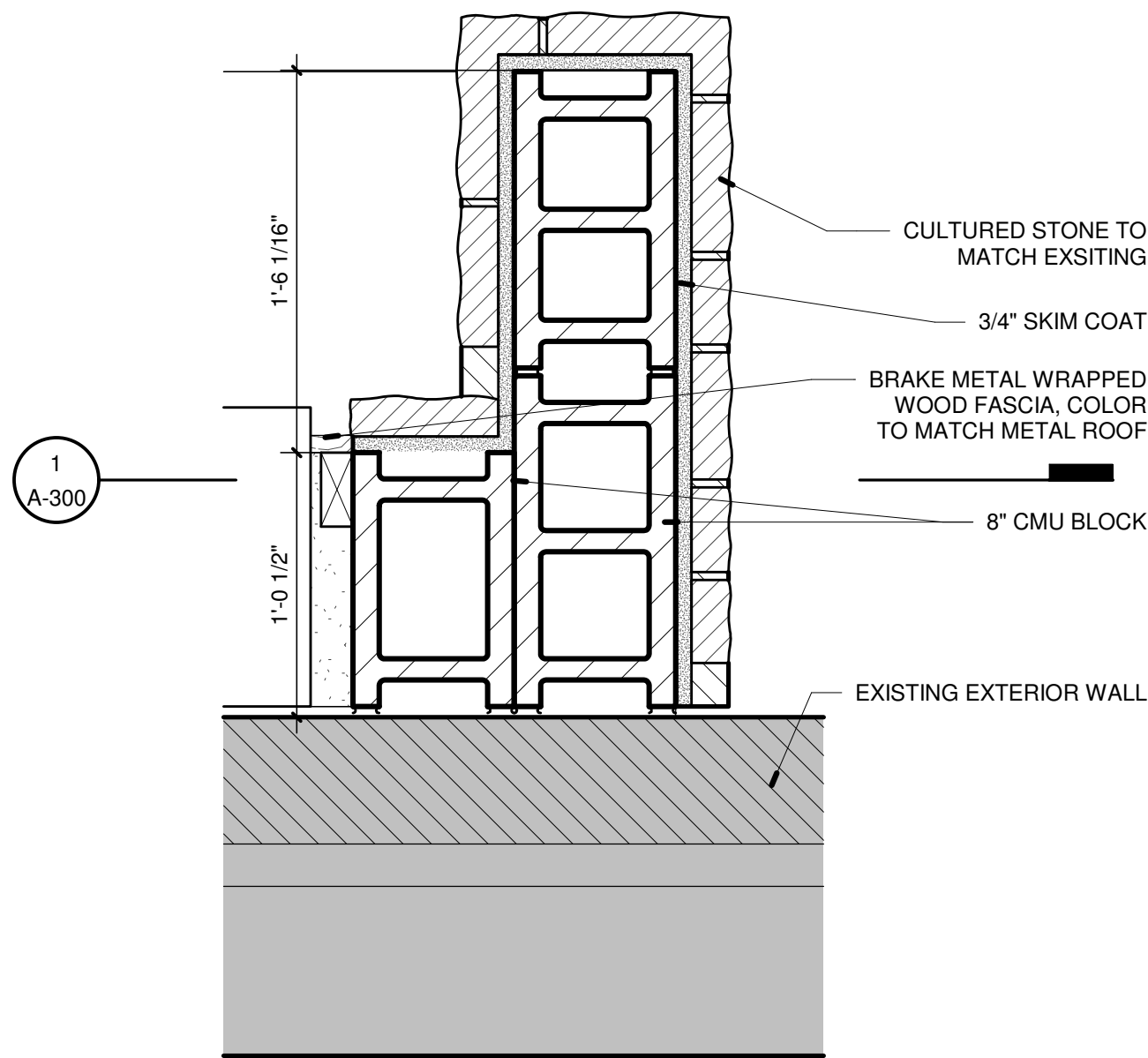
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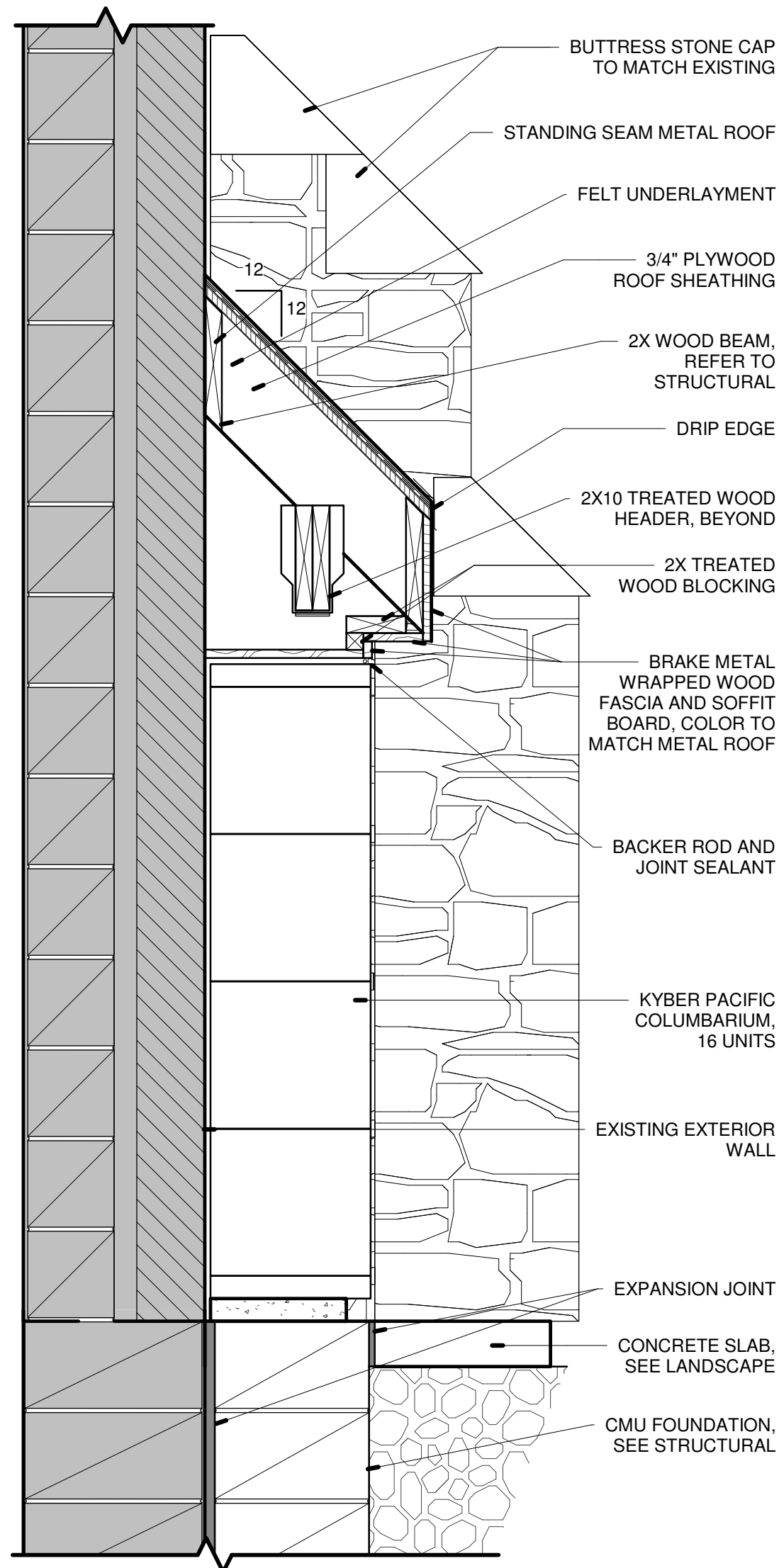
6 SKYLIGHT CURB SECTION  
SCALE: 1 1/2" = 1'-0"



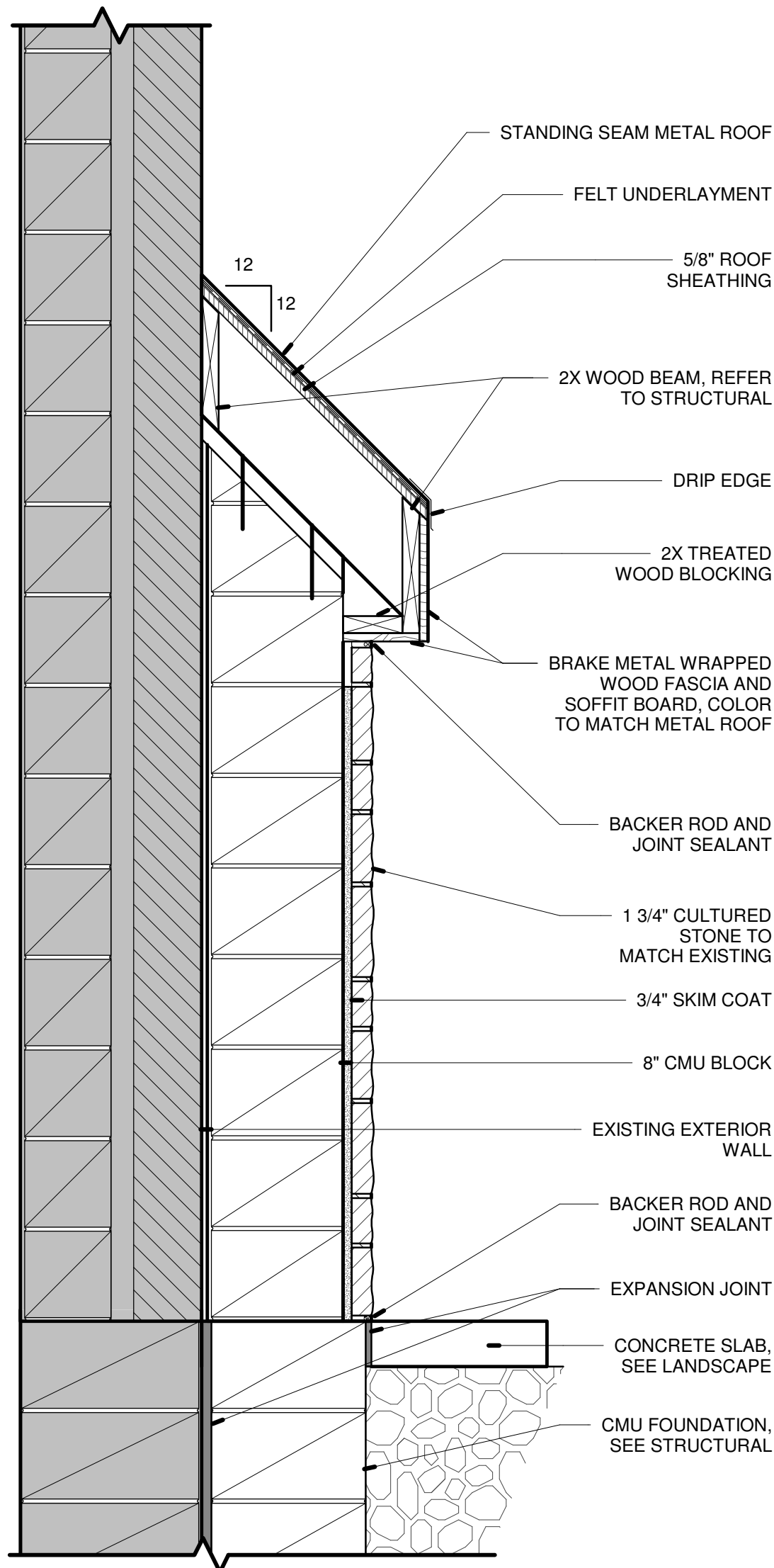
5 PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"



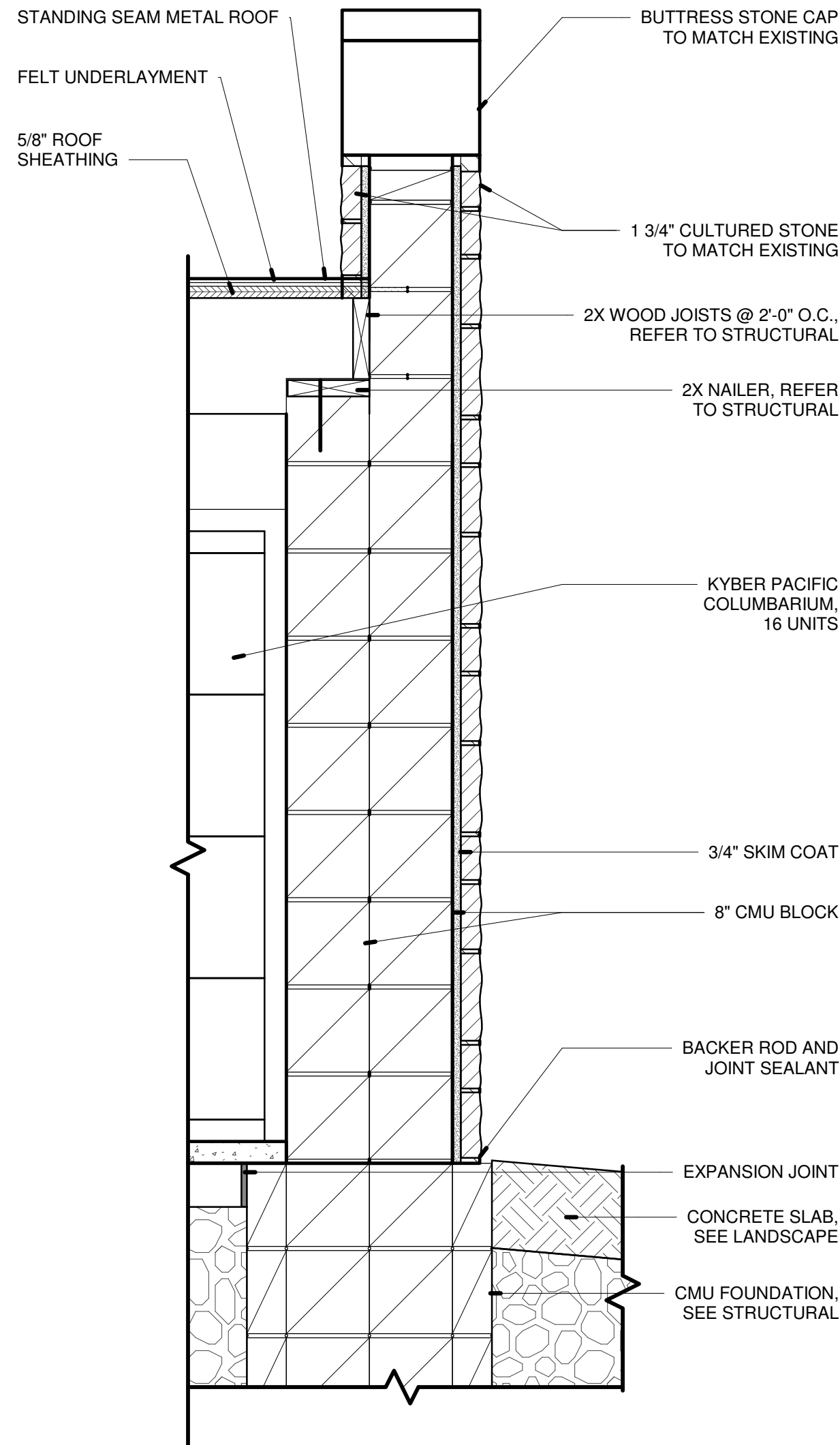
4 PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"



3 WALL SECTION  
SCALE: 1" = 1'-0"



2 WALL SECTION  
SCALE: 1" = 1'-0"



1 WALL SECTION  
SCALE: 1" = 1'-0"

GENERAL NOTES

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COLUMBARIUM AND RENOVATIONS

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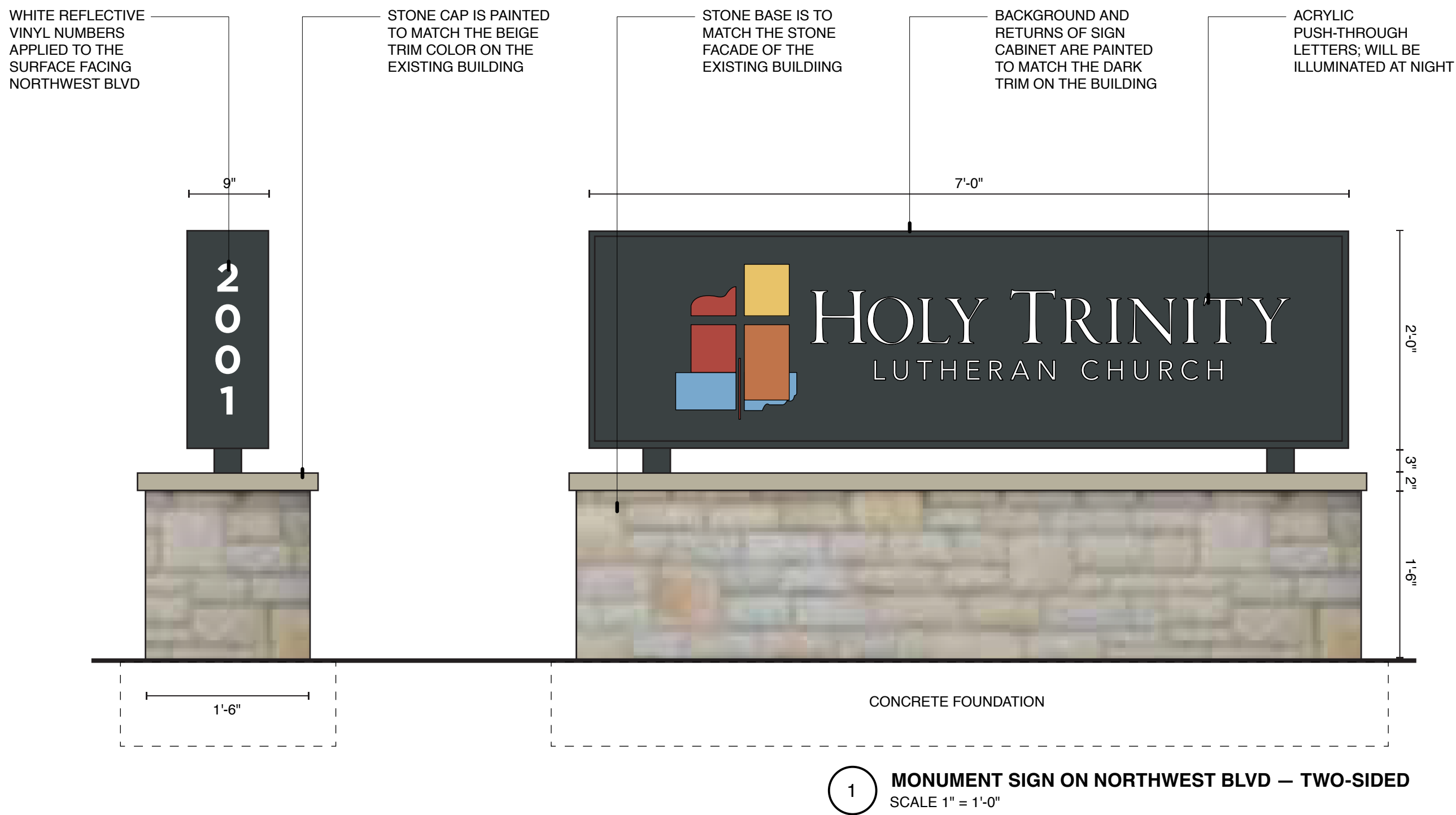
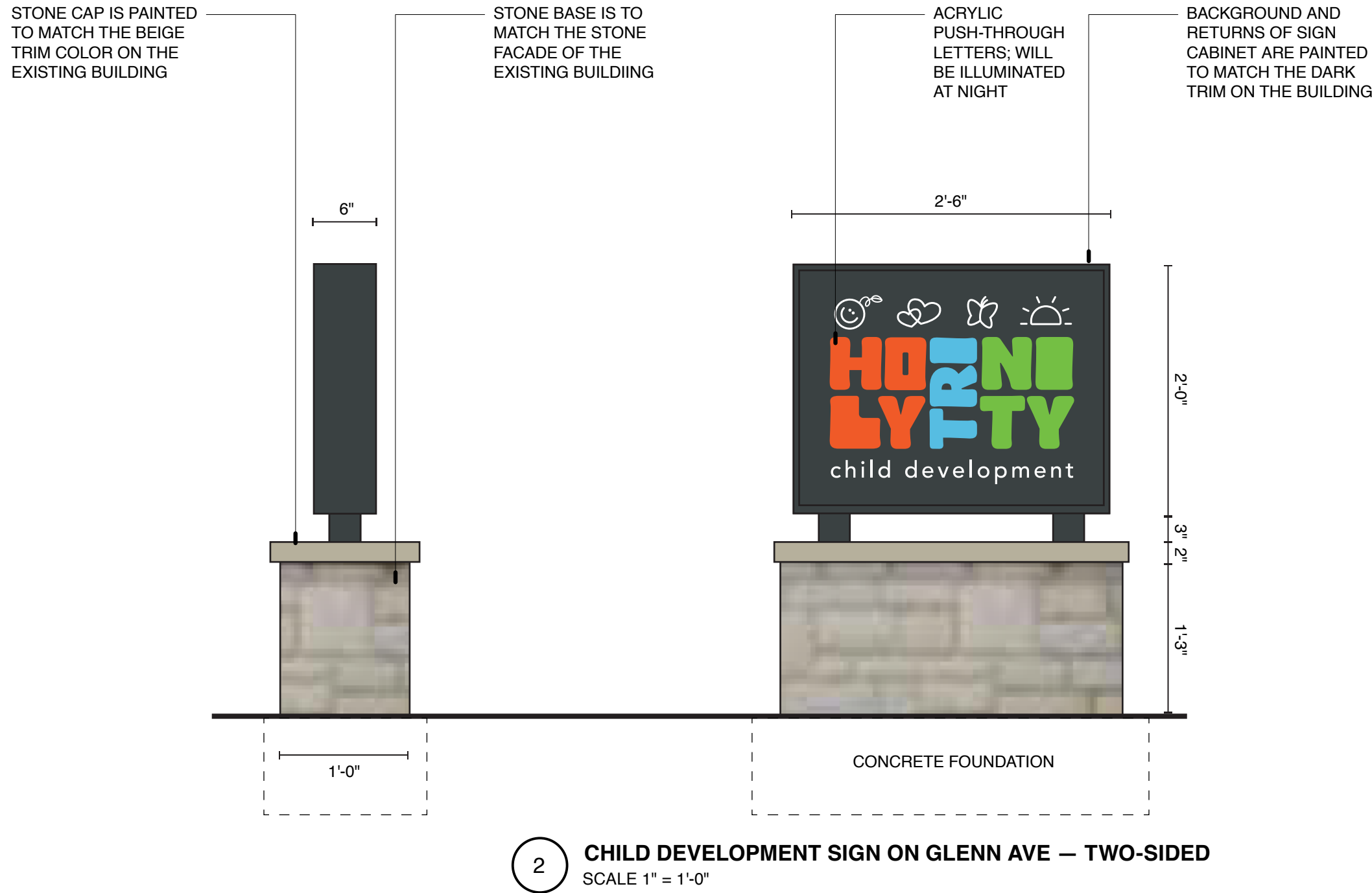
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SECTIONS, AND DETAILS

A-300





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COLUMBARIUM AND RENOVATIONS

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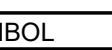
EXTERIOR SIGNS

**I-300**



|                                                                                                                                                                                                       |                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">§</div> <div> <b>LOW VOLTAGE CONTROL STATION TYPE SCHEDULE</b> </div> </div> |                    |
| <b>LABEL</b>                                                                                                                                                                                          | <b>DESCRIPTION</b> |

| LEGEND - ONE LINE DIAGRAM |                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------|
| SYMBOL                    | DESCRIPTION                                                                                                      |
|                           | BRANCH PANELBOARD                                                                                                |
|                           | ISOLATED POWER PANELBOARD                                                                                        |
|                           | GROUND                                                                                                           |
|                           | MOLDED CASE CIRCUIT BREAKER (NON-ADJUSTABLE)                                                                     |
|                           | CIRCUIT BREAKER WITH SOLID STATE ELECTRONIC TRIP, ADJUSTABLE TRIP SETTING. FRAME SIZE AND TRIP SIZE AS INDICATED |
|                           | DRAW OUT LOW VOLTAGE POWER CIRCUIT BREAKER                                                                       |
|                           | FUSED SWITCH AND FUSE SIZE                                                                                       |
|                           | 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                                                                                          |
|                           | SURGE PROTECTIVE DEVICE                                                                                          |
|                           | VARIABLE FREQUENCY DRIVE - FURNISHED BY OTHERS                                                                   |
|                           | ELECTRONIC METER                                                                                                 |
|                           | ELECTRONIC METER CABINET                                                                                         |
|                           | 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)                                                                        |
|                           | 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                                                                           |
|                           | MEDIUM VOLTAGE PROTECTIVE RELAY                                                                                  |
|                           | MEDIUM VOLTAGE NON-FUSED DISCONNECT SWITCH                                                                       |
|                           | SURGE ARRESTOR                                                                                                   |
|                           | BATTERY                                                                                                          |
|                           | CURRENT TRANSFORMER                                                                                              |
|                           | GROUND FAULT                                                                                                     |
|                           | GROUND FAULT INDICATION                                                                                          |
|                           | KEY INTERLOCK                                                                                                    |
|                           | SHUNT TRIP                                                                                                       |
|                           | SPLICE                                                                                                           |

| POWER CIRCUITING GUIDE                                                                               |                                                                                                                                  |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                               | DESCRIPTION                                                                                                                      |
|  <p>XXX X:1</p> | <p>POWER CIRCUITING DESIGNATION<br/>           X: PANEL NAME<br/>           1: CIRCUIT NUMBER</p>                                |
|                                                                                                      | <p>DEVICE, JUNCTION BOX, FLOOR BOX,<br/>           ETC.</p>                                                                      |
|                                                                                                      | <p>EQUIPMENT ABBREVIATION, REFER TO<br/>           EQUIPMENT ABBREVIATION SCHEDULE<br/>           FOR ADDITIONAL INFORMATION</p> |

| CONDUIT SYMBOL LEGEND                                                                 |                                                                                                                                    |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                | DESCRIPTION                                                                                                                        |
|  | CONDUIT STUB                                                                                                                       |
|  | CONDUIT TURNED DOWN                                                                                                                |
|  | CONDUIT TURNED UP                                                                                                                  |
|  | CONDUIT INSTALLED BELOW GRADE OR BELOW FINISHED FLOOR                                                                              |
|  | ELECTRICAL CONNECTION TO EQUIPMENT ITEM 'E-1' (LETTER DESIGNATION AS APPLICABLE) - SEE CORRESPONDING EQUIPMENT CONNECTION SCHEDULE |

| 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            |

[illegible]



# E0-2



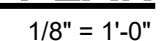
## COLUMBARIUM AND RENOVATIONS

2001 Northwest Blvd,  
Columbus, OH 43212

[illegible]

FIRST FLOOR LIGHTING  
PLAN

**E1-1**

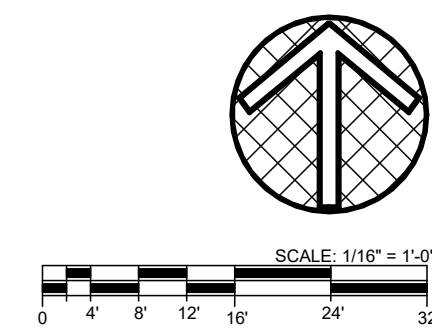


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COLUMBARIUM AND RENOVATIONS

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| <b>UA BZAP SUBMISSION</b><br><br>DATE PRINTED<br>20 MAR 2024<br><br>PROJECT NUMBER<br>202406.00 |                |
| DRAWN BY: CSS                                                                                   | CHECKED BY: CC |
| <b>SITE LIGHTING PLAN</b>                                                                       |                |

**E1-2**



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

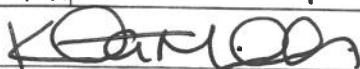
This application will be heard by the Board of Zoning and Planning on: 04.17.2024

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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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.<br>Columbus, OH 43212-1199                                                               | Jeffrey and Stephanie Baehler  | 9589 0710 5270 1540 8368 73                     | 3/12/2024                   |
| 1956 Glenn Ave.<br>Columbus, OH 43212-1199                                                               | Janice Harris and Holly Harris | 9589 0710 5270 1540 8368 66                     | 3/12/2024                   |
| 1973 Glenn Ave.<br>Columbus, OH 43212-1199                                                               | Michael and Paige Trotta       | 9589 0710 5270 1540 8368 59                     | 3/12/2024                   |
| 1942 Westwood Ave.<br>Columbus, OH 43212-1199                                                            | Lynn Meehan                    | 9589 0710 5270 1540 8368 28                     | 3/12/2024                   |
| 1999 Glenn Ave.<br>Columbus, OH 43212-1199                                                               | Christine Bohannon             | 9589 0710 5270 1540 8368 11                     | 3/12/2024                   |
| 4271 Stratton Rd<br>Columbus, OH 43220                                                                   | MSJ Sycamore Properties LLC    | 9589 0710 5270 1540 8368 04                     | 3/12/2024                   |
| 2355 Andover Rd<br>Columbus, OH 43221                                                                    | Robert Owens and Jeanne Owens  | 9589 0710 5270 1540 8367 98                     | 3/12/2024                   |
| 2618 Bryden Rd<br>Columbus, OH 43209                                                                     | 2022 Northwest, LLC            | 9589 0710 5270 1540 8367 81                     | 3/12/2024                   |
| 2006 Northwest Blvd.<br>Columbus, OH 43212-1199                                                          | Samuel Stephenson              | 9589 0710 5270 1540 8367 74                     | 3/12/2024                   |
| 2004 Northwest Blvd<br>Columbus, OH 43212-1199                                                           | Peter Haggard                  | 9589 0710 5270 1540 8367 67                     | 3/12/2024                   |
| 1520 McCoy Rd<br>Columbus, OH 43220                                                                      | Nisring Hamed and Thura Harfi  | 9589 0710 5270 1540 8367 50                     | 3/12/2024                   |
| 2000 Northwest Blvd<br>Columbus, OH 43212-1199                                                           | Ryan Abbruzzese                | 9589 0710 5270 1540 8367 43                     | 3/12/2024                   |
| 1965 Glenn Ave<br>Columbus, OH 43212-1199                                                                | David Dwarney                  | 9589 0710 5270 1540 8367 05                     | 3/12/2024                   |
| Applicant Signature:  |                                |                                                 | Date: 03.20.24              |





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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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: |
|------------------------------------------------|-----------------------------------|-------------------------------------------------|-----------------------------|
| 1991 Glenn Ave.<br>Columbus, OH 43212-1199     | Divyanga Singh and Amar Vallamudi | 9589 0710 5270 1540 8369 34                     | 3/12/2024                   |
| 1981 Glenn Ave<br>Columbus, OH 43212-1199      | Keith and Rachel Jones            | 9589 0710 5270 1540 8369 41                     | 3/12/2024                   |
| 2025 Northwest Blvd<br>Columbus, OH 43212-1199 | Ohio Bell Telephone Co.           | 9589 0710 5270 1540 8369 58                     | 3/12/2024                   |
| 1962 Glenn Ave<br>Columbus, OH 43212-1199      | James McGuire and Lenore Rickert  | 9589 0710 5270 1540 8369 96                     | 3/12/2024                   |
| P.O. Box 309<br>Plain City, OH 43064           | Markritz LLC                      | 9589 0710 5270 1540 8368 80                     | 3/12/2024                   |
| 1966 Westwood Ave<br>Columbus, OH 43212-1199   | Andrew and Gina Glynn             | 9589 0710 5270 1540 8368 97                     | 3/12/2024                   |
| 2845 Margate Rd<br>Columbus, OH 43221          | Michael Peppe                     | 9589 0710 5270 1540 8369 27                     | 3/12/2024                   |
| 1951 Westwood Ave<br>Columbus, OH 43212-1199   | Kelli Briggs                      | 9589 0710 5270 1540 8370 30                     | 3/12/2024                   |
| 1958 Westwood Ave<br>Columbus, OH 43212-1199   | Todd and Amber Kuehn              | 9589 0710 5270 1540 8370 23                     | 3/12/2024                   |
| 1978 Glenn Ave<br>Columbus, OH 43212-1199      | Jay Zenitsky<br>Patricia Rancourt | 9589 0710 5270 1540 8370 09                     | 3/12/2024                   |
| 1943 Westwood Ave<br>Columbus, OH 43212-1199   | Robert and Elizabeth Mackin       | 9589 0710 5270 1540 8370 10                     | 3/12/2024                   |
|                                                |                                   |                                                 |                             |
|                                                |                                   |                                                 |                             |
| Applicant Signature: <u>K. Miller</u>          |                                   |                                                 | Date: <u>03.20.24</u>       |



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

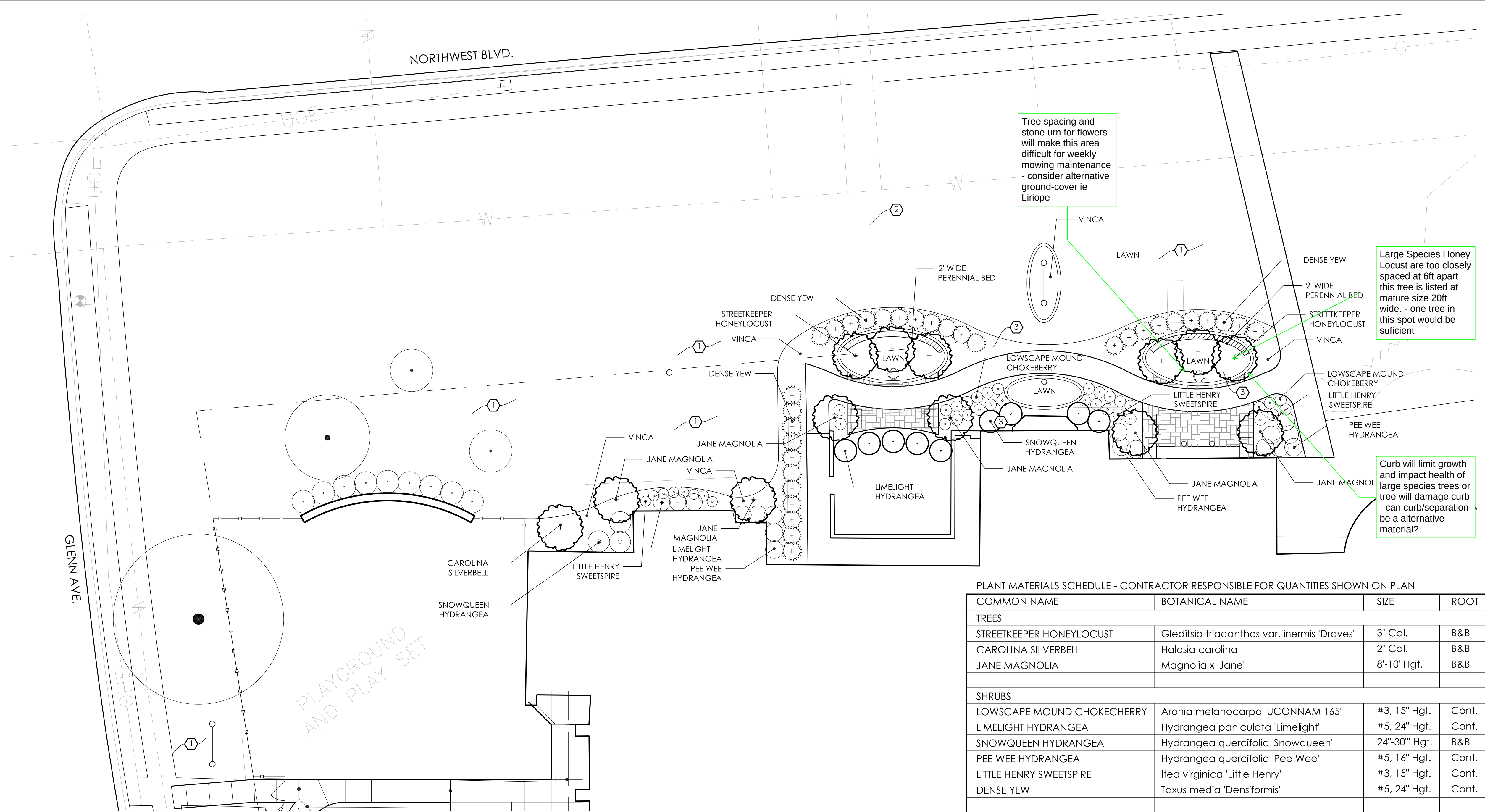
Planning Officer  
614-583-5071  
[akelly@uaoh.net](mailto:akelly@uaoh.net)

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



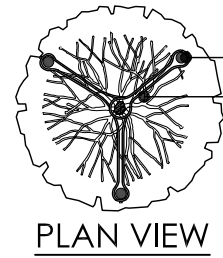
COPYRIGHT RESERVED BY WSA STUDIO. THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF WSA STUDIO, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT. WITHOUT THE EXPRESS WRITTEN AUTHORIZATION BY WSA STUDIO.

8/15/2024 2:28:39 PM



## 1 PLANTING PLAN

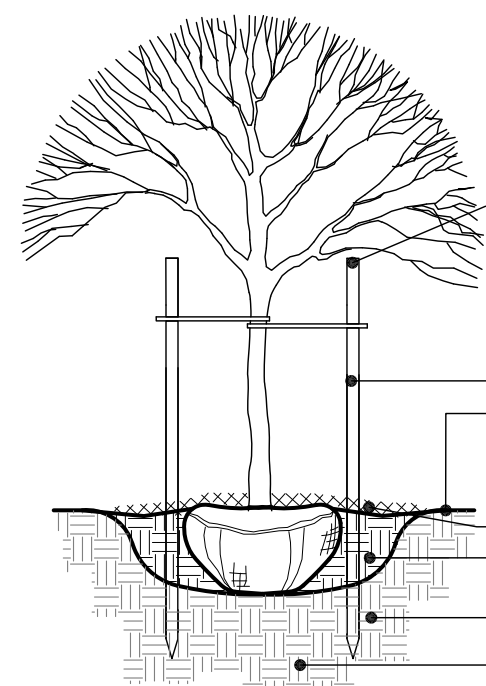
PREVAILING WIND



WOOD STAKES  
RUBBER TIES

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.



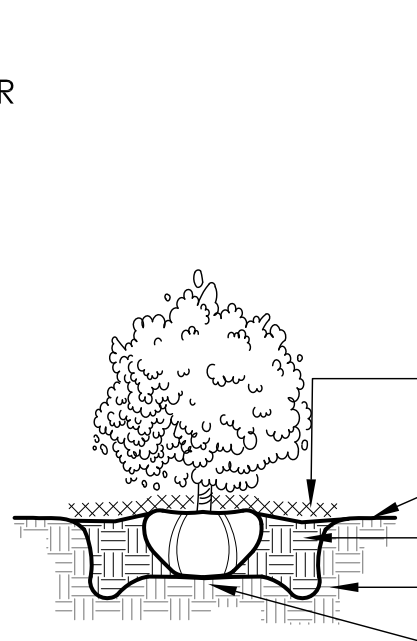
TWO (2) 2" DIA. WOOD STAKES. INSTALL APPROX. 2" AWAY FROM EDGE OF ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH BRANCHES.

NON-ABRASIVE RUBBER TIES  
FINISH GRADE

HARDWOOD BARK MULCH  
BACKFILL PLANTING SOIL MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

## 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.

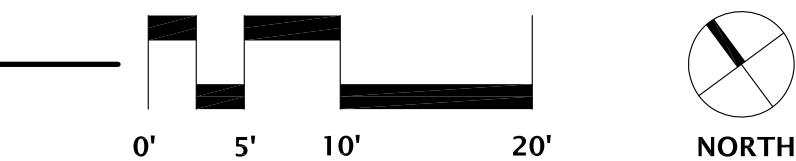
HARDWOOD BARK MULCH

FINISH GRADE

BACKFILL PLANTING SOIL MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

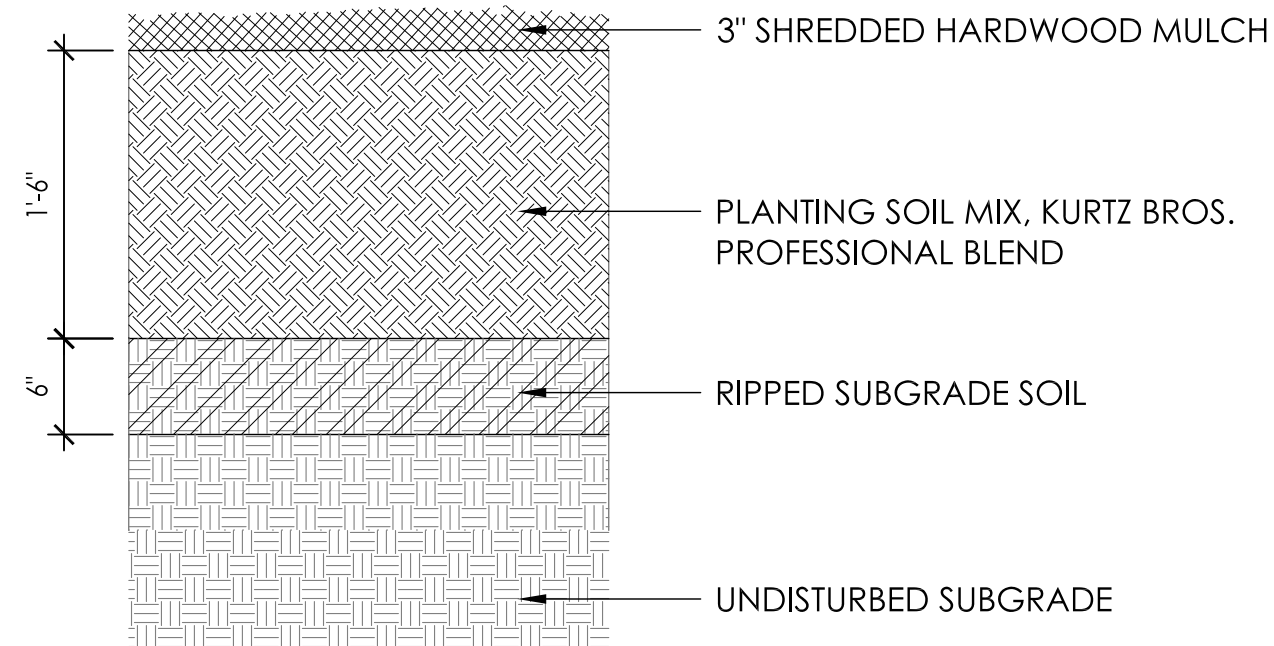
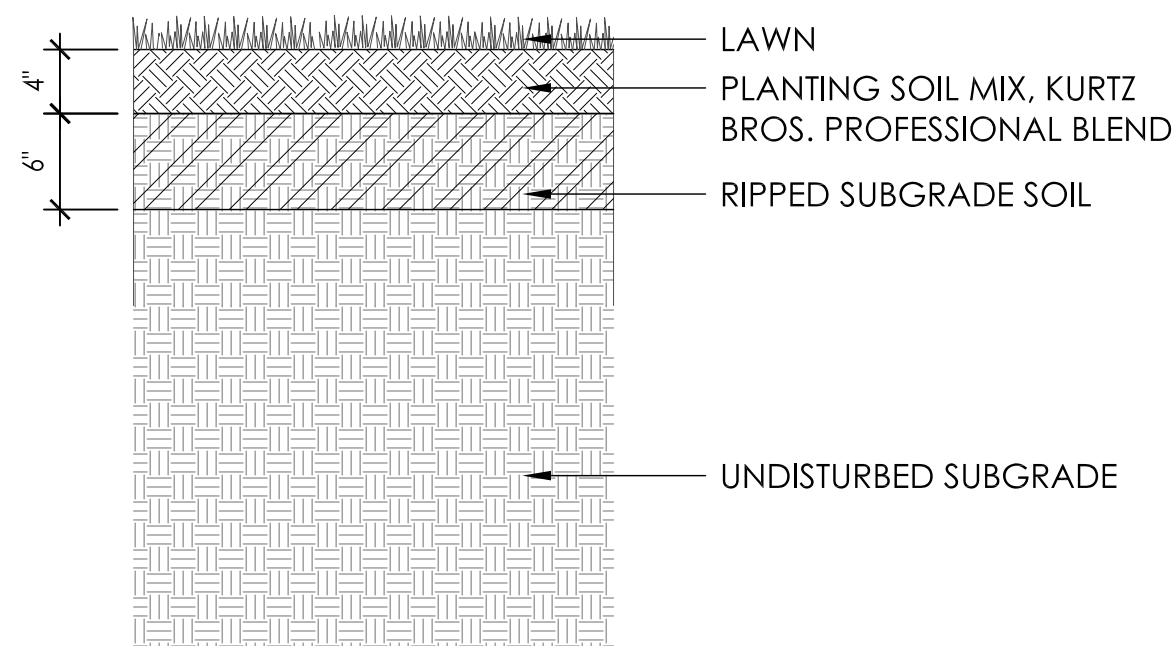
## 3 SHRUB PLANTING

NTS



## 4 SOIL PROFILE AT LAWN

NTS



## 5 SOIL PROFILE AT PLANT BED

NTS

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. |

### 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**

882 S. FRONT STREET  
COLUMBUS, OH 43206  
614.824.1633

**SANDS  
DECKER**  
ENGINEERS & SURVEYORS

**EDGE**

**SMBH**  
STRUCTURAL ENGINEERS

**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



# Holy Trinity Lutheran Church 2001 Northwest Boulevard

BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking West

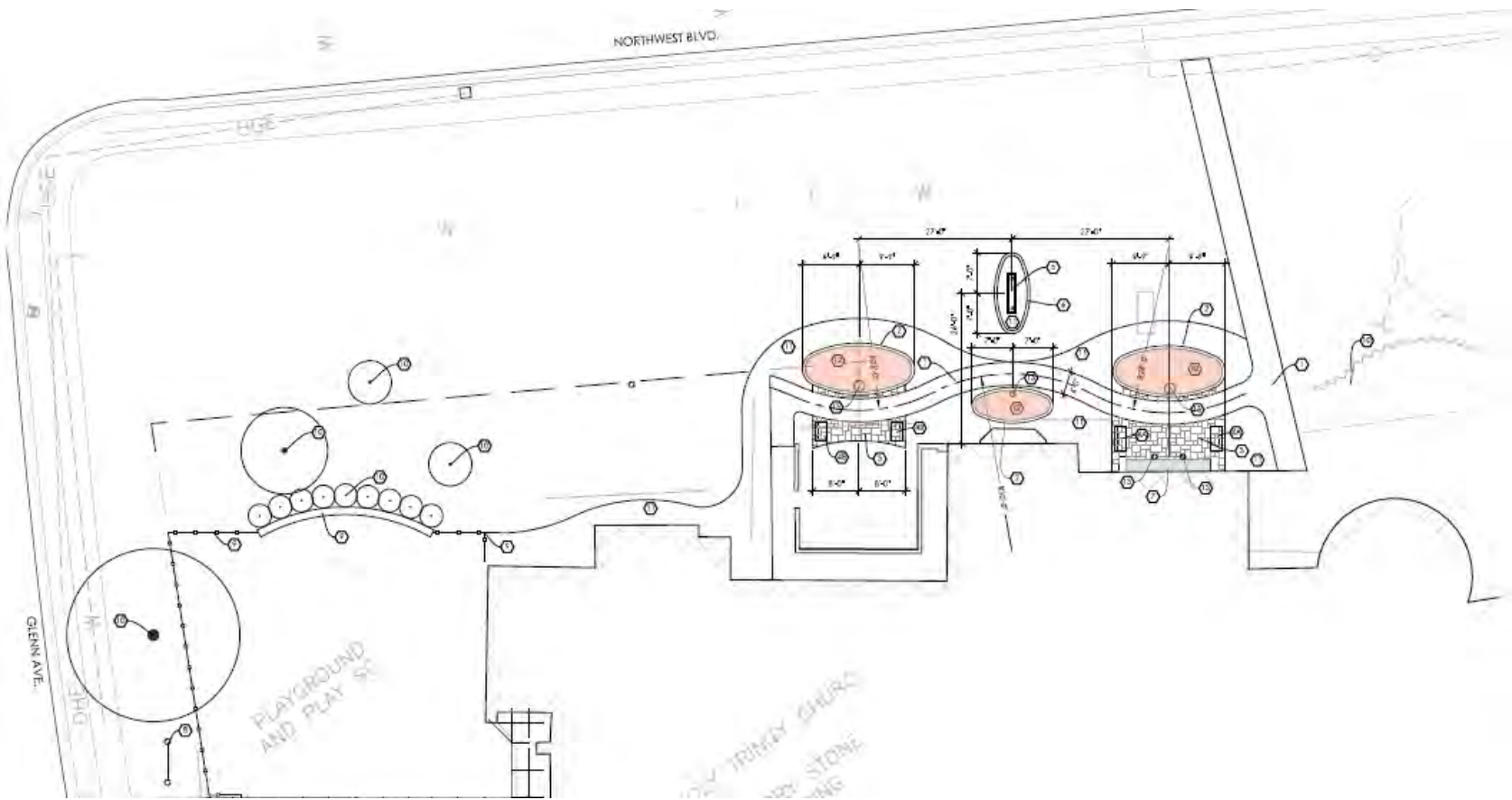
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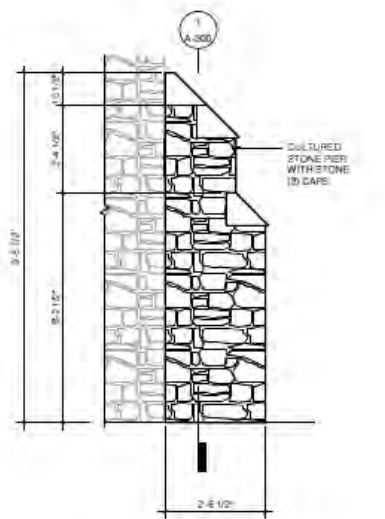
# Proposed Site Plan

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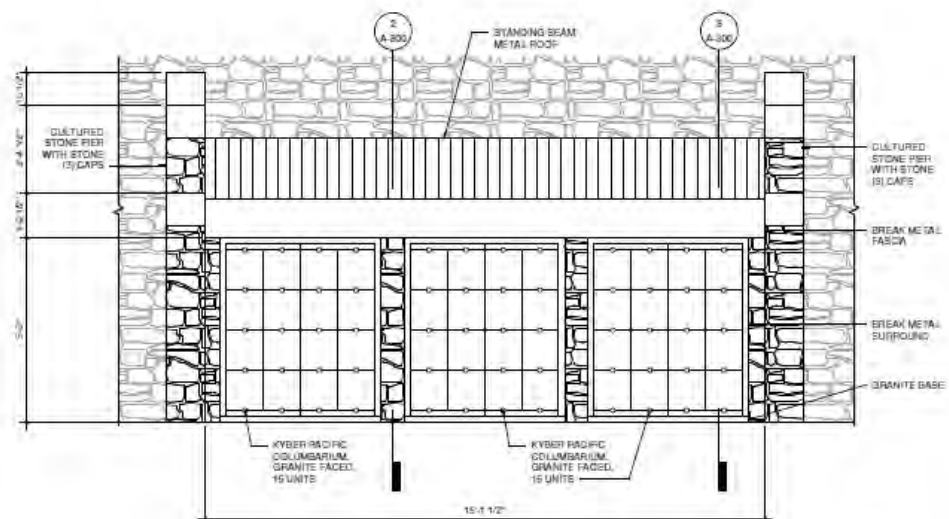




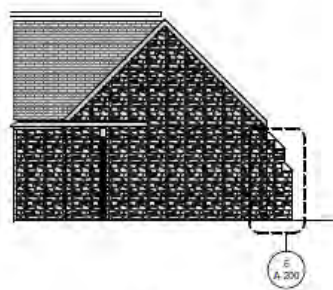
# Proposed Elevations



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"

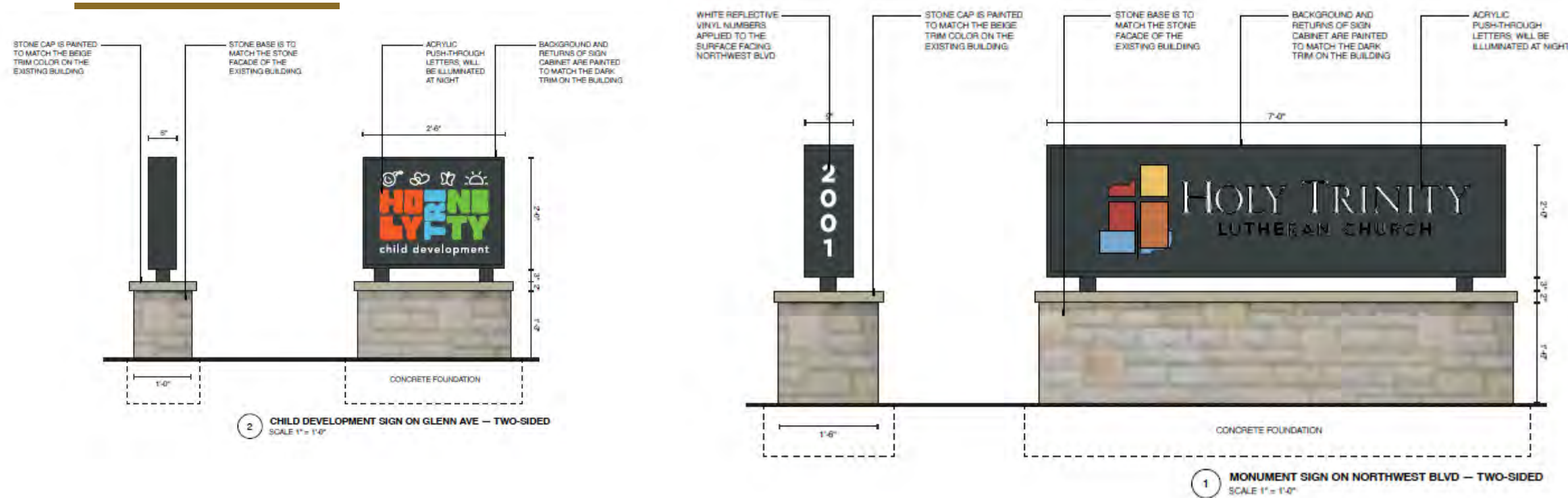


3 NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"





# Proposed Signage





# 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



**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** May 15, 2024

**Subject:** 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. Several neighbors have reached out to Staff with concerns about the proposed use, number of events and ensuring the State law is followed.





## **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 and have secured a license from the State.

### **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.

#### Update since the April 3, 2024 Work Session:

The Church has obtained a license from the State of Ohio Department of Commerce to operate the Holy Trinity Lutheran Church Memorial Park and has also retained legal counsel should any issues arise when operating a cemetery.

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. | OH Dept of Commerce Certificate            |
| 2. | HTLC Revised Plans 04.10.24                |
| 3. | 2001 Northwest Boulevard - Development App |
| 4. | UA Prelim Comments - 2001 Northwest Blvd   |
| 5. | BZAP Staff Report Pics - HTLC              |
| 6. | Peppe email 04.01.24                       |

