



8/7/2024 | 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

2. Informal Review

- a. Upper Arlington High School, 1625 Zollinger Road (DEV-02-24) - Work Session review of a Conditional Use to allow for the creation of a cemetery in the Litchford Garden.
- b. 2359 and 2367 Zollinger Road - Informal review of a proposed minor subdivision that would create a third lot immediately to the south, on Asbury Drive, while retaining the two existing residences along Zollinger Road.

3. Updates & Reports

- a. Update from the Community Development Department.

4. Adjournment

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 7, 2024

Subject: Upper Arlington High School, 1625 Zollinger Road (DEV-02-24)
- Work Session review of a Conditional Use to allow for the creation of a cemetery in the Litchford Garden.

Overview

Representatives from Upper Arlington Schools will be present to introduce a plan to create a cemetery by re-interring the cremated remains of an unknown 10-year-old girl found during the construction of the new High School. Located south of the School within Litchford Garden, existing ornamental grass will be removed, a vault installed and then a 36-inch tall stone marker will be installed nearby. The Garden is located in the same area as the Litchford family cemetery, which existed long before the School was built and re-built; previous grave sites were relocated elsewhere in the area.

Zoning Code Requirements

Conditional Use:

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.

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 uses 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 permitted in the district for which it is proposed;
- (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;
- (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;

- (d) The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses;
- (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;
- (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;
- (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;
- (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;
- (i) The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.

Having learned more about the laws regarding the burial of human remains as part of the HTLC project, Staff believes that all Conditional Use standards are met and that the Schools must continue registering the cemetery with the State of Ohio. Where HTLC includes an above-ground wall structure, the Schools will bury a vault and include discreet markings.

This Conditional Use application will be reviewed by the Board at the August 21 meeting.

Attachments

1.	BZAP CU Application - UAHS Litchford Garden
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24-3361

Conditional Use

Status: Active

Submitted On: 7/24/2024

Primary Location

1625 ZOLLINGER ROAD
UPPER ARLINGTON, OH 43221

Owner

Upper Arlington Board of
Education
1619 Zollinger Road Upper
Arlington, Ohio 43221

Applicant

 Greg Thompson
 614-487-5007 ext. 1101
 gcthompson@uaschools.org
 1619 Zollinger Road
Columbus, OH 43221

Application Information

Project Description*

Upper Arlington Schools is proud to honor its historical ties to Pleasant Litchford, a master blacksmith who moved to the area in the 1830s after buying his own freedom from slavery in Virginia.

Litchford built a successful business and purchased a large amount of land in what was then part of Perry Township. His 227 acres of property included the land that is now home to Upper Arlington High School, Northam Park and Tremont Elementary School.

Among Mr. Litchford's many contributions to the area were establishing a school for African-American children and being a founding member of the historic Second Baptist Church, which provided an important voice in the anti-slavery movement.

Following his death in 1879, Mr. Litchford's land was divided up between his heirs. Decades later, in the 1950s, the school district took legal action to acquire the piece of land that was home to the family cemetery in order to build a high school. Approximately 30 bodies were exhumed and moved to other cemeteries in the area.

In 2020, as the district prepared to tear down the 1950s high school and build a new school, an archaeological team was called in to investigate the site. Over the course of several months, the team found several fully exhumed grave shafts, as well as three partially exhumed graves with some human remains left behind. They also discovered the fully intact grave of a girl, who was approximately 10 years old when she died. Her grave was untouched during the exhumations in the 1950s, and she remains unidentified at this time.

Since 2020, descendants of Pleasant Litchford and the school district have been working together to honor the life and contributions of Pleasant Litchford and his family as well as to honor and remember those once laid to rest in the Litchford Family Cemetery.

In partnership with the City of Upper Arlington, the district has created the Litchford Memorial Garden at Upper Arlington High School, which is a stop on the UA History Trail. The garden sits on the site of the former cemetery and includes walking paths and sitting areas for use by students and community members. The Ohio History Connection has awarded an official historical marker for the site, which is estimated to be delivered in the fall of 2024. In addition, informational signage is being developed to share the story of Pleasant Litchford and the property.

The remains of the young girl found at the cemetery site have gone through DNA testing, but she was not identified. Because a definitive next of kin has not been determined, the Litchford family descendants have stepped in to assist the district in determining next steps for these remains. After much thought on the matter, the family and the school district are in agreement and would like to cremate the remains and bury the ashes in the Litchford Memorial Garden. We feel this honors the wishes of her loved ones, who selected the Litchford cemetery - now memorial garden - as her final resting place at the time of her death.

The remains would be buried in a discreet location within the landscaped areas of the park. See [Litchford Garden reinterment location](#). A stone marker no taller than 36 inches would be placed nearby.

Because the high school is zone R-2, we are asking for a conditional use approval to inter the cremated remains of this one individual at the site.

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?*



This proposal is in alignment with the development ordinance, as it does not violate density, height or other such guidelines for an area zone R2. The conditional use requested will not substantially alter the character of the area, as it will be a small memorial that is only visible to those in the Litchford Memorial Garden.

How will this development comply with the goals and objectives listed in the City's Master Plan?*



This proposal is in alignment with objective 3 of chapter 4 of the master plan, which addresses preserving historic sites as vital components of the City's environment. Providing a respectful resolution to the discovery of forgotten remains both preserves this part of our history and honors those who contributed to it.

Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.* ?

The ashes will be buried in a discreet area of the existing garden very close to where they were up until August of 2020. Therefore, we do not foresee any impact on the adjoining neighborhood. We will continue to seek guidance and assistance from local expert Michael Schoedinger.

What are the primary goals and objectives for this development.*

The primary goal for this conditional use request is to provide a respectful resolution to the discovery of the child's remains, which were left behind and forgotten more than 60 years ago. With this conditional use of the area, we will be able to respect the wishes of the child's loved ones, who selected the Litchford cemetery as her final resting place.

Upper Arlington High School



Litchford Memorial Garden reinterment location







UPPER ARLINGTON SCHOOLS

SERVE • LEAD • SUCCEED

Dear Upper Arlington High School neighbor,

In August, Upper Arlington Schools will ask the Upper Arlington Board of Zoning and Planning to consider a conditional use application for the Pleasant Litchford Memorial Garden at Upper Arlington High School. This small landscaped area in the south parking lot near the softball and baseball fields was formerly the site of the Litchford Family Cemetery, which was appropriated by the district in the 1950s.

At this time, the district is seeking approval to re-bury the cremated remains of one individual in the garden. In the 1950s, dozens of bodies were exhumed from the Litchford Family Cemetery and moved to other locations. However, in 2020 archeologists discovered that the grave of a young girl had been missed, leaving her buried at the high school site for nearly 60 years after the rest of the cemetery had been relocated.

Since that time the school district has been working with Litchford family descendants, the City of Upper Arlington and the Upper Arlington Historical Society to learn more about the young girl and to honor the life and legacy of Pleasant Litchford, who became one of the largest landowners in the area after being enslaved in Virginia in the 1800s. (To learn more about Pleasant Litchford please visit www.uaschools.org/litchford.)

Because the young girl is unidentified, the school district and the descendant family feel it would be most respectful to return her remains to the site selected as her final resting place by her loved ones at the time of her death.

The BZAP hearing regarding this matter will begin at 6 p.m. on Wednesday, August 21 at the Upper Arlington Municipal Services Center, 3600 Tremont Road. Meeting location details and additional instructions will be provided on the meeting agenda, which will be posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information on the BZAP process, please contact the City's Planning Division at planning@uaoh.net. For school district related questions, please contact Chief Operating Officer Greg Thomspson at gcthompson@uaschools.org

Sincerely,

Robert W. Hunt, Ph.D.
Superintendent
rhunt@uaschools.org
614-487-5000

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 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total F 2924-6 MT HOLYOKE LLC
PO BOX 218221
COLUMBUS OH 43221

Sent To

Street

City, S

Page 27 of 163

Certified Mail service provides the following benefits:

Page 28 of 163

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
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- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hilliard, OH 43026

OFFICIAL USE

Certified Mail Fee \$4.05

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$

Total

\$7.88

\$

Sent

Street

City,

ACT 291416 PROPERTIES LLC
4921 VICKBURG LN
HILLIARD OH 43026



Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage

GALLI MARGARET A TR
548 OVERBROOK DR
COLUMBUS OH 43214



Certified Mail service provides the following benefits:

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- Adult signature restricted delivery service, which requires the addressee's authorized agent to the addressee's authorized agent.
- Adult signature service, which requires the addressee's authorized agent.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the addressee's authorized agent.
- Adult signature restricted delivery service, which requires the addressee's authorized agent to provide delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43220

OFFICIAL USE

Certified Mail Fee \$4.85

\$ \$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$0.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$

Total CAPITAL RENTALS LLC

\$7.58
\$ PO BOX 20473

\$ Sen COLUMBUS OH 43220

Stre

City



Certified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
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Important Reminders:

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- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total

\$

Sent

Street

City,

2862-64 MT HOLYOKE LLC
PO BOX 218221
COLUMBUS OH 43221



Page 35 of 163

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
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U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total

\$

Service

Street

City

SHIPLEY DAVID M

2852 MT HOLYOKE RD

COLUMBUS OH 43221



Page 37 of 163

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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 - Electronic verification of delivery or attempted delivery.
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43207

OFFICIAL USE

Certified Mail Fee \$4.85

\$ 4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 0.00

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$0.73

\$

Total \$7.68

\$

Sen

Stre

City

ADAMS DONALD G

2177 BRYDEN RD

COLUMBUS OH 43209

0220

33

Postmark
Here

07/30/2024

NORTHWEST FINANCIAL
COLUMBUS, OH

Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Sent

Street

City, State

LACH THEODORE R
2842 MOUNT HOLYOKE RD
COLUMBUS OH 43221



Page 41 of 163

Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage



2822-2824 MT HOLYOKE LLC
PO BOX 218221
COLUMBUS OH 43221

Page 43 of 163

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Tot

\$

Ser

Sir

City

HORSTMAN DEBORAH S
2708 BIG SUR DR
LEWIS CENTER OH 43035



Page 45 of 163

Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

Page 46 of 163

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LEWIS CENTER, OH 43035

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$7.00

Total Payment \$7.00

Sent To HORSTMAN DEBORAH S
2708 BIG SUR DR
Street & LEWIS CENTER OH 43035

City, St.

Page 47 of 163



Certified Mail service provides the following benefits:

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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.85

\$ \$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$0.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$ \$7.68

Total \$7.68

JARABEK JOSEPH

1600 W LANE AVENUE UNIT 316

UPPER ARLINGTON OH 43221

City



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece.
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage

\$
To

\$
St

\$
City

\$
Zip

KIRK GILMAN D JR

695 KENWICK RD

COLUMBUS OH 43209



Page 51 of 163

Certified Mail service provides the following benefits:

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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ \$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$0.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

\$ \$4.83
Total

ACKLEY WALLACE F COMPANY PARTNERSHIP

2871 BRANDON RD

COLUMBUS OH 43221

St

City



Page 53 of 163

Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.85

\$ \$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$0.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$

Total \$7.68

\$ ACKLEY WALLACE F COMPANY PARTNERSHIP

Ser 2891 BRANDON RD

Str COLUMBUS OH 43221

City

City



Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

Page 56 of 163

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage



ACKLEY WALLACE F COMPANY PARTNERSHIP
2893 BRANDON RD
COLUMBUS OH 43221

Page 57 of 163

Certified Mail service provides the following benefits:

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IMPORTANT Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$9.68

ACKLEY WALLACE F COMPANY PARTNERSHIP
2945 BRANDON RD
COLUMBUS OH 43221



Certified Mail service provides the following benefits:

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Page 60 of 163 **IMPORTANT: Save this receipt for your records.**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Serial

Street

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2943 BRANDON RD
COLUMBUS OH 43221



Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43209

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$7.00
Total KIRK GILMAN D JR TR

\$ ACKLEY KIRK SANDRA TR

Ser 695 KENWICK RD

Stre COLUMBUS OH 43209

City



Page 63 of 163

7017 2620 0000 4183 1671

Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total

\$

See

Street

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2935 BRANDON RD
COLUMBUS OH 43221



Page 65 of 163

Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Service

Street

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2933 BRANDON RD
COLUMBUS OH 43221



Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total

\$

Sen

Stre

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2903 BRANDON RD
COLUMBUS OH 43221



Page 69 of 163

7017 2620 0000 0292 2102 049T E9T4

Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$2.63
Total

0220
33

Postmark
Here

07/30/2024

ACKLEY WALLACE F COMPANY PARTNERSHIP
2901 BRANDON RD
COLUMBUS OH 43221

City

Page 71 of 163

Certified Mail service provides the following benefits:

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 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

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IMPORTANT: Save this receipt for your records.

7017 2620 0000 4183 1626

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

COLUMBUS OH 43221

OFFICIAL USE

Certified Mail Fee \$4.80	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage \$0.73	
Total \$4.10	

ACKLEY WALLACE F COMPANY PARTNERSHIP

Sent 1 2883 BRANDON RD

COLUMBUS OH 43221

Street

City, S



07/30/2024

0220 31

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
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U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

VOLUMINOUS, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.83

\$ \$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$0.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$
Total \$4.63

\$
Sent ACKLEY WALLACE F COMPANY PARTNERSHIP
2881 BRANDON RD
COLUMBUS OH 43221

Street

City



Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.05

\$ \$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$0.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$
Total \$7.08

\$ ACKLEY WALLACE F COMPANY PARTNERSHIP
Sent 2917 BRANDON RD
COLUMBUS OH 43221

Street

City, State



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IMPORTANT: Save this receipt for your records.

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$

Total

\$7.68

\$

Sent

Street

City, State

ACKLEY WALLACE F COMPANY PARTNERSHIP
2915 BRANDON RD
COLUMBUS OH 43221



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- Electronic verification of delivery or attempted delivery.
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$7.00

Total LATTA ALEC TTEE

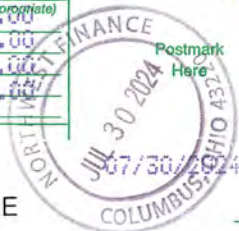
\$ LATTA ALLISON TTEE

Sent 2805 BRANDON RD

Street COLUMBUS OH 43221

City, State

Page 81 of 163



Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$4.65

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$0.63

\$
Ser

Str

City

COMPASS HOMES INC
3763 ATTUCKS DR
POWELL OH 43065



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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.35

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$ PROPHATER WILLIAM H

Total \$7.18
RUSH MANDERLEY A

\$ Sent 1609 RIVERVIEW RD

Street UPPER ARLINGTON OH 43221

City



Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total

NA JI YOUNG
2796 CHESTER RD
COLUMBUS OH 43221

\$

Sent

Street

City, State



Page 87 of 163

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43220

OFFICIAL USE

Certified Mail Fee \$4.85

\$

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

Postage

\$0.73

\$

Total FRILEY BROOKS J

\$7.85

\$ 4028 LYON DR

Sei COLUMBUS, OH 43220-4911

Str

Cit



Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total P CROUSE VIRGINIA L

\$ 2888 MT HOLYOKE RD

Sent To COLUMBUS OH 43221

Street

City, St



Page 91 of 163

Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total F

\$

Sent To

Street

City, St

LONGGREAR CALEB C
LONGGREAR REGINA M
2908 MOUNT HOLYOKE RD
COLUMBUS, OH 43221-2904



Page 93 of 163

7017 2620 0000 4183 0000 0220 2702

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43220

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.73

\$

Total \$9.68

1585 BETHEL RD #102

COLUMBUS OH 43220

Street

City, S



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U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Lewisville, TX 75077

Certified Mail Fee

\$

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$4.10

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$

\$0.73

Total

\$9.68

Sen

WELL DORIS A

WELL DERYL

Stre

718 HIGHLAND HILLS LN

HIGHLAND VLG TEXAS 75077

City,

Page 97 of 163



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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43209

OFFICIAL USE

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

\$

Total P

\$9.68

\$

Sent To

KIRK SANDRA A TR

KIRK GILMAN D JR TR

695 KENWICK RD

Street

COLUMBUS OH

43209

City, St



Page 99 of 163

Certified Mail service provides the following benefits:

Page 100 of 163

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43215

OFFICIAL USE

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$0.00 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage

\$0.73

Total Postage

\$9.68

Sent To

Street or

City, State

KIRK SANDRA A
WALLACE F ACKLEY COMPANY PARTNERSHIP
155 E BROAD ST 19TH FL
COLUMBUS OH 43215



Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43215

OFFICIAL USE

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$0.00 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage

\$0.73

Total Postage

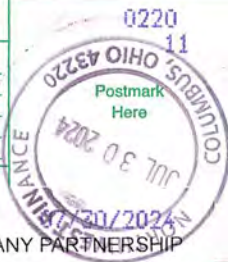
\$9.68

Sent To

Street and

City, State,

KIRK SANDRA A
WALLACE F ACKLEY COMPANY PARTNERSHIP
155 E BROAD ST 19TH FL
COLUMBUS OH 43215



7015 1520 0001 3406 T000 0257 5102

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage \$0.73

\$

Total

\$9.68

\$

Sent

Street

City

CONIE CAROL J
2944 MT HOLYOKE RD
COLUMBUS OH 43221



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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

\$

Total Paid

\$9.68

Sent To

CONIE CAROL J
2946 MT HOLYOKE RD
COLUMBUS OH 43221

Street or

City, State



Certified Mail service provides the following benefits:

Page 108 of 163

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43214

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

\$

Total Postage

\$9.68

\$

Sent To

CENTRAL OHIO REALTY CO
PO BOX 14823
COLUMBUS, OH 43214-0823

Street and

City, State



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Page 110 of 163

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

\$

Total Postage 2964-6 MT HOLYOKE LLC

\$9.68 PO BOX 218221

Sent To

COLUMBUS OH 43221

Street and

City, State



Page 111 of 163

7015 1520 0001 34013
ET54 004E T000 025T 5T0Z

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Columbus, OH 43221

OFFICIAL USE

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☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage

\$0.73

\$

Total P

\$9.68

Sent To

FAZZONE WILLIAM R TR

2974 MT HOLYOKE RD

COLUMBUS OH 43221

Street

City, St



Page 113 of 163

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Columbus, OH 43221

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- | | |
|--|--------|
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| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage

\$0.73

Total Price

\$9.68

Sent To

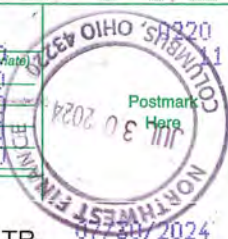
Street &

City, St

FAZZONE WILLIAM R TR

2976 MT HOLYOKE RD

COLUMBUS OH 43221



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the Insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
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- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS, OH 43219

OFFICIAL USE

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|---------|
| ☐ Return Receipt (hardcopy) | \$ 0.00 |
| ☐ Return Receipt (electronic) | \$ 0.00 |
| ☐ Certified Mail Restricted Delivery | \$ 0.00 |
| ☐ Adult Signature Required | \$ 0.00 |
| ☐ Adult Signature Restricted Delivery | \$ 0.00 |

Postage

\$ 0.73

Total CREATIVE HOUSING INC

2233 CITYGATE DR

Sent COLUMBUS OH 43219

Street

City



Certified Mail service provides the following benefits:

Page 118 of 163

- A receipt (this portion of the Certified Mail receipt is retained by the recipient's signature) that is retained by the Postal Service™ for a specified period.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

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- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

Total Payment

\$9.68

Sent To

Street &

City, St.

SHI BIYUE

3000 MOUNT HOLYOKE RD
COLUMBUS OH 43221



07/30/2024

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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- Electronic verification of delivery or attempted delivery.
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43215

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.10
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage

\$0.73

Total 1610 ZOLLINGER LLC

\$9.63 45 N 4TH ST STE 200

Sent 1 COLUMBUS OH 43215

Street

City, S



07/30/2024

Page 121 of 163

Certified Mail service provides the following benefits:

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- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

Total Payment BORROWS JOHN D

\$9.68 1604 ZOLLINGER RD

Sent To COLUMBUS OH 43221

Street a

City, State



Certified Mail service provides the following benefits:

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- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ <u>0.00</u>
☐ Return Receipt (electronic)	\$ <u>0.00</u>
☐ Certified Mail Restricted Delivery	\$ <u>0.00</u>
☐ Adult Signature Required	\$ <u>0.00</u>
☐ Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage

\$ 8.73

Total Po

\$ 9.68

Sent To

Street or

City, Sta

MONFORT TIMOTHY A
MONFORT MELISSA A
1590 ZOLLINGER RD
COLUMBUS OH 43221-2906



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43220

OFFICIAL USE

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$4.10
\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.73

\$

Total Postage

\$9.68

\$

Sent To

GEGENHEIMER CHARLES M

RELLE GEGENHEIMER AVA I

1304 NORWEL DR

Street a

COLUMBUS OH 43220-3957

City, State



Certified Mail service provides the following benefits:

Page 128 of 163

- A receipt (this portion of the Certified Mail label);
- A unique identifier for your mailpiece.
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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Canal Winchester, OH 43110

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|---------|
| ☐ Return Receipt (hardcopy) | \$ 4.10 |
| ☐ Return Receipt (electronic) | \$ 0.00 |
| ☐ Certified Mail Restricted Delivery | \$ 0.00 |
| ☐ Adult Signature Required | \$ 0.00 |
| ☐ Adult Signature Restricted Delivery | \$ 0.00 |

Postage

\$ 0.73

Total Postage

\$ 9.68

Sent To

Street address

City, State

BIEGLER DOUGLAS A
6131 MURPHYS POND RD
CANAL WINCHESTER OH 43110



07/30/2024

Certified Mail service provides the following benefits:

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- IMPORTANT: Save this receipt for your records.**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

\$

Total P&C

\$9.68

\$

Sent To

MASSENELLI ANTONIO
MASSENELLI MARIA C

Street a.

2872 PICKWICK DR
COLUMBUS OH 43221

City, Sta



Page 131 of 163

Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43202

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage

\$0.73

\$

Total 3039 MOUNT HOLYOKE LLC 07/30/2024
\$9.68 3145 N HIGH ST

Sent 1

COLUMBUS OH 43202

Street

City, &



Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$0.00 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage

\$0.73

Total \$9.68

COPELAND ELIZABETH E TR

COPELAND STEPHEN D TR

Sent To 3040 MOUNT HOLYOKE

Street COLUMBUS OH 43221

City, S



Certified Mail service provides the following benefits:

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbus, OH 43221

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

\$

Total

\$9.68

\$

Sent

Street

City, State

GEGENHEIMER CHARLES M JR
1580 ZOLLINGER RD
COLUMBUS OH 43221



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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

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IMPORTANT: Save this receipt for your records.

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Domestic Mail Only

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Columbus, OH 43221

Certified Mail Fee

\$ **\$4.85**

Extra Services & Fees (check box, add fees as appropriate)

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Postage

\$0.73

2994-96 MT HOLYOKE LLC
2994 MOUNT HOLYOKE RD
COLUMBUS OH 43221



07/30/2024

Certified Mail service provides the following benefits:

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OFFICIAL USE

Certified Mail Fee

\$ \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ <u>\$4.10</u>
☐ Return Receipt (electronic)	\$ <u>\$0.00</u>
☐ Certified Mail Restricted Delivery	\$ <u>\$0.00</u>
☐ Adult Signature Required	\$ <u>\$0.00</u>
☐ Adult Signature Restricted Delivery	\$ <u>\$0.00</u>

Postage

\$ \$0.73

To **WALNUT MANAGEMENT LLC**

\$ \$9.88 1585 Bethel Rd STE 200

Sti
Columbus OH 43220

City



Certified Mail service provides the following benefits:

Page 142 of 163

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Columbus, OH 43220

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee as appropriate)

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| ☐ Return Receipt (hardcopy) | \$4.10 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage

\$0.73

Total

\$9.68

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City,

WALNUT MANAGEMENT LLC

1585 Bethel Rd STE 200

Columbus OH 43220

07/30/2024



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\$4.85

Extra Services & Fees (check box, add fee as appropriate)

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| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage

\$0.73
Total

Lee Songeun
1624 Zollinger Rd
COLUMBUS OH 43221

City



07/30/2024

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Page 146 of 163

7015 1520 0001 3400 9099

U.S. Postal ServiceTM

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Page 147 of 163

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Columbus, OH 43221

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee (if applicable))

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

\$0.73

Postage

Total

\$9.68

Sent

Street

City:

Damiani Amber Gail
1620 Zollinger Rd
COLUMBUS OH
43221



07/30/2024

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047

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| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

\$0.73

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Total

\$9.58

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Behery Naira Z

1574 Zollinger Rd

COLUMBUS OH 43221



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Total

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Sent 1570 Zollinger Rd

Street COLUMBUS OH 43221

City



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07/30/2024

Page 153 of 163

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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Page 155 of 163

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Map Produced July 24, 2024

Source: 2021 Aerial Photography

== Edge of Pavement

— Roadway Centerlines

—+— Railroad Centerlines

 Building Footprints Building Under Construction Creeks, Streams, Ditches Rivers & Ponds

Source: OSIP - 2019 LiDAR Collection

 Spot Elevation

Index Contour

Intermediate Contour

Source: Franklin County Auditor & Engineer

xxx-xxxxxx Parcel IDs

100 Parcel Dimensions

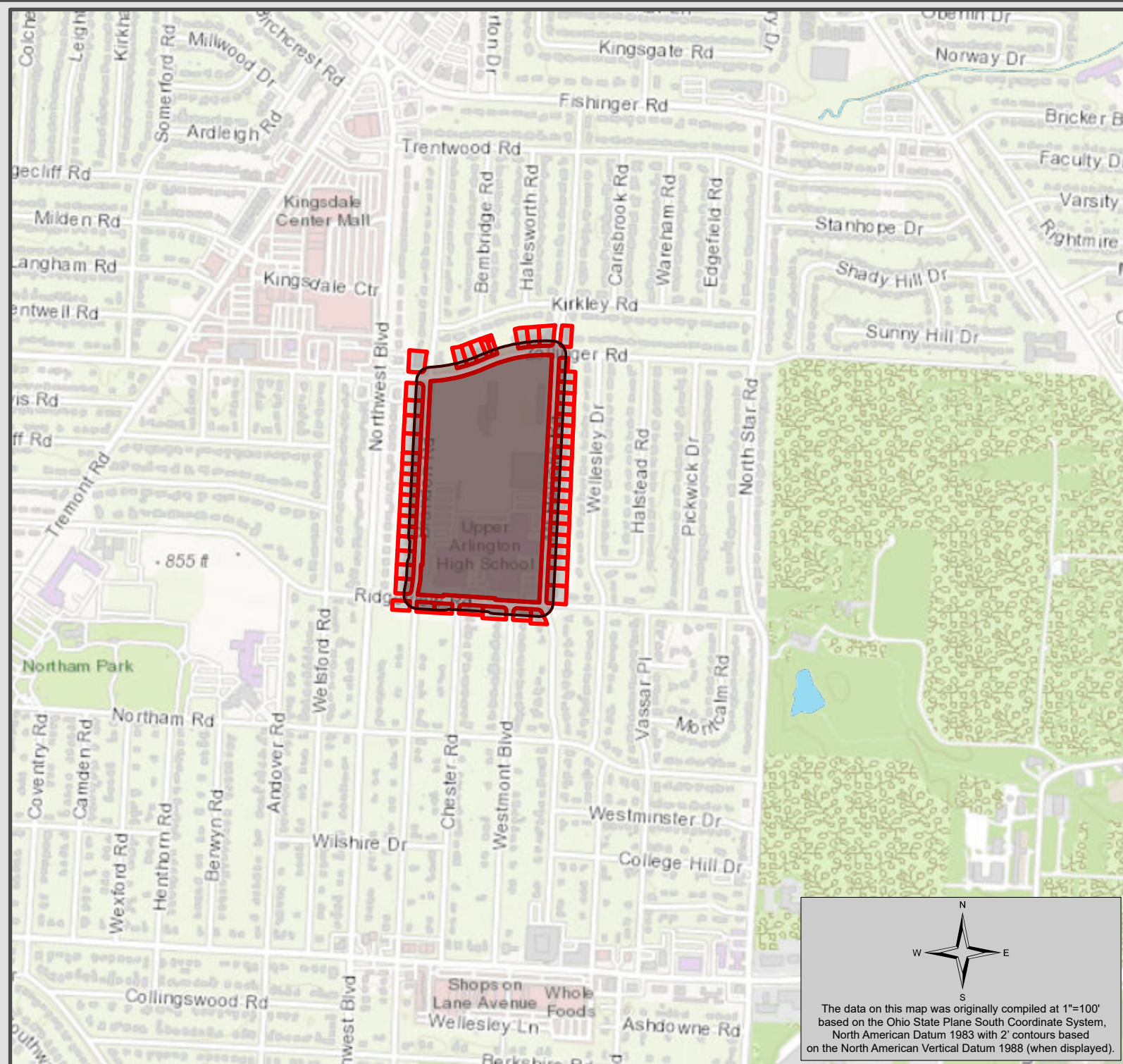
100 Lot Numbers

123 Main St Site Address

 Parcel Boundary Subdivision Boundary Condominium Boundary County Boundary City or Village Boundary Tax District Boundary School District Boundary Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

For scaled maps, please visit the parcel viewer at
<https://gis.franklincountyohio.gov/parcelviewer>





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 7, 2024

Subject: 2359 and 2367 Zollinger Road - Informal review of a proposed minor subdivision that would create a third lot immediately to the south, on Asbury Drive, while retaining the two existing residences along Zollinger Road.

Overview

This application requests an informal review of a proposed minor subdivision, which would shorten the depth of two existing lots on the south side of Zollinger Road to allow for the creation of a new parcel on the west side of Asbury Drive. The two properties, 2359 and 2367 Zollinger Road would like to do what was previously done to the southeast at 3148 Asbury Drive. [The City does not have a record of this because it occurred before or during annexation in 1954.] The two Zollinger Road parcels would retain a 60-foot lot width (nonconforming), but their depths would be adjusted from 170 feet deep to 107 feet, reducing their lot area by over 35 percent. The new Asbury Drive parcel would have a width of 62'-6" with a depth of 120 feet; the resulting setbacks would be 40 feet (front), eight feet (sides), and 30 feet (rear), which would be buildable for a modest new home.

The chart below depicts the proposal versus the street segment medians for Zollinger Road and Asbury Drive.

West Lot (2367 Zollinger Road)	Width	Size		East Lot (2359 Zollinger Road)	Width	Size		South Lot (Asbury)	Width	Size
	60' (existing)	6,450 SF			60' (existing)	6,450 SF			62'-6"	7,500 SF
Median	80'	16,700 SF		Median	80'	16,700 SF		Median	90'	21,600 SF
Difference	-25%	-61%		Difference	-25%	-61%		Difference	-30.00%	-65%

Zoning Code Requirements

[Unified Development Ordinance \(UDO\) Article 2.07](#) defines a minor subdivision as a division of a parcel of land (also known as a lot split) that is approved by BZAP and does not require a plat to be approved by City Council. A minor subdivision includes a division of a parcel of land along an existing public street or road, and not involving the opening, widening, or extension of any street or road, and involving not more than five (5) lots, any one of which is less than five (5) acres, after the original tract has been completely subdivided.

This request would be classified as such, and the following Standards for Approval shall be considered, as outlined in [Article 4.05\(P\)](#):

- The proposed subdivision is not contrary to the applicable standards of the UDO;



- The lot width and lot size of all proposed lots shall meet or exceed both the lot width and lot size of the median measurements of the lots on the street segment and have adequate area to accommodate the building area and other site requirements. For a proposed minor subdivision of a lot on the corner of a street segment, the proposed lots must meet the median measurements of both street segments that comprise the corner lot. If two (2) or more lots or a combination of lots and portions of lots with continuous frontage in the same ownership exist on the street segment, then such lots shall be considered one (1) lot for purposes of this subsection (b);
- The property has been surveyed and an acceptable sketch, legal description and other information relating to the property has been submitted with the application; *Complete*.
- The proposed lots have been approved for access management by the City Engineer;
- The proposed lots have been approved for stormwater management by the City Engineer;
- The proposed lots have been approved for emergency access by the Fire Chief.

Both the new and resulting lots would fall far short of the street segment medians for lot width and lot size. The City's Engineering Division has stated that access and stormwater would be acceptable, but there may be sanitary sewer issues due to its existing depth. The Fire Division believes that adequate emergency access would exist for the three parcels. The applicant is seeking direction on whether or not the Board could support a third parcel in this instance, given the history and resulting figures.

Attachments

1.	2359-67 Zollinger Road proposal
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24-3325

Informal BZAP Review

Status: Active

Submitted On: 7/22/2024

Primary Location

2359 ZOLLINGER RD
UPPER ARLINGTON, OH
43221

Owner

Zadnik
ZOLLINGER 2359
COLUMBUS, OH 43221

Applicant

 Taylor Sommer
 937-260-7927
 hisandhersarchitects@gmail.com
 7422 Silverleaf Ct
Columbus, Ohio 43235

Informal Review Request

Work Session Review Date*

08/07/2024

Nature of the Request*

Lot split

Potential Variances*

Minimum lot area

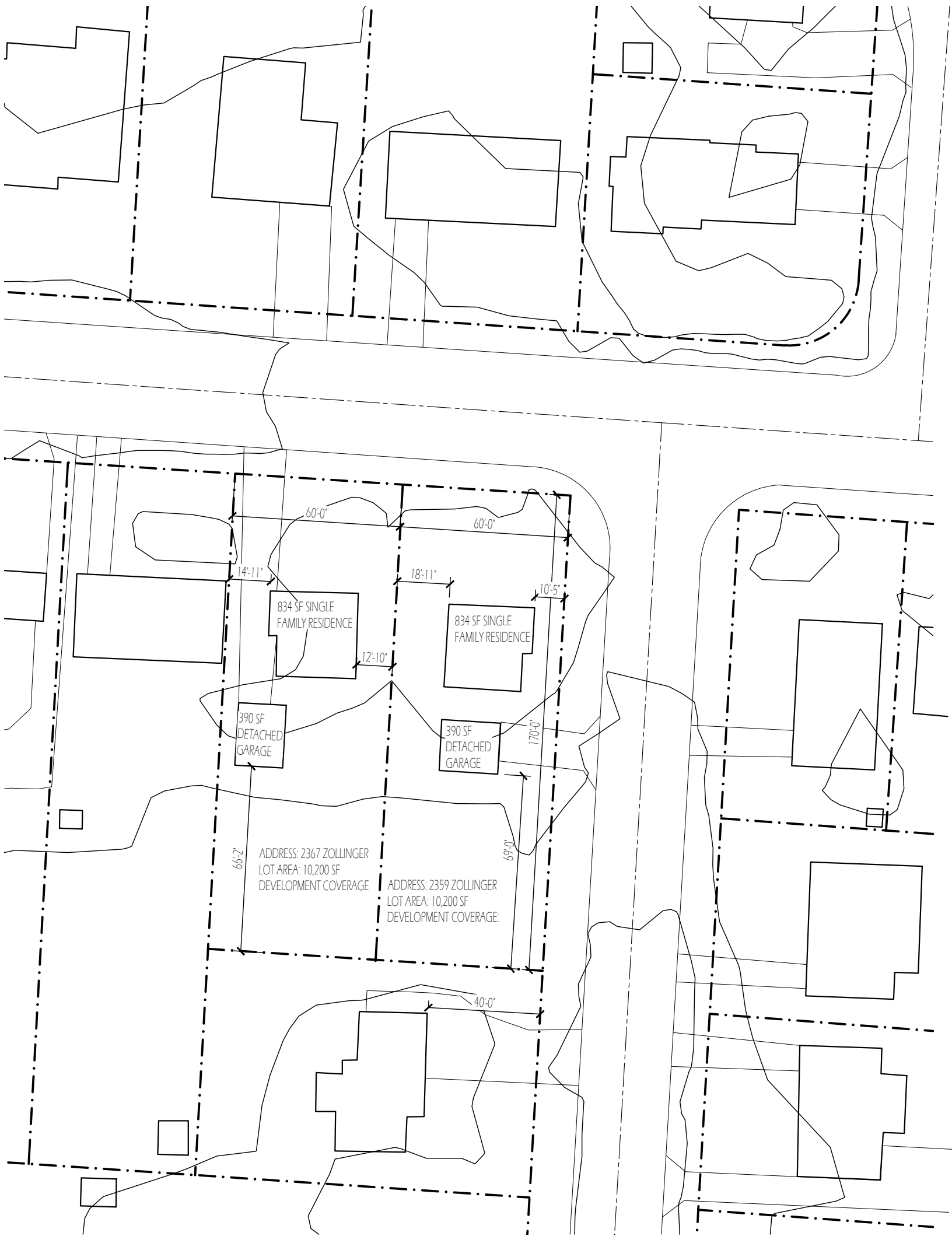
Questions for the Board to answer*

Is this a viable option to continue pursuing?

Work Session Review

Direction Provided by BZAP

Proposed is lot split, taking 2 lots (2359 & 2367 Zollinger) and shortening the rear yards of both lots, to create a third lot facing Asbury. The attached drawings include an existing site plan, and a proposed site plan. These site plans show the lot requirements and what is being proposed in relation to those requirements. The only variance that will need requested is the square footage minimum of the new lots (6,450sf and 7,500sf rather than the required 9,000sf). All other setbacks and requirements will be met. With this site plan, the intention is to fix up both existing properties on Zollinger (no additions or major renovations, just improved curb appeal and interior finishes), and to add a new home to the proposed new lot that fits the character, setbacks, and scale of the other houses that surround it.



EXISTING SITE PLAN

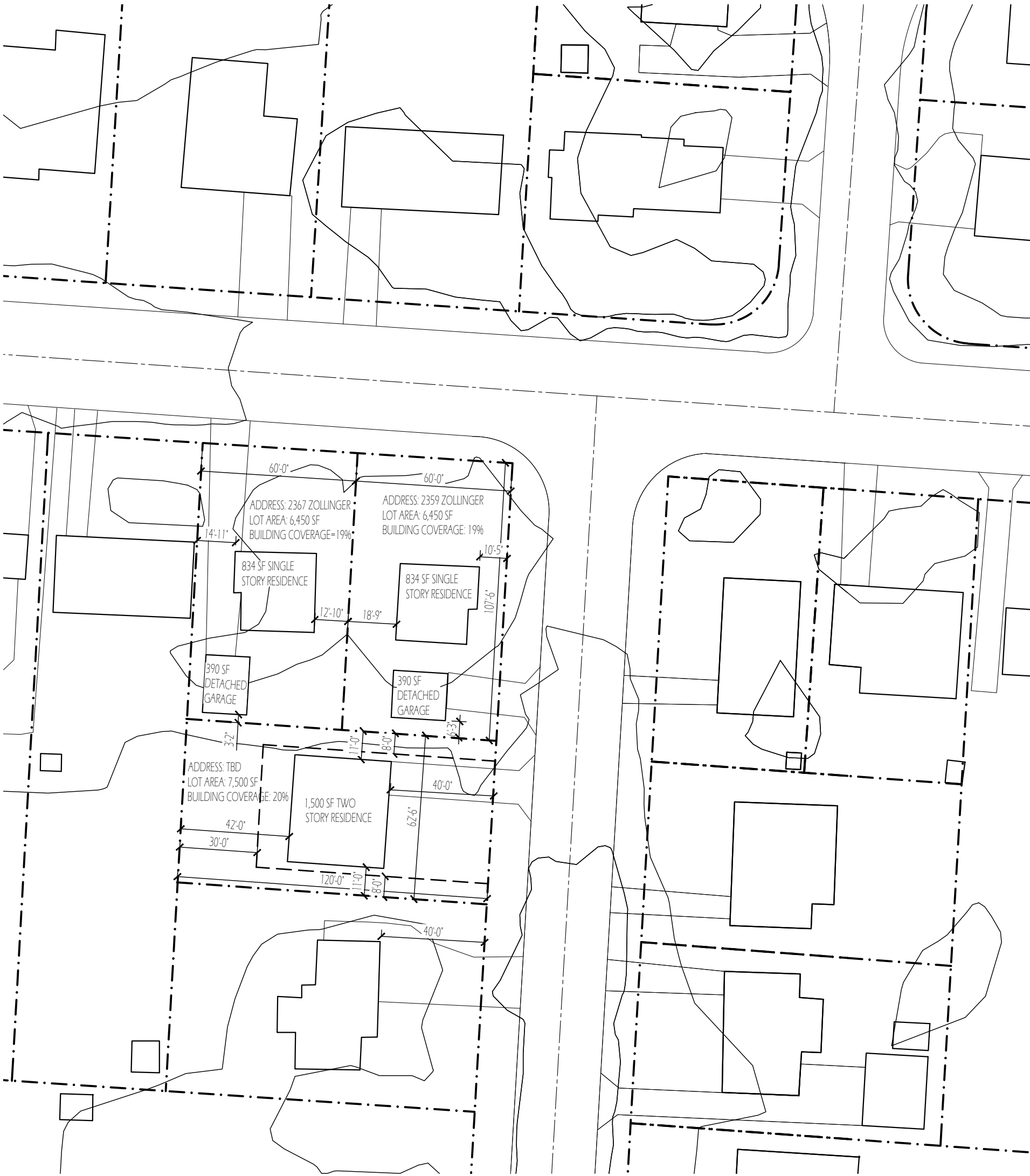
SCALE: 1" = 40'-0"

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

2359 & 2367

ZOLLINGER RD
UPPER ARLINGTON OH 43221

2024.07.22



PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

ZONING	R-1C
ZONING DISTRICT	One-Family Residence District
MIN LOT AREA	9,000 S.F.
MIN LOT FRONT	75'
FRONT YARD SETBACK	40' or platted
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ZOLLINGER RD
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2024.07.22