



8/21/2024 | 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 the August 7, 2024 and July 17, 2024 meeting minutes.
- b. 1810 Grace Lane (VAR-43-24) - To allow a storage structure to encroach 17 feet into the platted 25-foot wide planting strip, which is not permitted.
- c. 2860 Welsford Road (VAR-46-24) - To allow a replacement sunroom addition to encroach up to 4'-6" into the 30'-11" minimum rear yard setback (existing).
- d. 1811 Ivanhoe Court (VAR-47-24) - To allow an addition to encroach up to 3'-7" into the 12-foot minimum side yard setback and results in a side yard sum of 20'-5" when a minimum of 26 feet is required.
- e. 2056 Waltham Road (VAR-48-24) - To allow an enclosed rear porch, open front porch, and open front and rear entry canopies that result in building cover of 32.3 percent and development cover of 47.9 percent, where 29 percent and 47.2 percent (existing) are permitted, respectively.
- f. 2665 Westmont Boulevard (VAR-49-24) - To allow an addition to encroach up to 9'-10" into the 20-foot unplatted front yard setback along Northam Road (existing).
- g. Upper Arlington High School, 1625 Zollinger Road (DEV-02-24) - Review of a Conditional Use to allow for the creation of a one-plot cemetery in Litchford Garden.

3. Variance/Conditional Uses

- a. 1441 Langston Drive (VAR-44-24) - To allow a swimming pool house with an outdoor kitchen to encroach five feet into the 10-foot minimum side yard setback and 30 feet into the 35-foot rear yard setback.

- b. 2670 Edington Road (VAR-45-24) - To allow the construction of a detached habitable structure that is 17'-8" in height, when 10 feet is the limit.
- c. 1912 Collingswood Road (VAR-50-24) - To allow a detached garage that is 21'-6" in height when 17 feet is the limit and has a top wall plate height of 10'-6", when 9'-6" is the limit. *The Board previously approved a variance (VAR-01-24 on 1/17/24) for a detached garage height of 20'-6", but the garage was not constructed according to approved plans.*

4. Updates & Reports

- a. Update from the Community Development Department

5. Adjournment

8/7/2024 | 6:00 PM

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

Members Present: Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver

Members Absent: Daniel Barringer, Bill Westbrook

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

1. Call to Order

Chair Tolliver called the meeting to order at 6:02 pm.

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.**

Mr. Milam provided an overview of the school's plans for the Litchford Garden site, which includes re-interring remains in a designated location in the plaza. The remains were discovered during construction of the new school building. Educational materials will also be provided by the school. Mr. Milam noted that because human remains are involved, it will require the school to apply for and receive certification as a cemetery. Because cemeteries are a conditional use throughout the City, the Board would need to review the project using the typical conditional use standards. Staff did not see any issues with the project and the applicant has notified all relevant neighbors.

Bob Hunt, Superintendent of Upper Arlington Schools, introduced the team working on this project. He highlighted the planned location of the re-



interment and noted that it is the same location where the remains were found during construction.

Ms. Mitchell asked if there would be an associated ceremony. Mr. Hunt said they plan to hold one once everything has been completed. Ms. Mitchell said the community appreciates the work the school has done.

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.

Mr. Milam gave an overview of the minor subdivision application and explained where the properties are located and preliminary plans to create a third lot. The plan is to renovate the two existing houses and sell the newly created third lot. The new lot conforms to setbacks, but does not meet the width and lot size requirements of the street segment. It is also deficient on core R1 requirements. The Fire and Engineering divisions have both reviewed the initial plans and do not see any large issues. He noted that no plans have been formally submitted yet.

Taylor Sommer, the applicant's architect, explained the homeowner's plans. She reviewed all the options they evaluated with the existing homes and the potential new lot. She noted that the small size of the existing homes stands out in the neighborhood and a third home could better fit into the fabric of the neighborhood.

Chair Tolliver noted that the new lot would be dramatically smaller than the neighboring ones. She said that there are quantitative standards and would have a hard time supporting the project. Ms. Mitchell concurred and said she has not driven around the neighborhood, so she is not certain that it would fit into the neighborhood.

Ms. Mitchell asked if the sanitary sewer was an issue. Mr. Milam said it would be something Engineering would need to work through during the process.

Mr. McGrath asked about the existing trees on site. Ms. Sommer said the larger of the two existing trees would need to be removed.

Mr. Carpenter asked when the lot to the south was subdivided because it is not a platted lot. Mr. Milam said he would investigate if the application moves forward.



Mr. Carpenter echoed other members and said the proposed new lot is deficient to the standards, so it will be hard to support.

3. Updates and Reports

a. Update from the Community Development Department.

Mr. Milam provided the following update:

- New commercial tenant permits were submitted for the Arlington Gateway.
- There will be a public meeting on August 8, 2024 for Envision Henderson and a virtual meeting on August 15, 2024.

4. Adjournment

The meeting was adjourned at 6:30 pm.

ATTEST:

CHAIR:



7/24/2024 | 6:00 PM

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

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

Members Absent: Daniel Barringer

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

1. Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:02 pm.

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

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

VOTING NAY: None

ABSENT: Daniel Barringer

ABSTAIN: None

The motion carried (6-0).

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. Oath of Office

- a. Oath of Office for Marianne Mitchell, for a term commencing July 1, 2024, expiring June 30, 2027.

3. Consent Agenda

- a. Approve the July 10, 2024 and June 26, 2024 meeting minutes.
- b. 2244 Cranford Road (VAR-38-24) - To allow a carport that is 50'-5" from the front property line, when a 60-foot setback is the minimum.

Finding #4 noted in the Staff Report.

- c. 1287 Norwell Drive (VAR-39-24) - To allow a covered porch that encroaches up to 10 feet into the 40-foot minimum rear yard setback (existing 12-foot encroachment).

Findings #1 and #6 noted in the Staff Report.

- d. 3427 Leighton Road (VAR-40-24) - To allow an addition that attaches the detached garage to the home and results in a 2-foot encroachment into the 10-foot minimum rear yard setback and a projection into the rear yard profile of up to three feet.

Finding #4 noted in the Staff Report.

- e. 2726 Wellesley Drive (VAR-42-24) - To allow an addition that encroaches up to 2'-2" into the 8-foot minimum north side yard setback (existing encroachment).

Findings #3 and #6 noted in the Staff Report.

Ms. Mitchell moved, seconded by Mr. Carpenter, to approve the Consent Agenda.

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

The motion carried (6-0).

4. Variance/Conditional Uses



City of Upper Arlington

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- a. **1687 Doone Road (VAR-41-24) - To allow an addition that encroaches 9'-5" into the 20-foot (unplatted) minimum front yard setback along Hartford Road and results in 32.5 percent building cover when 29 percent is the limit.**

Ms. Kelly gave an overview of the project, which is located on a corner lot. She noted that the Board had previously approved a garage addition on the property. The homeowner is looking for additional space by adding a two-story addition to the garage along Hartford Road. Staff is supportive of the application, but recommend adding a condition requiring submittal of a landscape plan.

Mr. Carpenter asked how far the addition is set back from the garage. Ms. Kelly said it is approximately four feet from the front face of the garage.

Anthony Ciminello, contractor for the applicant, gave an overview of the design process. He said the house has been added to a number of times over the years. They aim to make the house more uniform and add more screening and landscaping.

Mr. Carpenter said he thinks the addition is an improvement and makes the house more cohesive. He supports the application. Ms. Mitchell agreed, but expressed regret that the coverage is increasing.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 1687 Doone Road (VAR-41-24) application.

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

The motion carried (6-0).

5. Development/Site Plans

- a. **2430 Kensington Drive (DEV-03-24) - Review of a Certificate of Economic Hardship to allow the Contributing Structure (residence) to be demolished prior to the 180-day waiting period for historic demolitions.**

Mr. Milam provided a summary of the Certificate of Economic Hardship application. He noted that the applicant has come before the Board to discuss



the project at a previous work session. The main reasons for the applicant's request are: 1) Cost of maintaining a deteriorating house and 2) Rising cost of materials. Mr. Milam stated that the owner intends to build a similar style of house to what is existing.

Ms. Pettit noted that if the Board votes to issue the certificate, they need to make specific findings of fact.

Brett Harper, the applicant's builder, provided an overview of the project and the reasons why they are asking for the Certificate of Economic Hardship, including increasing construction costs and significant carrying costs to keeping the existing house sound during the waiting period. Mr. Harper also noted that the six-month waiting period would push demolition to December, which is a difficult time for construction. He said they plan to save as many historic features as possible.

Chair Tolliver asked for more information on the projected cost increases caused by the six-month waiting period. Mr. Harper discussed how he calculated the cost increases.

Ms. Mitchell asked about changes in labor costs. Mr. Harper said that labor costs are increasing as well.

Ms. Mitchell asked about animal damage in the house. Mr. Harper said that the house is essentially abandoned. Ms. Mitchell noted that a house like this may attract trespassers.

Mr. Boyer asked if they had a building permit in hand. Mr. Milam explained the next steps following a finding on the certificate.

Ms. Mitchell asked when they plan to demolish the house if granted the certificate. Mr. Harper said it would most likely be in the fall, with plans to have the house under construction by winter.

Mr. Carpenter provided the following reasons for approval of the Certificate of Economic Hardship: 1) Issues with security of the home and general upkeep of an essentially abandoned home; 2) Increasing construction costs will cause an economic burden; and 3) Delayed demolition will cause problems with construction timing during winter months.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 2430 Kensington Drive (DEV-03-24) Certificate of Economic Hardship.



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

The motion carried (6-0).

b. 2080 Stanford Road (Building Permit #24-3069) - Review of a replacement single-family residence where the previous home was subject to a Historic Demolition.

Mr. Carpenter asked for clarification of the elevations and the height of the home. He asked whether all the requirements are met and confirmation that no variances are required. Mr. Milam confirmed.

Chair Tolliver agreed that it is a well-designed home and noted that the third-party architect approved of the project and design.

Tim Carr, the architect for the applicant, highlighted the retaining wall in the front of the house and passed out 3-D renderings of the home (attached hereto and incorporated herein as Exhibit A). He noted the high-quality of materials that are planned for the home.

Chair Tolliver asked for and Mr. Carr provided information regarding the copper roof.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 2080 Stanford Road (Building Permit #24-3069) application.

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

The motion carried (6-0).

6. Updates & Reports

a. Updates from the Community Development department.



City of Upper Arlington

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Mr. Milam provided the following update:

- The application for Litchford Plaza will be coming before the Board soon.
- An Administrative Appeal has been filed on the recent columbarium application approval.
- The final plat document for the Fairlington Heights condominiums has been filed.
- There will be an Envision Henderson meeting on August 8, 2024 at the MSC.
- The Kingsdale garage should be completed before Thanksgiving.

7. Adjournment

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

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

VOTING NAY: None

ABSENT: Daniel Barringer

ABSTAIN: None

The motion carried (6-0) and the meeting was adjourned at 6:55 pm.

ATTEST:

CHAIR:



City of Upper Arlington

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Authors: Victoria Brubaker, Intern

BZAP Meeting Date: August 21, 2024

Subject: 1810 Grace Lane (VAR-43-24) - To allow a storage structure to encroach 17 feet into the platted 25-foot wide planting strip, which is not permitted.

Site Description/History

The subject property, 1810 Grace Lane, is located on the east side of Reed Road, across from Hastings Middle School. The lot has a length of 140 feet and an average width of 120 feet. It is one of the very few properties in Upper Arlington that was platted along three different streets, resulting in three different front yards: Reed Road, Grace Lane, and Ritamarie Drive. It is identified as Lot #5 in the [Turkey Run Subdivision](#) and is zoned [R-1B](#), One-Family Residence District. A 2,086-square foot ranch home sits in the middle of the property, facing Ritamarie Drive with access from Grace Lane. The Reed Road frontage serves as a backyard and also has a 25-foot platted planting strip to provide a rear yard buffer for homes along Ritamarie Drive. A variance application was submitted and approved in November 2019 to allow for a six-foot tall wood privacy fence to be constructed 22 feet into the platted 25-foot wide planting strip, three feet from Reed Road right-of-way. The floor and framing of this shed began prior to submitting a Certificate of Zoning Compliance but has since stopped. The home was built in 1962 and purchased by the applicant in June 2019.

Proposal

The proposal includes the construction of a 10' x 12' (120 square feet) storage shed that is a maximum of 10 feet in height. The shed is located five feet behind the existing Reed Road privacy fence that was approved by the Board via [VAR-39-19](#). The shed will have a lean-to/skewed style roof and be finished with Hardie plank siding. There are small shrubs located between the fence and the sidewalk which are to remain.

Zoning Code Requirements

- To allow a storage structure to encroach 17 feet into the platted 25-foot wide planting strip ([Article 6.09](#)).

Alternatives



In order to avoid a variance, the applicant could de-construct the storage shed and shift it back 17 feet. This would, however, locate it much closer to the home and the applicant would lose a significant amount of their functional backyard space.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. As the Board is well aware, Staff has concerns that this structure began construction without the benefit of a permit. However, this "through property" is one of the few sites in the community that have three street frontages, which limits its usable, functional and buildable area (Finding #1). Staff does not believe this could be precedent-setting as this is an unusual circumstance. A variance was approved for this property previously to allow a fence to be built in this area that would also serve as code-compliant screening for the shed. For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	Variance Application - 1810 Grace Lane
2.	BZAP Staff Report Pictures - 1810 Grace Lane





24-3045

Variance Application

Status: Active

Submitted On: 7/2/2024

Primary Location

1810 GRACE LN

UPPER ARLINGTON, OH 43220

Owner

COCHRAN DONALD R

GRACE 1810 COLUMBUS, OH

43220

Applicant

 Christian Salmons

 614-506-7224

 cmsalmons.8@gmail.com

 1810 Grace Lane
Upper Arlington, ohio 43220

Variance Information

Describe Variance Request

Requesting a variance for approval of active Certificate of Zoning Compliance permit 24-2867 for a 10'x12' storage shed. This shed is to be located 25' from Reed Rd inside existing 6' privacy fence. Lean to style shed to be no taller than 10' per guidelines.

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?

My lot has 25' planting strip which runs north and south on Reed rd. This "natural" planting strip appears on very few homes that have a lot line facing Reed rd. The current ruling states that any structure needs to sit 31' in from Reed road (25' planting strip + an additional 6' city right of way). If I were to follow this ruling, I would have to place the shed in an area that would lower the resale appeal of my home. Placing the shed in an area that prohibits functionality and overall appeal to enjoy ones private space is less than an idea solution. The planning review department is unwilling to approve my request as it doesn't follow the plat map from when the community was built back in the 1960's-1970's. My current property has a 6' privacy fence which was approved for variance in 2020. The shed will sit 5' in from privacy fence which also promotes access for city if repairs are needed for overhead lines and or below the surface infrastructure.

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 variance does not provide a privilege as other homeowners in our area have sheds that are in the planting strip and within the area of the cities right of way. These may have been constructed and then "grandfathered" in or they have gone through the variance process.

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 essential character of the neighborhood will be altered in a manner outside of the current design and appeal.
The location that I prefer to place the shed makes the most ergonomic sense from a resale and functionality of the backyard for future homeowners.

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, I have explored all options with the department of zoning.

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

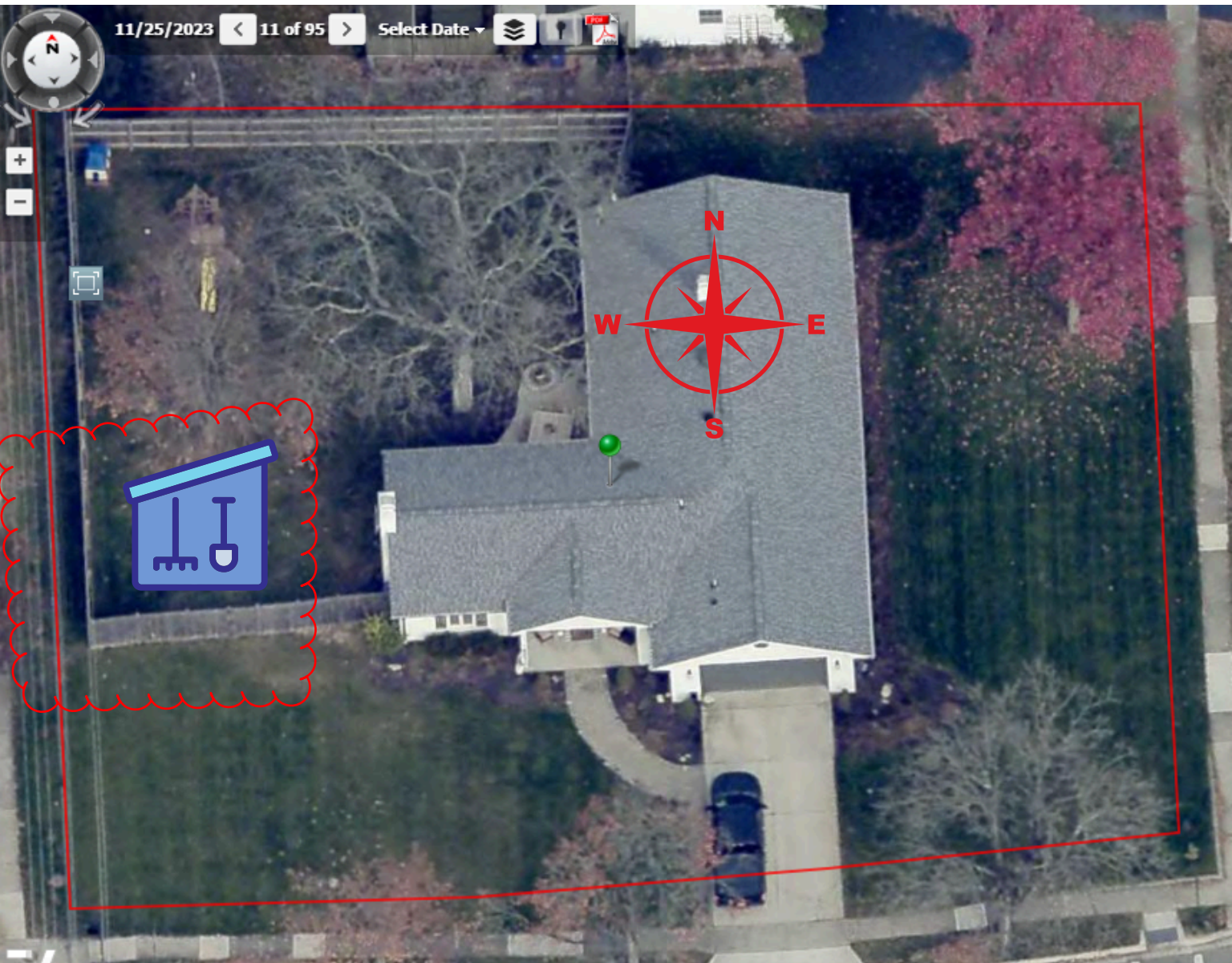
The main issue with this home is that the builder chose to leave 85% of the lower level in crawl space and our family needs more room for storage. The reason for the shed is to be able to store lawn and garden equipment, childrens toys and storage bins that we can no longer fit in our lower level. The storage shed serves a great purpose not only for me but for the future homeowners if we decide to sell in the future.

Lean to Shed 120 Sqft

10ft East & West

12ft North & South

****Shed will be setback 25' from Reed Rd****



Shed will sit 5ft east of 6ft privacy fence that backs up to Reed rd. and 4ft north of the most southern part of fence. Approximate location shown on map.

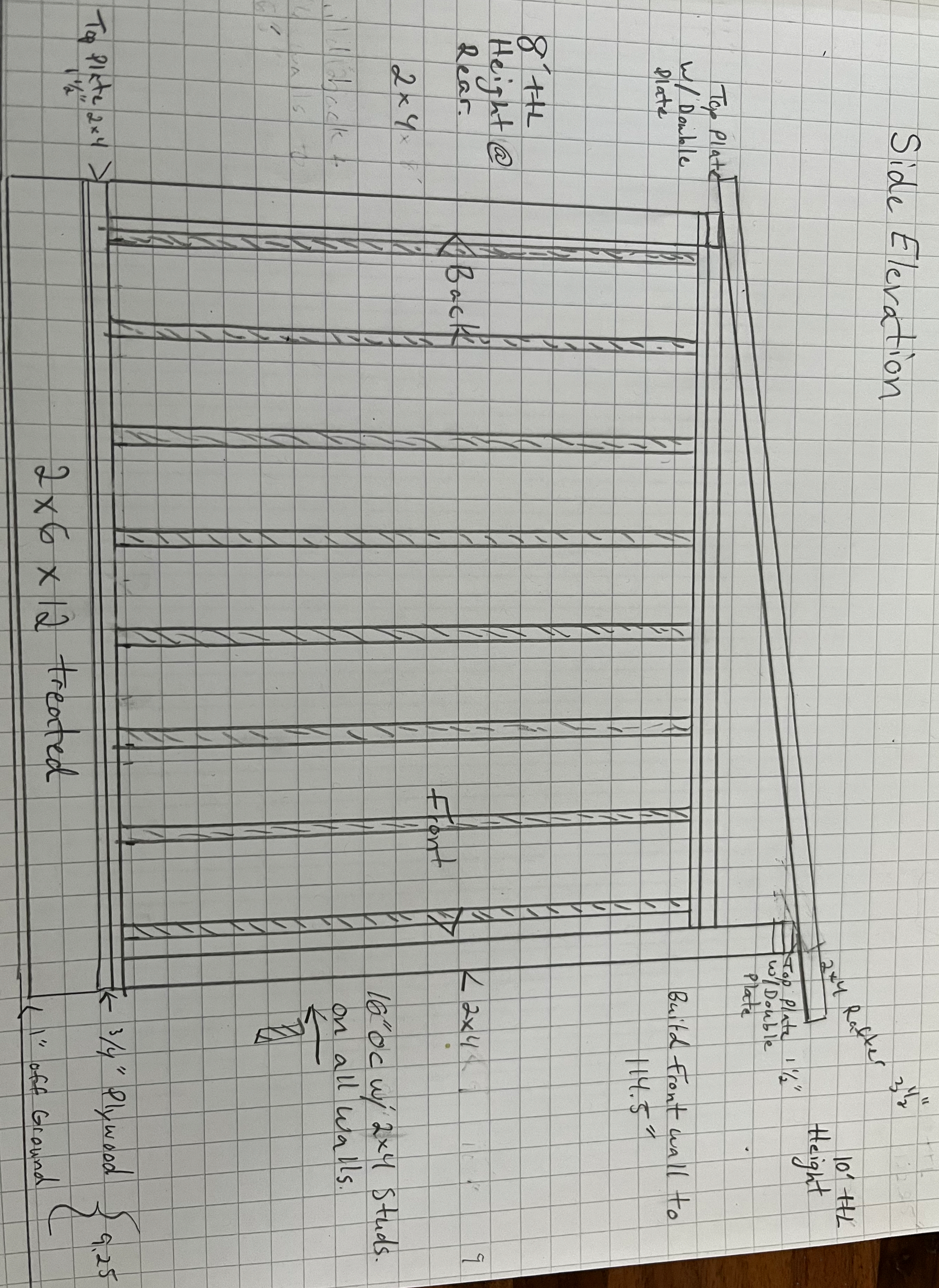
Construction Notes:

- Overall height 10ft at highest point.
- Floor Frame 2-2"x6"x12' and 2-2"x6"x10'
- All wood is PT & floor joist spaced 19.2" OC
- Resting on a foundation of 8 concrete deck blocks with 6" of gravel below. 4 Blocks on each side of the East and West exposures spaced 3' OC
- Joist nailed with 3.5" nails and joist hangers on each.
- Subfloor 3/4" PT Plywood
- Walls 2"x4" at 16" OC.
- Siding James Hardie Lap Siding
- Walls to match color of residential structure. Alabaster White.
- Roof- metal roof system or asphalt dimensional shingle

Inspiration for shed



Side Elevation



Certification of Notice

Applicant Name: Christian Salmons

Location of property subject to BZAP request: 1810 Grace Ln. Columbus, OH 43220

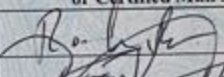
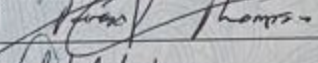
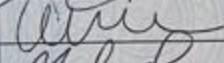
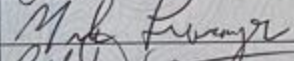
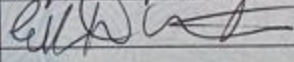
This application will be heard by the Board of Zoning and Planning on: 8/21/2024 at 6pm

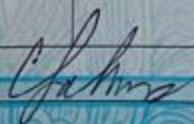
Describe activity which requires Board of Zoning and Planning review:

Obtaining zoning variance for shed in 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.civiclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1811 Grace Ln.	Rocky Blauser		7/13/24
1801 Grace Ln.	Teresa Thompson		7/1/24
1800 Grace Ln.	Rian & Annie Howells		7/7/24
3787 Ritamarie dr.	Mark & Kathleen Lensenmayer		7/22/24
3786 Ritamarie dr.	Mike & Erin Davis		7/7/24

Applicant Signature: 

Date: 7/13/24

7/7/2024

Dear Neighbor,

I am writing to inform you that I plan to build a 10ft x 12ft storage shed in the backyard of our property at 1810 Grace Lane. This shed will be a lean to style shed no taller than 10 ft in height per the guidelines of Upper Arlington.

It is being requested that I apply for a variance for this as the shed will sit in the “natural planting strip” that runs north and south of Reed Rd. Per Upper Arlington’s guidelines, I must inform all parties within 100 ft of said property. Variance hearing to be on **8/21/2024 at 6pm** in the Upper Arlington Municipal Services Center. (3600 Tremont Road, Upper Arlington, Ohio, 43221)

Please see the example below of what the shed style will be.

Additional notes:

Shed will be white with accents matching the same color scheme as our existing home. White siding and trim with Black or Urban bronze roof

Shed will be no taller than 10 feet at highest point.



Sincerely,
Christian Salmons
614-506-7224

Cmsalmons.8@gmail.com

1810 Grace Lane Columbus, OH 43220

Certified mail receipt: 9589-0710-5270-2179-7321-30

City of Upper Arlington Board of Education

9589 0710 5270 2179 7321 30

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COLUMBUS, OH 43221

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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 Postage and Fees	\$0.73	
\$		

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

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Tracking #: 9589 0710 5270 2179 7321 30

Total			\$5.58
Betty Ford	20	\$0.73	\$14.60
			\$20.18

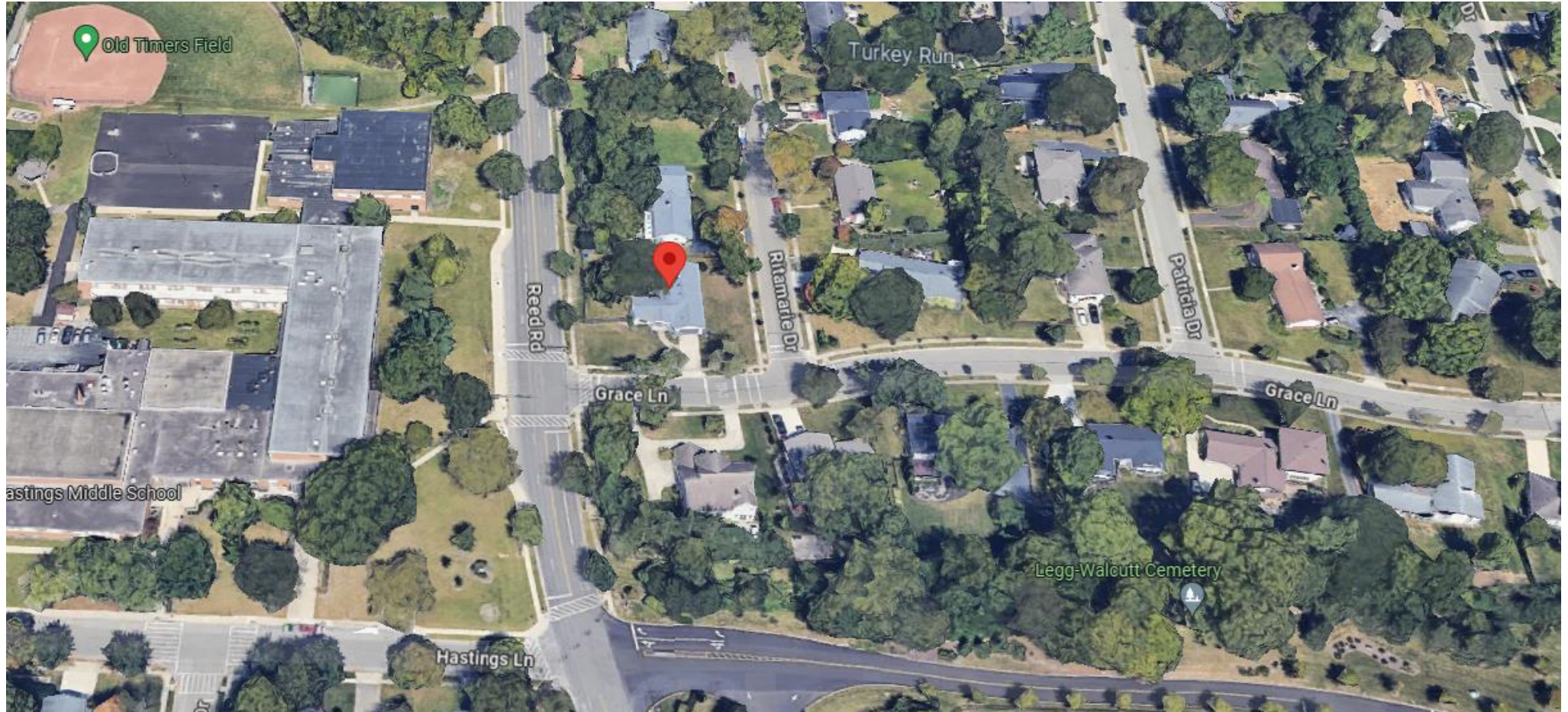
Postmark Here
JUL 25 2024
COLUMBUS, OHIO 43220

1810 Grace Lane

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Grace Lane Elevation



Fence Along Reed Road



Existing Shed



Proposed Site Location



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: August 21, 2024

Subject: 2860 Welsford Road (VAR-46-24) - To allow a replacement sunroom addition to encroach up to 4'-6" into the 30'-11" minimum rear yard setback (existing).

Site Description/History

The subject property, 2860 Welsford Road, is located on the east side of the street, just north of Ridgeview Road. It is zoned R-1c, One-Family Residence District, and includes 110 feet of frontage with 124 (average) feet of depth. It is Lot #2 and part of Lot #3, Block #289, of the [Welsford Addition](#) subdivision (recorded in 1954). The property owner also owns the vacant lots to the north (Lots #3-4) and south (Lot #2) of the subject property. The one-story, brick and siding home sits behind the platted 40-foot setback along Welsford Road and is just 24.9' from the rear (east) property line when 30'-11" is the minimum setback (existing nonconforming). The home was constructed in 1957 and purchased by the applicant in 2005.

Proposal

The applicant is proposing the demolition and reconstruction of an existing sunroom on the south side of the home, which is 29.5 feet from the side property line and 26.3 feet from the rear property line. The sunroom would be built on the existing foundation and would be similar in style to the existing sunroom. It would be 9' wide, by 13'-10" deep, and 9'-8" tall. The 124.5-square foot structure would have windows on all three elevations. The homeowner has indicated that the existing structure is over 60 years old and in need of replacement.

Zoning Code Requirements

- To allow a replacement sunroom addition to encroach up to 4'-6" into the 30'-11" minimum rear yard setback (existing). ([Article 5.02](#)).

The Unified Development Ordinance (UDO) does address when it is permissible to carry out maintenance or partially reconstruct a nonconforming structure ([see Article 3.05](#)). Records do not provide a clear indication as to why the home and attached sunroom were constructed in a nonconforming location. However, the code does require a nonconforming structure to be brought into compliance with the current code if more than 50 percent of the structure is demolished.



Alternatives

The applicant could relocate the structure farther from the rear property line. They could also combine the lot with the vacant property to the south (under common ownership), which would change the setbacks of the property and result in conforming existing structures.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. The proposal is a near like-for-like replacement of an existing structure that has been in place for decades and although it has a deficient rear yard setback, it will not have substantial impacts on adjoining properties given the current condition, size, and use of the structure. Therefore, Staff recommends approval of the request and notes Finding #6 for consideration by the Board.

Attachments

1.	Variance Application - 2860 Welsford Road
2.	BZAP Staff Report Pictures - 2860 Welsford Road





24-3294

Variance Application

Status: Active

Submitted On: 7/19/2024

Primary Location

2860 WELSFORD RD
UPPER ARLINGTON, OH 43221

Owner

RAPP KEVIN J
WELSFORD 2860 COLUMBUS,
OH 43221

Applicant

 Don Plank
 614-947-8600
 cjm@planklaw.com
 411 E Town Street, Floor 2
Columbus, OHIO 43215

Variance Information

Describe Variance Request

Please the Statement of Support included with this applicaiton.

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

2860 Welsford Road, Upper Arlington, Ohio 43221

Background

The applicants, Kevin and Lana Rapp, (collectively, the “Applicants”) own the property located at 2860 Welsford Road, Upper Arlington, Ohio 43221 (the “Property”). The Property is improved with a single-family residence that was constructed in the 1950’s. The Applicants also own the lots to the north and south of the Property; however, those lots are not part of this variance application. The Property is in the R-1c, one-family residence district, and is surrounded by vacant lots to the north and south, single-family residential lots to the west, and apartments to the east.

The Applicants are requesting a variance from the rear-yard setback requirement in order to alter the existing sunroom that is attached to the single-family dwelling on the Property. A street view picture of the current sunroom and a rendering of the new sunroom are attached hereto as Exhibit A and Exhibit B, respectively. A site plan, dated July 10, 2024, and attached hereto as Exhibit C, (the “Site Plan”) depicts the attached sunroom and the single-family residence on the Property. The new sunroom will be constructed on the same foundation as the existing sunroom and will not increase the building footprint. The new sunroom will have the same rear yard setback as the current sunroom with a rear yard setback that exceeds the rear yard setback of the residence.

Variance Requested

Section 5.02(C) of the Unified Development Ordinance (the “UDO”) requires an interior lot with a lot width greater than 75’ to have a minimum rear yard depth of at least 40’. Applicant is requesting a variance to permit the alteration of the existing sunroom, which is 26’ from the rear property line, as depicted on the Site Plan.

Variance Factors

Under Section 4.09(D) of the UDO, the following factors shall be considered and weighed by BZAP in determining practical difficulty or hardship (factors in bold; our analysis follows):

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

The building on the Property, which includes the existing sunroom, was constructed prior to the adoption of the UDO, or any prior version of the UDO, and is legal, non-conforming. An aerial photograph of the Property, dated June 25, 1960, is attached hereto as Exhibit D. The building and sunroom currently have a rear-yard setback of 24.9’ and 26.3’, respectively. After the alterations, the sunroom will still have a setback of 26.3’ and will have a greater setback than the existing residence. The alteration will not change the layout of the Property or the building footprint and will cause no harm to adjacent properties.

2. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The request is reasonable due to the history of the Property and the proposed improvements. This type of sunroom is common in Upper Arlington and is not detrimental to any surrounding properties.

3. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.

The variance is not substantial because it does not change the size or layout of the building on the Property. Removing the existing sunroom and replacing it with a structure that meets the rear yard setback standard would require a complete remodel of the building. The variance request is reasonable and fits with the character of the building and Property.

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

The variance will not change the character of the neighborhood and adjoining properties will not suffer substantial detriment as a result of the variance. The Property has been relatively unchanged since 1957. All adjoining residents and property owners are accustomed to the current setbacks and property layout. Further, the adjacent properties to the east include higher density uses that have smaller rear yard setbacks.

5. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup.

The variance will not adversely affect the delivery of governmental services such as water, sewer, and trash pickup.

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

The existing building (with sunroom) is legal, non-conforming. The circumstances exist due to the City's adopting of the UDO and later amendments. Applicants purchased the Property in 2005, long after the Property was subdivided and improved.

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

The alterations can only be completed with the requested variance.

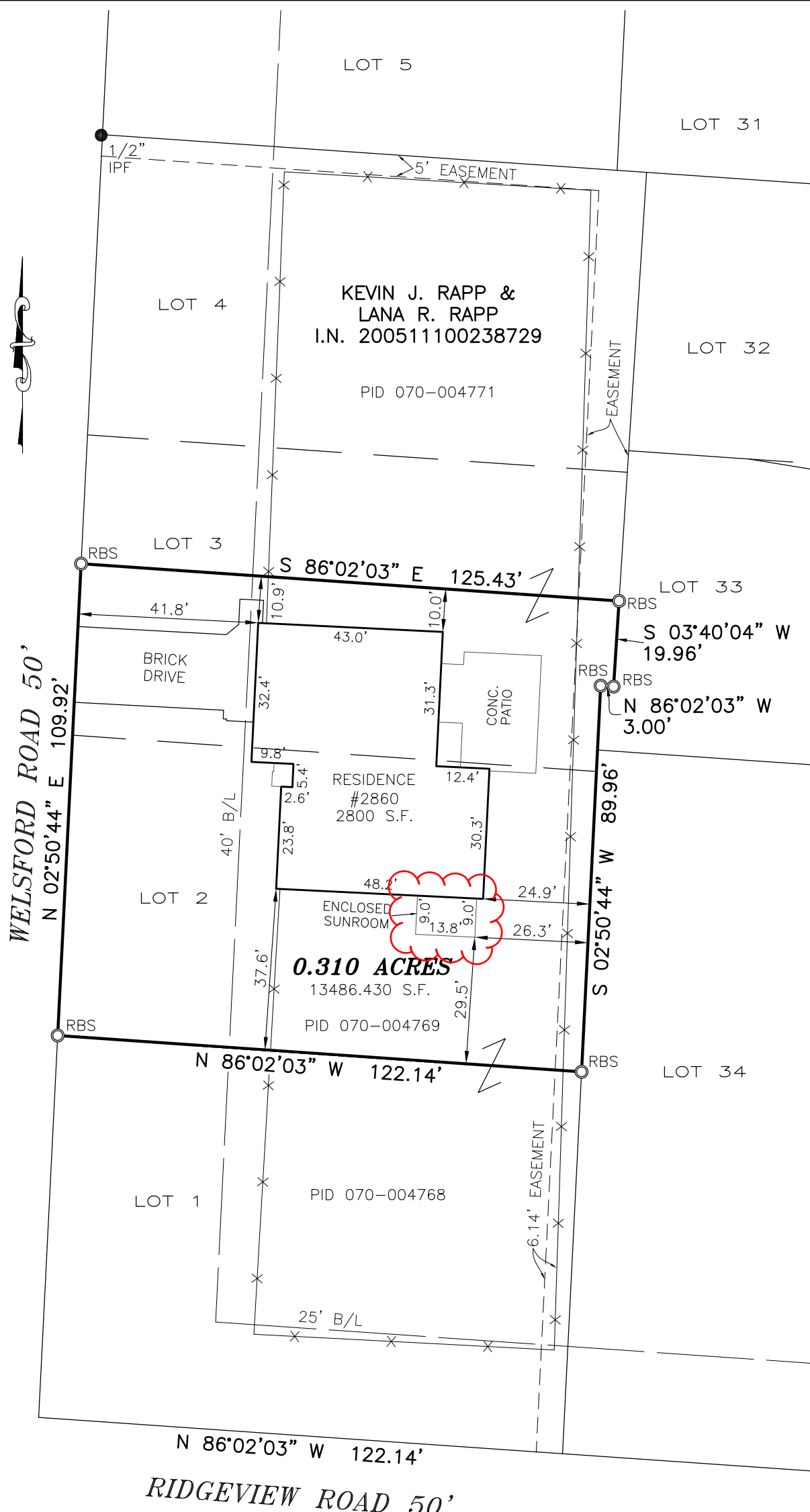
8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The spirit and intent behind the zoning requirement will be observed because the proposed improvement does not introduce any new or atypical structure. The setback will still be significantly greater than the rear yard setback of the adjacent properties and will simply

remodel a feature that is common in Upper Arlington and has existing on the Property for over 60 years.

9. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The granting of the variance will not confer any special privilege on the Applicant. This area and zoning classification include numerous old buildings that do not meet all current development standards. The request is reasonable and will allow the Applicant to improve their property with no detriment to the surrounding area.



BUILDING COVERAGE - 21.0%
IMPERVIOUS COVERAGE - 32.4%

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- X— EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

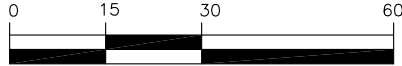
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 7/10/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

GRAPHIC SCALE



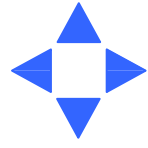
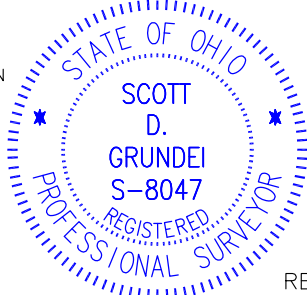
(IN FEET)
1 inch = 30 ft.

SURVEY OF
0.849 ACRES

LYING IN
LOTS 1, 2, 3 & 4
BLOCK 289

WELSFORD ADDITION
PLAT BOOK 24, PAGE 23

CITY OF UPPER ARLINGTON, COUNTY OF FRANKLIN
STATE OF OHIO



LANDMARK
SURVEY GROUP

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

REV: 7/10/24 DATE: 6/22/24 FILE NO. SLF24-JB062-BDL

DRAWN BY: DJH

Untitled Map

Write a description for your map.

EXHIBIT

A

Legend

2860 Welsford Rd

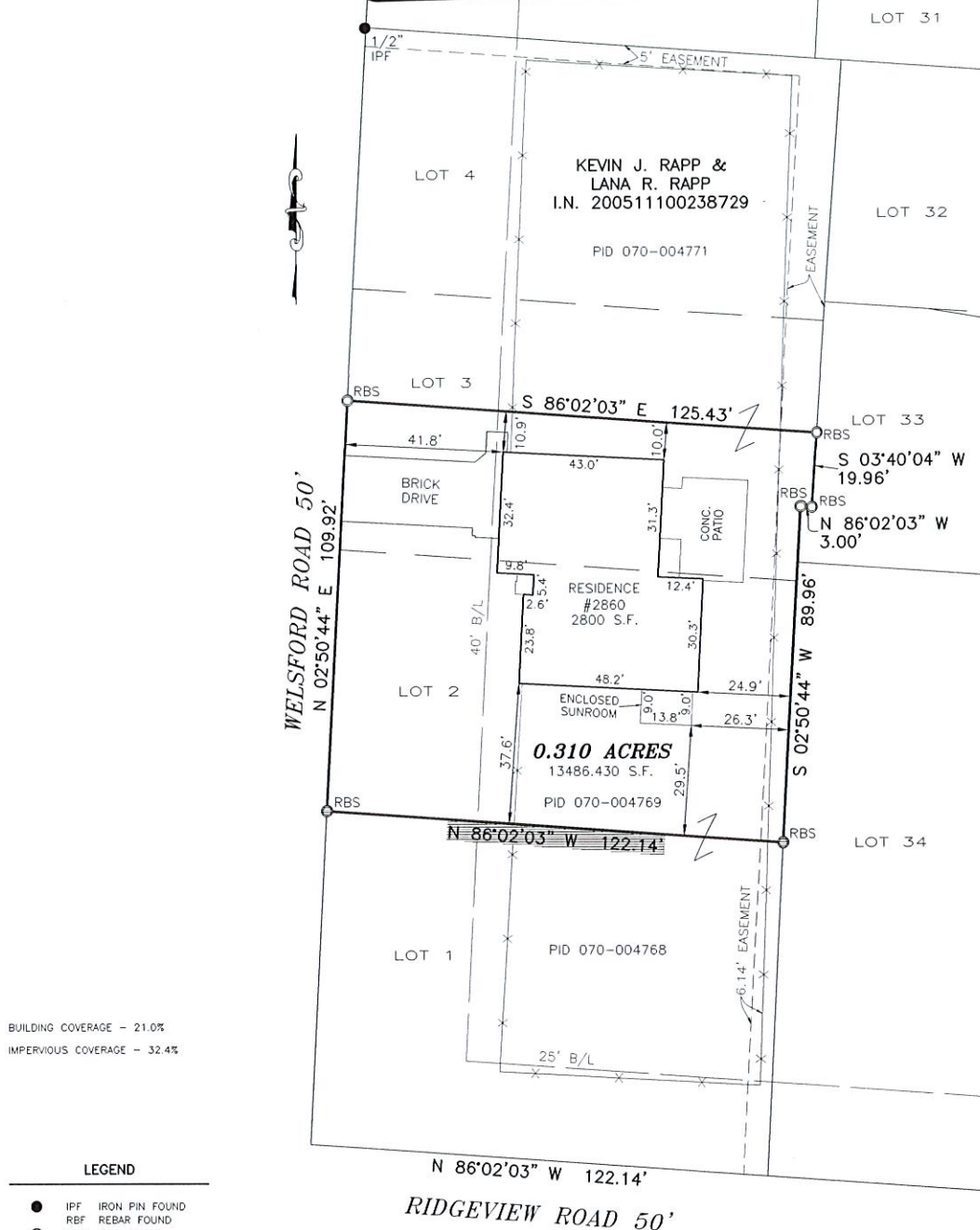
Google Earth

© 2024 Google

4.16 ft



EXHIBIT



BUILDING COVERAGE - 21.0%
IMPERVIOUS COVERAGE - 32.4%

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- EXISTING FENCE LINE

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Scott D. Grundei

7/10/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEY OF
0.849 ACRES

LYING IN
LOTS 1, 2, 3 & 4
BLOCK 289

WELSFORD ADDITION

PLAT BOOK 24, PAGE 23

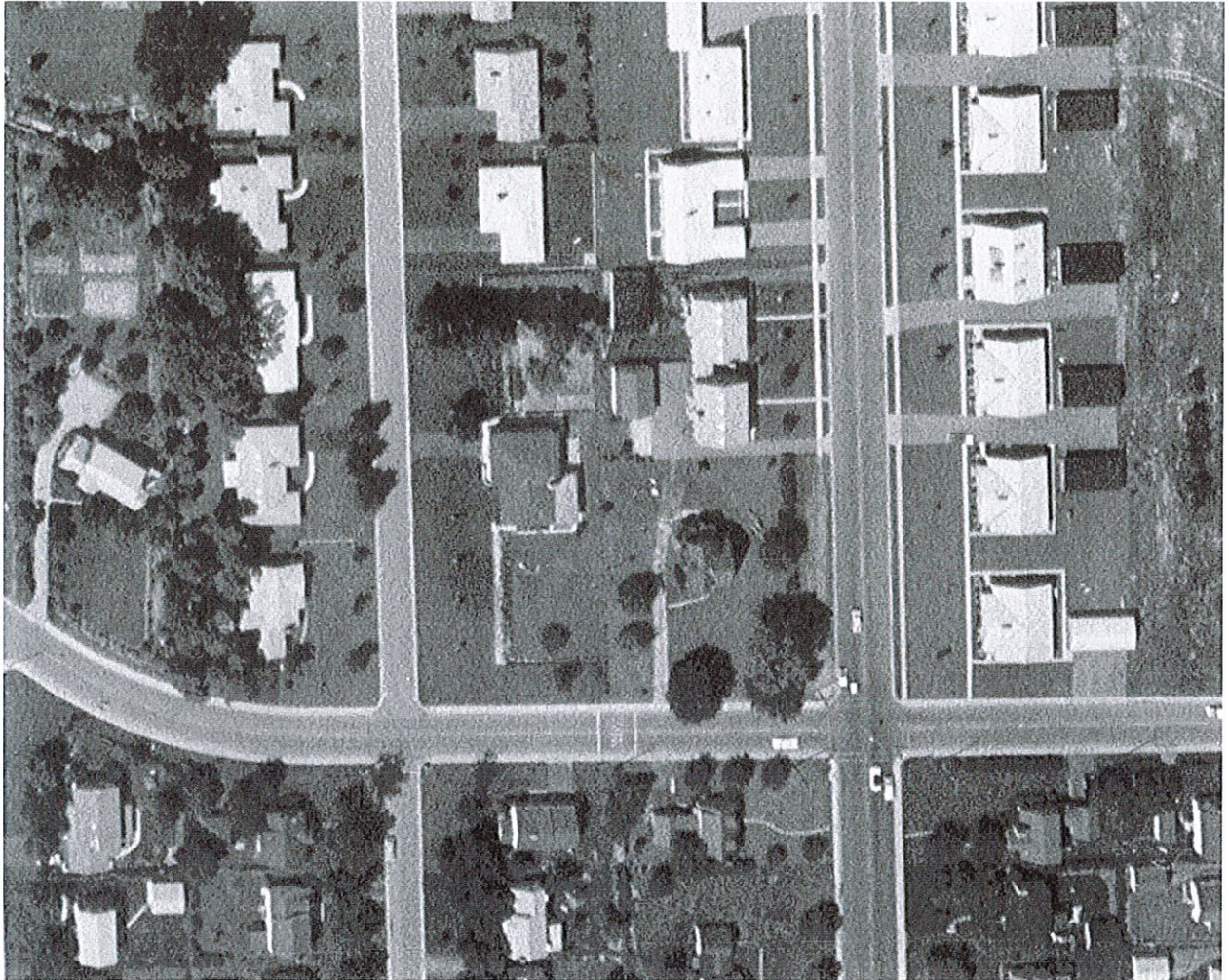
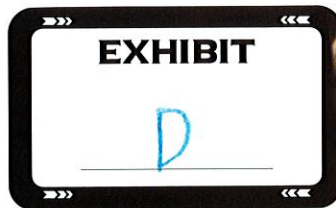
CITY OF UPPER ARLINGTON, COUNTY OF FRANKLIN
STATE OF OHIO



LANDMARK
SURVEY GROUP

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

REV: 7/10/24 DATE: 6/22/24 FILE NO. SLF24-JB062-BDL



6-25-1960

SUNSPACE SPECIFICATION SHEET

Building

Customer: Sunspace of Central Ohio

Order Date: Mar 19, 2024

Tag Name: rapp

Page 1 of 2

Room Specifications

8' 5" Projection x 12' 7" Width

Room Style: Studio
Wall Type: Model 200
Backwall Height: 115-1/2"
Frontwall Height: 95"
Framing Colour: Black
Ext. Panel Skin: Black Aluminum Stucco
Int. Panel Skin: Black Aluminum Stucco
Kneewall: 23-3/4" Solid Panel
Transom Style: Solid Panel
Cut Pitch: Yes

Floor Specifications

Use Existing Floor

Roof Specifications

9' 6" Projection x 14' 6" Width

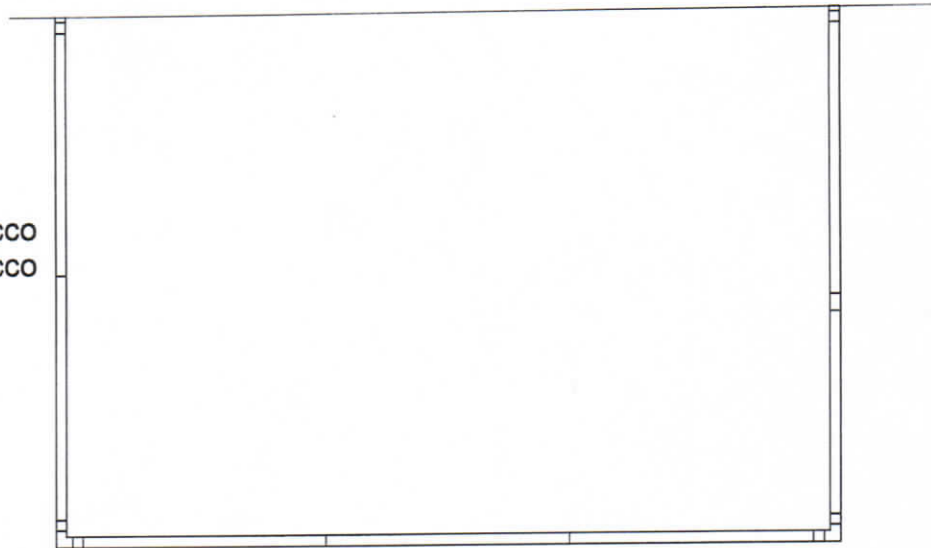
Roof Type: Acrylic Roof System
Roof Pitch: 2.44 / 12 (11.47°)
Panel Color: Clear Acrylic
Gutter Color: Black
Downspout Kits: 1
Downspout Color: Black

Windows and Doors

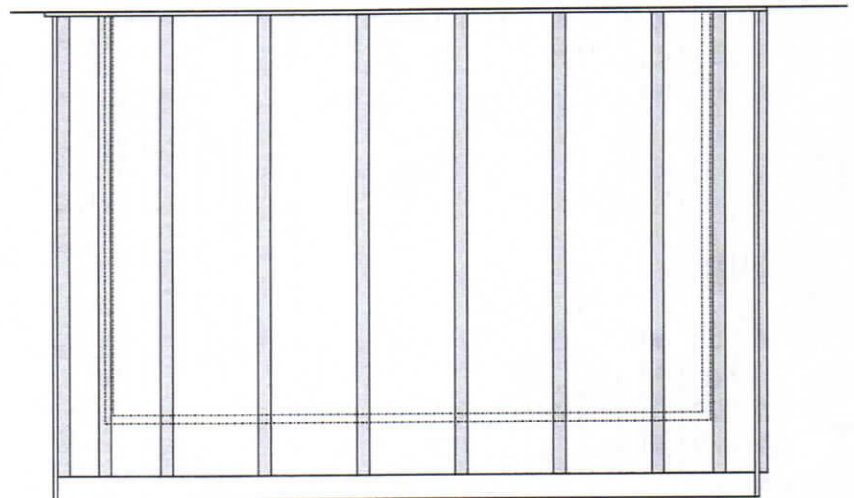
Window Type: Vertical 4 Track
Window Color: Black
Vinyl Tint: Clear
Screen Type: Tuff Screen
Right Wall: V4T Entry Door
36" x 79-1/8", RHH, Outswing, 23-3/4"
Kneewall, Oil Rubbed Bronze Hardware

This Room is to be installed on a House

Room Layout



Roof Layout



SUNSPACE SPECIFICATION SHEET

Customer: Sunspace of Central Ohio

Order Date: Mar 19, 2024

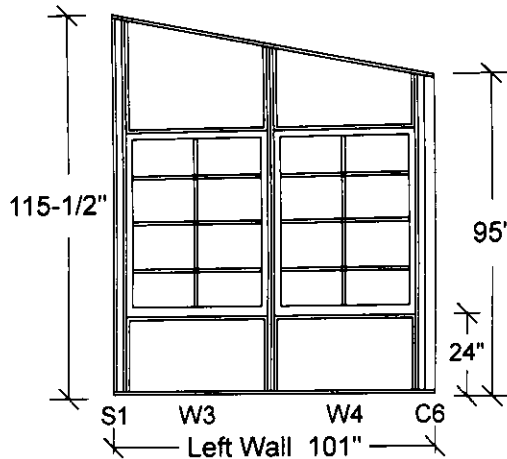
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Page 2 of 2

Wall Specifications

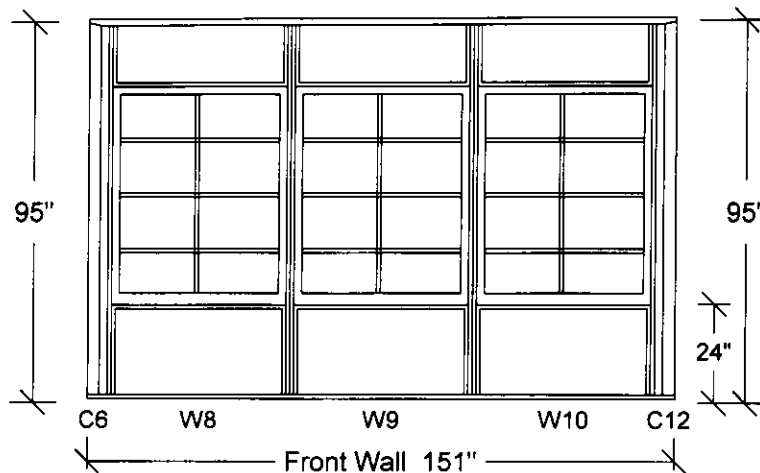
Left Wall

- S1 Starter
- F2 2-1/8" Solid Wall
- W3 44-3/8" x 55" Vertical 4 Track
- W4 44-3/8" x 55" Vertical 4 Track
- F5 2" Solid Wall
- C6 90° Corner



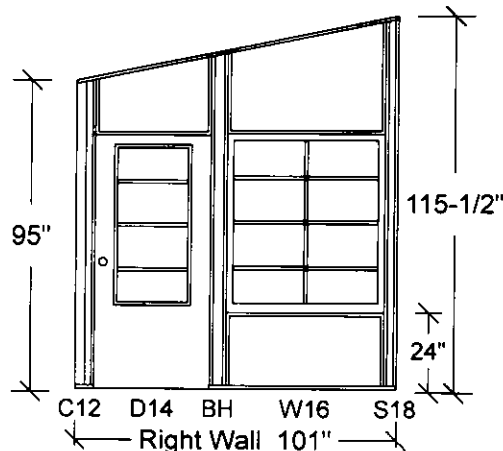
Front Wall

- C6 90° Corner
- F7 2" Solid Wall
- W8 44-7/8" x 55" Vertical 4 Track
- W9 44-7/8" x 55" Vertical 4 Track
- W10 44-7/8" x 55" Vertical 4 Track
- F11 2-1/8" Solid Wall
- C12 90° Corner



Right Wall

- C12 90° Corner
- F13 2" Solid Wall
- D14 Vinyl 4 Track Entry Door
- BH15 Box Header
- W16 49-1/2" x 55" Vertical 4 Track
- F17 2" Solid Wall
- S18 Starter



3-24-2024

Remove existing Sunroom, Keeping Foundation, Install Screen Room, Aluminum Frame on top. Same Color and Size.

FIDUCIARY DEED

200511100238729
Pgs: 2 \$28.00 T20050089898
11/10/2005 1:02PM BXSERVICE TIT
Robert G. Montgomery
Franklin County Recorder

LANA R. RAPP, EXECUTOR OF THE ESTATE OF MARGARET E. ROBINSON, FRANKLIN COUNTY PROBATE COURT, CASE NO.: 507944, by the power conferred by ITEM FOUR of the Last Will and Testament, O.R.C. 2113.39, Order of the Franklin County Probate Court dated October 28, 2005, and every other power, grants with fiduciary covenants, to KEVIN J. RAPP and LANA R. RAPP, for their joint lives, remainder to the survivor, whose tax-mailing address is 2860 Welsford Road, Upper Arlington, Ohio 43221 the following Real Property:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Parcel Number(s): 070-004768, 070-004769, 070-004770 and 070-004771

Property Address: 2860 Welsford Road, Upper Arlington, Ohio 43221

Prior Instrument Reference: Volume 02973, Page F12 of the Deed Records of Franklin County, Ohio.

Executed this 4th day of November, 2005.

LANA R. RAPP, EXECUTOR OF THE ESTATE OF
MARGARET E. ROBINSON, FRANKLIN COUNTY
PROBATE COURT, CASE NO.: 507944

STATE OF OHIO)
) ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 4th day of November, 2005, before me, the subscriber a Notary Public in and for said County, personally came, LANA R. RAPP, EXECUTOR OF THE ESTATE OF MARGARET E. ROBINSON, Grantor in the foregoing Fiduciary Deed, and acknowledged the signing thereof. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal of this day and year aforesaid.

Michael A. Poe, Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

Notary Public
My Commission Expires:

This instrument prepared by Michael A. Poe, Roetzel & Andress, 155 East Broad Street, 12th Floor, Columbus, Ohio 43215

TRANSFERRED
NOV 10 2005
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

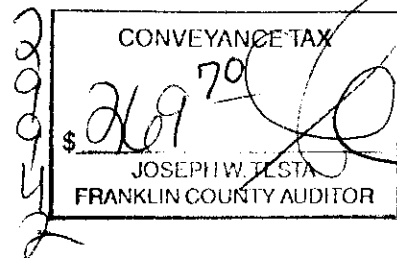
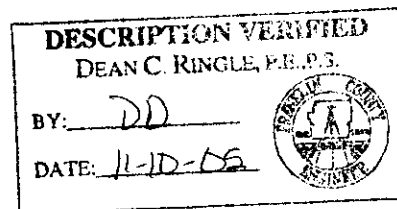


EXHIBIT "A"

Property known as 2860 Welsford Road, Upper Arlington, Ohio and consisting of four county parcels situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and further described as follows:

1. County Parcel No. 4768, being Lot 1, Block 289, Welsford Addition, Plat Book 24, Page 23, Recorder's Office, Franklin County, Ohio.
2. County Parcel No. 4769, being Lot 2, Block 289, Welsford Addition.
3. County Parcel No. 4770, being Lot 3, Block 289, Welsford Addition.
4. County Parcel No. 4771, all Lot 4 and 30 feet off North side of Lot 3, Welsford Addition.

N-107 *allof*
(070)
4768
+
4769
+
4770
+
4771



Revised: May 2023

Certification of Notice

Applicant Name: Lana R. and Kevin J. Rapp

Location of property subject to BZAP request: 2860 Welsford Road Columbus, OH 43220

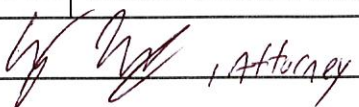
This application will be heard by the Board of Zoning and Planning on: August 21, 2024

Describe activity which requires Board of Zoning and Planning review:

Applicant is requesting a rear yard setback variance in order to alter the existing sunroom on the property.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1740-1742 Ridgeview Road, Upper Arlington, OH 43221	Walnut Management	9589071052700321097588	7/19/2024
2853-2855 Northwest Boulevard, Upper Arlington, OH 43221	Walnut Management	9589071052701237884736	7/19/2024
2849 Welsford Road, Columbus, OH 43221	Raymond P. and Martha K. Corbett	9589071052701237884804	7/19/2024
2843-2847 Northwest Boulevard, Upper Arlington, OH 43221	Hellas Investment, LTD.	9589071052700321097564	7/19/2024
2869 Welsford Road Columbus, OH 43220	Larry L. Cole	9589071052700321097557	7/19/2024
2859-2861 Northwest Boulevard, Upper Arlington, OH 43221	Cleek Properties, LLC	9589071052700321097571	7/19/2024
2859 Welsford Road Columbus, OH 43220	Martin Andrew Kress and Elizabeth Ann Kress	9589071052701237884774	7/19/2024
2879 Welsford Road Columbus, OH 43220	Surya C. and Urmila S. Gnyawali	9589071052701237884767	7/19/2024
2886 Welsford Road Columbus, OH 43221	Dennis K. Driscoll	9589071052701237884750	7/19/2024
2867-2871 Northwest Boulevard, Upper Arlington, OH 43221	Sandra A. Kirk	95890710527012378847	7/19/2024
2825 Welsford Road Upper Arlington, OH 43221	Daniel A. Spath	9589071052701237884798	7/19/2024
1755 Ridgeview Road Columbus, OH 43221	Daniel S. and Nancy A. Hoobler	9589071052701237884729	7/19/2024
2817 Northwest Boulevard Columbus, Ohio 43221	Michael A. Linda J. Burkey	9589071052701237884781	7/19/2024
Applicant Signature:  , Attorney			Date: <u>7/19/24</u>

NOTICE TO PROPERTY OWNERS

Dear Owner:

You are the owner of property within one hundred (100) feet of a property in Upper Arlington requesting a variance from the Unified Development Ordinance. A site plan involving the property located at 2860 Welsford Road, Upper Arlington, Ohio 43221 is on record with the Upper Arlington Building, Planning, and Zoning Department.

Kevin and Lana Rapp are proposing to alter the existing sunroom on the property. The footprint of the building will remain the same and no other improvements will be installed on the property.

A public hearing for the variance will be held by the Upper Arlington Board of Zoning and Planning on August 21, 2024, at 6:00 p.m. at Council Chambers, 3600 Tremond Road, Upper Arlington, Ohio 43221. You are invited, but not required, to attend the hearing.

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

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Craig Moncrief', is written over a horizontal line.

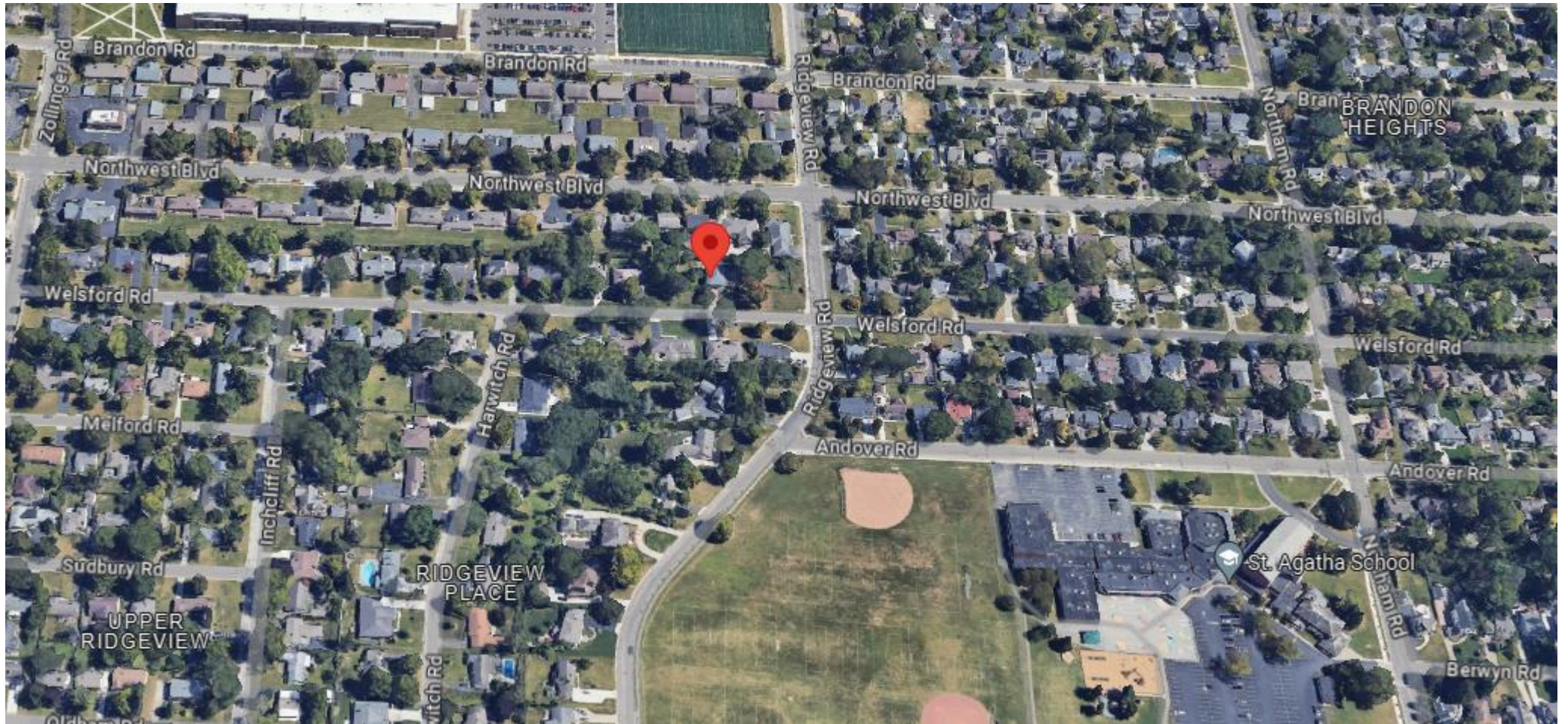
Craig Moncrief
Applicant's Attorney

2860 Welsford Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking West

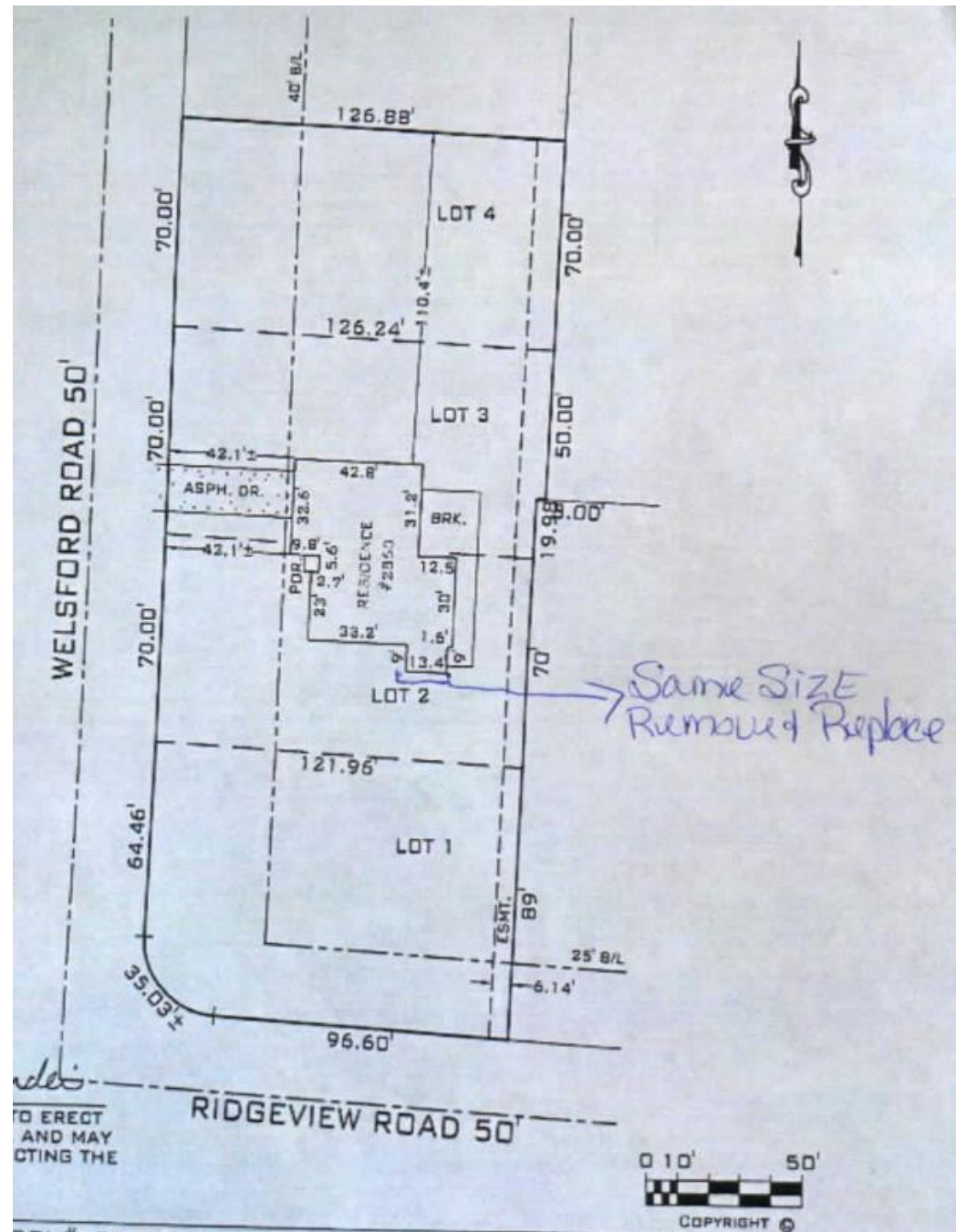


Existing Welsford Road Elevation

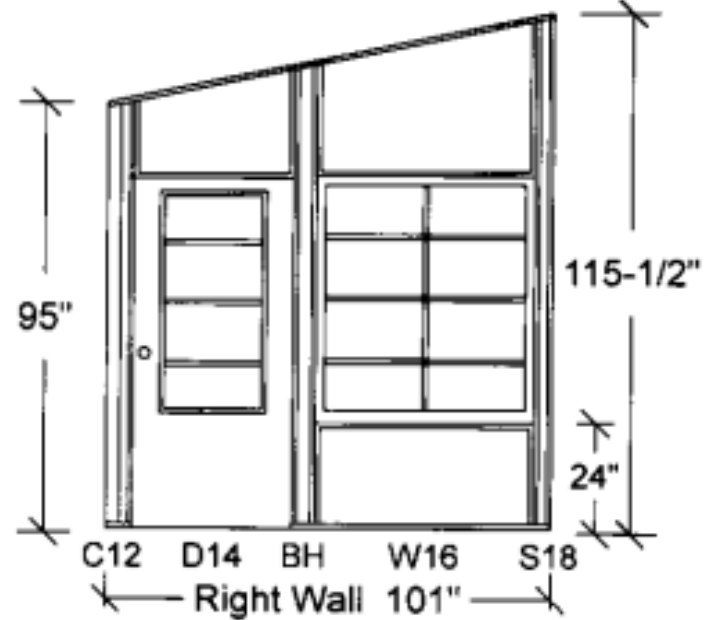
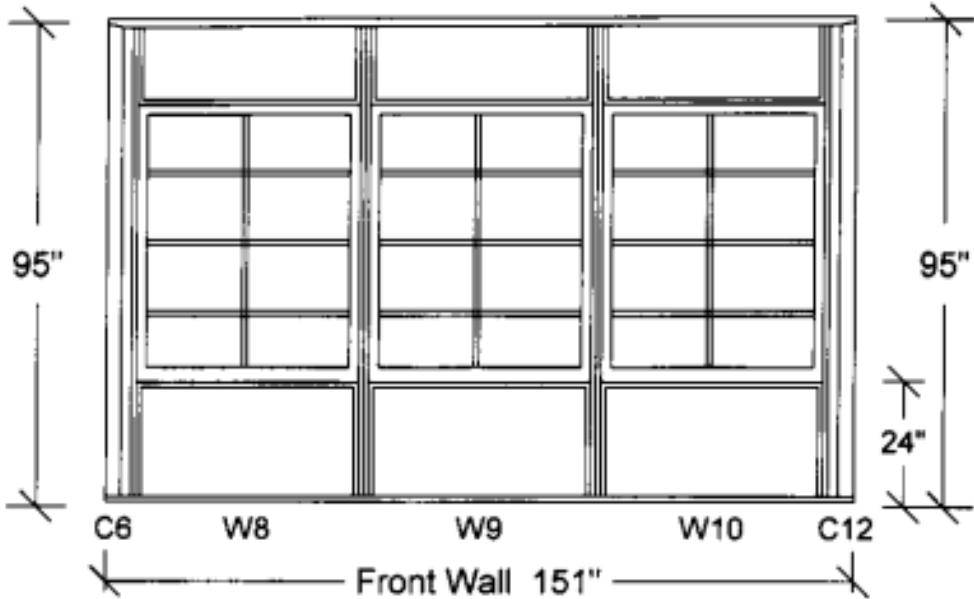
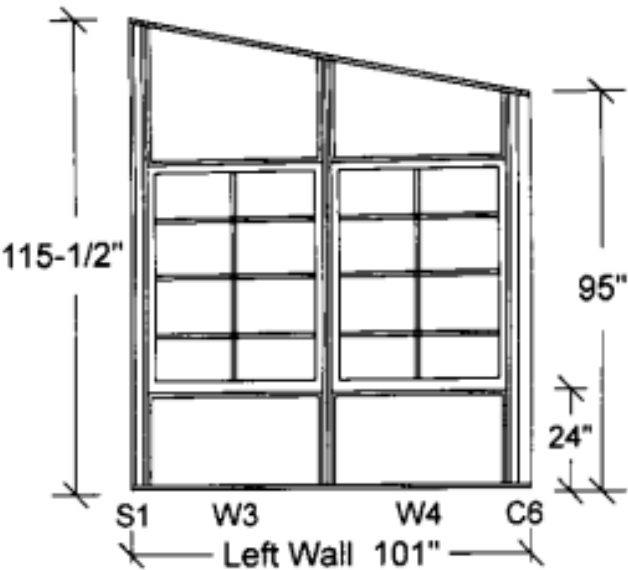


Existing Sunroom





Proposed Elevations



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 21, 2024

Subject: 1811 Ivanhoe Court (VAR-47-24) - To allow an addition to encroach up to 3'-7" into the 12-foot minimum side yard setback and results in a side yard sum of 20'-5" when a minimum of 26 feet is required.

Site Description/History

The subject property, 1811 Ivanhoe Court, is located on the south side of the street, just east of Cassill Street and north of Lane Road. The irregularly shaped property has 90.5 feet of frontage with depths of 163 feet along the west property line and 152 feet along the east property line; it is zoned R-1b (One-Family Residence District). An existing 2,211-square foot, two-story home is sited just behind the platted 40-foot building setback line. A driveway on the west side of the property leads to a two-car attached garage and parking space, where the garage is one-story. A swimming pool and patio are located behind the home; the Board granted a variance for a poolhouse in 2019. The rear yard is enclosed with a six-foot tall white vinyl privacy fence with one mature tree and several off-site mature trees located on the outside of the existing fence. The home was built in 1972 and purchased by the applicant in 2015.

Proposal

This application includes two additions to the existing residence, where only one requires a variance due to the existing nonconforming side yard setbacks. The second-story addition proposed atop the existing attached garage includes a recreational space with a window dormer facing the street. The mansard roof design and height will match the home, with vinyl siding utilized in the dormer and side and rear elevations. A two-story addition is then proposed behind the garage, and includes an expanded first-floor pantry and second-floor bathroom and closet. Vinyl siding and asphalt shingles will be used to match. This addition is stepped-in 4'-8" from the garage. Building, development, and front yard development coverage ratios are all compliant with City standards, as are the rear yard profile and side yard longwall.

Zoning Code Requirements

- To allow a second-story addition to encroach up to 3'-7" into the 12-foot minimum side yard setback (existing)(Article 5.02); and



- To allow a second-story addition that results in a side yard setback sum of 20'-5" in lieu of the 26-foot minimum (existing)(Article 5.02).

Alternatives

The applicant has looked at other options, but believes this to be the most practical plan while also being the least impactful on adjacent properties. Making the rear addition larger would impact the swimming pool and patio behind the home, or result in additional development coverage or a larger side yard setback encroachment.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The application retains existing side yard setbacks while adding a two-story rear addition and a second-story addition above the garage. The design of the additions blend well with the home, enhances the street elevation, with limited impacts on adjacent property (Finding #4). The property is also irregular in shape and the applicant is working with existing site conditions (Finding #8). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	Variance Application - 1811 Ivanhoe Court
2.	BZAP Staff Report Pictures - 1811 Ivanhoe Court





24-3296

Variance Application

Status: Active

Submitted On: 7/19/2024

Primary Location

1811 IVANHOE CT
UPPER ARLINGTON, OH 43220

Owner

HORNIK MELISSA R
IVANHOE 1811 COLUMBUS, OH
43220

Applicant

 Melissa Hornik
 614-325-5945
 melissahornik@msn.com
 1811 Ivahoe Court
Columbus, OH 43220

Variance Information

Describe Variance Request

Addition that will encroach upon side yard setback

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

My garage is currently and originally in violation and therefore the 2nd story addition would also be in violation. We are not making the condition worse.

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?

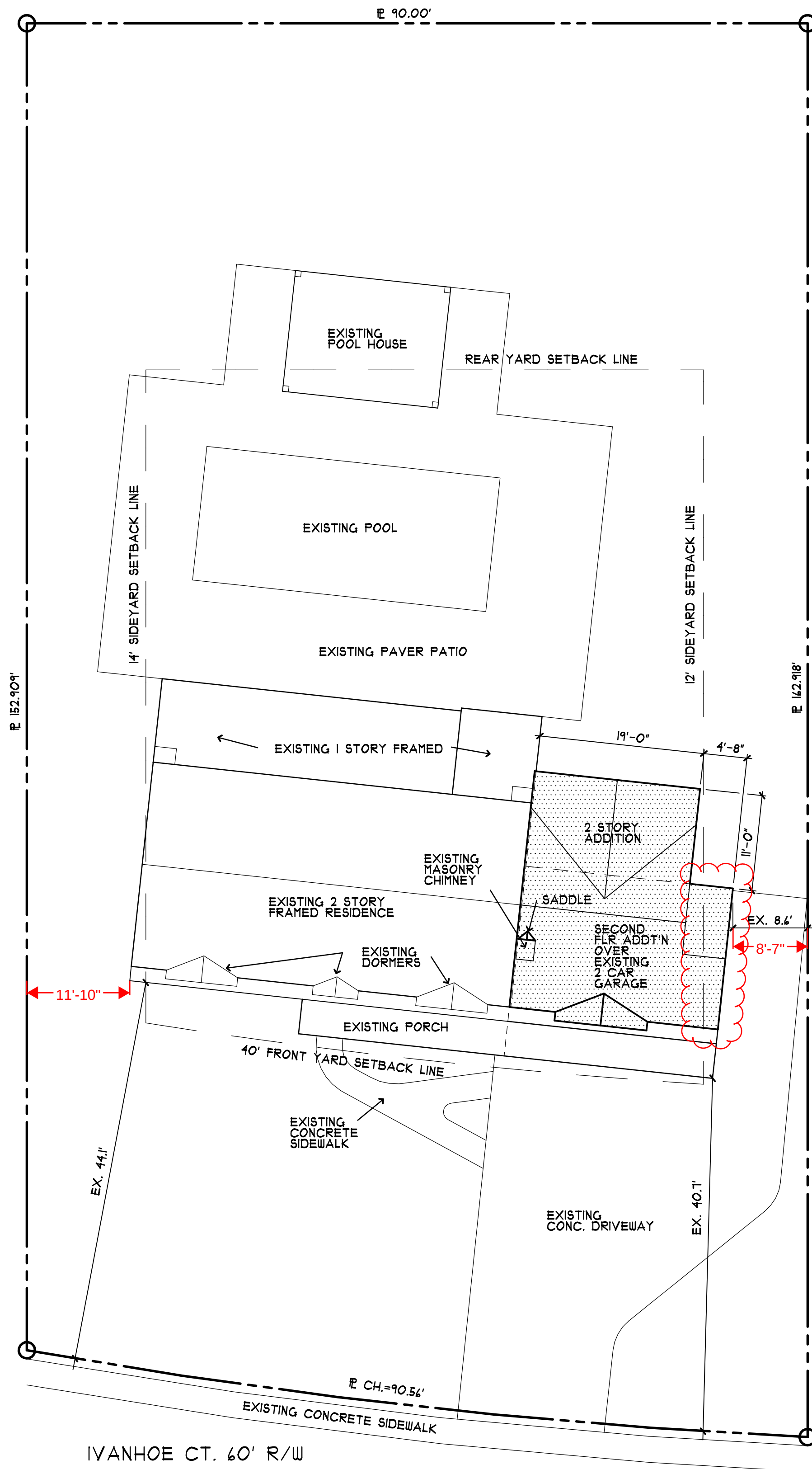
No

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?

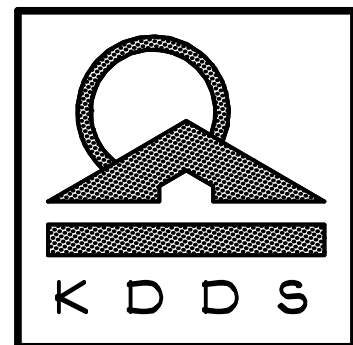
Yes



ZONING INFORMATION-
 LOT AREA = 14,320.0 SQ. FT. OR .32 ACRES
 EXISTING 2 STORY RESIDENCE FOOTPRINT = 2,161.11 SQ. F.T.
 EXISTING POOL HOUSE AREA = 252.0 SQ. FT.
 TOTAL EXISTING BUILDING AREA = 2,419.11 SQ. FT.
 EXISTING BUILDING COVERAGE = 17.12%
 ADDITION AREA = 209.00 SQ. FT. (19' x 11')
 NEW TOTAL BUILDING AREA = 2,628.11 SQ. FT.
 NEW BUILDING COVERAGE = 18.60%
 ALLOWABLE BUILDING COVERAGE = 21.0%
 EXISTING DRIVEWAY, SIDEWALK, POOL AND PATIO = 3,311.1 SQ. FT.
 TOTAL DEVELOPMENT AREA (2,628.11 + 3,498.01) = 6,126.18 SQ. FT.
 TOTAL DEVELOPMENT COVERAGE = 43.31%
 ALLOWABLE DEVELOPMENT COVERAGE = 40% OR 45% WITH POOL INCREASE



SITE PLAN
 1" = 10' - 0"



CONTRACTOR
 STEVEN DETWEILER - AUSTIN JACOB, LLC
 8850 AMITY PIKE, PLAIN CITY, OHIO 43064

KOCHER DESIGN & DRAFTING SERVICES
 3229 REED POINT COURT
 HILLIARD, OHIO 43026 614 771 7098

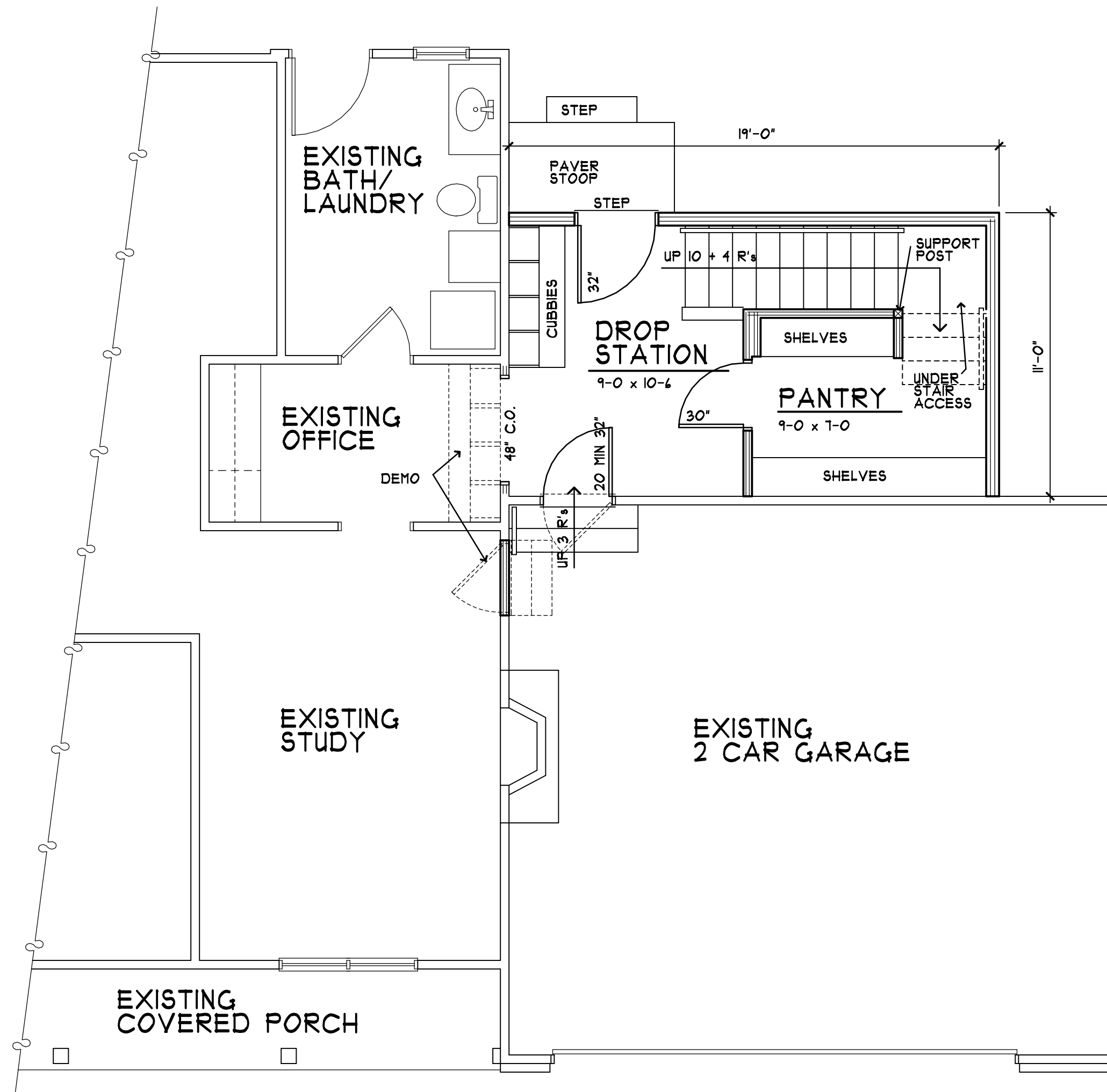
SECOND FLOOR ADDITION OVER GARAGE
 AND 2 STORY ADDITION FOR:
MELISSA AND KEVIN HORNIK
 1811 IVANHOE COURT
 COLUMBUS, OHIO 43220

SITE PLAN

DATE
 JULY 1, 2024

JOB NO.
 2405

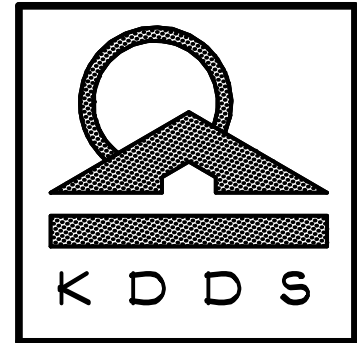
SHEET
 1
 OF 5



PARTIAL FIRST FLOOR PLAN

1/4" = 1' - 0"

1st FLR ADDT'N = 209 SQ. FT.



CONTRACTOR STEVEN DETWEILER - AUSTIN JACOB, LLC 8850 AMITY PIKE, PLAIN CITY, OHIO 43024	KOECHER DESIGN & DRAFTING SERVICES 3228 REED POINT COURT HILLIARD, OHIO 43026 614 771 7098

SECOND FLOOR ADDITION OVER GARAGE
AND 2 STORY ADDITION FOR:

MELISSA AND KEVIN HORNIK

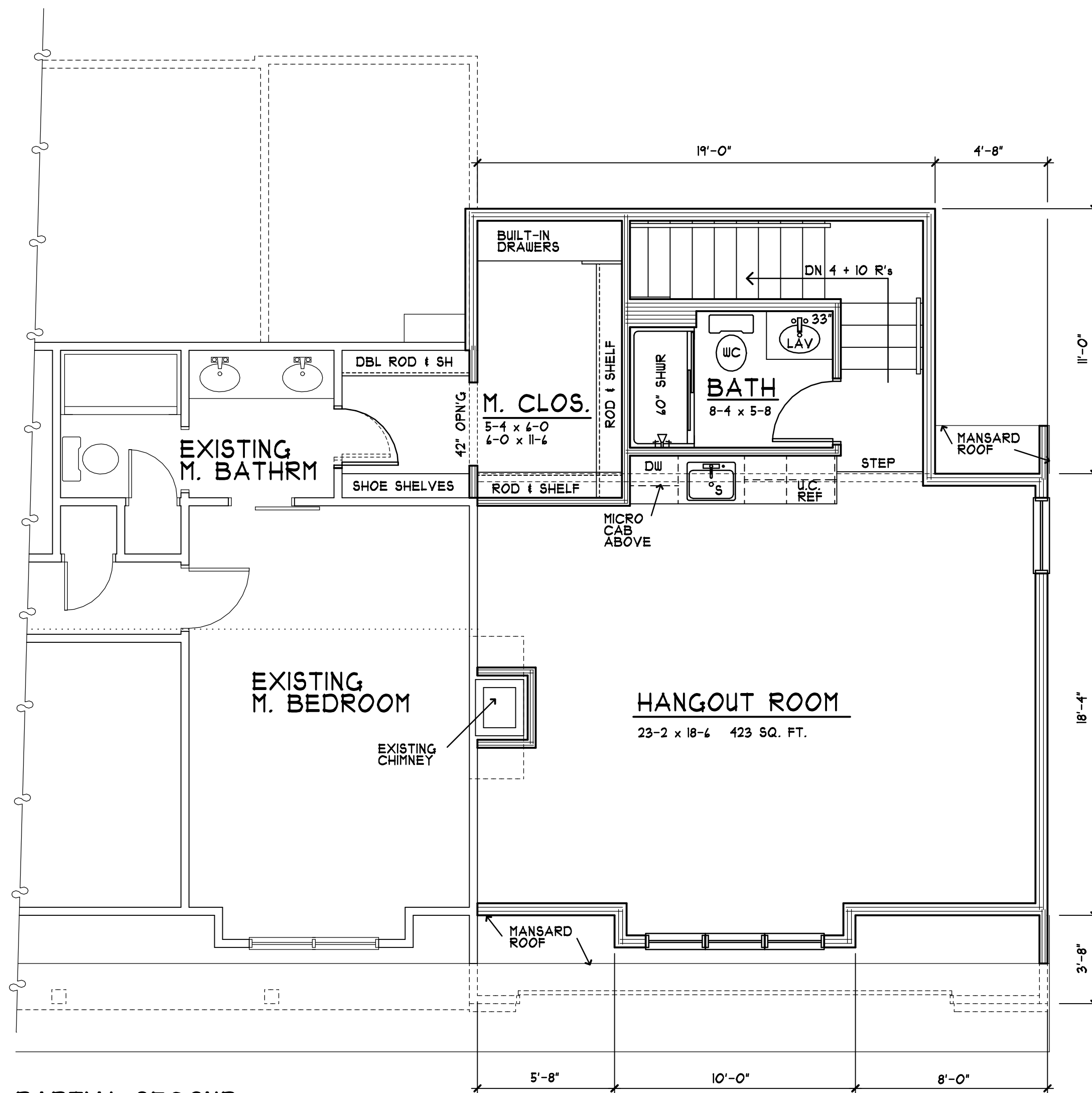
1811 IVANHOE COURT 43220
COLUMBUS, OHIO

PARTIAL FIRST FLOOR PLAN

DATE
JULY 1, 2024

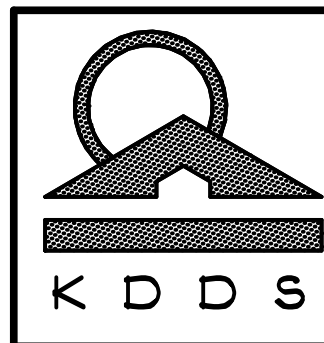
JOB NO.
2405

SHEET
2
OF 5



**PARTIAL SECOND
FLOOR PLAN**

1/4" = 1' - 0" 659 SQ. FT



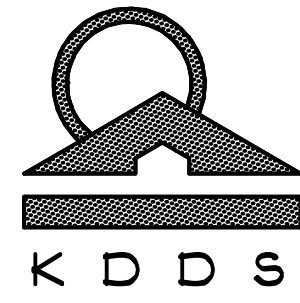
CONTRACTOR STEVEN DETWEILER - AUSTIN JACOB, LLC 8850 AMITY PIKE, PLAIN CITY, OHIO 43064	KOECHER DESIGN & DRAFTING SERVICES 3228 REED POINT COURT HILLIARD, OHIO 43026 614 771 7098

SECOND FLOOR ADDITION OVER GARAGE AND 2 STORY ADDITION FOR:	MELISSA AND KEVIN HORNIK 1811 IVANHOE COURT COLUMBUS, OHIO 43220

PARTIAL SECOND FLOOR PLAN

DATE JULY 1, 2024

JOB NO. 2405	SHEET 3 OF 5
-----------------	--------------------



CONTRACTOR
STEVEN DETWEILER - AUSTIN JACOB, LLC
8850 AMITY PIKE, PLAIN CITY, OHIO 43064

KOECHER DESIGN & DRAFTING SERVICES
3228 REED POINT COURT
HILLIARD, OHIO 43026 614.771.7098

SECOND FLOOR ADDITION OVER GARAGE
AND 2 STORY ADDITION FOR:

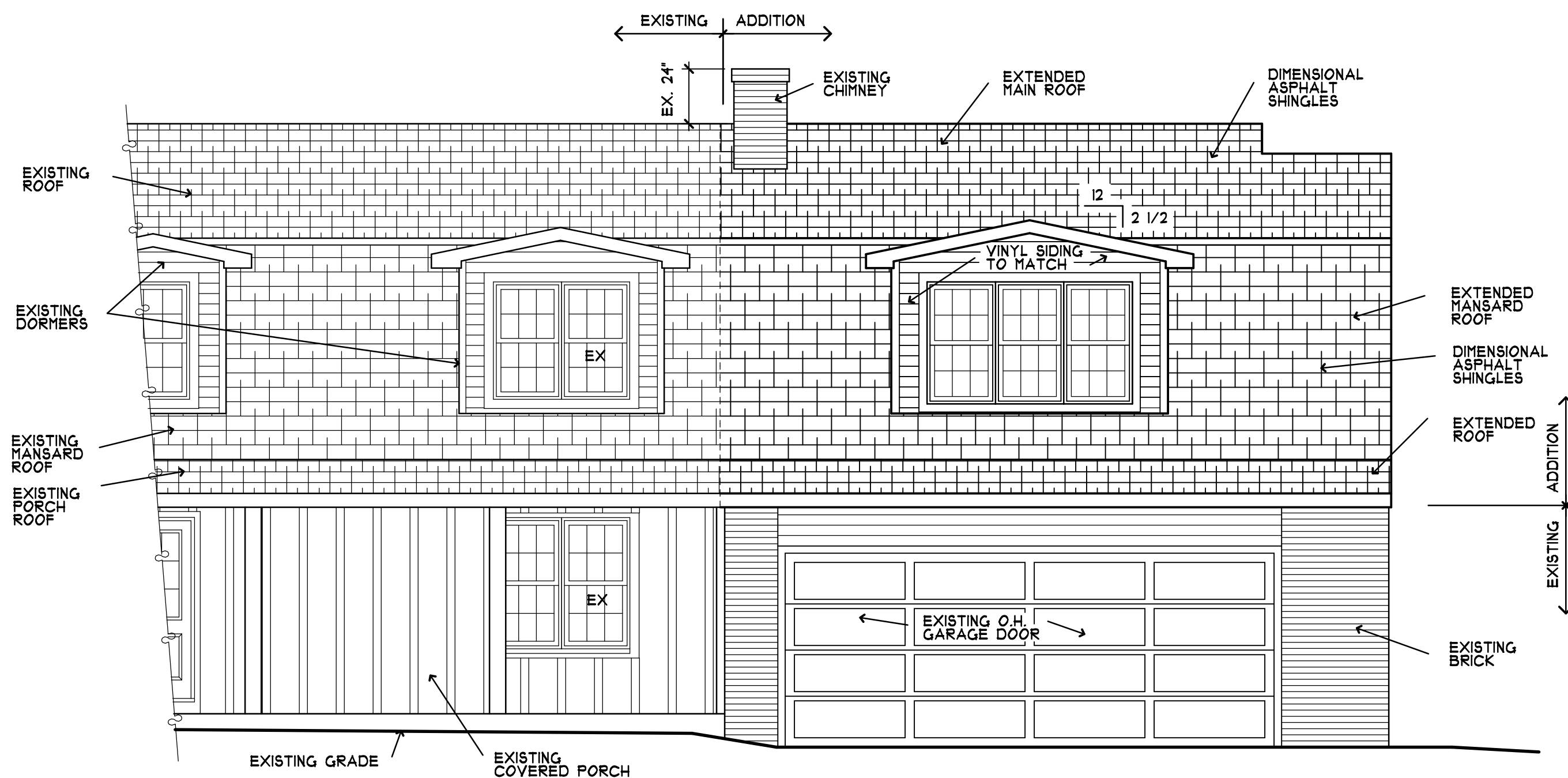
MELISSA AND KEVIN HORNK
1811 IVANHOE COURT
COLUMBUS, OHIO 43220

FRONT & RIGHT
EXT. ELEVATIONS

DATE
JULY 1, 2024

JOB NO.
2405

SHEET
4
OF 5

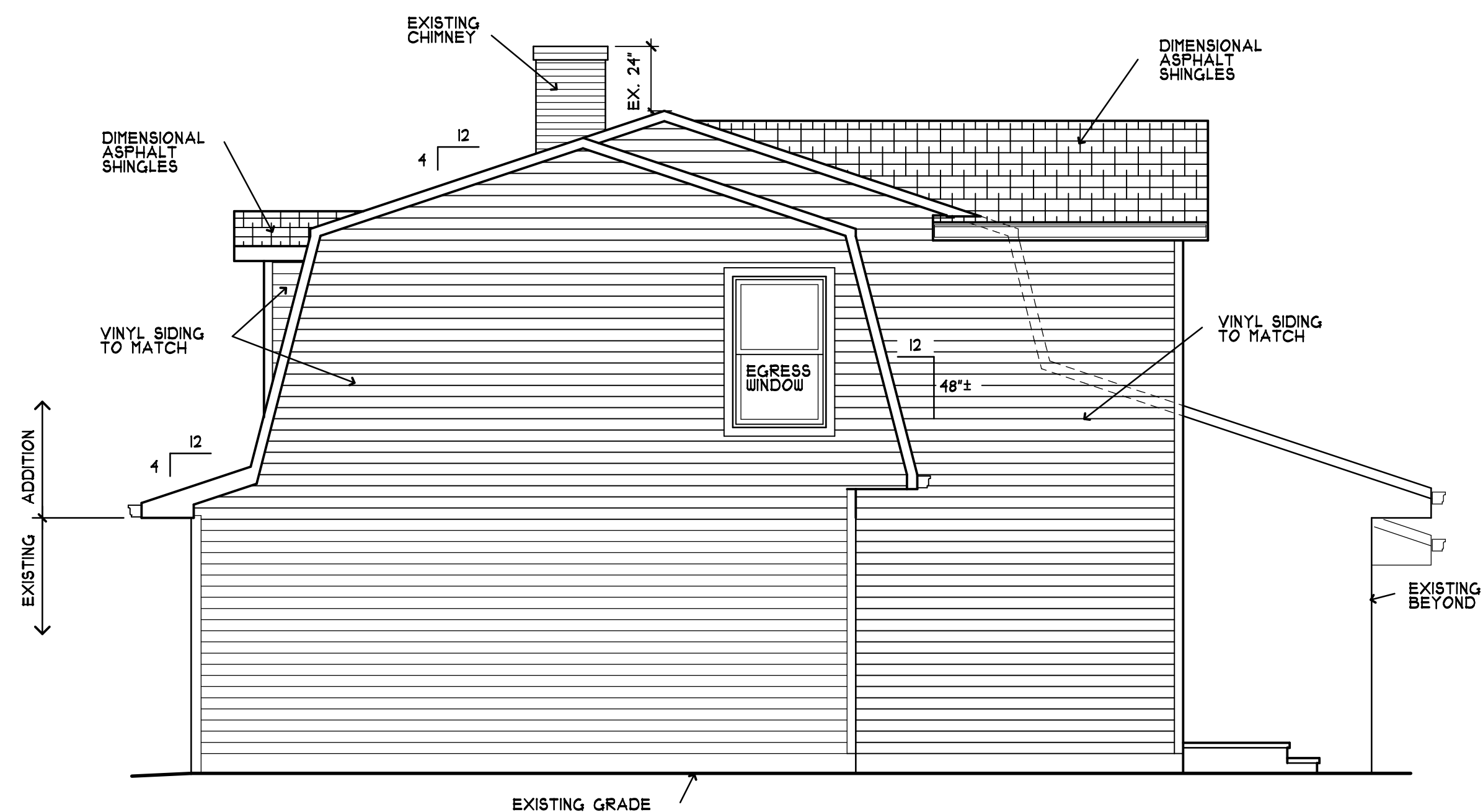


FRONT ELEVATION

NORTH
1/4" = 1' - 0"

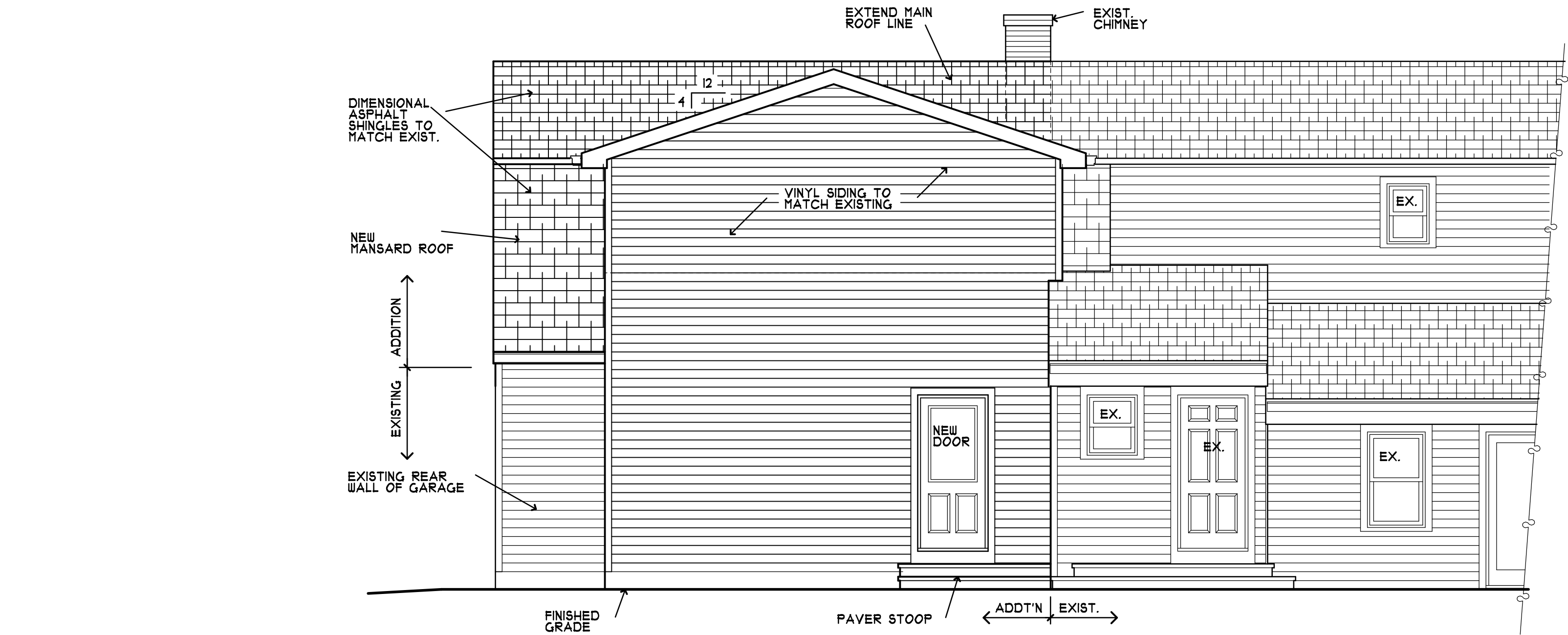
NOTES:

- ALL SIDING, ROOFING, WINDOWS AND TRIM SHALL MATCH EXISTING IN COLOR, SIZE AND PROFILE AS BEST AS POSSIBLE.



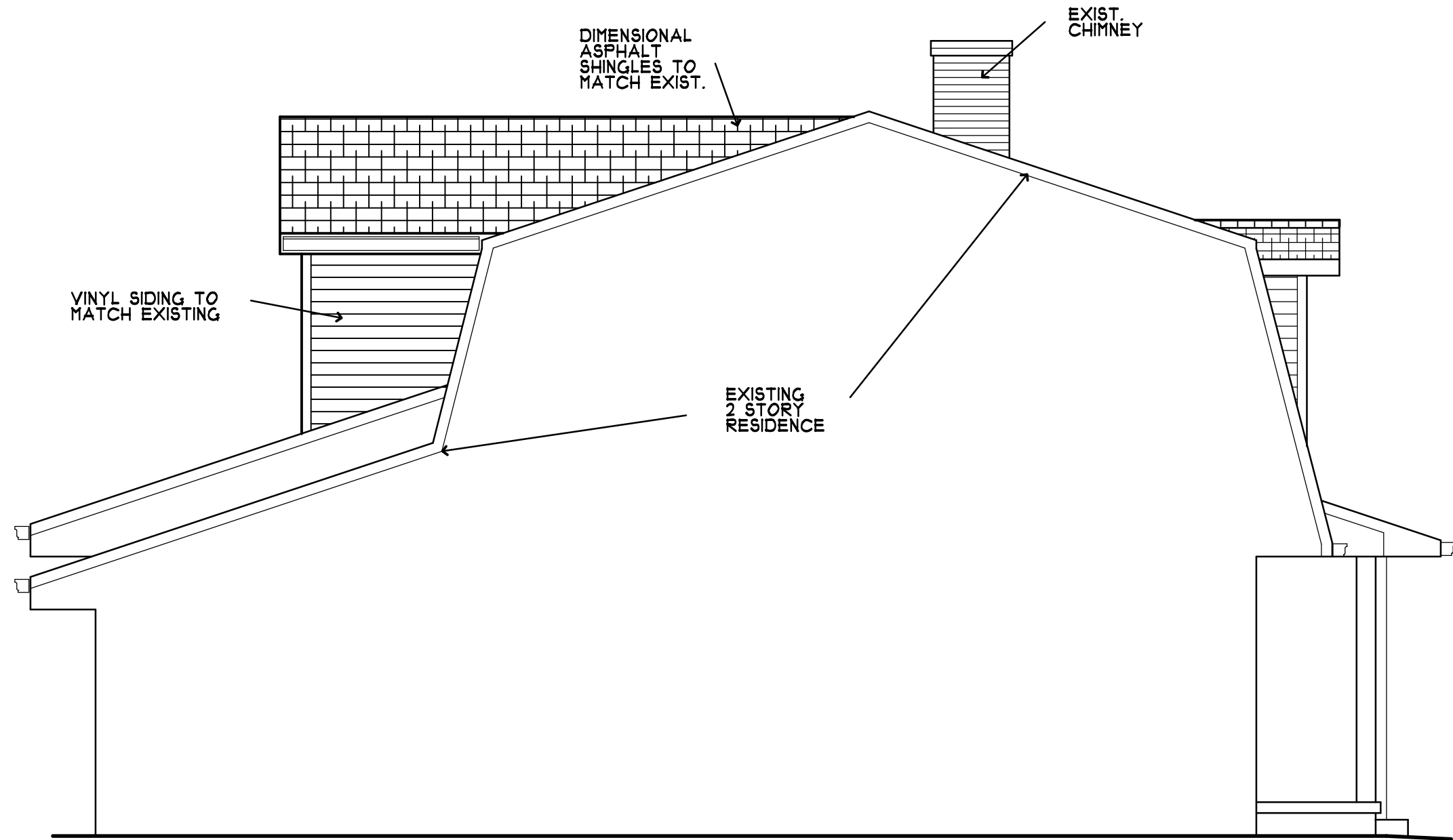
RIGHT ELEVATION

WEST
1/4" = 1' - 0"



REAR ELEVATION

SOUTH
1/4" = 1' - 0"

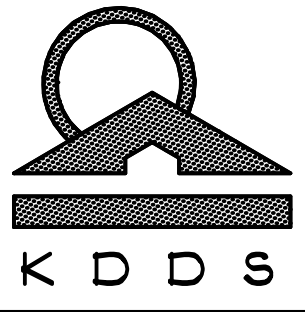


LEFT ELEVATION

EAST
1/4" = 1' - 0"

NOTES:

1. ALL SIDING, ROOFING, WINDOWS AND TRIM SHALL MATCH EXISTING IN COLOR, SIZE AND PROFILE AS BEST AS POSSIBLE.



CONTRACTOR
STEVEN DETWEILER - AUSTIN JACOB, LLC
8850 AMITY PIKE, PLAIN CITY, OHIO 43024

KOECHER DESIGN & DRAFTING SERVICES
3229 REED POINT COURT
HILLIARD, OHIO 43026 614 771 7098

SECOND FLOOR ADDITION OVER GARAGE
AND 2 STORY ADDITION FOR:
MELISSA AND KEVIN HORNIK
1811 IVANHOE COURT
COLUMBUS, OHIO 43220

REAR AND
LEFT ELEVATIONS

DATE
JULY 1, 2024

JOB NO.
2405

SHEET
5



Revised: May 2023

Certification of Notice

Applicant Name: Melissa Hornik

Location of property subject to BZAP request: 1811 Ivanhoe Ct

This application will be heard by the Board of Zoning and Planning on: 8/21/24

Describe activity which requires Board of Zoning and Planning review:

Variance. Existing garage encroaches upon setback.
Putting a second Fl on garage will do the same.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1821 Ivanhoe Ct	Scott Callaghan	9589071052702134258835	7/19
1831 Ivanhoe Ct	Dave Caruso	9589071052702134258842	7/19
1795 Ivanhoe Ct	Noel Bignam	9589071052702134258859	7/19
1785 Ivanhoe Ct	Melissa Lee	9589071052702134258866	7/19
1800 Victorian Ct	Adam Hurley	9589071052702134258873	7/19
1822 Victorian Ct	Henry Zhang	9589071052702134259436	7/19
1832 Victorian Ct	Jenna Tian	9589071052702134259443	7/19
1820 Ivanhoe Ct	Nancy Callahan	9589071052702134259467	7/19
1810 Ivanhoe Ct	Robert Grimm	9589071052702134259450	7/19
1790 Ivanhoe Ct	Amanda Sinos	9589071052702134262535	7/19
1838 Victorian Ct	Mary Dougherty	9589071052702134262528	7/19
Applicant Signature:			Date:

Kevin and Melissa Hornik
1811 Ivahoe Court
Columbus, OH 43220

July 19, 2024

Dear Chaucer Greens Neighbor,

I am sending this letter as required by the Planning and Zoning commission of UA.

We are putting an addition above our garage that requires a variance. A hearing will be held at the municipal services center located at 3600 Tremont Road, on August 21, 2024, at 6pm.

If you have questions or concerns before the hearing, please feel free to contact me. Thank you.

Best regards,

A handwritten signature in blue ink, appearing to be 'M. Hornik', with a stylized, flowing script.

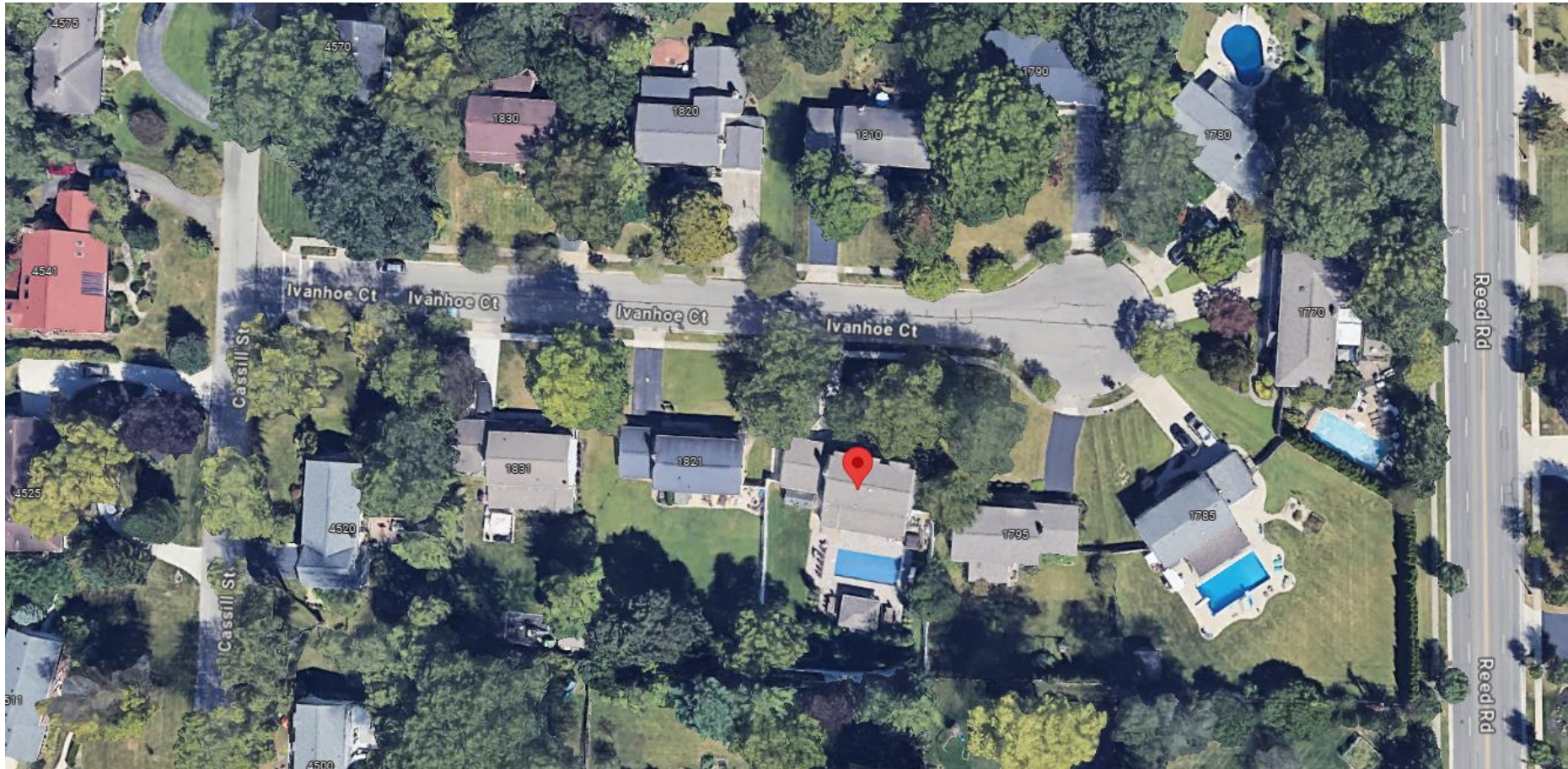
Melissa Hornik
614-325-5945

1811 Ivanhoe Court

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North

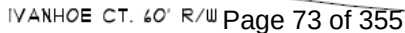


Existing Ivanhoe Court Elevation

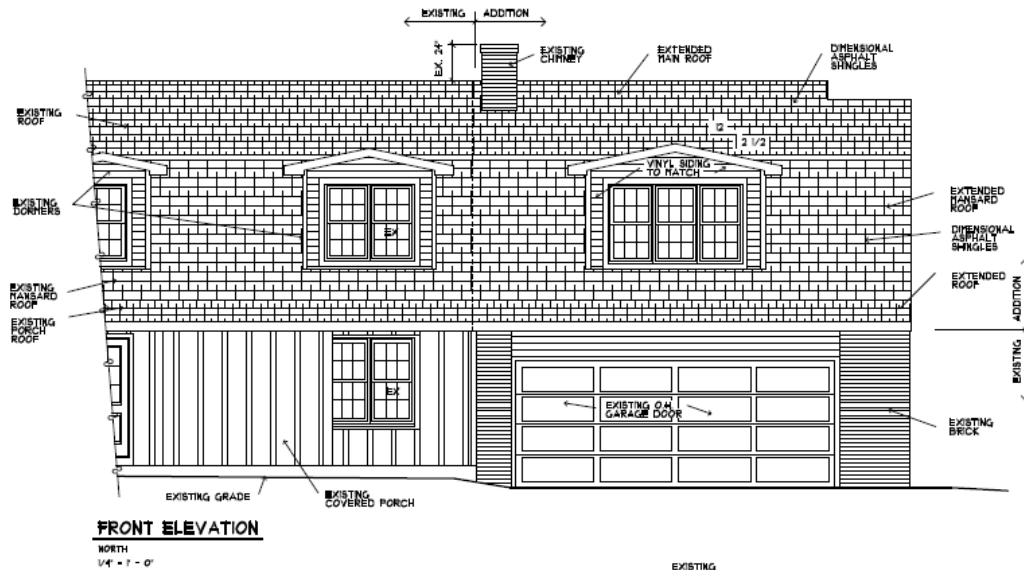


Existing Side Elevation

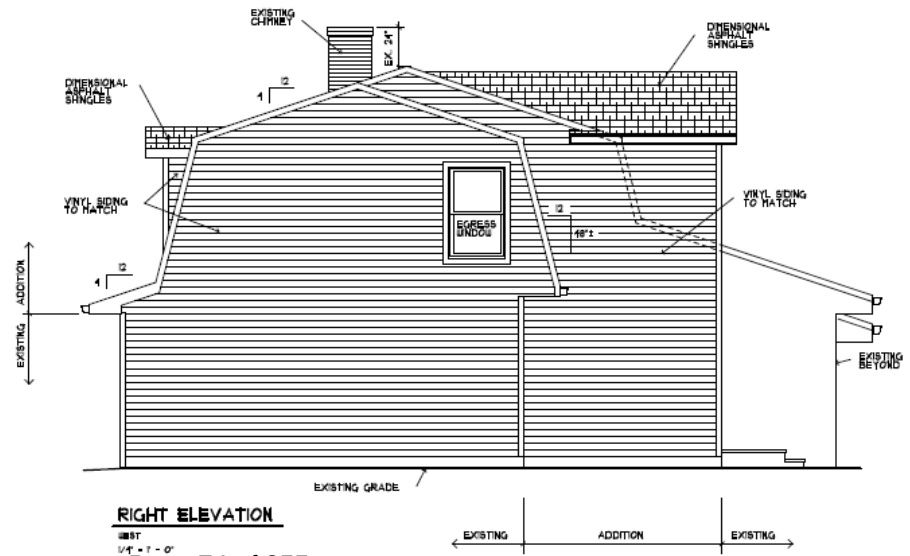




Proposed Elevations



NOTES:
1. ALL SIDING, ROOFING, WINDOWS AND TRIM SHALL MATCH EXISTING IN COLOR, SIZE AND PROFILE AS BEST AS POSSIBLE.



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: August 21, 2024

Subject: 2056 Waltham Road (VAR-48-24) - To allow an enclosed rear porch, open front porch, and open front and rear entry canopies that result in building cover of 32.3 percent and development cover of 47.9 percent, where 29 percent and 47.2 percent (existing) are permitted, respectively.

Site Description/History

The subject property, 2056 Waltham Road, is located on the northwest side of the street, between Tremont Road and Cambridge Boulevard, in the [Village of Upper Arlington](#) subdivision (Lot #3, Block #31). The property is irregular in shape, with 80 feet of frontage and 151 (average) feet of depth; it is zoned [R-1c, One-Family Residence District](#) and includes a Contributing Structure in the Historic District. A two-story, stone and siding home, constructed in 1927, sits along and at points, slightly in front of, the 40-foot platted front yard setback. The property currently exceeds the development cover limit and the detached garage cover limit, but meets the building cover limit. The property conforms with all other zoning requirements.

Proposal

The applicant is proposing several improvements to the front and rear elevations of the home, in order to improve the aesthetics and create outdoor living spaces. Improvements to the front elevation include a covered front porch addition (190 square feet) and a new front canopy over the front door (35 square feet). The rear yard would include the removal of a deck to be replaced with a screened porch addition that is 18'-8" by 27'-4" (550 square feet) and a rear canopy entry (20 square feet). As part of the improvements, the applicant would also remove a portion of the existing driveway to reduce development cover and they would modify the existing screened porch as part of the detached garage to add a third bay without increasing the garage footprint. There is landscaping including trees and shrubs that line the rear yard that would remain, and any additional walkways would be of a permeable, landscape material, which is not included in coverage calculations. The applicant has adjusted their initial plans to move the screened porch addition out of the side yard longwall setback.

Zoning Code Requirements

- To allow the addition of an enclosed rear porch, open front porch, and open front and back entry canopies that result in building cover of 32.3 percent, when 29 percent is the limit ([Article 5.02](#)); and



- To allow the addition of an enclosed rear porch, open front porch, and open front and back entry canopies that result in development cover of 47.9 percent, when 47.2 percent (existing) is permitted ([Article 5.02](#)).

When building and/or development coverage currently exceeds permissible limits, Article 5.02 allows for the replacement of that same coverage without the need for a variance.

In a review of previous approvals by the Board, Staff found that the current request was in-line with past requests. This includes the property at 1923 Stanford Road, which was approved (via BZ-18-08) to allow an addition that resulted in 32.2 percent building cover and the property at 2074 Yorkshire Road, which was approved to permit the addition of patio space and a driveway extension, which resulted in 50 percent development cover limit (via BZ-28-02).

Alternatives

The applicant could reduce the number and/or size of the front and rear additions to comply with the coverage limits; these would be substantial revisions. Additional sections of the driveway could also be removed or replaced with grass pavers that would not count toward the limit. The proposed project exceeds the building cover limit by 436 square feet and the development cover limit by 107 square feet.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. The proposed improvements to the front elevation add aesthetic appeal from the street and functionality, while retaining the major features of this historic home. Allowing the conversion of the rear deck to a screened porch creates an outdoor living space for the homeowner, with little impact on neighboring properties, especially given the existing landscaping in the rear yard that acts as screening. Additionally, the increases in building cover and development cover are relatively minor and in-line with other requests that have been granted by the Board. For these reasons, Staff recommends approval of the application and notes Findings #4 and #9 for consideration.

Attachments

1.	Variance Application - 2056 Waltham Road
2.	BZAP Staff Report Pictures - 2056 Waltham Road





24-3360

Variance Application

Status: Active

Submitted On: 7/24/2024

Primary Location

2056 WALTHAM RD
UPPER ARLINGTON, OH 43221

Owner

RHODEHAMEL CYNTHIA S
WALTHAM 2056 COLUMBUS, OH
43221

Applicant

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

Variance Information

Describe Variance Request

Proposal to construct the following: a screened porch at the rear of the house, a front entry porch, a front verandah porch, and a rear entry porch. The proposed additions would exceed the building coverage limit by 3.3% (436 SF), and would exceed the development coverage limit by 3.3% (442 SF).

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

The lot is oddly shaped with a clipped NW corner, which negatively affects the allowable development coverage. Also, the house sets on a block of Waltham road that does not allow street parking on either side. This condition necessitates the 2,090 SF of driveway and auto court paving, which also negatively affects the allowable development coverage. The owners recently purchased the home, which is already maxed out on the lot and they are very interested in make architecturally pleasing improvements to the home.

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

For the proposed rear screened porch...considering that the existing development coverage is already slightly over the limit, and the proposed covered porch utilizes the same footprint, the net change to coverage is zero. The proposed front porches utilize the zoning allowance of up to a six-foot encroachment into the 40-foot platted front yard setback.

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

The owners are committed to making architecturally pleasing enhancements to the home. The porch additions and planned aesthetic improvements to the exterior will be an upgrade to the home and neighborhood. **The architecture is in keeping with the existing house and will incorporate fine architectural details like a stone fireplace, arched screen openings, and decorative rails.**

The modifications by previous owners have left the house somewhat disjointed with a lacking front elevation. The master plan design will return cohesion to the architecture of the home.

The screened porch addition is a tasteful enhancement of the space compared to the existing deck, which is in poor condition.

Also, the house directly to the East at 2001 Tremont Rd. recently added a tall row of trees that completely screen the back of the property.

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?

Extensive design time and resources have been spent studying the proposed porch layout, with the intent to minimize the total footprint. In order to achieve the desired areas of conveyance, sitting, dining, etc., against the existing coverage limitations of the lot, the proposed master plan strikes a nice balance.

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

While the existing house could yield a reasonable return, the proposed master plan illustrates the significant architectural improvements that could be achieved.

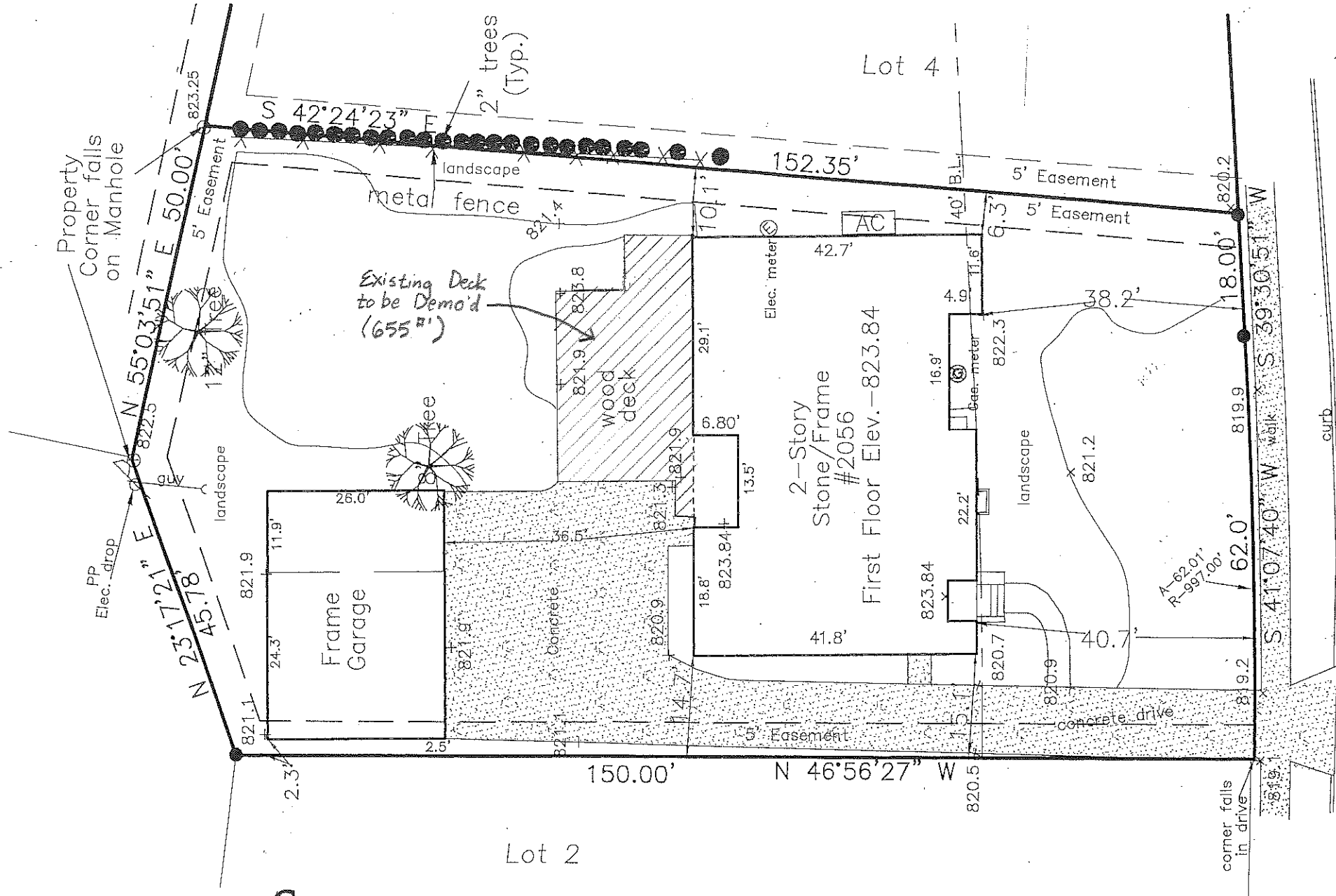
PLAT SHOWING HOUSE LOCATION & SPOT ELEVATIONS

Lot 3, Block 31 Plat of Upper Arlington City of Upper Arlington
Plat Book 13, Page 8 Franklin Co. Recorder's Office

Prepared For: Nau & Bullock Architects Ltd
Property Owners: Kristopher D & Meghan Collins
2056 Waltham Rd.
Columbus, Oh. 43221
Par. No. 070-000260-00



Scale 1" = 20'
MARCH, 2023



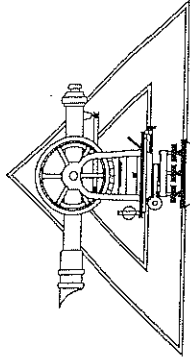
Survey

Scale: 1"=20'

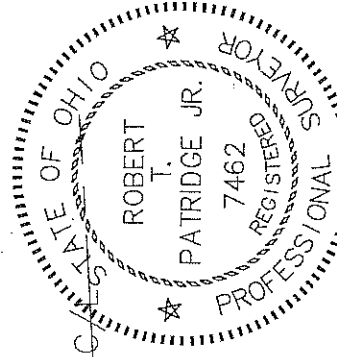
2056 Waltham- 'Collins'
Screen Porch Addition
'Variance Submittal'
July 22nd, 2024
Nau & Bullock Architects

LEGEND

- found 3/4" iron pipe
- 821.1 spot elevation
x

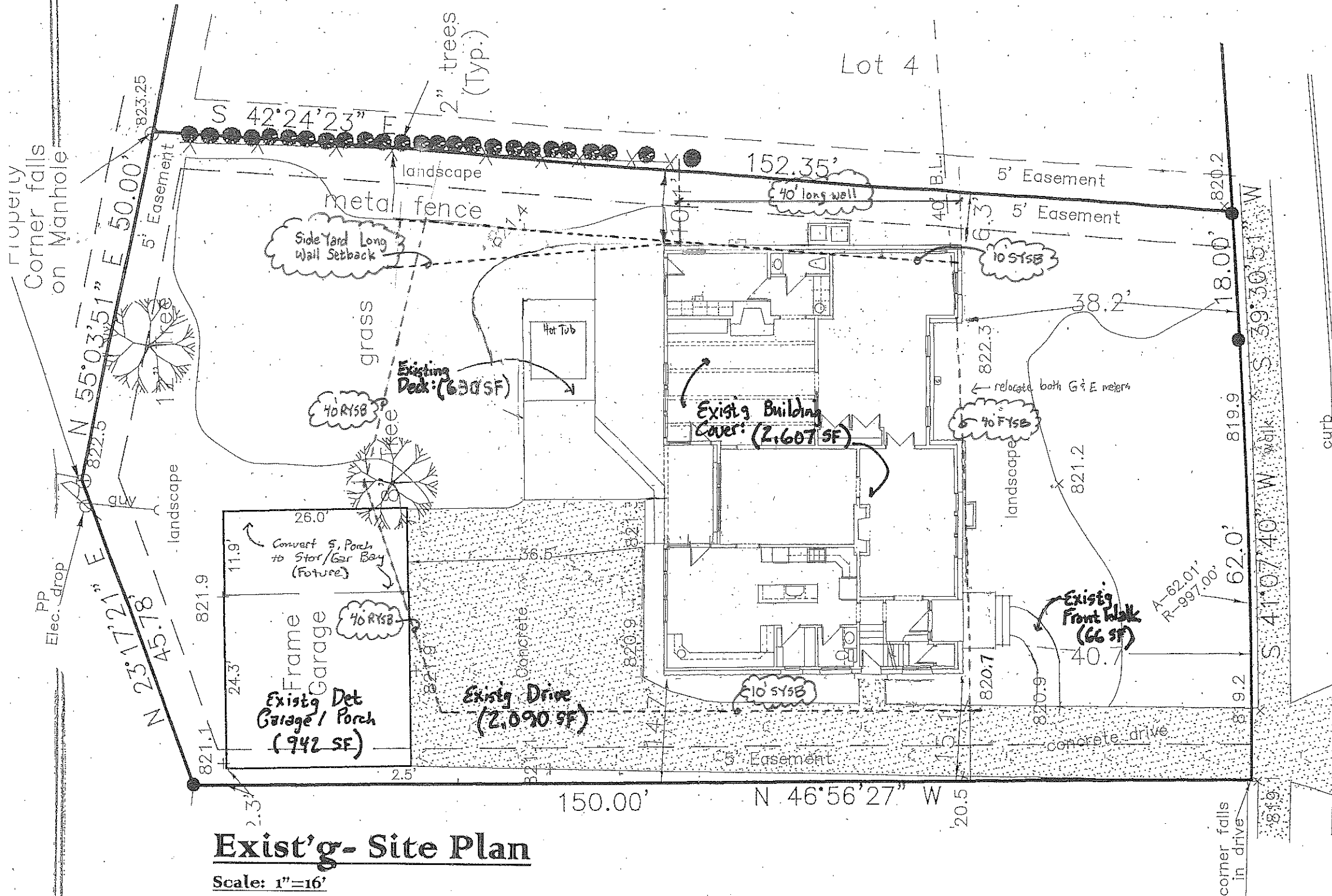


PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076
143554-23



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

noted.
Robert T. Patridge Jr.
Robert T. Patridge Jr.



**2056 Waltham- 'Collins'
Miscell Mini Addition(s)**

'Variance Submittal Addendum'

July 29th, 2024

Nau & Bullock Architects

Zoning 'Coverage' Legend:

2056 Waltham Rd (Collins -7.9.24)

Building Cover Calculations:

Total Allowable Building Cover: 3,915 +/- sf
(29% of 13,500 sf of (.31 A. +/-) lot size-per owner survey)

Total Existing Building Cover: 3,549 +/- sf
House (2607 sf) + Garage (942 sf) per survey
(Approx: 26.3 % of total lot area) (-2.1 %)

Total Allowable Building Cov. Increase: 366 sf +/-

Development Cov. Calculations:

Total Allowable Development Cover: 6,075 +/- sf
(45% of 13,500 sf of (.31 A. +/-) lot size-per owner survey)

Total Existing Development Cover: 6,360 +/- sf
Existing Bldg Cov: (3,549 sf); Drive (2090 sf); Rear Deck: (655 sf);
Front Walk/Stoop: (66 sf)
(Approx: 47.2 % of total lot area)

(Existing Dev Cover (w/ deck) 'exceeds
Max' by 2.2%, OR, 285 sf)

Proposed Conceptual Scope:

- **Demolish:** Existing 1st Floor, Rear Yard, Deck. (655 SF)
- **Proposed New:** Rear Yard 'flat roof' Screen Porch w/ area for a comfortable Seat Grouping (w/ gas Fireplace) + Dining Grouping. (____ SF)

Site Plan Notes:

- **Survey Findings:** -1) Existing home footprint 'encroaches' onto both 40' Front Yard & 10' 'Right' Side Yard Setbacks. 2) Existing Home/ Drive/ Hardscape 'exceeds' Development Coverage Limit by 260 Sf +/- 3) Exist'g Det Garage encroaches onto 5' Side Yard Utility easement. 4) Exist'g Det Garage exceeds Det Gar Bldg Cov Limits by 79 sf. (exist'g: 942 sf; Allowable: 863 sf).
- **Zoning Coverage Legend:** -See Legend this Sheet.

Exist'g Front 3-D View

Scale: 1"=30'

Prop'd Front 3-D View

Scale: 1"=20'

Prop'd Rear 3-D View

Scale: 1"=20'

**Future- Master
Planned, 'Facelift'
Add'ns – 3-D Views**

Scale: 1"=20' (w/ New Screen Porch;
Front Porch Canopy; Front Verandah;
Side Bay; & New Rear Entry Canopy)

2056 Waltham- 'Collins'
Screen Porch Addition

'Variance Submittal'

July 22nd, 2024

Nau & Bullock Architects

2056 Waltham Rd (Collins - 7.29.24)

Total Allowable Building Cover: 3,915 +/- sf
(29% of 13,500 sf of (.31 A. +/-) lot size- per owner survey)

House (2607 sf) + Garage (942 sf) + New S. Porch (550 sf) + Front Entry Canopy (35 sf) + Front Verandah (190 sf) + Rear Canopy (20 sf) + Side Bay (7 sf)

(Approx: 32.3 % of total lot area)

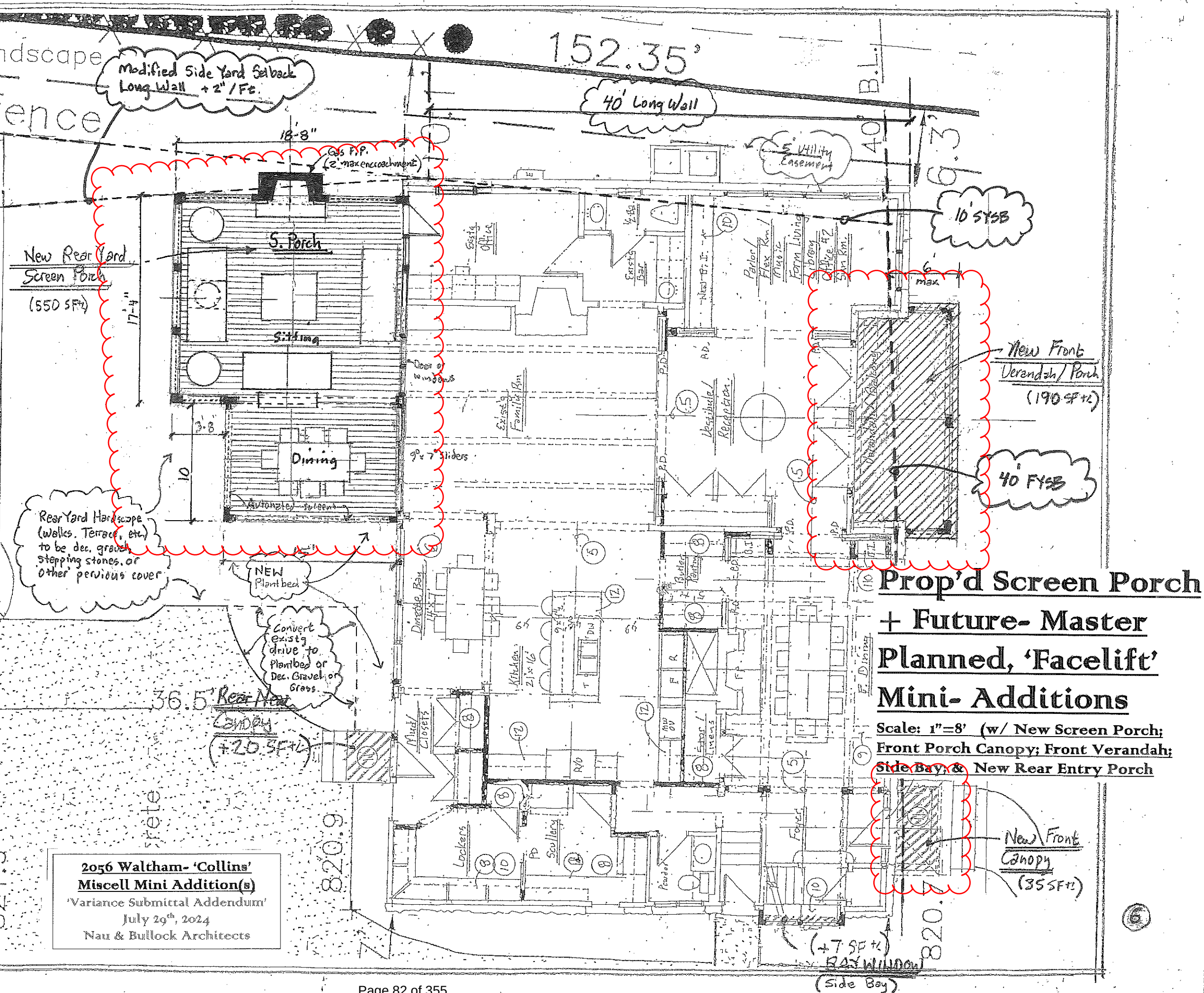
*Proposed Building Cov. Increase 'exceeds limit'
by: 3.3% or 436 sf+/-*

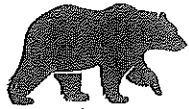
Total Allowable Development Cover: 6,075+/-sf
(45% of 13,500 sf of (.31 A. +/-) lot size- per owner survey)

Proposed Bldg Cov: (4,351 sf); 'Reduced' Drive (2050 sf);
Front Walk/Stoop: (66 sf)

(Approx: 47.9 % of total lot area)

(Proposed Development Cov, (w/Prop'd New Rear S Porch 'exceeds limit' by 2.9%, OR, 392 sf)





Revised: May 2023

Certification of Notice

Applicant Name: Betley Vistain Builders

Location of property subject to BZAP request: 2056 Waltham Road

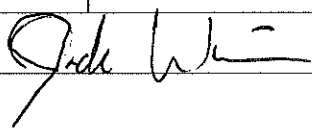
This application will be heard by the Board of Zoning and Planning on: August 21, 2024

Describe activity which requires Board of Zoning and Planning review:

Addition beyond development coverage limits.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1998 Cambridge Blvd	Daniel Delgadillo		
2061 Waltham Rd	Michael Root		
1960 Cambridge Blvd	Rebecca Wilder		
2025 Tremont Rd	Daniel Roe		
1981 Tremont Rd	That Clark There is an RV LLC		
Applicant Signature: 			Date: <u>7/29/24</u>

7018 0040 0000 9022 9752

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	0220
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	33
☐ 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	\$1.01	
Total Postage and Fees	\$7.70	

Sent To: Michael Root
Street and Apt. No., or PO Box No.: 2061 Waltham Rd
City, State, ZIP+4®: Upper Arlington, OH 43221

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0040 0000 9022 9776

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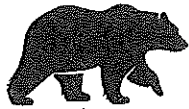
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Street and Apt. No., or PO Box No.: 1960 Cambridge Blvd
City, State, ZIP+4®: Upper Arlington, OH 43221

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✓	2025 TREMONT RD	ROE DANIEL B	ROE ROBIN R
✓	2015 TREMONT RD	GRINDLEY JANE M	
✓	2001 TREMONT RD	TANSKY NATHANIEL DAVID	
✓	1981 TREMONT RD	CLARK THAT THERE IS AN RV LLC	
✓	2061 WALTHAM RD	ROOT MICHAEL J	SIMS CARRIE ADELIA
✓	2064 WALTHAM RD	ALLEN J GEOFFREY	
✓	1960 CAMBRIDGE BLVD	WILDER REBECCA	
✓	1988 CAMBRIDGE BLVD	GOLOWIN RUSSELL	
✓	1998 CAMBRIDGE BLVD	DELGADILLO DANIEL J	DELGADILLO JENNIFER L



Revised: May 2023

Certification of Notice

Applicant Name: Betley Vistain Builders, Inc.

Location of property subject to BZAP request: 2056 Waltham Road

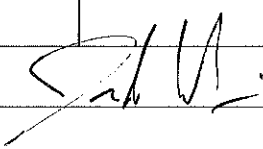
This application will be heard by the Board of Zoning and Planning on: August 21, 2024

Describe activity which requires Board of Zoning and Planning review:

Addition beyond development coverage limits.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2001 Tremont Road	Nathaniel Tansky	9589 0710 5270 1430 7540 27	07/24/24
2015 Tremont Road	Jane Grindley	9589 0710 5270 1430 7540 34	07/24/24
2064 Waltham Road	John Allen	9589 0710 5270 1430 7540 10	07/24/24
1988 Cambridge Blvd	Russell Golowin	7022 2410 0000 2697 3508	07/24/24
Applicant Signature: 			Date: <u>7/24/24</u>

9589 0710 5270 1430 7540 27

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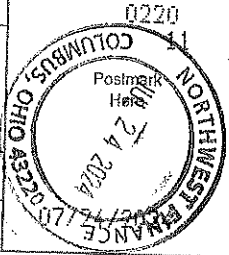
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Postage \$1.01

Total Postage and Fees \$9.96

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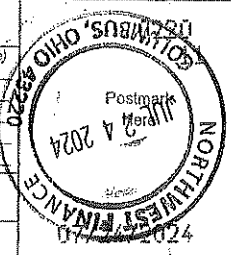
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Sent To Nathaniel Tansky
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Postage \$1.01

Total Postage and Fees \$9.96

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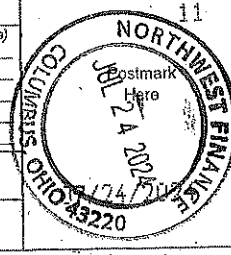
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Postage \$1.01

Total Postage and Fees \$9.96

Sent To John Allen
Street and Apt. No., or PO Box No. 2064 Waltham Road
City, State, ZIP+4® Upper Arlington, OH 43221

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



July 24, 2024

Jane Grindley
2015 Tremont Road
Upper Arlington, Ohio 43221



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

As required by the City of Upper Arlington, we are notifying you of a zoning request on 2056 Waltham Road, Upper Arlington, Ohio. The request is for a Variance Application. Attached you will find the design drawings showing the proposed improvements.

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

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads 'Jack' in a cursive, flowing script.

Jack Wiseman

PLAT SHOWING HOUSE LOCATION & SPOT ELEVATIONS

Lot 3, Block 31 Plat of Upper Arlington City of Upper Arlington
Plat Book 13, Page 8 Franklin Co. Recorder's Office

Prepared For: Nau & Bullock Architects Ltd
Property Owners: Kristopher D & Meghan Collins
2056 Waltham Rd.
Columbus, Oh. 43221
Par. No. 070-000260-00

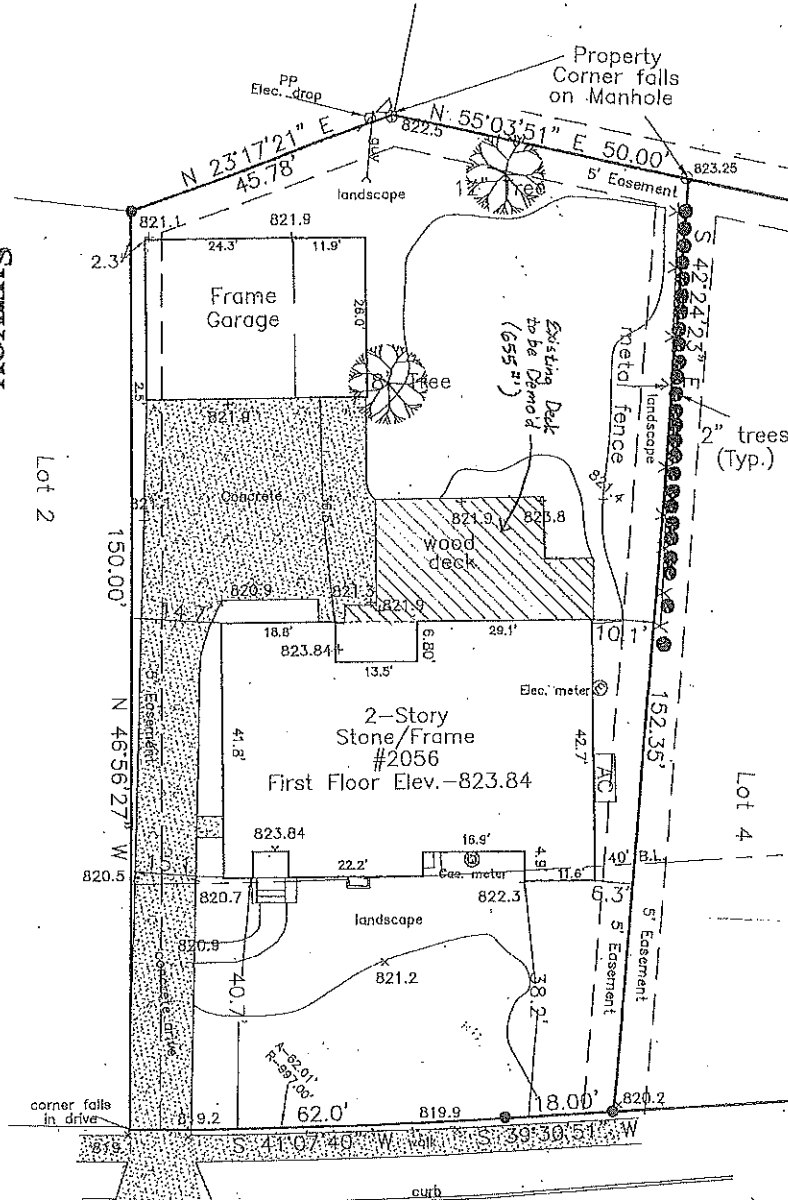


Scale 1" = 20'
MARCH, 2023

Survey
Scale: 1"=20'

Lot 2

2056 Waltham - Collins
Screen Porch Addition
Variance Submittal
July 22nd, 2024
Nau & Bullock Architects

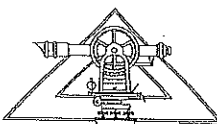


Waltham Rd. 50'

LEGEND

• found 3/4" iron pipe

821.1 spot elevation



PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076
14354-23

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

Robert T. Patridge Jr.
Robert T. Patridge Jr.

Scale: 1"=16'

July 22nd, 2024

2056 Waltham Rd (Collins-7.9.24)

Total Allowable Building Cover: 3,915 +/--sf
(29% of 13,500-sf of (.31 A. +/-) lot size per owner survey)

Total Allowable Building Cov. Increase: 366 sqft/-

Total Allowable Development Cover: 6,075 +/- sf
(45% of 13,500 sf of (.31 A. +/-) lot side per owner survey)

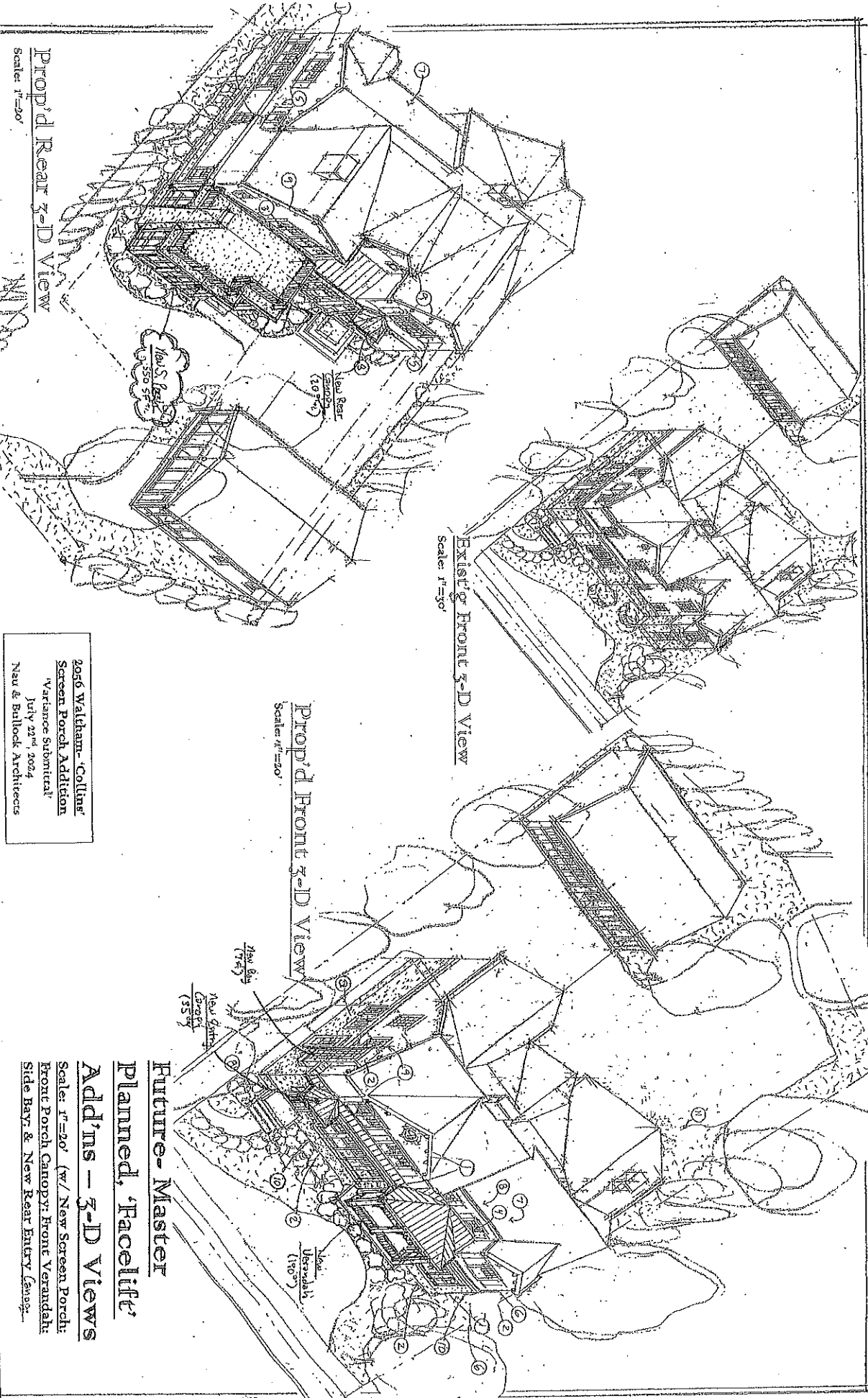
(Existing Dev Cover (w/ deck) 'exceeds
Max' by 2.2%, OR, 285 sf)

Demolish: Existing 1st Floor, Rear Yard, Deck
(655 SF)

(w/ gas fireplace) + dining grouping (_____ set)

Survey Findings: Existing home footprint

Sheet,



landscape
metal fence

Zoning 'Coverage' Legend:
2056 Waltham Rd (Collins - 7.22.24)

Building Cover Calculations:

Total Allowable Building Cover: 3,915 +/- sf
(25% of 15,500 sf (31 ft x 11 ft) lot size, per owner memo)

Total Existing Building Cover: 4,351 +/- sf
House (2027 sf) + Garage (192 sf) + New S. Porch (150 sf) + Front Entry Canopy (51 sf) + Front Veranda (190 sf) + Rear Canopy (20 sf) + Side Bay (7 sf)

(Approx. 32.3 % of total lot area)

Proposed Building Cov. Increase 'exceeds limit' by: 3.3% or 436 sf +/-

Development Cov. Calculations:

Total Allowable Development Cover: 6,075 +/- sf
(40% of 15,500 sf (31 ft x 11 ft) lot size, per owner memo)

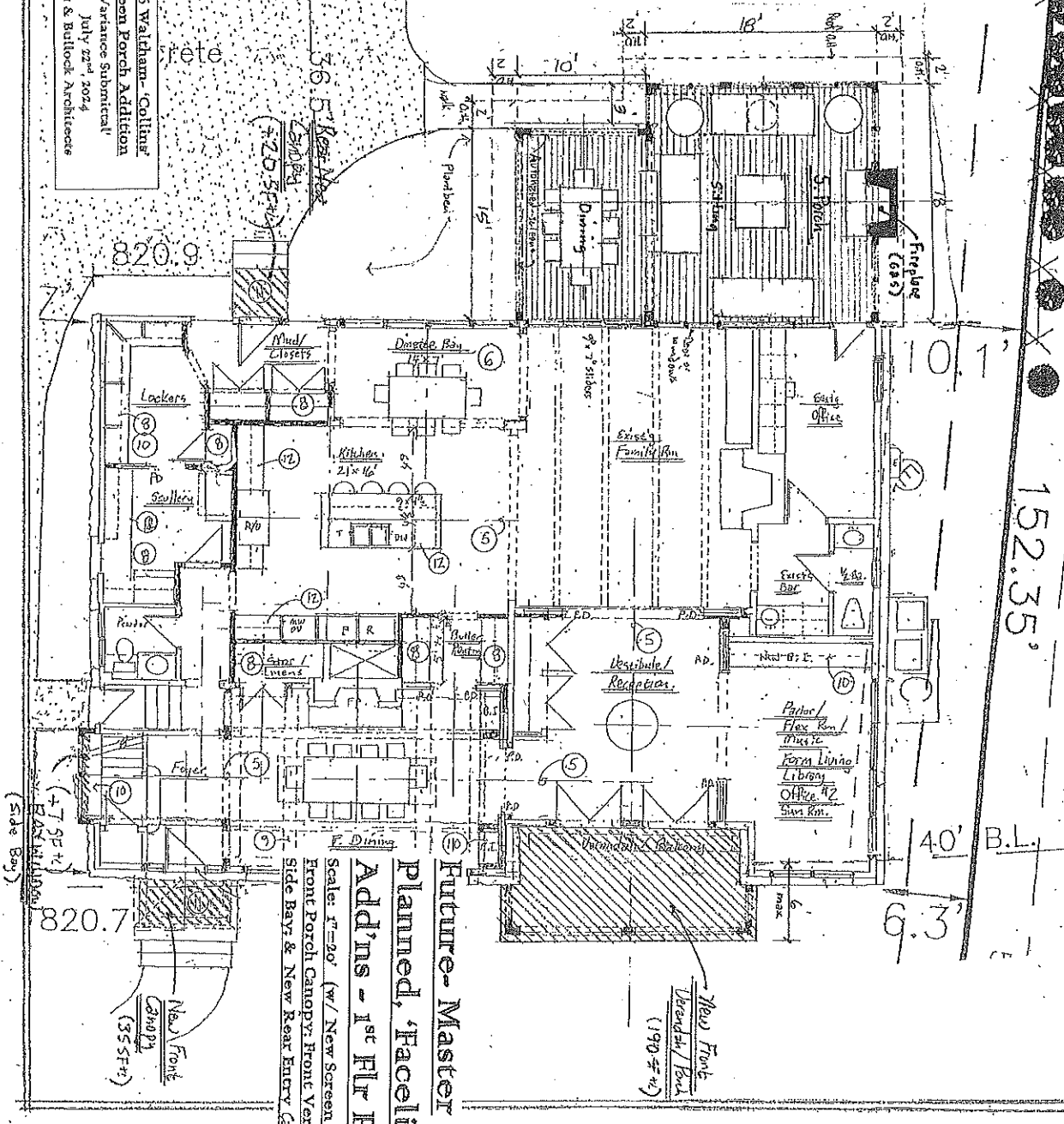
Total Existing Development Cover: 6,517 +/- sf
Proposed Bldg Cov. (4,351 sf) + Drive (200 sf) + Rear White Steps (50 sf) + Front Balcony (60 sf)

(Approx. 48.3 % of total lot area)

(Proposed Development Cov. (w/ Prop'd New Rear S Porch 'exceeds limit' by 3.3% OR 442 sf)

24.3'
11.9'
26.0'
Frame Garage
Convert S. Porch to Stor/Car Bay (Future)

2056 Waltham - Collins
Screen Porch Addition
Variance Submittal
July 22nd 2024
Nau & Butlock Architects

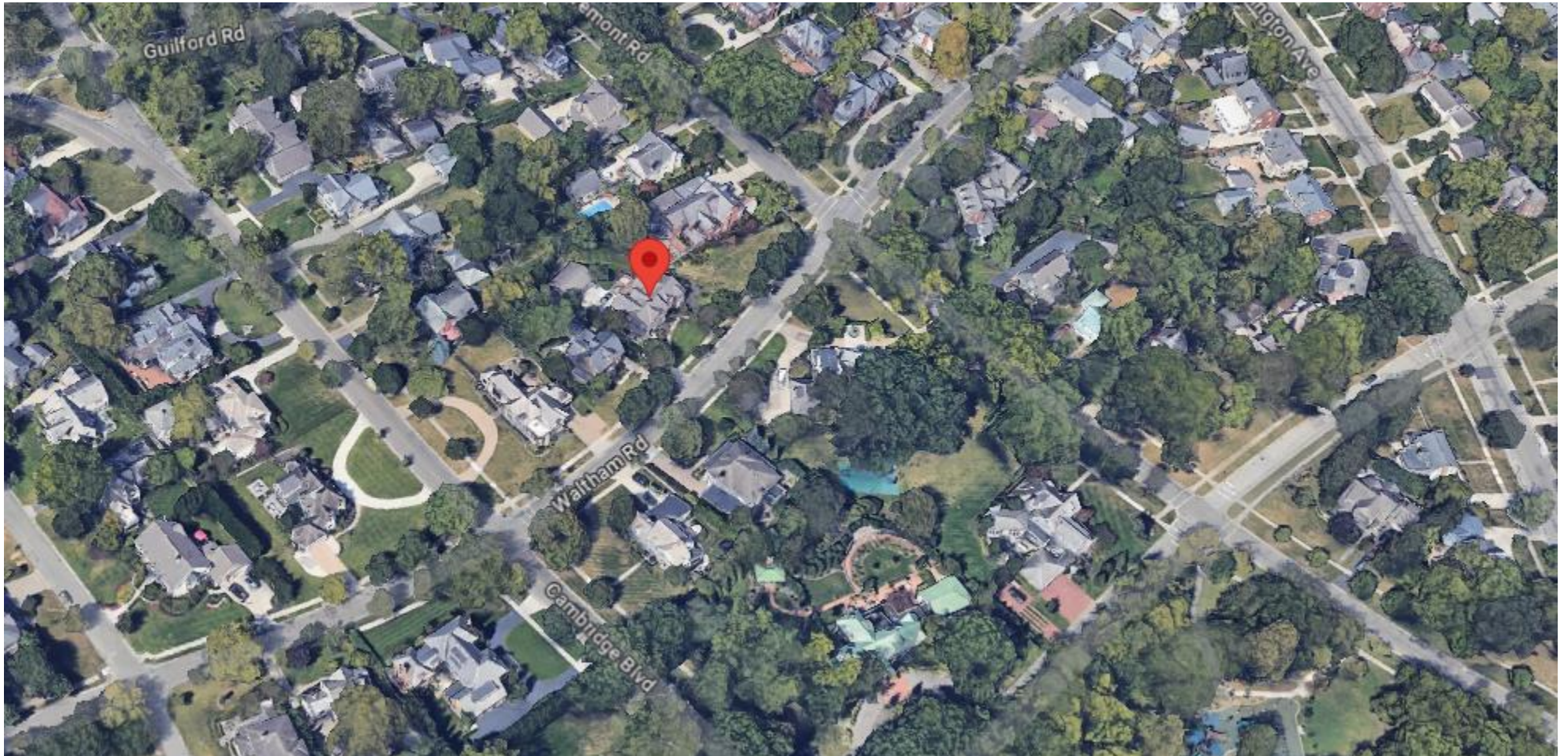


2056 Waltham Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Waltham Road Elevation

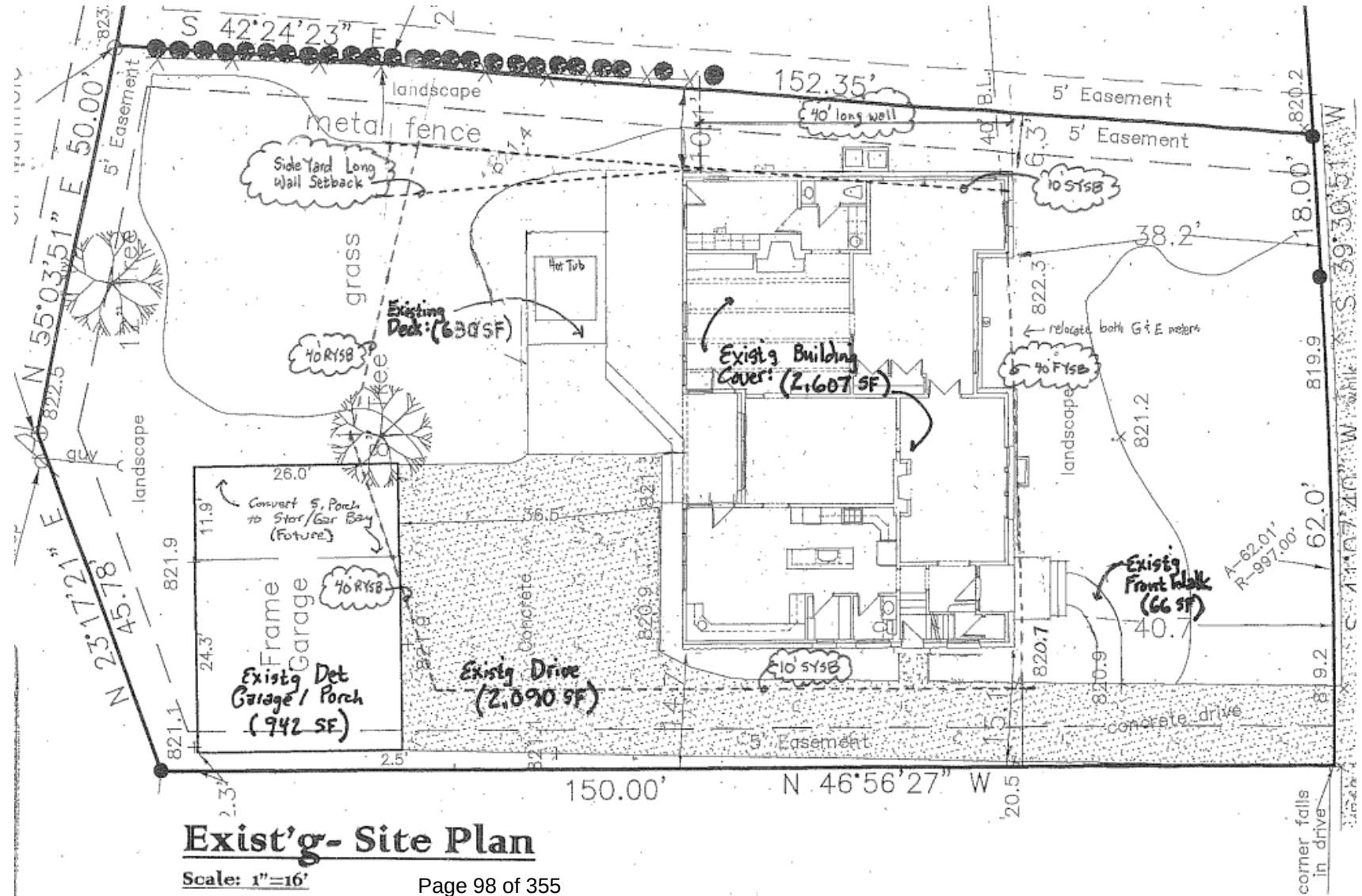


Existing Rear Elevation

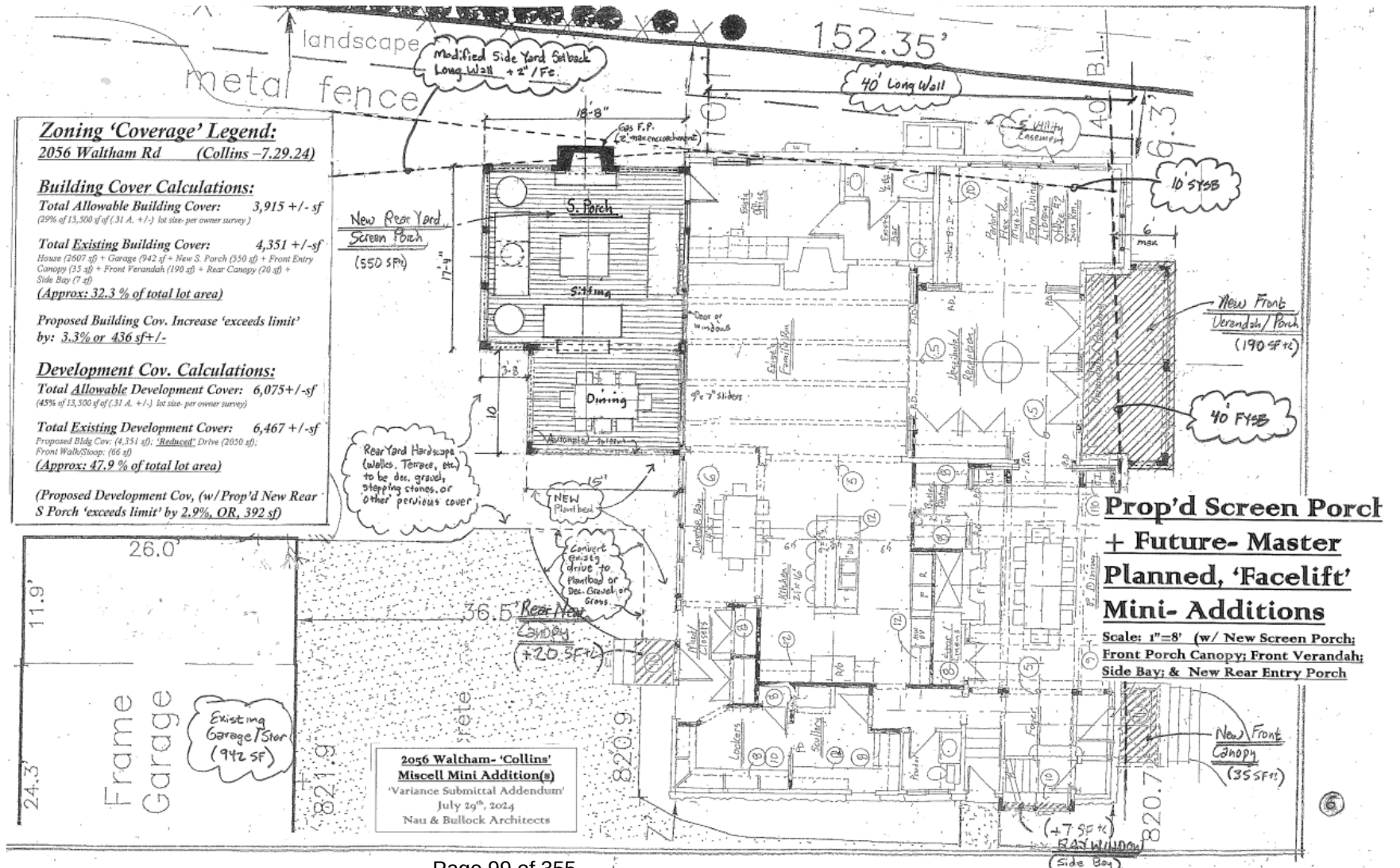


Existing Detached Garage

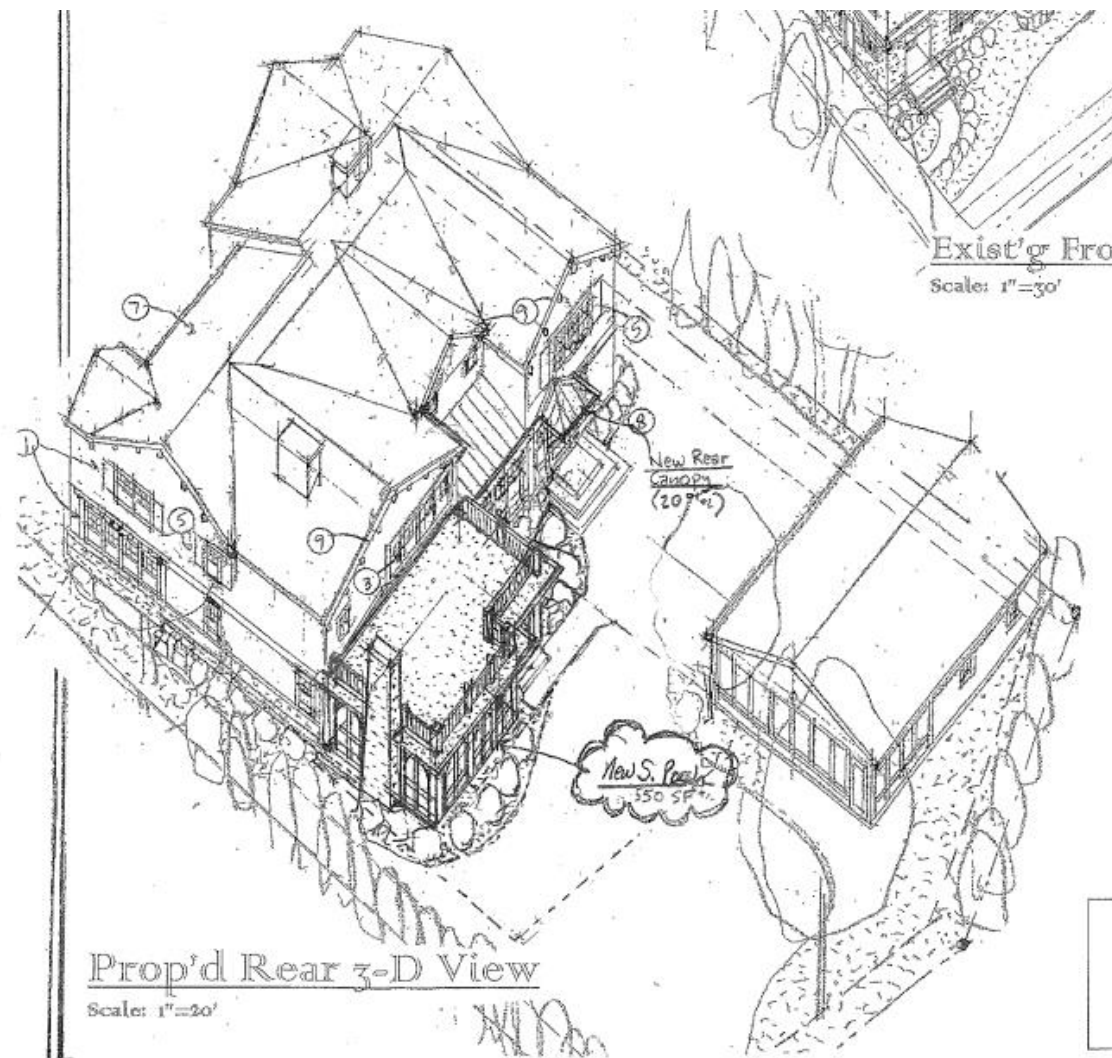
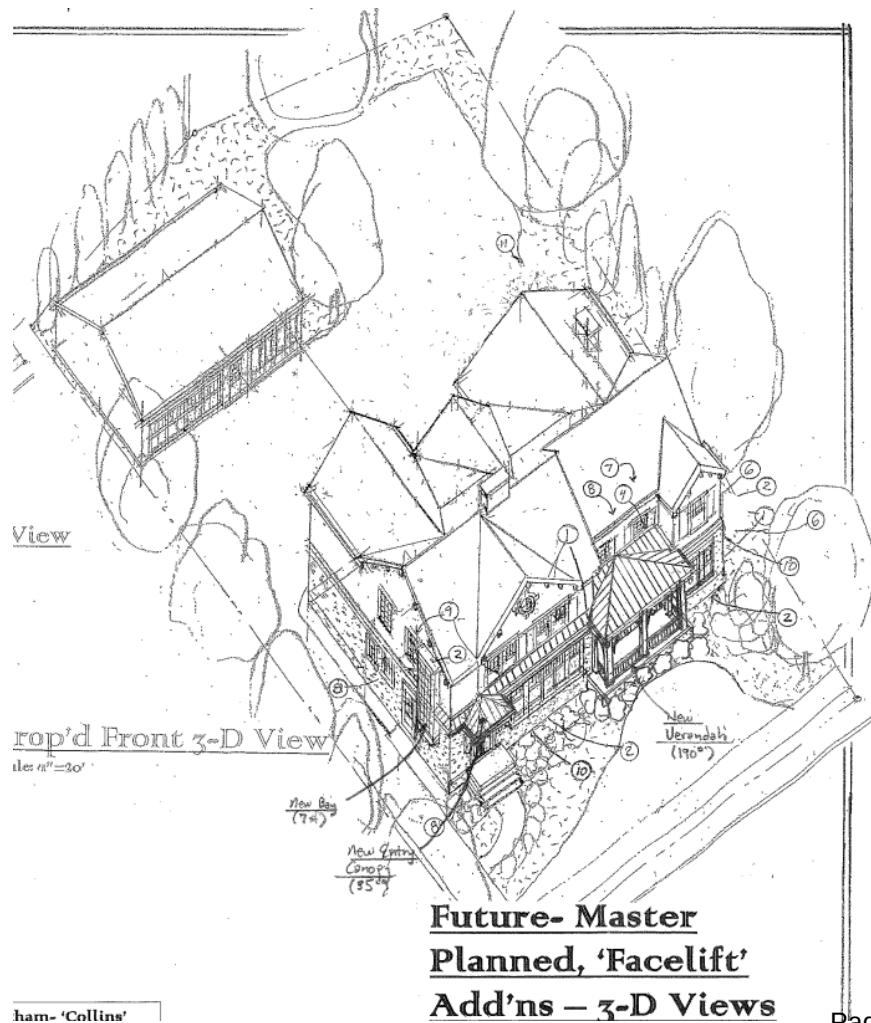




Proposed Site Plan



Proposed Elevations



Authors: Victoria Brubaker, Intern

BZAP Meeting Date: August 21, 2024

Subject: 2665 Westmont Boulevard (VAR-49-24) - To allow an addition to encroach up to 9'-10" into the 20-foot unplatted front yard setback along Northam Road (existing).

Site Description/History

The subject property, 2665 Westmont Boulevard, is located at the southwest corner of Westmont Boulevard and Northam Road. The lot measures 162.5 feet in length and approximately 51 feet in width, when the typical lot in the neighborhood is 60 feet wide. It is identified as Lot #33 in the [College Hill Subdivision](#) and is zoned as [R-1c](#), One-Family Residence District. A 1.5-story siding home sits along the unplatted 40-foot Westmont Boulevard building setback line but is 10'-2" from the north property line when there is a 20-foot unplatted front yard setback on Northam Road. A two-car detached garage and shared driveway are located on the south side. The home was built in 1951 and the applicant purchased the home in 2016.

Proposal

The application includes a 1.5-story addition to the west side (rear) of the home. It includes a great room, a dining area, a new kitchen, and a mud room on the first floor. The second floor includes a laundry room, a primary bedroom and bathroom, as well as a study room. An open porch is also proposed at the east end of the addition, as is the remodel of the existing home. The addition will maintain the existing character of the home and will have an elevation similar to the property located directly south (siding with asphalt shingles). The addition will not encroach any further into the Northam Road front yard than what is currently built. Building and development coverage ratios are compliant with City standards.

Zoning Code Requirements

- To allow an addition to encroach up to 9'-10" into the 20-foot unplatted front yard setback along Northam Road ([Article 5.02](#)).

Alternatives

The applicant could propose an addition to the south side of the property, but this would create more issues. There is a shared driveway that would have to be demolished and moved to Northam Road and the detached garage would have to be re-oriented. Adding an addition at



the proposed location is the best option for the applicant and less impactful on neighboring properties. It will also add the most value to the home and align with other homes with Northam Road frontage.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The narrowness of the lot and already nonconforming front yard encroachment creates a challenge for the applicant to make any improvements to the home (Finding #1). The design blends well with the existing and neighboring homes and limits impacts to the southern property by avoiding the removal of the shared driveway (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	Variance Application - 2665 Westmont Boulevard
2.	BZAP Staff Report Pictures - 2665 Westmont Boulevard
3.	Letter - Hardyman 08.14.24
4.	Letter - Burton 07.27.24





24-3363

Variance Application

Status: Active

Submitted On: 7/24/2024

Primary Location

2665 WESTMONT BL
UPPER ARLINGTON, OH 43221

Owner

ILENIN JOSHUA S
WESTMONT 2665 COLUMBUS,
OH 43221

Applicant

 Joshua Ilenin
 330-348-8110
 j-ilenin@onu.edu
 2665 Westmont Blvd
Upper Arlington, OH 43221

Variance Information

Describe Variance Request ?

Construct an addition that extends the existing wall of the house, which encroaches into the 20' front yard setback along Northam 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?

Our home is situated on a narrow corner lot at the intersection of Westmont Blvd and Northam Rd. Several conditions make it challenging to meet existing zoning requirements. First, as a corner lot we are subject to two front yard setbacks, along Westmont Blvd to the East and Northam Rd. to the North. Our lot is also ~15% narrower (ranging from 50.58 to 51.98 ft.) than the neighborhood standard where a typical lot is 60 ft wide. This poses a hardship for any subsequent additions or structural changes. Per the site survey, the existing structure already sits just 9.2 feet from the northern property line along Northam Rd and is well within the 20' front yard setback. The original structure on our property was built in 1951, when Northam Rd was still an unimproved, dirt road. We believe that subsequent improvements to Northam Rd. moved its final location further to the South, making our existing structure non-compliant with the front yard setback after the structure was built. We also share a driveway with the residence at 2657 Westmont Blvd along the southern property line which, to comply with the city's side yard and long wall setback, would make any sort of addition to the existing structure along this portion of the property practically difficult.

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 believe there are several other residences within the city that have received a similar variance approval for addition or renovation projects on a corner lot. Many of these variance approvals have also included variances for building and development cover. The proposed addition would also be aligned with the existing structure's current encroachment into the Northam Rd. front yard setback. Extending the house along the existing frontage would not impact traffic sight lines in any way. The proposed design also meets all zoning requirements for building and development cover.

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, our current plans actually minimize alteration to existing property conditions and minimize detriment to adjoining properties. We will not be altering the existing shared driveway or detached garage in any way. We are also not requesting a new curb cut along Northam Rd. which would likely need to be almost directly across from 2675 Westmont Blvd and impact traffic along a busier street. We worked extensively with our architect to design a final structure that respects the scale and massing of the existing structure. One of our foremost goals with this project was to respect and maintain the existing character of our home while accomodating changing needs of our family. The final structure elevation will be very similar the property directly to the south at 2657 Westmont. The only difference with our property is the fact that it is narrower and situated on a corner lot and subject to a second front yard setback. This addition will add value to our home and accommodate our growing family while allowing us to remain in a neighborhood we love.

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

Yes, there are only alternative options, both of which would be impractical to execute:

- 1) Substantially alter the existing addition plans to fit existing zoning code, demo our shared driveway along the southern property line, reorient our existing detached garage, cut down a mature tree, and request a curb cut onto Northam Rd.
- 2) Request a demolition permit and build an entirely new structure on the property. This new structure would still be subject to the same zoning restrictions as the existing structure and would be difficult to construct in a manner that maintains current conditions of the property.

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

This addition will add value significant to our home and accomodate our growing family while allowing us to remain in a neighborhood we love. Without the variance, the structure's value would not be increased and further improvements would continue to be limited by the existing zoning rules.

Two-story addition to
THE ILENIN RESIDENCE
2665 Westmont Boulevard
Upper Arlington, Ohio 43221

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

Structural Engineer:
KOOI, LLC
900 Foxcreek Road
Sunbury, OH 43074
(614) 218-1607

PROJECT DATA:

Scope of Work: 1 1/2-story addition and remodel
Project Address: 2556 Westmont Boulevard
Upper Arlington, OH 43221

Floor Area	Existing	Proposed	Total
Basement	928 SF	728 SF	1,544 SF
First Floor	928 SF	728 SF	1,544 SF
Second Floor	634 SF	501 SF	1,215 SF
Open Porch	64 SF	204 SF	204 SF
Garage (det'd)	440 SF	-	440 SF

Date: FEBRUARY 6, 2023

Revisions: # 1 NOVEMBER 14, 2023

GENERAL NOTES:

- Drawings are based on visual inspection of existing structure. Some details may have to be adjusted during construction by Structural Engineer. Contractor should anticipate these, and contact Designer as soon as possible.
 - Housing is to be watertight when completed. Contractor to provide waterproofing, flashing, weep holes, and caulking required to prevent moisture penetration.
 - If any part of the drawings is unclear, Contractor to notify Designer as soon as possible. Use written dimensions, call if clarification is needed.
 - Plumbing, HVAC, and electrical equipment size and location to be determined by Contractor. Tie into existing systems, per code.
 - All fixture selections to be made and/or confirmed with Owners prior to purchase.
 - All interior doors, trim, and hardware to match original house unless otherwise specified or directed by Owner.
 - Cabinets per Owner selection. Provide cabinet drawings for approval by Owner and Designer prior to fabrication.
 - Provide electrical as specified by Manufacturer for all appliances. Coordinate any special cable and/or data needs with Owners. Electrical contractor to provide a walk-through with Owners to confirm all switch, outlet, and fixture locations prior to wiring.
 - At existing rooms, no electrical work unless noted otherwise.
 - 314. Smoke Alarms.** Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all the bedrooms over the background noise levels with all intervening doors closed.
 - *315. Carbon Monoxide Alarms.** Outside each sleeping area in the immediate vicinity of the bedrooms, install a combination smoke detector/carbon monoxide detector listed and labeled in accordance with UL 2075 and UL 268.
- Model Energy Code to be provided by mechanical contractor.
 - All footings to be below frost line and on proper bearing conditions.
 - Foundation waterproofing to be Rub R Wall or Tuff N Dry systems.
 - Where sill plates are less than 6" from finished grade, they must be protected from moisture with metal flashing.
 - Provide gutters and downspouts as required for proper roof drainage. Connect to underground drainage per code.

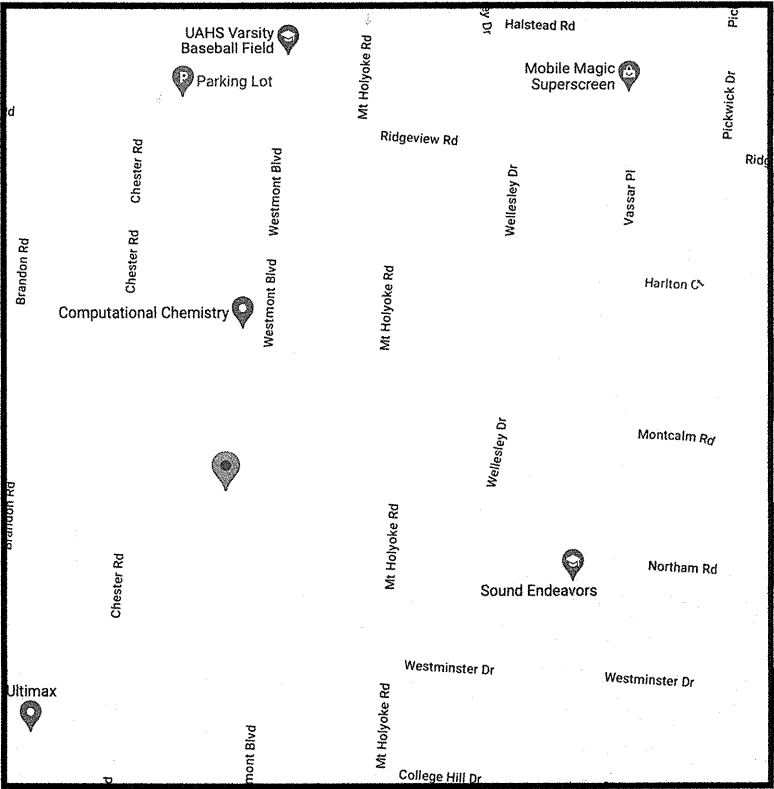
ENERGY CODE:

- Project to meet OHBA Alternative Energy Code Option:
 - Ceiling/roof to have R-38 insulation at ceiling cavities
 - New 2 x 6 walls to have R-19 batt insulation
 - Existing 2 x 4 walls to have R-13 insulation
 - Windows will meet Energy Star zone requirements for "North Central" region, with a maximum U-value of 0.3, and a maximum SHGC of 0.4.
- Contractor to post on or near electric panel Certificate as required in 1105.1.8 to list R-values of insulation, U values and SHGC of fenestration, and types and efficiency of heating, cooling, and service water heating equipment.

SYSTEMS DESCRIPTIONS:

- HVAC:** Contractor to re-work all necessary ductwork for the first floor as needed to be served by new 95% efficient furnace unit in basement. Rework all existing supplies and cold air returns to work with new wall locations. HVAC contractor will vent all bathroom fans (Panasonic 110 CFM) to the exterior of the home with 4" hard pipe. New range hood will be 600 CFM's and will have a 10" hard pipe vented to the exterior and 8" make-up air. New dryer to have 4" hard pipe vent to exterior, per code.
- Electric:** Install new 100 amp sub panel for the new circuits. Install arc-fault breakers on the new circuits as required by code. Install (25) toggle dimmers. Install hard wired smoke detectors in all sleeping rooms and common areas. Install a carbon monoxide detector in the basement and first floor. Install new LED recessed can trims to replace existing as needed. All existing wiring to be inspected and repaired if needed.
- Plumbing:** New fixtures to tie into existing plumbing system, per code. All new water lines to be copper. All new drain lines to be PVC. All exposed plumbing to be inspected and repaired if needed.

LOCATION MAP



SHEET INDEX

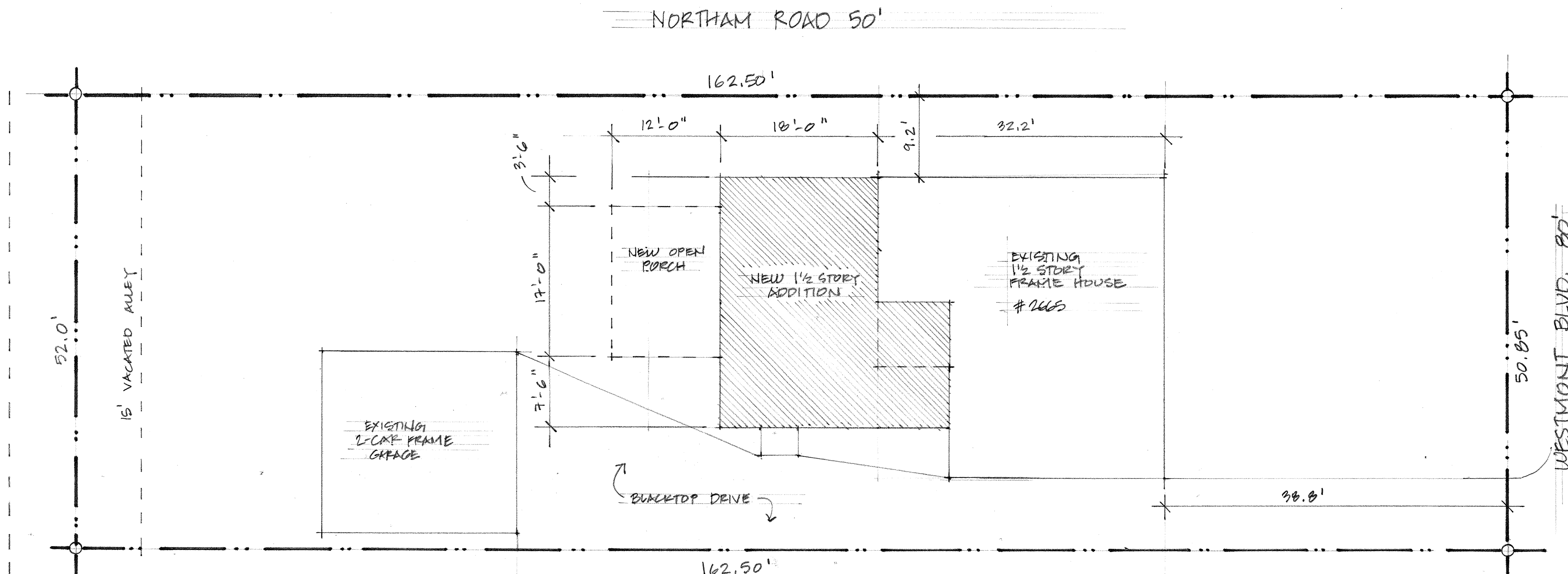
1	COVER SHEET
2	SITE PLAN
3	EX'G 1 ST FLOOR PLAN
4	EX'G 2 ND FLOOR PLAN
5	FDN/ 1 ST FLR FRAMING
6	1 ST FLOOR PLAN
7	2 ND FLOOR PLAN
8	ROOF PLAN
9	ELEVATIONS
10	ELEVATIONS
11	ELEVATIONS
12	WALL SECTION
13	INTERIOR ELEVATIONS
14	STRUCTURAL NOTES
15	FDN/ 1 ST FLR FRAMING
16	2 ND FLOOR FRAMING
17	ROOF FRAMING
18	STRUCTURAL NOTES
19	STRUCTURAL NOTES
20	1 ST FLOOR ELECTRICAL
21	2 ND FLOOR ELECTRICAL

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COVER SHEET



SITE PLAN

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

TOTAL LOT AREA: 8,357 SF
 BUILDING COVER: 2,188 SF (26.2%)
 DEVELOPMENT COVER: 3,354 (40.1%)



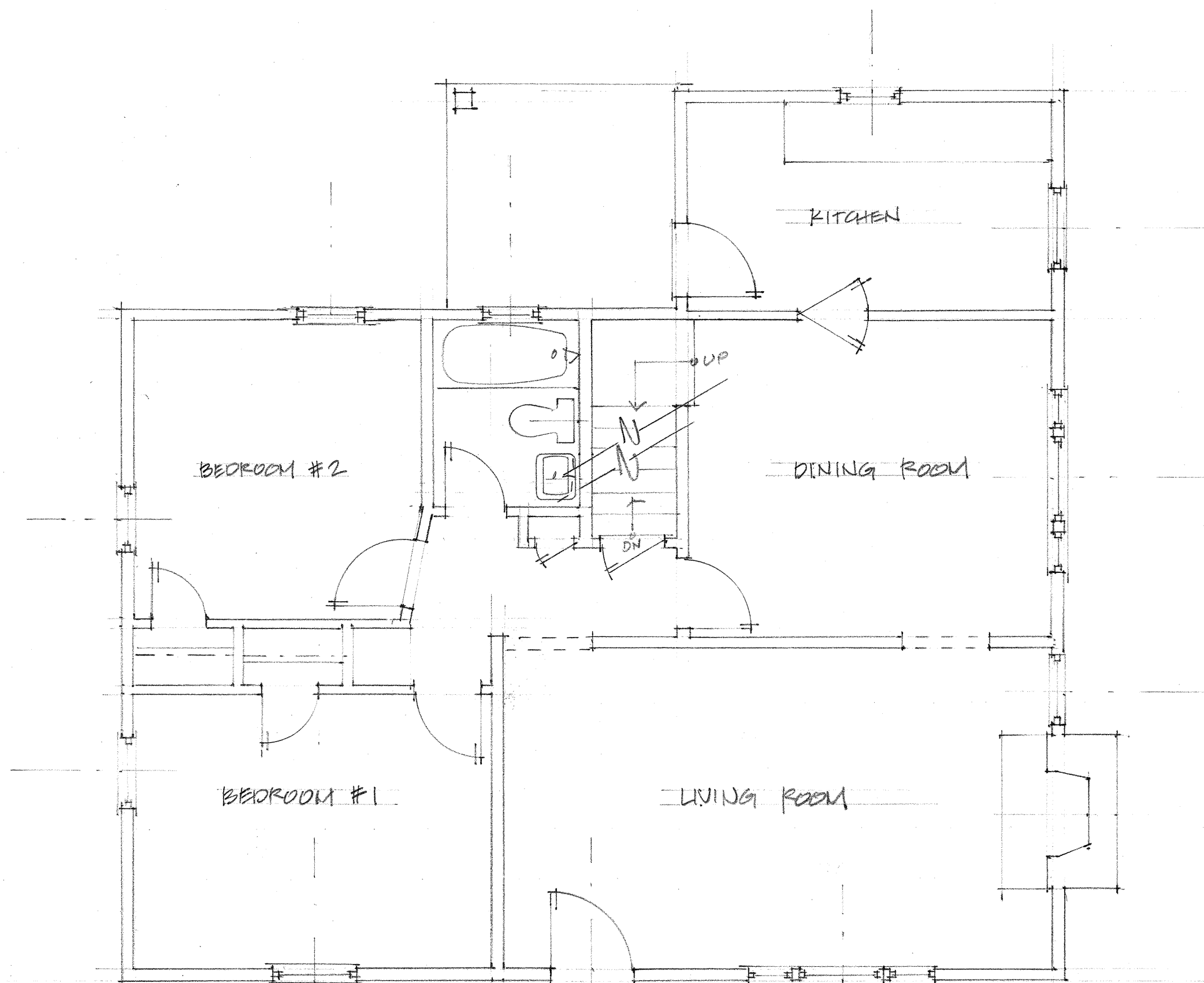
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SITE PLAN

Δ 11/14/2023



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



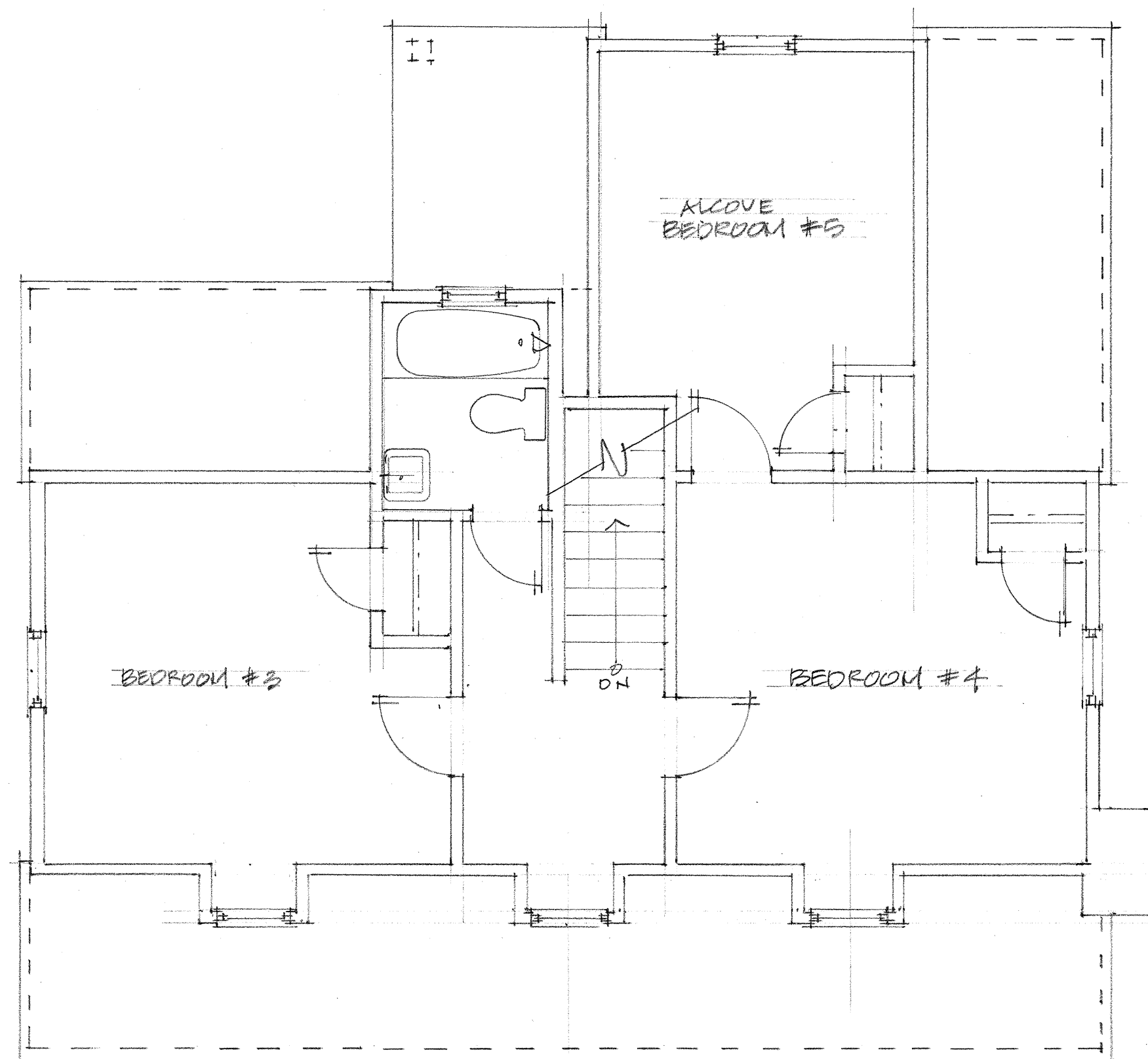
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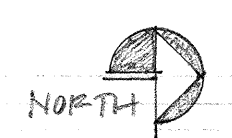
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**EXISTING 1ST
 FLOOR PLAN**

11/14/2023



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



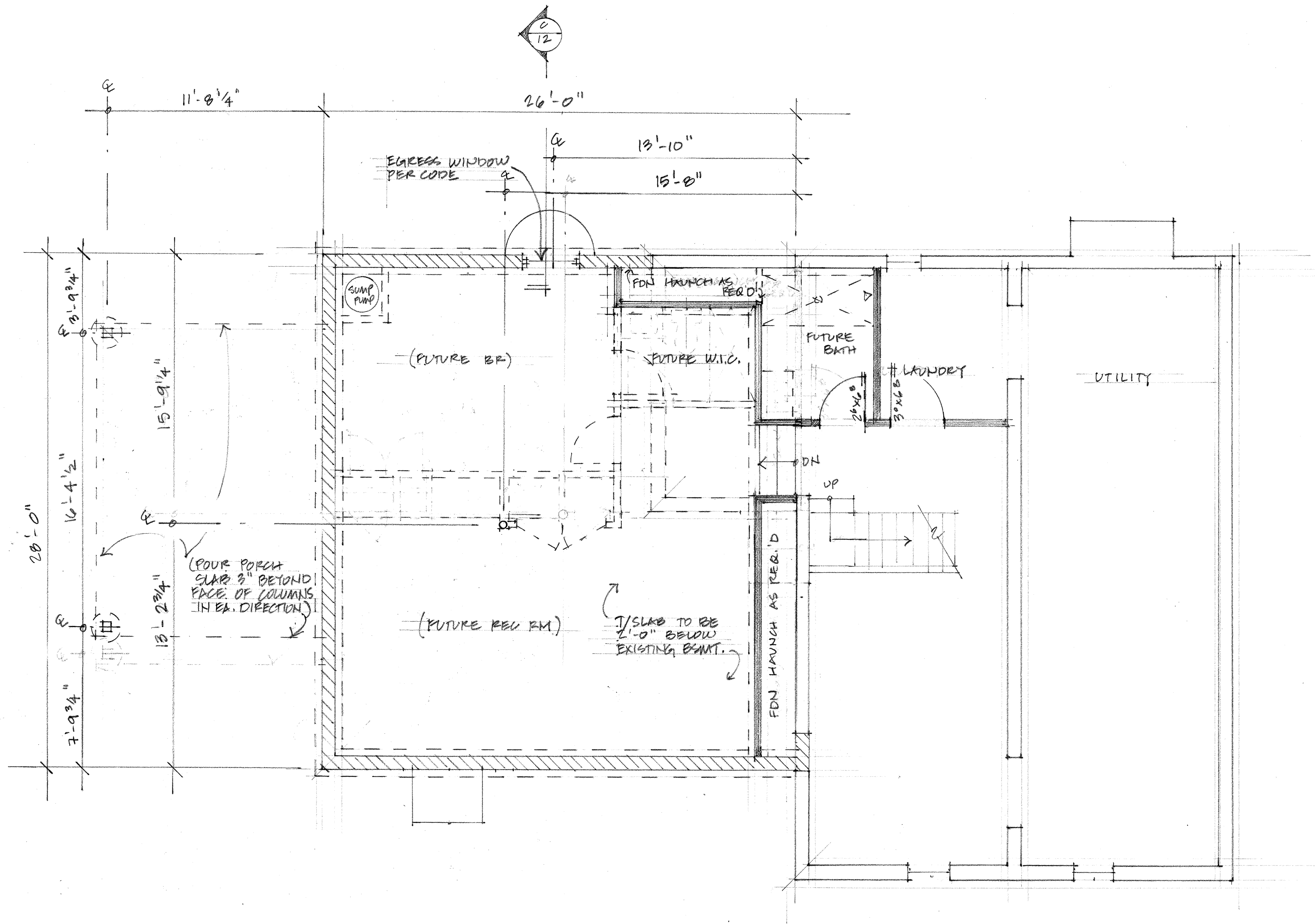
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**EXISTING 2ND
 FLOOR PLAN**

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FOUNDATION & 1ST FLOOR FRAMING PLAN (SEE ALSO SHEET # 15) NORTH

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

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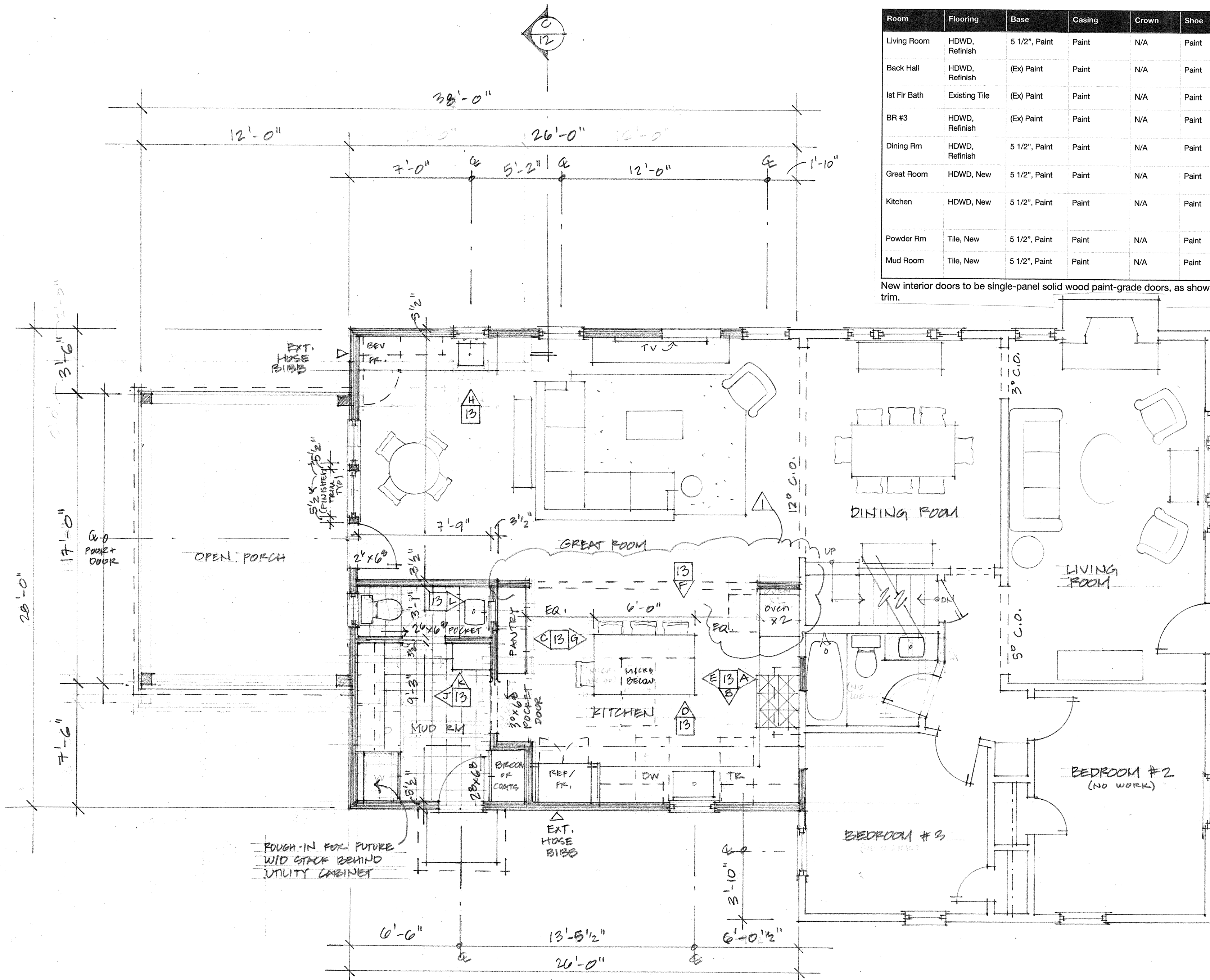
Date: 2/6/2023

FDN/FRAMING
PLAN

11/14/2023

Room	Flooring	Base	Casing	Crown	Shoe	Ceiling	Walls	Doors	Notes
Living Room	HDWD, Refinish	5 1/2", Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	Price as alt - painted crown
Back Hall	HDWD, Refinish	(Ex) Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	
1st Flr Bath	Existing Tile	(Ex) Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	
BR #3	HDWD, Refinish	(Ex) Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	
Dining Rm	HDWD, Refinish	5 1/2", Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	N/A	Price as alt - painted crown
Great Room	HDWD, New	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	Stain floating shelves
Kitchen	HDWD, New	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	Backsplash per owner selection
Powder Rm	Tile, New	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	
Mud Room	Tile, New	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	Stain bench top and shelf

New interior doors to be single-panel solid wood paint-grade doors, as shown on Sheet 13. Existing doors to remain. Paint all doors to match trim.



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



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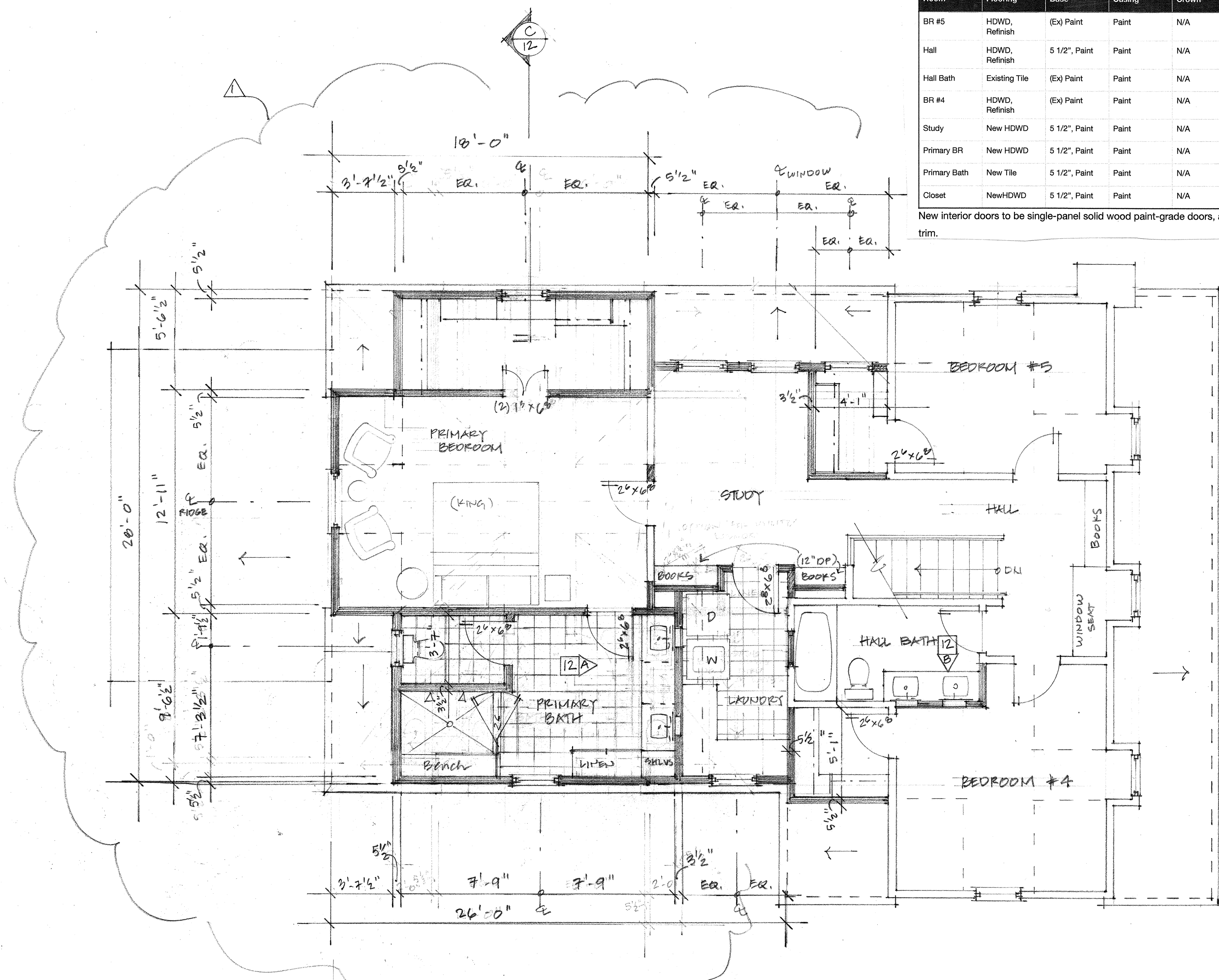
Date: 2/6/2023

FIRST FLOOR
PLAN

11/14/2023

Room	Flooring	Base	Casing	Crown	Shoe	Ceiling	Walls	Doors	Notes
BR #5	HDWD, Refinish	(Ex) Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	Patch HDWD as req'd
Hall	HDWD, Refinish	5 1/2", Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	
Hall Bath	Existing Tile	(Ex) Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	
BR #4	HDWD, Refinish	(Ex) Paint	Paint	N/A	Paint	(Ex DW) Paint	(Ex DW) Paint	Paint	
Study	New HDWD	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	
Primary BR	New HDWD	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	
Primary Bath	New Tile	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	
Closet	New HDWD	5 1/2", Paint	Paint	N/A	Paint	DW, Paint	DW, Paint	Paint	

New interior doors to be single-panel solid wood paint-grade doors, as shown on Sheet 13. Existing doors to remain. Paint all doors to match trim.



SECOND FLOOR PLAN

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



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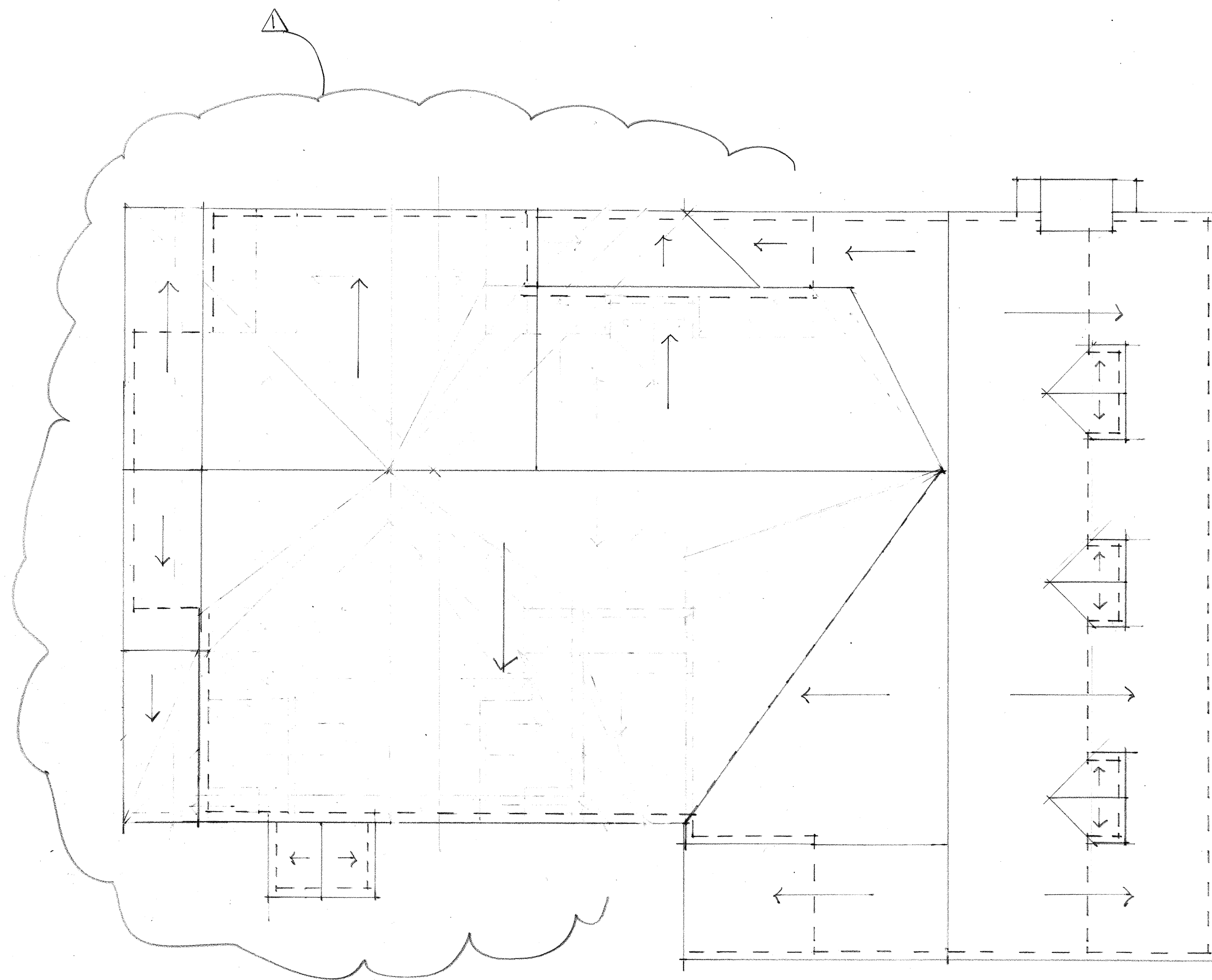
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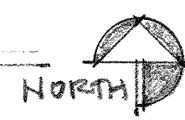
SECOND FLR
PLAN

11/14/2023

ILENIN



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



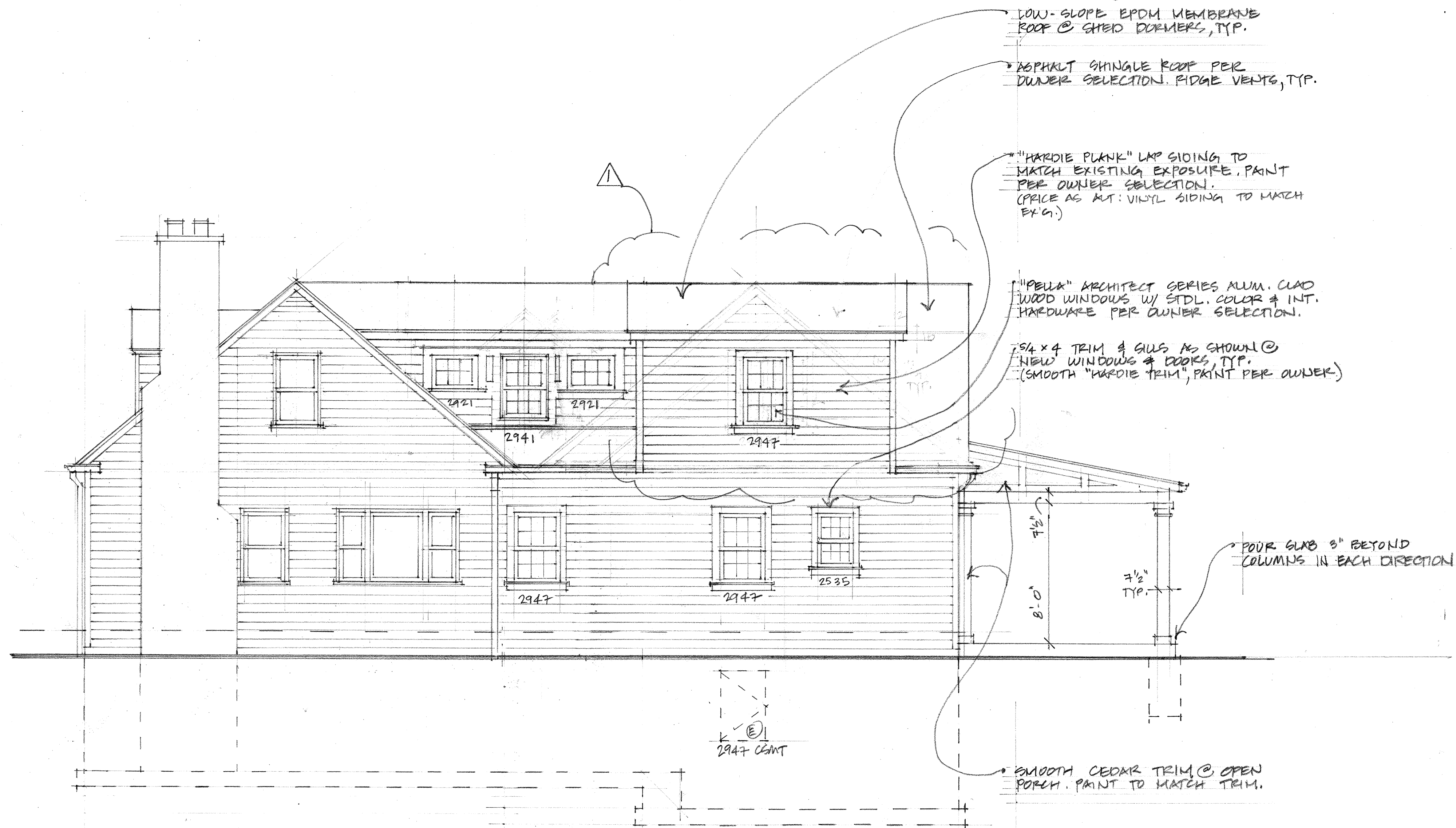
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ROOF PLAN

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

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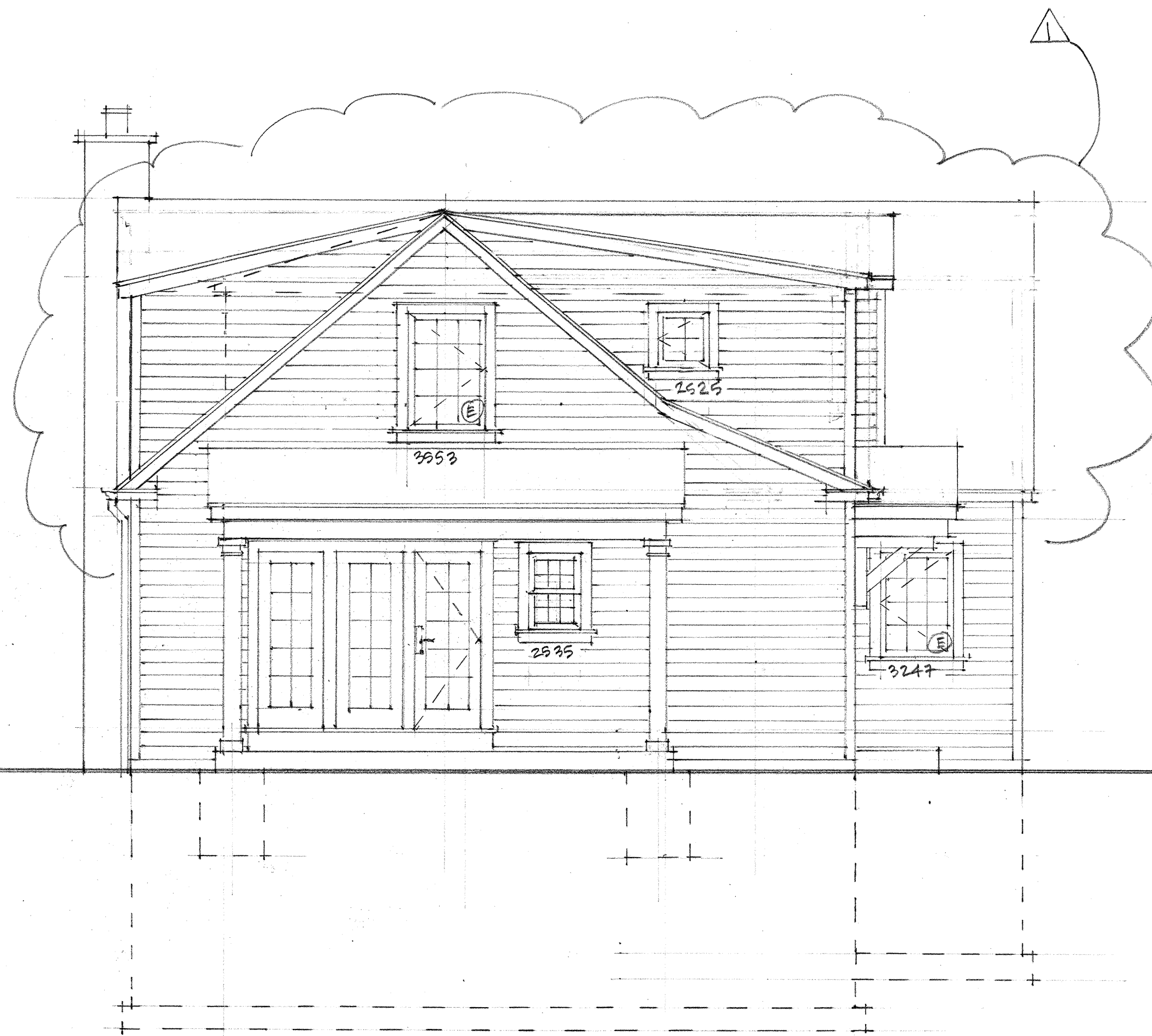
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ELEVATIONS

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ILENIN



REAR ELEVATION

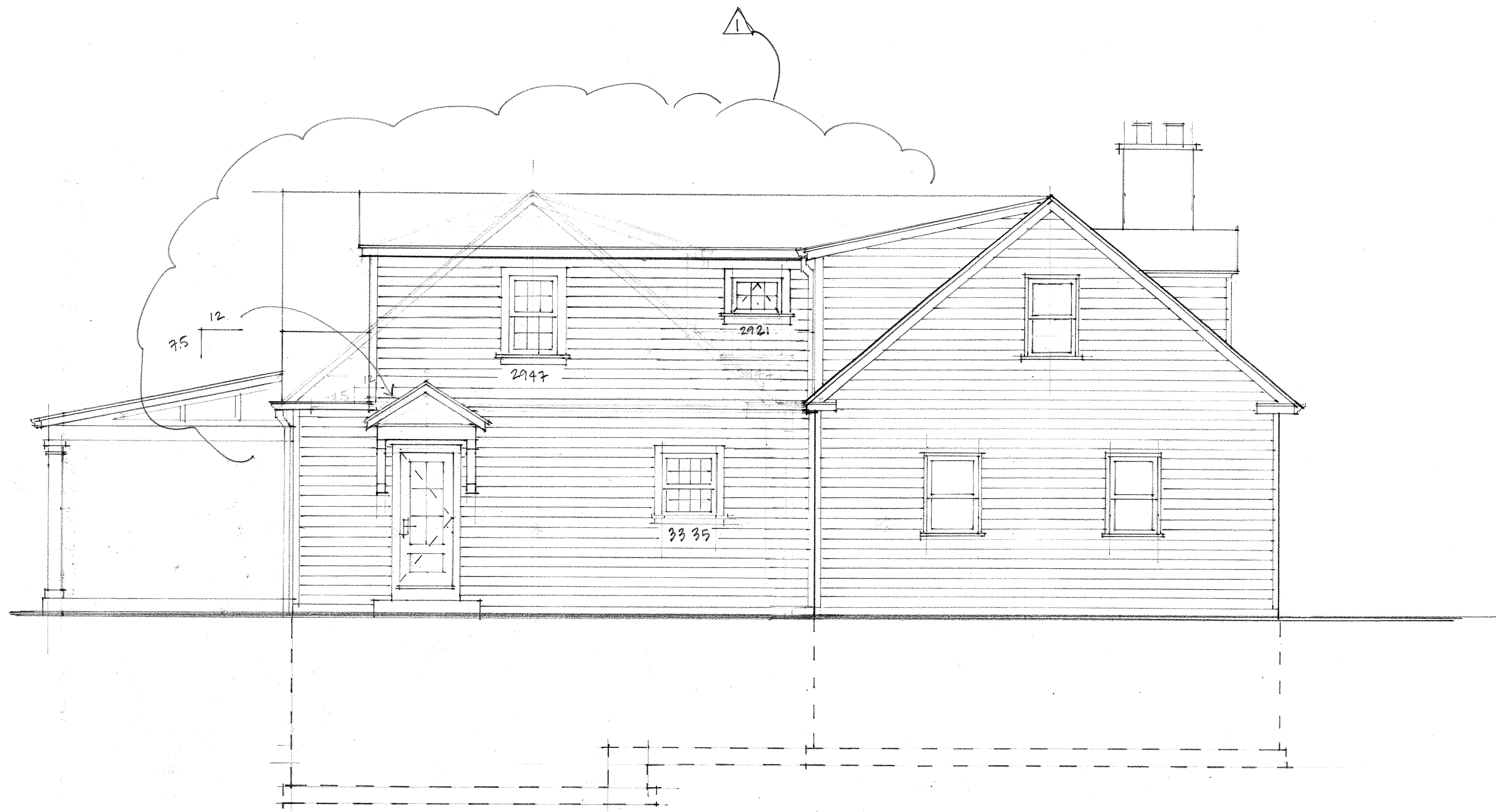
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ELEVATIONS

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

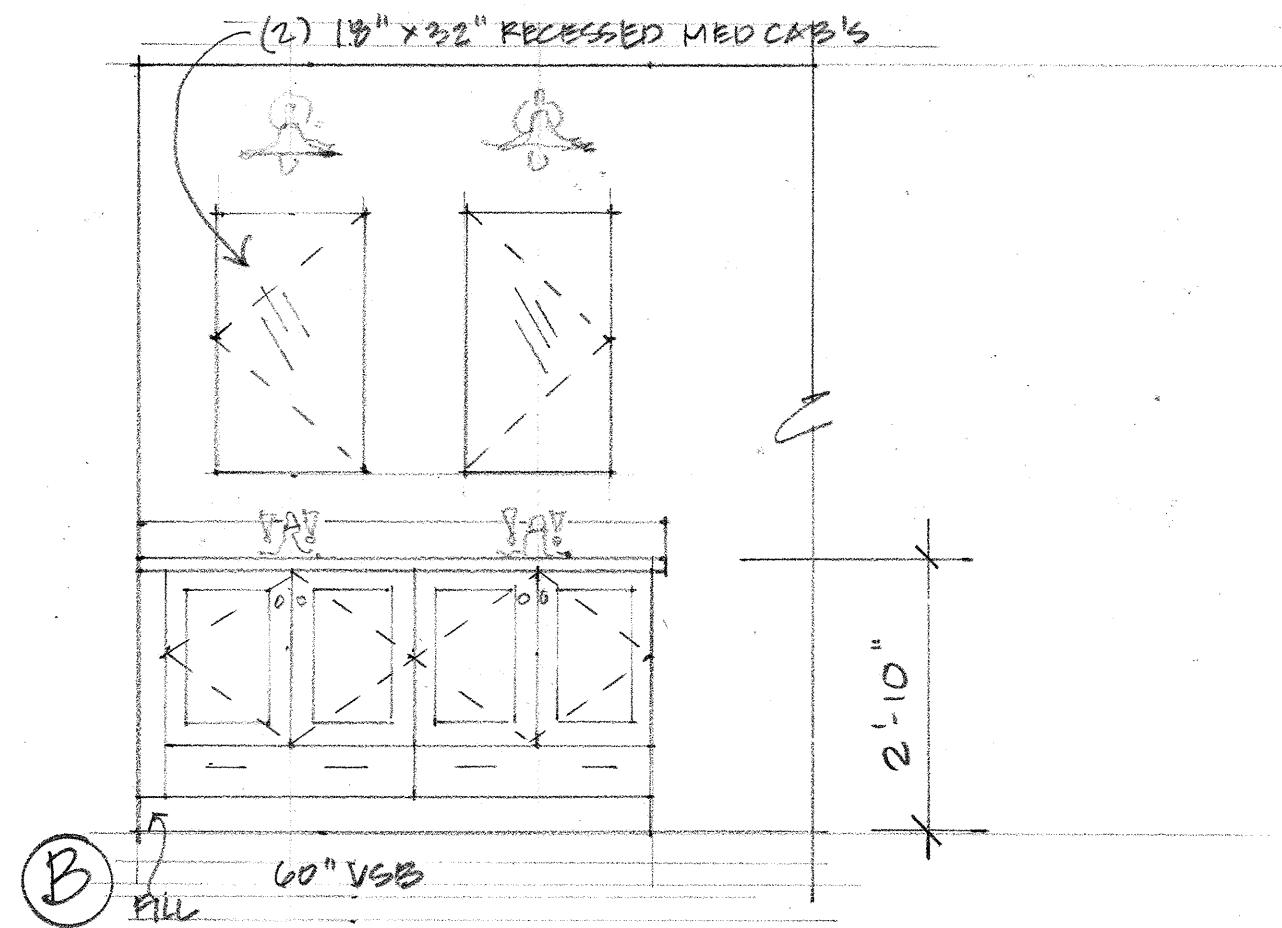
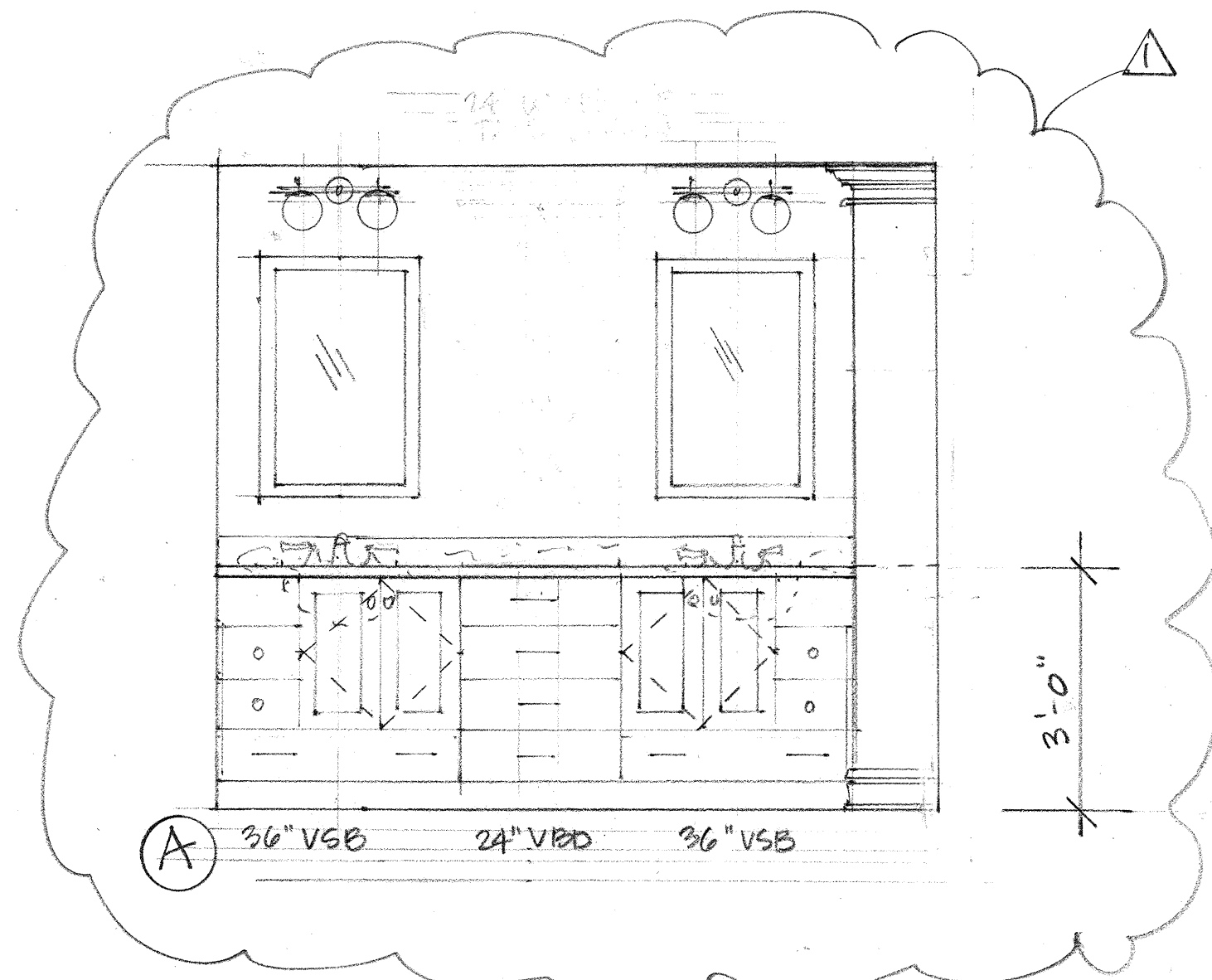
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ELEVATIONS

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R-38 BATT INSUL.
MAINTAIN MIN. 1"
AIRSPACE, TYP.

1/2" DRYWALL, TYP.

2x6 @ 16" O.C. STUD
WALL W/ R-19 BATT
INSUL. & VAPOR BARRIER

3/4" PLYWOOD
SUBFLOOR

ASPHALT SHINGLES PER OWNER
SELECTION OVER DOUBLE LAYER 15 LB.
FELT & 1/2" T&G EXT. GRADE. PRO-
VIDE ICE DAM PROTECTION MIN. 3/6"
BEYOND EXT. WALL LINE. RIDGIE VENTS.
(RUBBER MEMBRANE @ LOW-SLOPE ROOFS, TYP.)

RAKE & EAVE DETAILS TO MATCH
ORIGINAL HOUSE, TYP.

T/BKG.
EL: MATCH EX'G 2ND FLR CEILING
5/4 x 4 SMOOTH "HARDIE TRIM" CASING
@ WINDOWS & DOORS. PROVIDE SILL @ BOTTOM
& DRIP CAP FLASHING @ TDP, TYP.

B/HDR.
EL: MATCH EX'G 2ND FLR, TYP.

T/FIN. FLR - 2ND
EL: MATCH EX'G.

B/HDR.
EL: MATCH EX'G 1ST FLR, TYP.

SMOOTH "HARDIE PLANK" SIDING
W/ EXPOSURE TO MATCH EX'G.
OVER 1/2" EXT. GRADE SHEATHING
& HOUSEWRAP BY "TYVEK" OR
EQ.

FLASHING

T/FIN. FLR - 1ST
EL: MATCH EX'G.

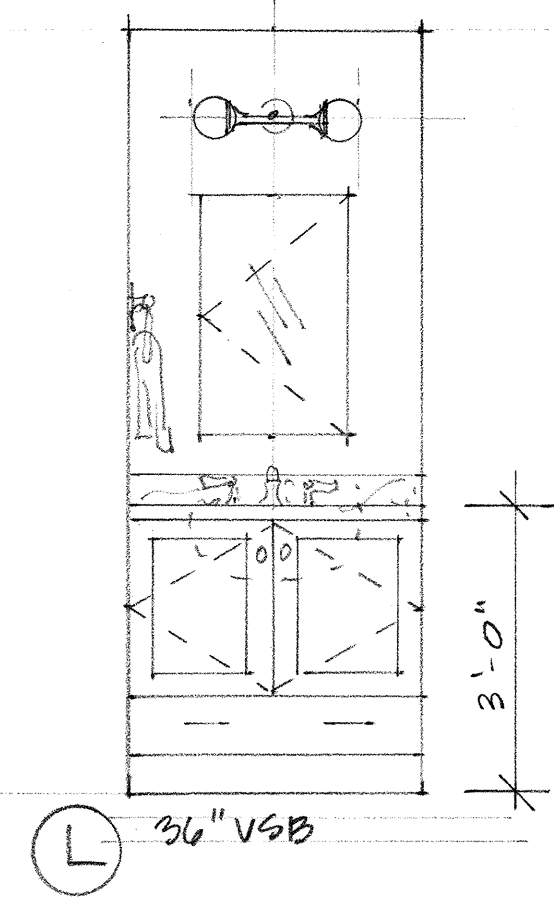
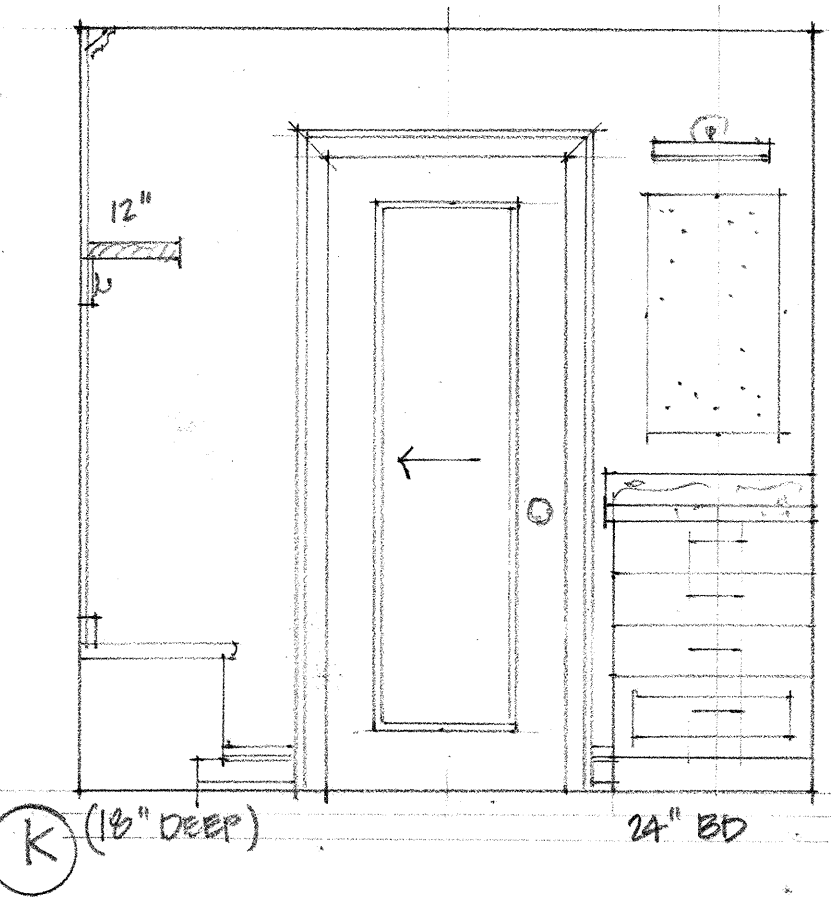
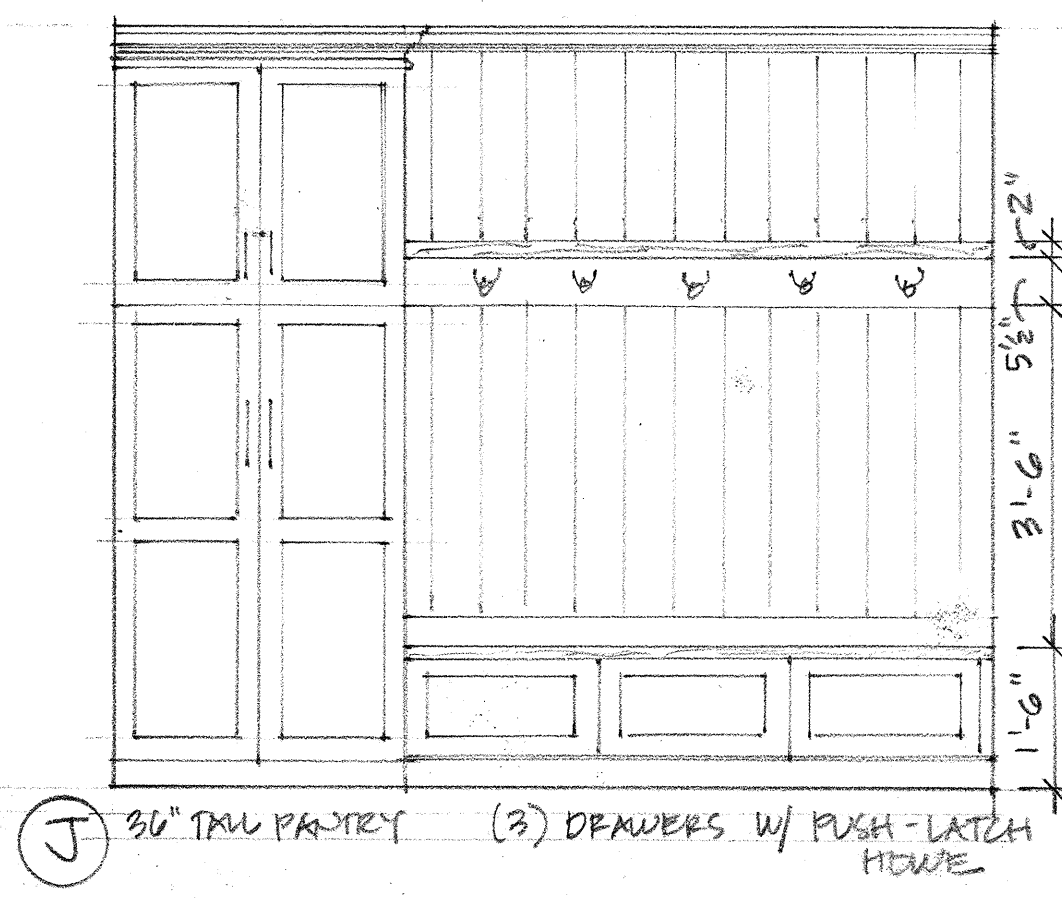
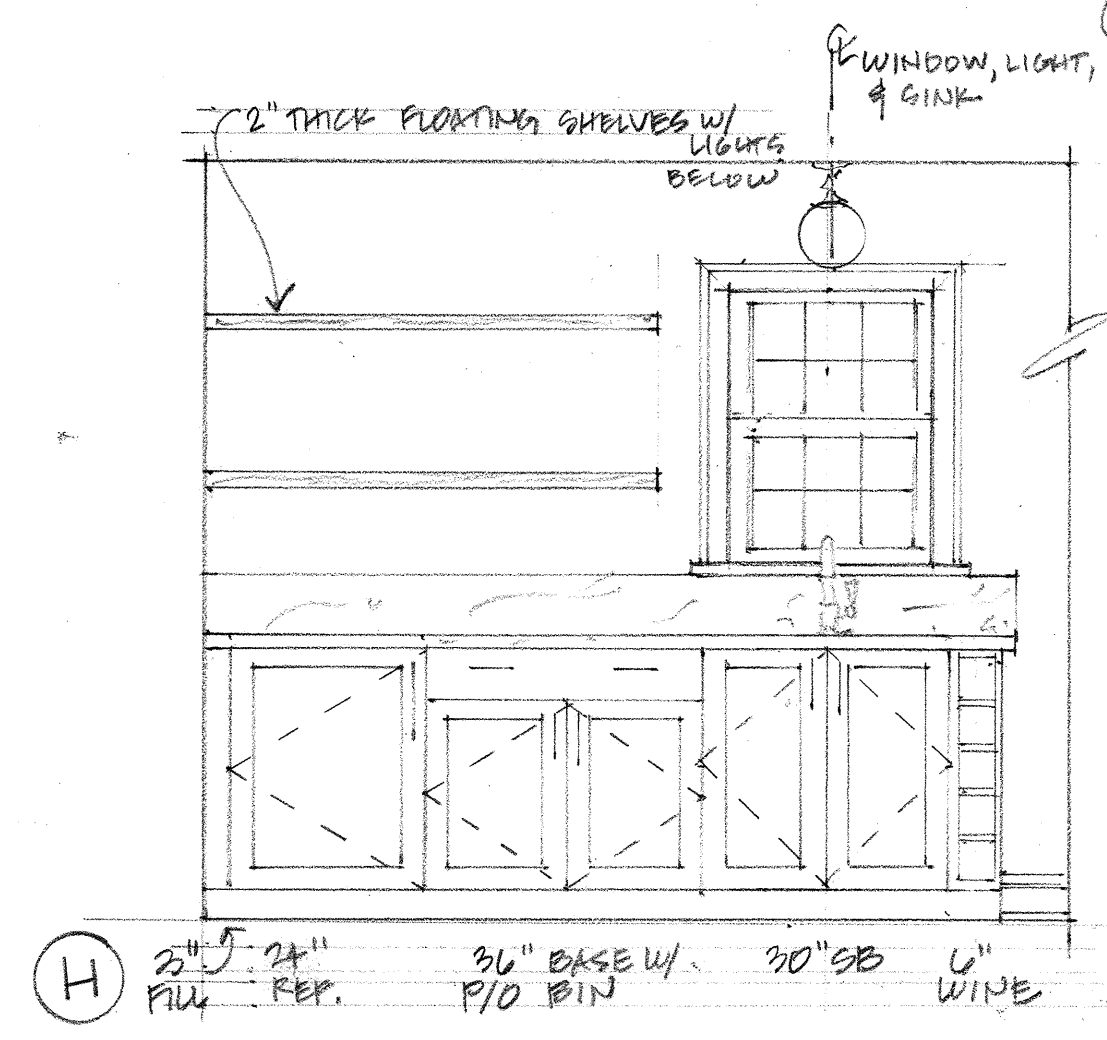
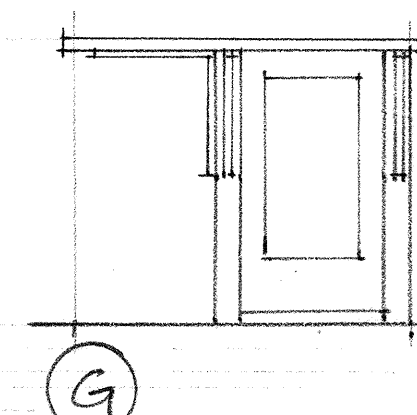
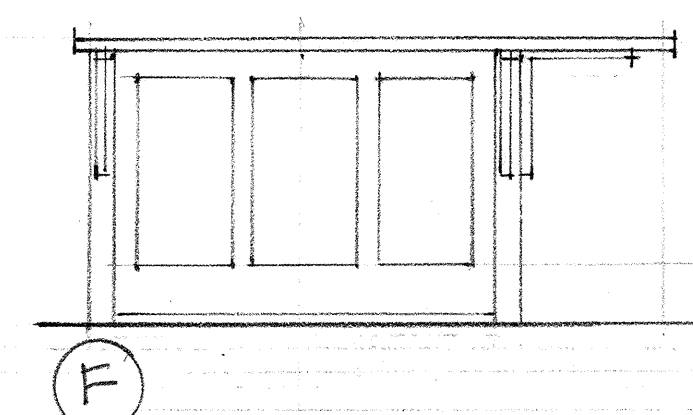
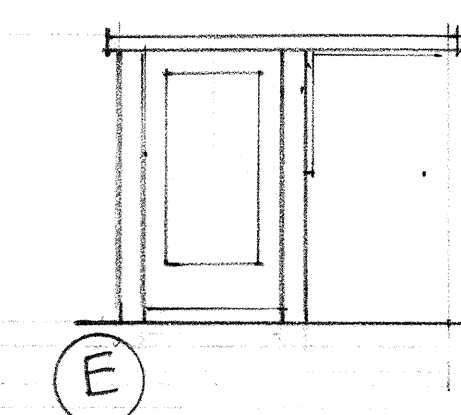
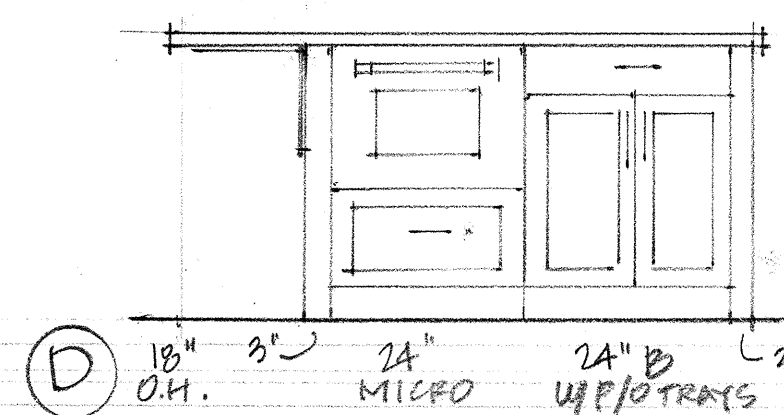
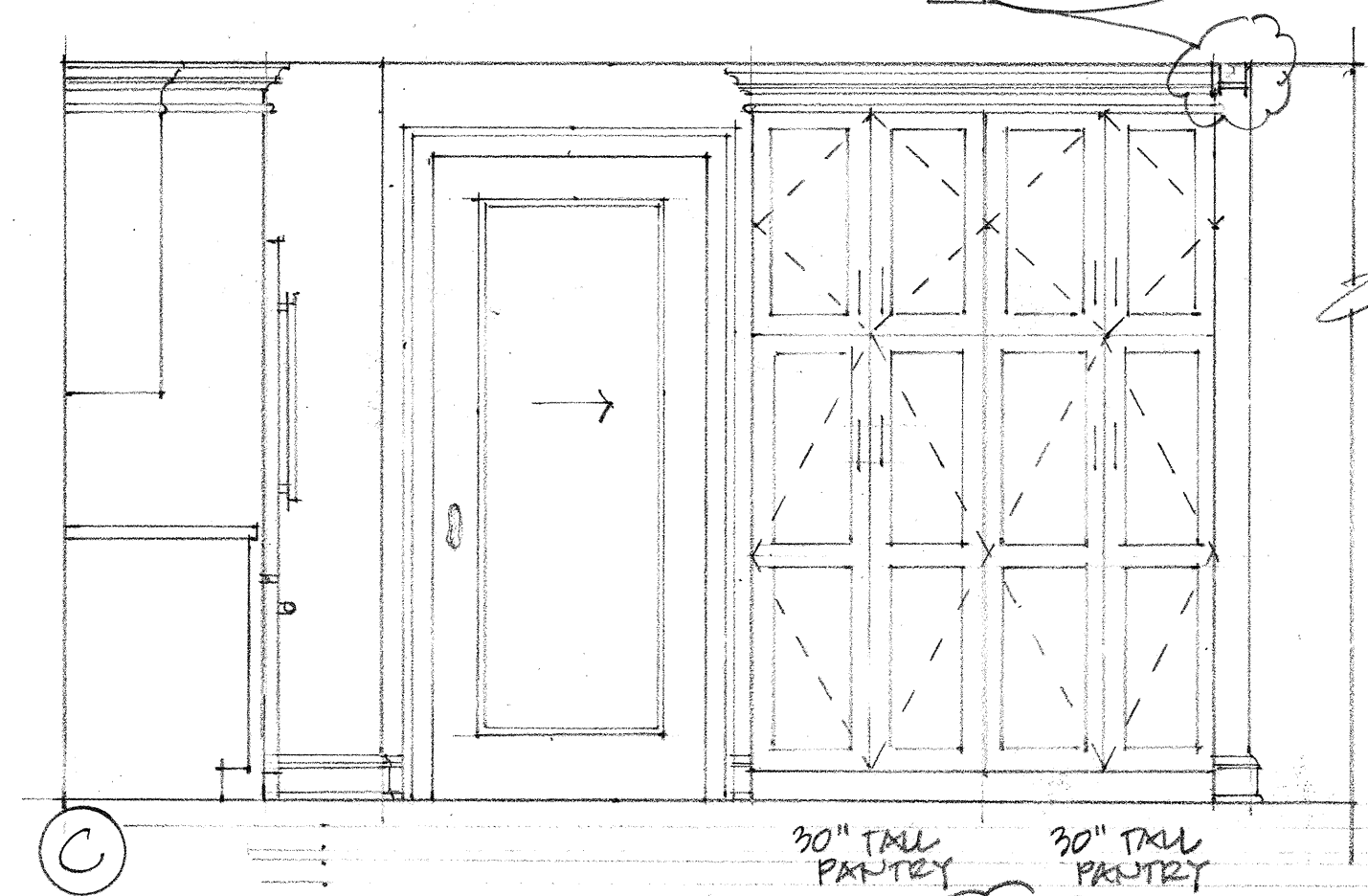
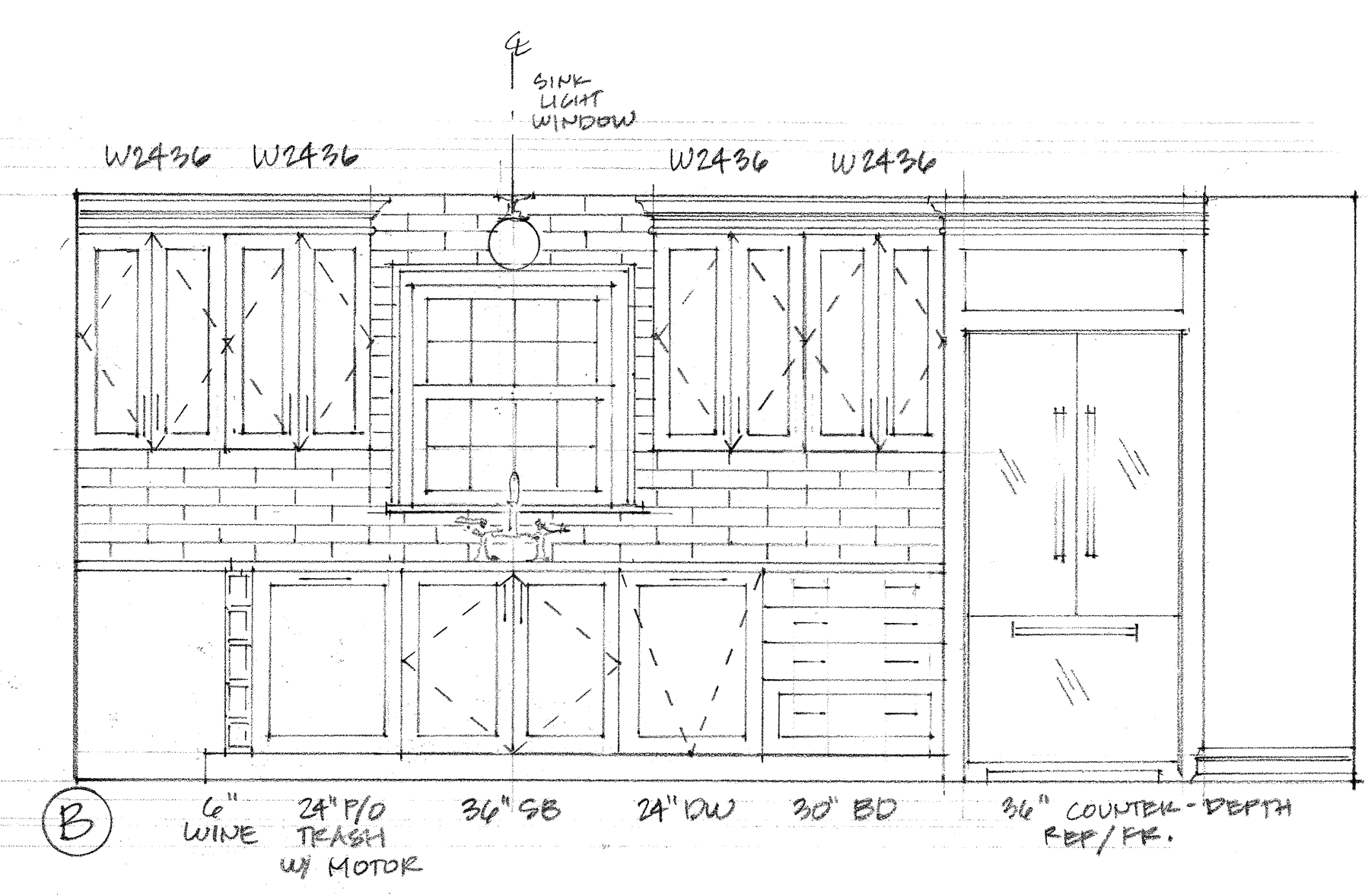
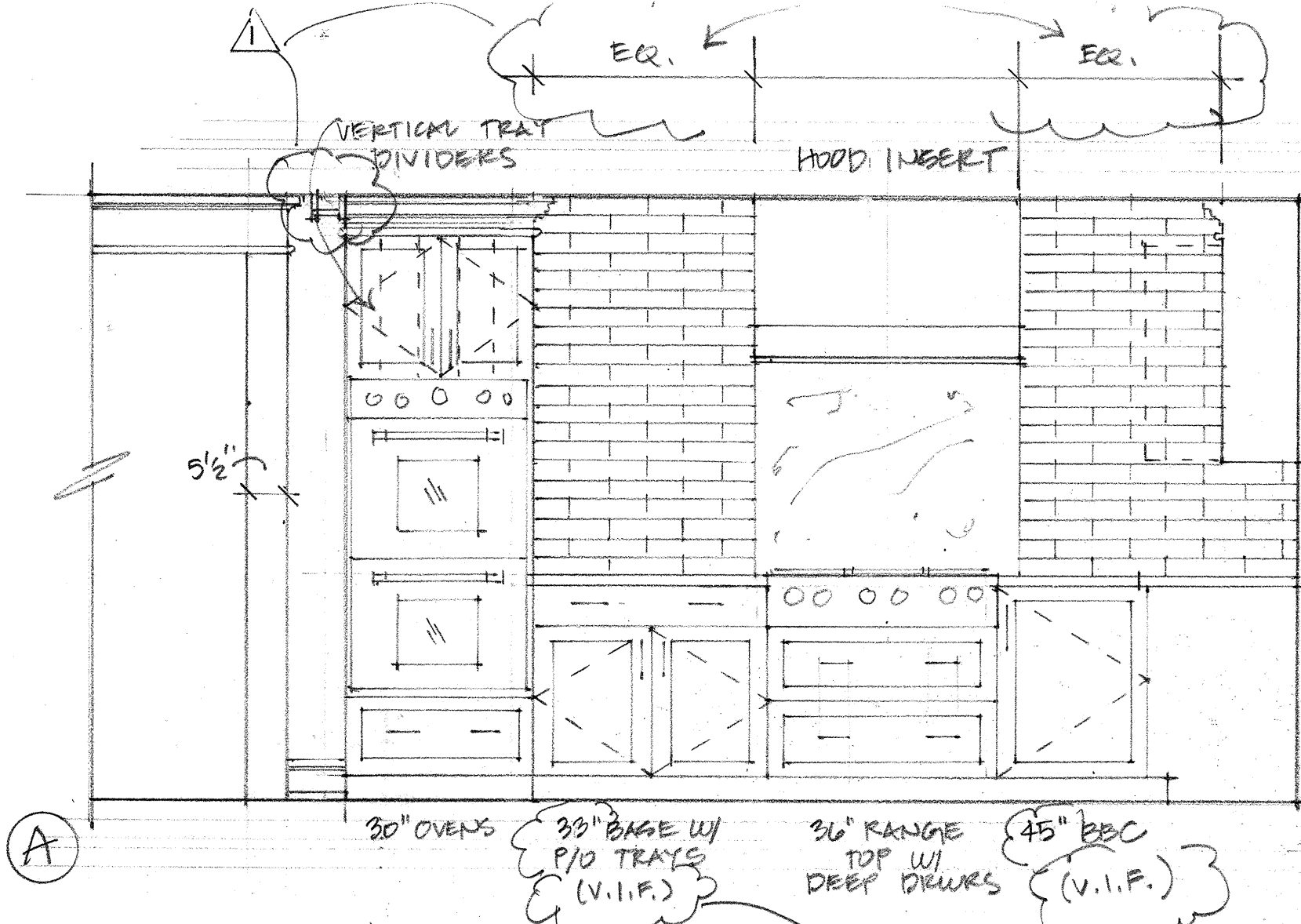
PREFAB EGRESS UNIT BY
"BOWMAN KEMP" OR EQ.,
PER CODE.

WATERPROOFING BY "TUFF-N-
DRY" OR EQ.

4" PERF. DRAIN TILE W/
SOLID PIPE THROUGH PTG.
@ SUMP PUMP.

T/SLAB
EL: 2'-0" BELOW EX'G.

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



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INTERIOR
ELEVATIONS

11/14/2023

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GENERAL STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION. PROCESSING AND/OR APPROVING SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OR SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY FOR SAFETY PROCEDURES.
2. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
3. GOVERNING CODE: 2019 OHIO RESIDENTIAL CODE.
4. EXISTING BUILDING: PROVIDE TEMPORARY SUPPORTS AND OTHER MEASURES AS REQUIRED TO PREVENT DAMAGE TO THE EXISTING BUILDING DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS WHICH AFFECT THE NEW CONSTRUCTION.
- | | | |
|----------------------|--|---|
| 5. DESIGN DEAD LOADS | DESIGN LIVE LOADS | DESIGN ROOF SNOW LOAD |
| - ROOF = 20 psf | - ROOF = 20 psf | - 25 psf PLUS THE EFFECTS OF DRIFTING SNOW PER ORC |
| - FLOOR = 15 psf | - ATTICS w/ STORAGE = 20 psf | - GROUND SNOW LOAD (p _g) = 20 psf |
| - DECK = 10 psf | - ATTICS w/o STORAGE = 10 psf | - FLOOR ROOF SNOW LOAD (p _f) = 14 psf (p _{15min}) |
| | - ROOMS OTHER THAN SLEEPING ROOMS = 40 psf | - SLOPED ROOF SNOW LOAD (p _s) = 14 psf |
| | - SLEEPING ROOMS = 30 psf | - SNOW EXPOSURE FACTOR (C _e) = 1.0 |
| | - DECKS = 40 psf | - THERMAL FACTOR (C _t) = 1.0 / 1.2 OPEN AIR STRUCTURE |
6. WIND DESIGN PARAMETERS
- a. ULTIMATE DESIGN WIND SPEED (V_{ult}) = 115 mph
- b. WIND EXPOSURE = EXPOSURE C
- c. INTERNAL PRESSURE COEFFICIENTS = +/-0.18
7. SEISMIC DESIGN PARAMETERS
- a. RISK CATEGORY - II
- b. SEISMIC IMPORTANCE FACTOR = 1.0
- c. MAPPED SPECTRAL RESPONSE ACCELERATION: S_S = 0.119, S₁ = 0.062
- d. SITE CLASS = D (ASSUMED)
- e. SPECTRAL RESPONSE COEFFICIENTS: S_{D5} = 0.127, S_{D1} = 0.099
- f. SEISMIC DESIGN CATEGORY = CATEGORY B
- g. BASIC SEISMIC FORCE RESISTING SYSTEMS
- LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL RATED FOR SHEAR RESISTANCE (R=6.5)
- h. SEISMIC RESPONSE COEFFICIENT (C_s) = 0.019
- i. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
- j. DESIGN BASE SHEAR = C_sx W KIPS
8. PRESUMPTIVE SOIL DESIGN PARAMETERS
- a. ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1,500 psf
- b. EQUIVALENT FLUID PRESSURE FOR BASEMENT WALL LOADING = 70 pcf
- EQUIVALENT FLUID PRESSURE IS BASED ON DRAINED FREE DRAINING BACKFILL MATERIAL (BANK RUN, SAND, AND GRAVEL).
- c. ALLOWABLE SKIN FRICTION FOR FOUNDATIONS = 100 psf/ft
- d. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE ASSUMED SOIL DESIGN PARAMETERS LISTED ABOVE PRIOR TO CONSTRUCTION.

B. REINFORCED CONCRETE

1. MATERIALS:
- a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
- b. STRUCTURAL CONCRETE

CLASS	LOCATION	f'c (psi)	MIN. CEMENT	MAX. WC
1	FOUNDATIONS, PIERS, AND UNDERPINNING (IF APPLICABLE)	3,000	470 <i>pcf</i>	0.6
2	INTERIOR SLABS ON GROUND.	3,500	517 <i>pcf</i>	0.45
3	EXTERIOR SLABS ON GROUND, GARAGE SLABS, BASEMENT WALLS, PIERS AND COLUMNS PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL OTHER EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	4,500 (w/ AIR)	564 <i>pcf</i>	0.45
4	BACKFILL BELOW FOUNDATIONS.	500 / CDF	-	-

- c. ALL DEFORMED REINFORCING BARS: F_y = 60,000 psi
- d. FLY ASH: ASTM C618, TYPE C OR F. WHEN USED, FLY ASH-TO-TOTAL CEMENTITIOUS RATION SHALL BE 15% MINIMUM. WHEN USED FOR INTERIOR SLABS, FLY ASH-TO-TOTAL CEMENTITIOUS RATION SHALL BE 25% MAXIMUM.
- e. GROUND GRANULATED BLAST FURNACE SLAG (GGBFS): ASTM C899. TOTAL GGBFS TO TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
- f. FLY ASH, NATURAL POZZOLANS, SILICA FUME, OR GGBFS: WHEN EXPOSED TO DEICING CHEMICALS, LIMIT THE MAXIMUM WEIGHT TO THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS GIVEN IN TABLE 4.2.2.7.b.2 OF ACI 301-10.
2. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305.1-06 "STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI 305R-10 "GUIDE TO HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND SPEED SHALL BE ENTERED IN TO NOMOGRAPH FIGURE 4.2 IN ACI 305R-10 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
3. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1-90 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R-10 "GUIDE TO COLD WEATHER CONCRETING".
4. PROVIDE CORNER BARS AT WALL CORNERS TO MATCH HORIZONTAL REINFORCING, LAP PER SPLICE SCHEDULE. BARS SHALL HAVE EMBEDMENT OF 38ø (18" MIN.)
5. CONSTRUCTION & CONTRACTION JOINTS:
- a. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER. ALL CONSTRUCTION JOINTS ARE TO BE KEVED. KEYWAYS SHALL BE 1-1/2" DEEP X 1/3 MEMBER THICKNESS.
- b. CONTRACTION JOINTS IN SLABS ON GROUND SHALL HAVE MAXIMUM SPACING OF 10'-0" FOR 4" SLAB, 12'-6" FOR 5", 15'-0" FOR 6" SLAB. THE CONTRACTION JOINTS SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. SEE DRAWINGS FOR TYPICAL DETAILS.
6. CONCRETE COVER: UNLESS NOTED OTHERWISE, DETAIL REINFORCING TO PROVIDE CONCRETE COVER AS FOLLOWS:
- | | |
|---|--------|
| a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 3" |
| b. CONCRETE NOT EXPOSED TO EARTH OR WEATHER | 1-1/2" |

C. FOUNDATIONS

1. OPENINGS:
- a. OPENINGS SHOWN ARE FOR BIDDING PURPOSES ONLY. COORDINATE THEIR EXACT SIZES AND LOCATIONS WITH HVAC, PLUMBING, AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH WORK.
- b. IF ANY OPENING NOT SHOWN ON THE PLANS IS REQUIRED, SECURE APPROVAL OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
- c. PROVIDE REBAR EACH SIDE OF ALL OPENINGS AND REENTRANT CORNERS PER DETAIL.
2. FOUNDATIONS, PIERS, COLUMNS, WALLS:
- a. DOWELS IN FOUNDATIONS TO MATCH VERTICAL PIER, COLUMN, OR WALL REBAR.
- b. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB ON GRADE AND THE SUPPORTED FLOOR STRUCTURE ARE IN PLACE AND CURED.
- c. BACKFILL AGAINST BOTH SIDES OF WALLS EQUALLY UNTIL THE LOWER ELEVATION IS ATTAINED.
- d. PROVIDE MIN. 2'-0" THICK LAYER OF GRANULAR BACKFILL FULL HEIGHT OF ALL BASEMENT WALLS, UNBALANCED STEM WALLS, AND RETAINING WALLS.
- e. CAST IN CONTINUOUS DOVETAIL ANCHOR SLOTS ON VERTICAL SURFACES WHERE MASONRY ABUTS, 16" o.c. FOR PARALLEL SURFACES, AT CENTERLINE OF MASONRY FOR PERPENDICULAR SURFACES.
- f. PROVIDE CLASS 4 CONTROLLED DENSITY FILL UNDER FOUNDATIONS FOR ACCIDENTAL OVER-EXCAVATION, SOFT SPOTS, AND TRENCHES.
3. SPLICES: SEE REINFORCING BAR DEVELOPMENT TABLES FOR REQUIRED EMBEDMENT AND LAP SPLICE LENGHTS.
4. MISCELLANEOUS:
- a. GROUT UNDER BEARING PLATES, SETTING PLATES, AND COLUMN BASE PLATES SHALL BE NON-SHRINKING TYPE AND SHALL BE INSTALLED ONLY AFTER THE STEEL IS PLUMBED.

D. STRUCTURAL STEEL

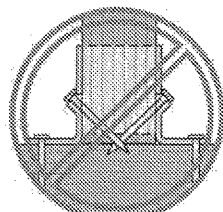
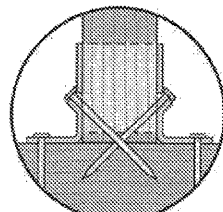
1. MATERIALS:
- a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, F_y = 36 ksi
- b. STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, F_y = 50 ksi
- c. STRUCTURAL PIPES: ASTM A53 OR A501; F_y = 35 ksi (MIN)
- d. ROUND TUBING: ASTM A500, F_y = 42 ksi
- e. SQUARE AND RECTANGULAR TUBING: ASTM A500, F_y = 46 ksi
- f. BASE PLATE: ASTM A36, F_y = 36 ksi
- g. BASE PLATE SHEAR LUG: ASTM A572 OR ASTM A529, F_y = 50 ksi
- h. HIGH STRENGTH BOLTS: ASTM A325 OR A490
- i. ANCHOR RODS: ASTM F1554 GR.36 TYP, ASTM F1554 GR.55 AT BRACED AND MOMENT FRAMES
- j. WELDING ELECTRODES: SERIES E70
2. GALVANIZING:
- a. ALL SHELF ANGLES, LINTELS IN EXTERIOR WALLS, ALL EXTERIOR STEEL EXPOSED TO THE ELEMENTS, AND ALL ITEMS INDICATED ON THE DRAWINGS AS "GALV." SHALL BE HOT DIPPED GALVANIZED.
3. CONNECTIONS:
- a. WOOD NAILERS SHALL BE ATTACHED TO TOP FLANGE OF STEEL BEAMS w/ 1/2"ø BOLTS @ 4'-0"o.c. STAGGERED OR (2) 0.145"ø PAF @ 16"o.c.
- b. NAILER SHALL MATCH FLANGE WIDTH OF STEEL BEAM.
4. MISCELLANEOUS:
- a. PROVIDE HOLES FOR OTHER TRADES AS REQUIRED. IF OPENING IS NOT SHOWN ON THE STRUCTURAL DRAWINGS, OBTAIN PRIOR APPROVAL BY SEOR.
- b. PROVIDE 1/4" THICK SETTING PLATES FOR ALL BEAMS BEARING ON CMU OR CONCRETE WHICH DO NOT REQUIRE A BEARING PLATE.
- c. PROVIDE SHOP WELDED ANCHORS FOR ATTACHMENTS OF MASONRY. SPACING TO BE 16"o.c. ON COLUMNS AND BEAMS.
- d. PROVIDE WASHER AND HEAVY NUT AT ALL ANCHOR RODS (BOTH ENDS).
- e. STEEL BELOW GRADE IS TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE.

E. POST-INSTALLED ANCHORS

1. GENERAL:
- a. WHERE GENERIC ANCHORAGE SYSTEM IS NOTED IN THE DOCUMENTS, CONTRACTOR CAN SELECT FROM APPROVED MANUFACTURERS LISTED BELOW.
- b. WHERE A SPECIFIC ANCHORAGE SYSTEM IS NOTED IN THE DOCUMENTS, SUBSTITUTION OF ANCHORS FROM THOSE SPECIFIED IS ONLY ALLOWED AFTER SEOR REVIEW AND APPROVAL OR AMENDMENT FROM WRITTEN REQUEST BY THE CONTRACTOR.
- c. INSTALLATION OF ADHESIVE ANCHORS IN THE HORIZONTAL OR UPWARDLY INCLINED DIRECTION AND SUPPORTING SUSTAINED TENSION LOADS SHALL BE INSTALLED BY CERTIFIED PERSONAL BY ACI/CRSI INSTALLATION PROGRAMS.
- d. ALL ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316. FASTENERS AND CONNECTORS ARE TO BE OF THE SAME MATERIAL, STAINLESS STEEL OR HOT DIPPED GALVANIZED, DO NOT MIX MATERIALS.
2. ANCHORAGE SYSTEMS:
- a. EXPANSION ANCHORS IN CONCRETE:
1. DEWALT: POWER STUD +SDI
 2. HILTI: KWIK-BOLT TZ
 3. SIMPSON: STRONG-BOLT 2
- b. EXPANSION ANCHORS IN GROUT FILLED MASONRY:
1. DEWALT: POWER STUD +SDI
 2. HILTI: KWIK BOLT 3
 3. SIMPSON: WEDGE-ALL
- c. SCREW ANCHORS IN CONCRETE OR GROUT FILLED MASONRY (OVERSIZE HOLE IN STEEL ELEMENT):
1. DEWALT: SCREW-BOLT+
 2. HILTI: KWIK HUS-EZ
 3. SIMPSON: TITEN HD
- d. ADHESIVE ANCHORS IN CONCRETE:
1. DEWALT: AC208+, PURE 50+, PURE 110+
 2. HILTI: HIT-HY 200, HIT-RE 500 V3, HIT-RE 100
 3. SIMPSON: AT-XP
- e. ADHESIVE ANCHORS IN MASONRY (SCREEN TUBES REQUIRED IN HOLLOW MASONRY):
1. DEWALT: AC100+ GOLD
 2. HILTI: HIT-HY 270 (USE SCREEN TUBES IN MULTI-WYTHE MASONRY OR BRICK WITH HOLES)
 3. SIMPSON: SET-XP
3. MINIMUM EMBEDMENT LENGTH OF ANCHORS INTO CONCRETE OR MASONRY SHALL BE AS FOLLOWS UNO:
- a. 1/2"ø ANCHOR: 3-1/2" EMBEDMENT
- b. 5/8"ø ANCHOR: 4-1/4" EMBEDMENT
- c. 3/4"ø ANCHOR: 5" EMBEDMENT

THE FOLLOWING NOTES ARE IN ADDITION TO THE INFORMATION STATED IN THE WOOD SECTION OF THE GENERAL NOTES.

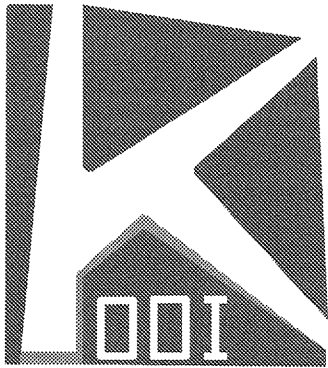
1. NAIL SIZES AS CALLED OUT IN THE STRUCTURAL DRAWINGS & FOR SIMPSON CONNECTIONS ARE AS FOLLOWS:
- 8d NAILS ARE 0.120"ø x1 3/4" LONG (MIN 3/8"ø HEAD)
- 8d NAILS ARE 0.131"ø x2 1/2" LONG.
- 10d NAILS ARE 0.148"ø x3" LONG.
- 16d NAILS ARE 0.162"ø x3 1/2" LONG.
2. PNEUMATIC GUN NAILS SHALL MEET THE DIAMETER & LENGTH AS SHOWN ABOVE REGARDLESS OF THE NAIL SIZE INDICATED BY THE PNEUMATIC GUN NAIL MANUFACTURER.
3. NAILS WITH EXTERIOR EXPOSURE OR FASTENED TO PRESSURE TREATED LUMBER MUST BE GALVANIZED.
4. FOR SIMPSON STRAPS:
- ALWAYS USE THE DIAMETER OF NAIL AS SPECIFIED BY SIMPSON.
- 1 1/2" LONG NAILS, INSTEAD OF FULL LENGTH NAILS, CAN BE USED IF STRAP IS FASTENED DIRECTLY TO THE FRAMING MEMBER WITHOUT SHEATHING IN BETWEEN. OTHERWISE FULL LENGTH NAILS AS SPECIFIED BY SIMPSON MUST BE USED.
5. FOR SIMPSON HANGERS:
- ALWAYS USE THE DIAMETER OF NAIL & MAXIMUM NAILING AS SPECIFIED BY SIMPSON.
- A. IF FASTENING TO A MULTIPLE PLY BEAM/HEADER, FULL LENGTH NAILS AS SPECIFIED BY SIMPSON MUST BE USED FOR FASTENING FROM THE HANGER FLANGE TO THE BEAM/HEADER.
- B. IF FASTENING TO A SINGLE PLY BEAM/HEADER, 1 1/2" LONG NAILS FASTENING FROM THE HANGER FLANGE TO THE BEAM/HEADER CAN BE USED INSTEAD OF FULL LENGTH NAILS AS SPECIFIED BY SIMPSON.
- C. IF HANGER IS A DOUBLE SHEAR HANGER, DIAGONAL NAILS MUST BE FULL LENGTH AS SPECIFIED BY SIMPSON REGARDLESS OF WHETHER OR NOT THE BEAM/HEADER IS SINGLE PLY OR MULTIPLE PLY, SEE IMAGE BELOW.



NAILING LENGTH NOTES

F. STRUCTURAL LUMBER

1. MATERIALS:
- a. FRAMING LUMBER: ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2015 EDITION
1. 2x4 AND 2x6 (INTERIOR): SPRUCE PINE FIR #1/#2 OR BETTER, KILN DRIED.
 2. 2x8 AND LARGER (INTERIOR): SOUTHERN YELLOW PINE #2 OR BETTER, KILN DRIED.
 3. PT2x4 AND LARGER (EXTERIOR): PRESSURE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
 - PRESSURE TREAT TO AWPA USE CATEGORY UC2 FOR STILL PLATES, UC38 FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ETC., AND UCA4 FOR GROUND CONTACT.
 4. PT4x4, 4x6, 6x6 AND LARGER: PRESSURE TREATED SOUTHERN YELLOW PINE # OR BETTER.
- b. ROOF SHEATHING: 19/32" APA SPAN RATING 40/20 ROOF SHEATHING EXPOSURE 1. INSTALL PANEL CLIP THAT CREATES 1/8" SPACE BETWEEN PANELS AT MIDPOINT OF EACH TRUSS/RAFTER. NAILED w/ 6d RING NAILS 6"o.c. AT EDGE / 12"o.c. IN FIELD.
- c. FLOOR SHEATHING: 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1. GLUED AND NAILED w/ 8d RING SHANK NAILS 6"o.c. AT EDGE / 12"o.c. IN FIELD. ADHESIVE SHALL CONFORM TO AFG-01 BY APA.
- d. WALL SHEATHING: 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE 1. NAILED w/ 8d COMMON NAILS AT 6"o.c. AT EDGE / 12"o.c. IN FIELD, UNO AT SHEAR WALLS.
- e. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
- | | |
|--|--|
| F _b = 2,600 psi BENDING | F _t = 2,85 psi HORIZONTAL SHEAR |
| F _c = 2,510 psi COMPRESSION PARALLEL TO GRAIN | F _{cl} = 750 psi COMPRESSION PERPENDICULAR TO GRAIN |
| E = 1,900,000 psi MODULUS OF ELASTICITY | |
- f. LSL (LAMINATED STRAND LUMBER) BEAMS: DISTRIBUTED AS TIMBERSTRAND. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LSL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
- | | |
|--|--|
| F _b = 1,700 psi BENDING | F _t = 400 psi HORIZONTAL SHEAR |
| F _c = 1,400 psi COMPRESSION PARALLEL TO GRAIN | F _{cl} = 680 psi COMPRESSION PERPENDICULAR TO GRAIN |
| E = 1,300,000 psi MODULUS OF ELASTICITY | |
- g. PSL (PARALLEL STRANG LUMBER) COLUMNS AND BEAMS: DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
- | | |
|--|--|
| BEAMS | PT BEAMS (CATEGORY UC38) |
| F _b = 2,900 psi BENDING | F _b = 1,827 psi BENDING |
| F _t = 290 psi HORIZONTAL SHEAR | F _v = 197 psi HORIZONTAL SHEAR |
| F _c = 2,900 psi COMPRESSION PARALLEL TO GRAIN | F _c = 1,508 psi COMPRESSION PARALLEL TO GRAIN |
| F _{cl} = 750 psi COMPRESSION PERP. TO GRAIN | F _{cl} = 368 psi COMPRESSION PERP. TO GRAIN |
| E = 2,000,000 psi MODULUS OF ELASTICITY | E = 1,460,000 psi MODULU OF ELASTICITY |
- | | |
|--|--|
| COLUMNS | PT COLUMNS (CATEGORY UC4B) |
| F _b = 2,400 psi BENDING | F _b = 1,344 psi BENDING |
| F _t = 190 psi HORIZONTAL SHEAR | F _v = 112 psi HORIZONTAL SHEAR |
| F _c = 2,500 psi COMPRESSION PARALLEL TO GRAIN | F _c = 1,025 psi COMPRESSION PARALLEL TO GRAIN |
| F _{cl} = 425 psi COMPRESSION PERP. TO GRAIN | F _{cl} = 149 psi COMPRESSION PERP. TO GRAIN |
| E = 1,800,000 psi MODULUS OF ELASTICITY | E = 1,206,000 psi MODULU OF ELASTICITY |
- h. SLIDE CLIPS
1. VERTICAL BYPASS SLIDE CLIPS FOR NON-LOAD BEARING WALLS: "VERTICLIP SLB", 68 MILS (14 GAGE) MIN., 50 KSI, VERTICAL NON-BYPASS SLIDE CLIPS FOR NON-LOAD BEARING WALLS: "VERTICLIP SLB", 68 MILS (14 GAGE) MIN., 50 KSI, MANUFACTURED BY THE STEEL NETWORK, INC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED. SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
 2. SIMPSON STRONG-TIE NON-LOAD BEARING PARTITION WALL CONNECTION SDPW19600 w/ 3/4" MAX GAP BETWEEN FLOOR FRAMING AND WALL FRAMING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPACE CONNECTOR AT STUD SPACING MAX. PROVIDE BLOCKING AS REQUIRED BETWEEN FLOOR FRAMING.
2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
- a. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- b. U.S. PRODUCT STANDARD PS1
3. CONNECTIONS:
- a. NAILS: PNEUMATIC GUN NAILS SHALL MEET THE DIAMETER AND LENGTH AS INDICATED.
- 8d = 0.131"ø x 2-1/2" LONG
 - 10d = 0.148"ø x 3" LONG
 - 16d = 0.162"ø x 3-1/2" LONG
- b. WOOD SCREWS:
- #8 = 0.164"ø
 - #10 = 0.190"ø
 - #12 = 0.216"ø
- c. LAG SCREWS:
- PROVIDE STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION.
 - PRE-BORE HOLES PRIOR TO INSTALLATION.
- d. BOLTS:
- TYPICAL BOLT GRADE ASTM A307 OR SAE J429.
 - BOLTS USED WITH PT LUMBER ARE TO BE EITHER: STAINLESS STEEL TYPE 304 OR 316, OR HOT DIP GALVANIZED PER ASTM A123 AND TYPE ASTM A36, A307, OR F1554 GR.36.
- e. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.3(1) "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUB-FLOORING.
- f. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS ARE DESIGNED PER THE SIMPSON STRONG-TIE COMPANY'S PUBLISHED CAPACITIES. THE HARDWARE IS TO BE FASTENED AS SPECIFIED BY SIMPSON AND ALL CONNECTORS SHALL BE INSTALLED USING THE MAXIMUM FASTENING SPECIFIED AND PROPER FASTENING SIZE UNLESS NOTED OTHERWISE.
- SIMPSON HARDWARE USED IN APPLICATION WITH TREATED LUMBER SHALL BE ZMAX (G185) OR HOT DIP GALVANIZED.
- g. WOOD JOISTS ATTACHED TO SIDES OF BEAMS: 16 GA. GALVANIZED STANDARD JOIST HANGERS, UNLESS SHOWN OTHERWISE.
- h. WOOD ROOF RAFTERS AND TRUSSES: SIMPSON H2.5A GALVANIZED HURRICANE TIE AT EACH MEMBER.
- i. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR FOR USE IN PRESSURE TREATED OR FIRE RETARDANT TREATED (FRT) LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- j. MULTI PLY HEADERS AND BEAM FASTENING:
- DEPTH < 14" = 3 ROWS OF 10d NAILS AT 12" o.c. STAGGERED ON OPPOSITE SIDES.
 - 14" < DEPTH = 4 ROWS OF 10d NAILS AT 12" o.c.
 - 4-PLY OR MORE = THRU-BOLT WITH 1/2"ø BOLTS AT 12"o.c. STAGGERED TOP AND BOTTOM.
 - SIDE LOADED BEAMS = THRU-BOLT WITH 1/2"ø BOLTS AT 12"o.c. STAGGERED TOP AND BOTTOM, UNO
4. MISCELLANEOUS:
- a. PROVIDE (1) LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0"o.c. MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING LOCATIONS.
- b. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR NON-DEMISING BEARING WALLS UNO.
- c. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
- d. USE DOUBLE STUDS UNDER BEAM AND HEADER BEARING, UNLESS SHOWN OTHERWISE.
- e. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- f. ALL BEARING POINTS FROM CONCENTRATED LOADS SHALL BE CONTINUOUSLY BLOCKED THRU FLOOR FRAMING DOWN TO SOLE BEARING ON CONCRETE OR MASONRY.
- g. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1x4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" o.c.
- h. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
- i. PROTECT ALL LUMBER FROM WEATHER PRIOR TO INSTALLATION.
- j. PROVIDE SIMPSON RPS18 REPAIR STRAPS AT ALL LOCATIONS WHERE TOP & BOTTOM PLATES HAVE BEEN CUT FOR EQUIPMENT INSTALLATION (PLUMBING, MECH, ELEC, ETC.)



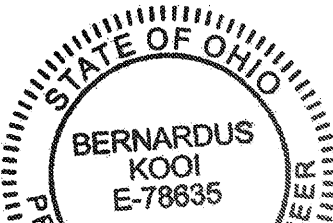
STRUCTURAL
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2665 Westmont
Boulevard

ISSUE/REVISION/SUBMISSION

NO DATE DESCRIPTION



11/16/2023

PROJECT NUMBER:
2022-2001.10

SHEET NAME:

GENERAL
STRUCTURAL
NOTES
(RESIDENTIAL)

DATE:

10.18.2023

SHEET:

S001R

Three Daisy Studio, LLC
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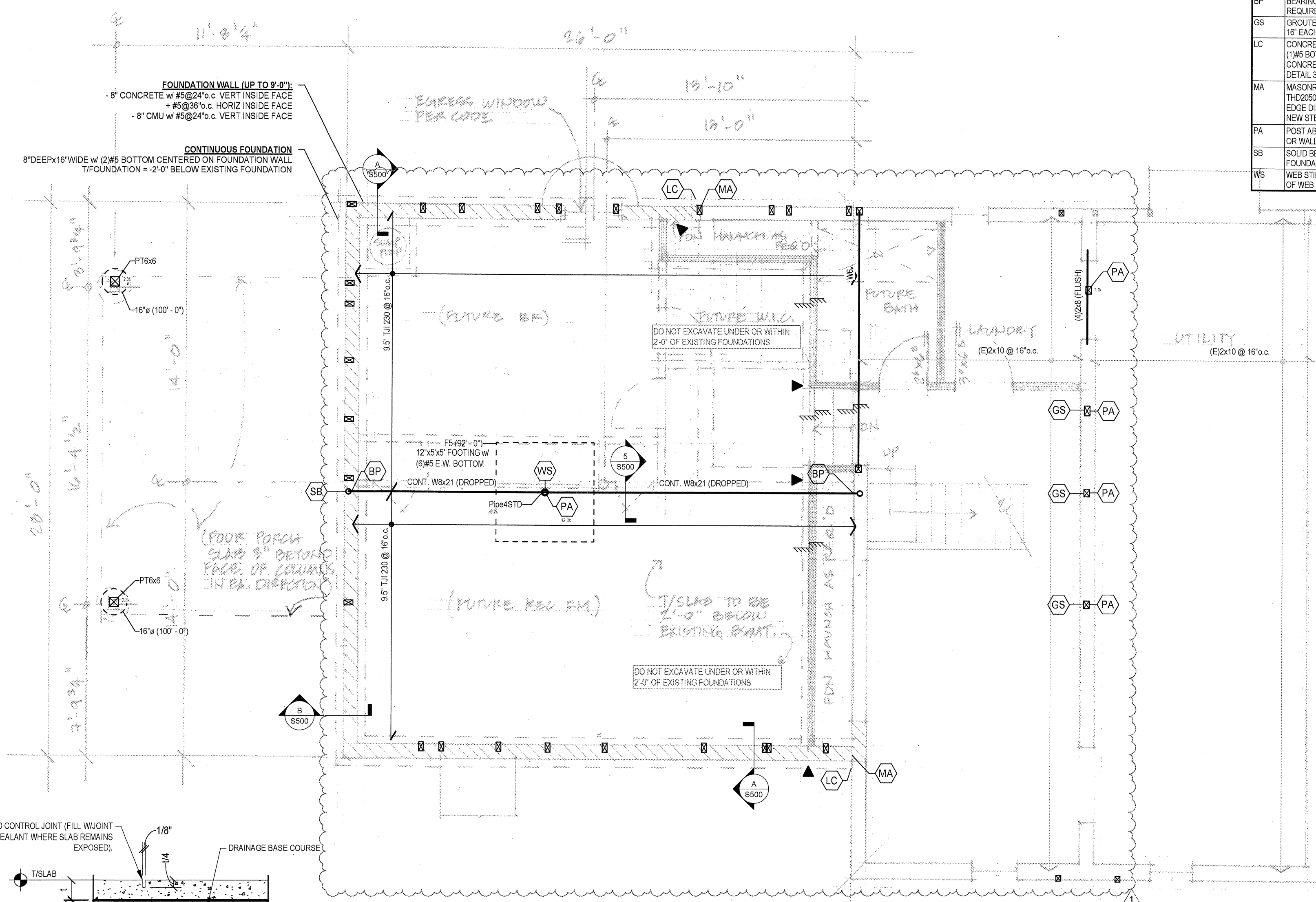
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Addition
2665 Westmont Blvd
Columbus, OH 43221

Date: 2/6/2023

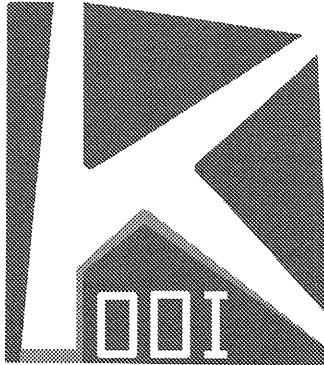
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NOTES

11/14/2023

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CODED NOTES	
BP	BEARING PLATE 1/2"x6"x8" UNDER BEAR. PROVIDE NON-SHRINK GROUT AS REQUIRED TO LEVEL PLATE.
GS	GROUTED SOLID; GROUT EXISTING AND NEW CMU WALL CELLS SOLID FOR 16" EACH SIDE OF POST ABOVE FOR A MINIMUM OF (3) COURSES.
LC	CONCRETE LINTEL; (2)4"x8"x48" LONG PRECAST CONCRETE LINTELS w/ (1)1/2" BOTTOM. PLACE AS FIRST COURSE OF CMU STEM WALL ABOVE NEW CONCRETE FOUNDATION AND BEAR ON EXISTING FOUNDATION. SEE DETAIL 3/S500.
MA	MASONRY ANGLE; CONTINUOUS VERTICAL GALV. L3x3x1/4 w/ SIMPSON THD20500HMG THREADED ANCHOR @ 24"o.c.. INSTALL ANCHORS w/ 4" EDGE DISTANCE (MIN) OR CENTERED IN NEW CMU STEM WALL. GROUT NEW STEM WALL SOLID. SEE DETAIL 2/S500.
PA	POST ABOVE; PROVIDE SOLID BLOCKING DOWN TO SUPPORTING MEMBER OR WALL.
SB	SOLID BEARING UNDER STEEL BEAM/POST ON CONCRETE/CMU FOUNDATION WALL FOR 16" MIN IN EACH DIRECTION.
WS	WEB STIFFENERS; PROVIDE 3/8" FULL DEPTH WEB STIFFENERS EACH SIDE OF WEB TO ALIGN WITH POST ABOVE AND BELOW.

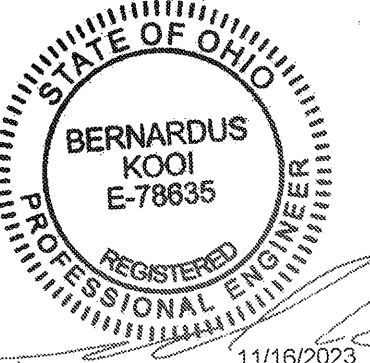


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ISSUE/REVISION/SUBMISSION		
NO	DATE	DESCRIPTION
1	11.16.2023	Revision 1



11/16/2023

PROJECT NUMBER:
2022-2001.10

SHEET NAME:
**FOUNDATION / FIRST
FLOOR FRAMING
PLAN**

DATE:
10.18.2023

SHEET:
S100

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Ilenin Residence
Addition
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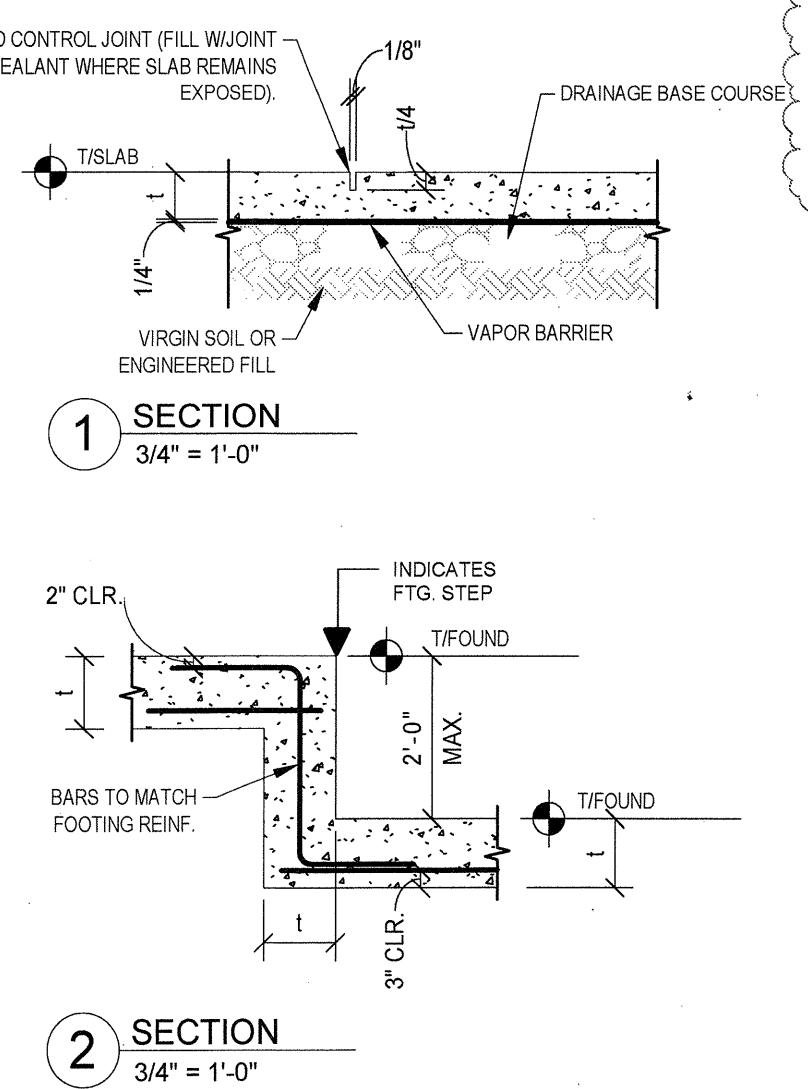
**FDN/1ST FLR
FRAMING**

- FOUNDATION PLAN NOTES**

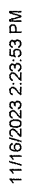
 - REFERENCE PLAN ELEVATION 100'-0" = EXISTING FIRST FLOOR FRAMING.
 - TOP OF SLAB ELEVATION (T/SLAB) = SEE ARCHITECTURAL DRAWINGS.
 - FLOOR CONSTRUCTION = 4" THICK CONCRETE SLAB ON GRADE REINFORCED WITH SYNTHETIC FIBER REINFORCING, UNO. SEE 1/S100 FOR TYPICAL CONCRETE SLAB-ON-GRADE CONSTRUCTION.
 - FOUNDATIONS SHALL BE FOUNDED ON VIRGIN SOIL AT THE ELEVATIONS SHOWN WITH A PRESUMPTIVE DESIGN BEARING CAPACITY OF 1,500 PSF. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER FOR THE BEARING CAPACITY INDICATED ABOVE PRIOR TO PLACING CONCRETE.
 - TOP OF FOUNDATION ELEVATION (T/FOUND) = SEE PLAN
 - ALL EXTERIOR FOUNDATIONS TO BEAR MINIMUM 3'-0" BELOW ADJACENT GRADE. ADJUST BOTTOM OF FOUNDATION AS REQUIRED.
 - CENTER ALL COLUMN FOUNDATIONS UNDER COLUMN CENTERLINE, UNO IN PLAN OR SETION.
 - INDICATES FOUNDATION STEP, SEE 2/S100.
 - INDICATES STEP IN TOP OF SLAB.
 - SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS RELATED TO EXISTING BUILDING PRIOR TO START OF NEW CONSTRUCTION.
 - HALFTONE LINES AND SHADED FILL INDICATE ASSUMED EXISTING FOUNDATIONS. NOTIFY STRUCTURAL ENGINEER IMMEDIATELY, IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN.
- FOUNDATION AND FIRST FLOOR FRAMING PLAN**
1/4" = 1'-0"

WOOD FRAMING NOTES

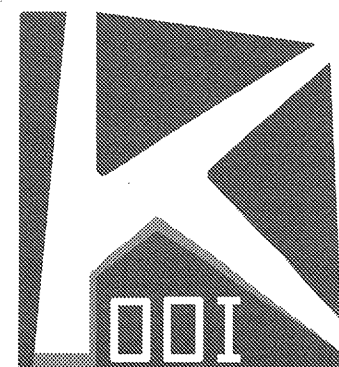
 - ELEVATIONS SHOWN INDICATE THE FOLLOWING:
AT FRAMING: TOP OF WOOD SHEATHING
AT BEAMS: TOP OF BEAM
 - WALL FRAMING:
A. EXTERIOR: 2x6 @ 16"o.c.
B. INTERIOR LOAD BEARING: 2x6 @ 16"o.c.
C. INTERIOR NON-LOAD BEARING: 2x4 OR 2x6 @ 16"o.c., SEE ARCH FOR WALL THICKNESS
 - HEADER / BEAM FRAMING:
A. ALL POSTS SHOWN ON PLAN TO BE (2)2x6 MIN, UNO.
B. MULTIPLE POSTS ARE ADDITIVE, SEE S600 FOR NAILING PATTERN REQUIRED FOR BUILT-UP FREE STANDING POSTS.
C. PROVIDE SAME POST EACH SIDE OF OPENING / BEAM, UNO.
D. EXTERIOR FULL HEIGHT KING STUD FRAMING:
SPAN / # OF 2x6 KING STUDS
≤ 4'-0" / (2)2x6
≤ 8'-0" / (3)2x6
≤ 12'-0" / (4)2x6
 - FLOOR JOIST ARE TO BE DOUBLED UNDER PARALLEL WALLS.
 - SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - GENERAL CONTRACTOR SHALL COORDINATE LAYOUT OF FRAMING WITH MEP SHAFTS, DRAINS, STACKS, ETC. OFFSET FRAMING AND PROVIDE HEADERS AND/OR DOUBLE JOIST AS REQUIRED.
 - GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL BLOCKING THAT IS REQUIRED FOR SUPPORT OF LIGHT FIXTURES, SIGNAGE, EXTERIOR ARCHITECTURAL ELEMENTS, AND OTHER SIMILAR ITEMS.
 - EXTERIOR SHEATHING IS TO COMPLY WITH CS-WSP AT ALL LOCATIONS MINIMUM, UNO.
 - TOP PLATE SPLICE REQUIRED AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. SEE S600.
 - LOAD STATED ON DRAWINGS ARE FOR MINIMUM CONNECTION LOAD REQUIREMENT.
 - SEE S001R FOR STRUCTURAL NOTES AND ABBREVIATIONS.



11/14/2023

16

Page 121 of 355



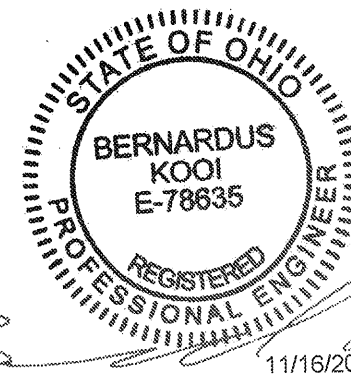
**STRUCTURAL
ENGINEERING**

900 Foxcreek Road, Sunbury, OH 43074
E: bernie@kooi-se.com P: 614.218.1607
www.kooi-se.com

**2665 Westmont
Boulevard**

ISSUE/REVISION/SUBMISSION

NO	DATE	DESCRIPTION
1	11.16.2023	Revision 1



PROJECT NUMBER:
2022-2001.10

SHEET NAME:

**ROOF FRAMING
PLAN**

DATE:
10.18.2023

SHEET:

S102

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

**Ilenin Residence
Addition**
2665 Westmont Blvd
Columbus, OH 43221

Date: 2/6/2023

**ROOF
FRAMING**

11/14/2023



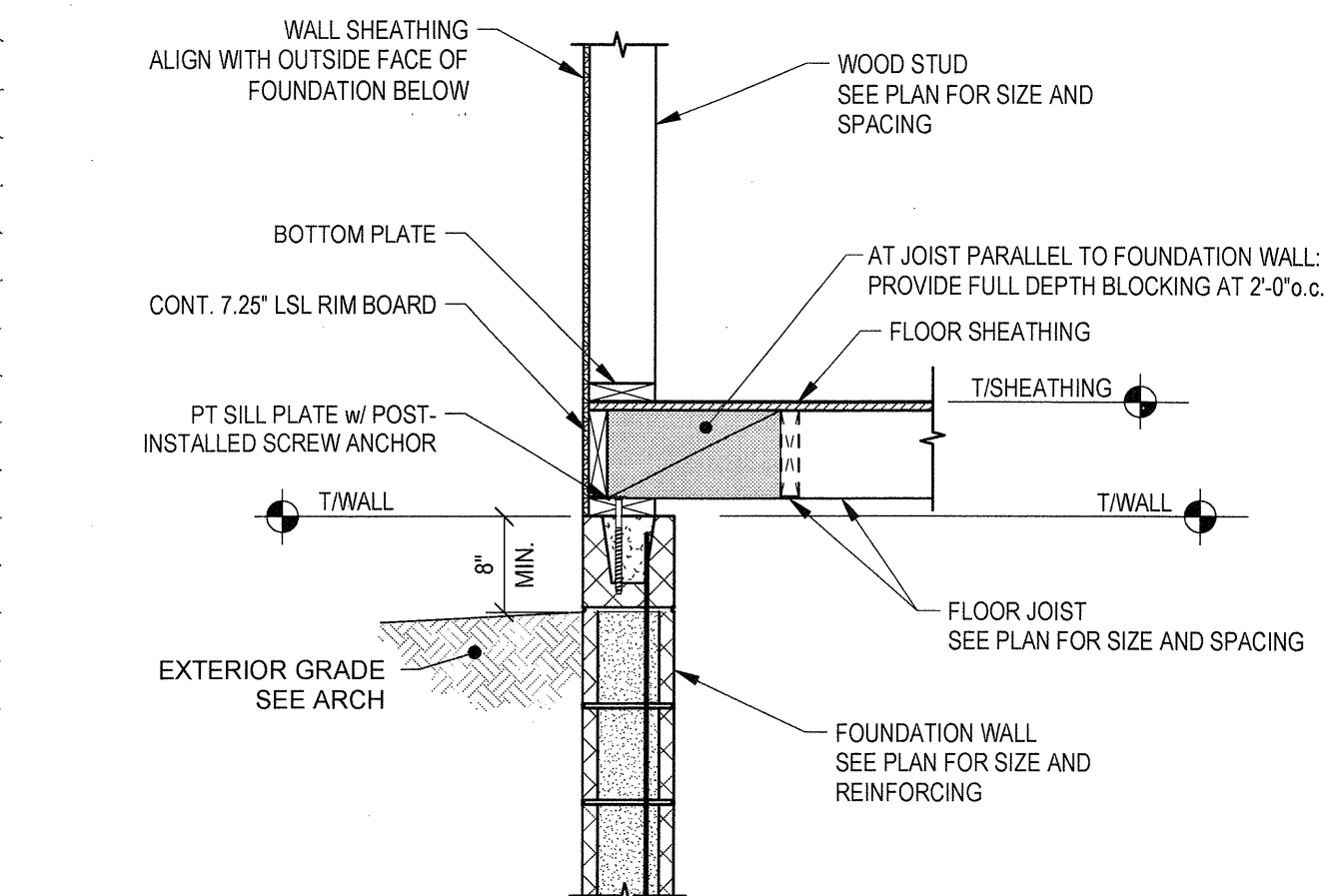


TABLE 602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" x 0.113")	---
2	Ceiling joists to plate, toe nail	3-8d (2½" x 0.113")	---
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	---
4	Collar tie rafter, face nail or 1½"x 20 gage ridge strap	3-10d (3" x 0.128")	---
5	Rafter to plate, toe nail	2-16d (3½" x 0.135")	---
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	---
Wall			
7	Built-up corner studs	10d (3" x 0.128")	24" o.c.
8	Built-up header, two pieces with ½" spacer	16d (3½" x 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3½" x 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2½" x 0.113")	---
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" x 0.135")	---
14	Sole plate to joist or blocking, face nail	16d (3½" x 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3½" x 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2½" x 0.113") or 2-16d (3½" x 0.135")	---
17	Top or sole plate to stud, end nail	2-16d (3½" x 0.135")	---
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
19	1" brace to each stud and plate, face nail	2-8d (2½" x 0.113") 2 staples 1½"	---
20	1"x 6" sheathing to each bearing, face nail	2-8d (2½" x 0.113") 2 staples 1½"	---
21	1"x 8" sheathing to each bearing, face nail	2-8d (2½" x 0.113") 3 staples 1½"	---
22	Wider than 1"x 8" sheathing to each bearing, face nail	3-8d (2½" x 0.113") 4 staples 1½"	---
Floor			
23	Joist to sill or girder, toe nail	3-8d (2½" x 0.113")	---
24	1"x 6" subfloor or less to each joist, face nail	2-8d (2½" x 0.113") 2 staples 1½"	---
25	2" subfloor to joist or girder, blind and face nail	2-16d (3½" x 0.135")	---
26	Rim joist to top plate, toe nail (roof applications also)	8d (2½" x 0.113")	6" o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3½" x 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3½" x 0.135")	At each joist or rafter

TABLE 602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a,b,c}	Edges (inches) ^d	Intermediate supports ^e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	¾" x ½"	6d common (2" x 0.113") nail (subfloor wall) 8d common (2½" x 0.131") nail (roof)	6	12"
31	½" x ½"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2½" x 0.131") nail (roof)	6	12"
32	⅞" x 1"	8d common nail (2½" x 0.131")	6	12"
33	1½" x 1½"	10d common (3" x 0.148") nail or 8d (2½" x 0.131") deformed nail	6	12"

TABLE 602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a,b,c}

MINIMUM NAIL	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (mph)		
				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
Size	Penetration (inches)					B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	16	6	12	110	90	85
8d Common (2.5" x 0.131")	1.75	24/16	16	6	12	130	110	105
			24	6	12	110	90	85

Table C12.1.5.7 Recommended Minimum Spacing for Wood Screws

	Wood Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	15D	10D
- compression load parallel to grain	10D	5D
Spacing between fasteners in a row		
- parallel to grain	15D	10D
- perpendicular to grain	10D	5D
Spacing between rows of fasteners		
- in-line	5D	3D
- staggered	2.5D	2.5D
	Steel Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	10D	5D
- compression load parallel to grain	5D	3D
Spacing between fasteners in a row		
- parallel to grain	10D	5D
- perpendicular to grain	5D	2.5D
Spacing between rows of fasteners		
- in line	3D	2.5D
- staggered	2.5D	2.5D

Table C12.1.6.6 Recommended Minimum Spacing for Nails

	Wood Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	15D	10D
- compression load parallel to grain	10D	5D
Spacing between fasteners in a row		
- parallel to grain	15D	10D
- perpendicular to grain	10D	5D
Spacing between rows of fasteners		
- in-line	5D	3D
- staggered	2.5D	2.5D
	Steel Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	10D	5D
- compression load parallel to grain	5D	3D
Spacing between fasteners in a row		
- parallel to grain	10D	5D
- perpendicular to grain	5D	2.5D
Spacing between rows of fasteners		
- in line	3D	2.5D
- staggered	2.5D	2.5D

Figure 15C Typical Nailing Schedules for Built-up Columns

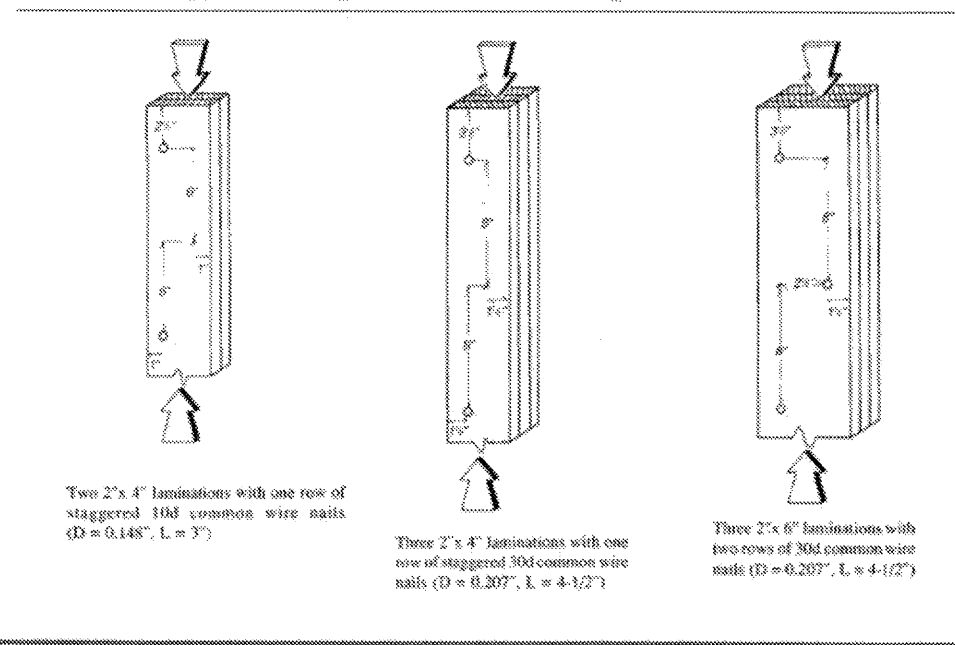
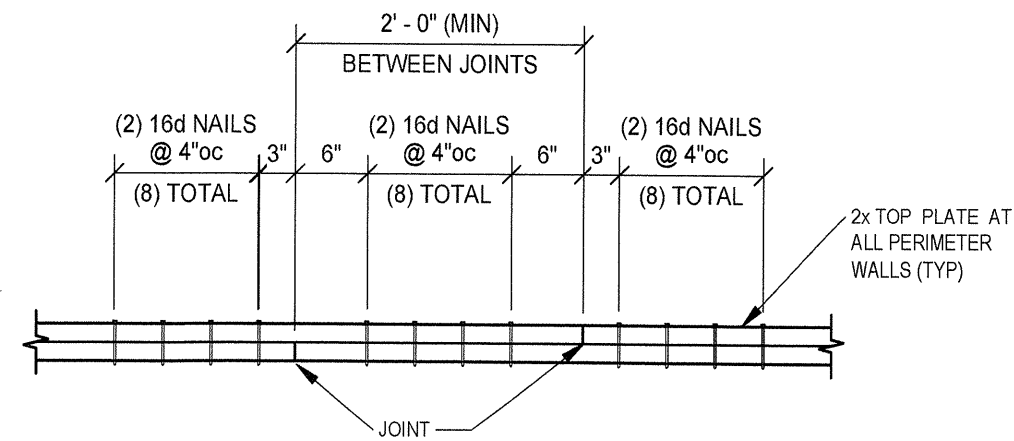
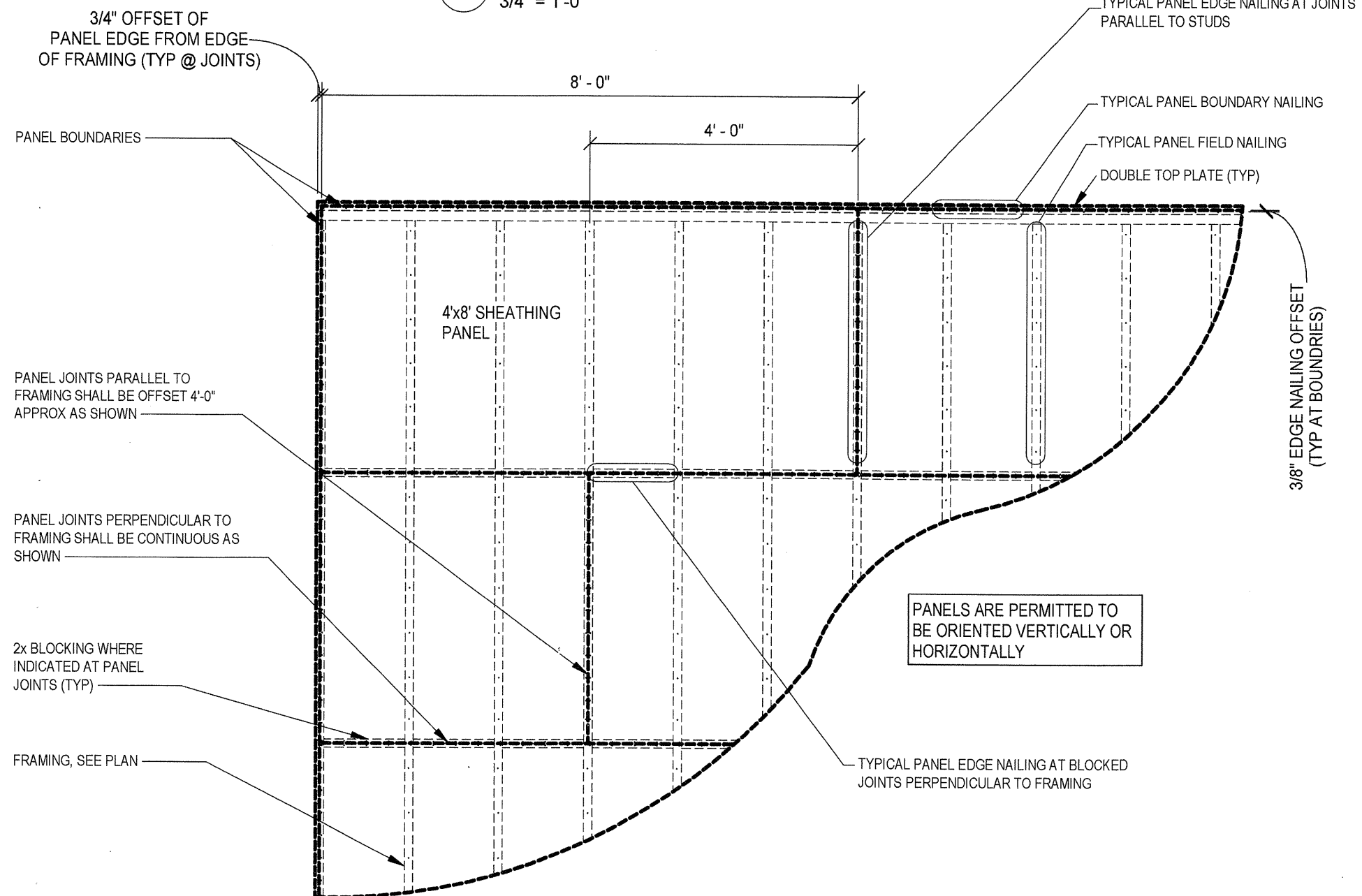


Figure 3. Nailing Schedules for 2-ply and 3-ply Built-Up Columns with 2x4 and 2x6 Lumber (NDS).

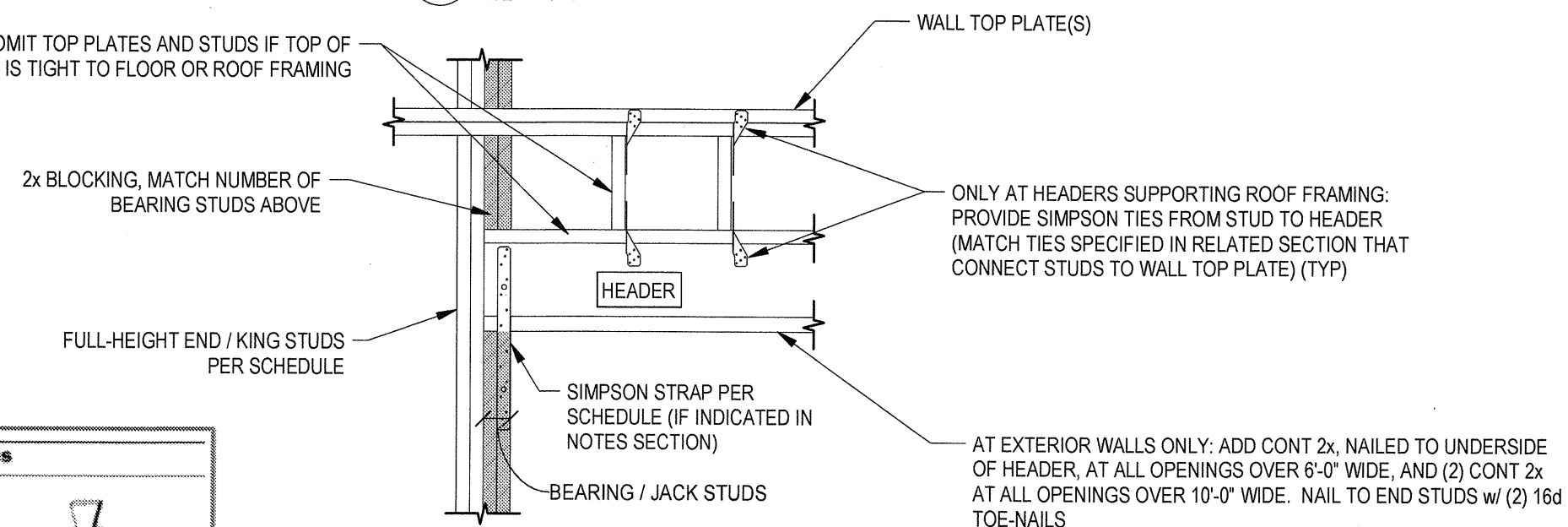


1 TYPICAL TOP PLATE SPLICE DETAIL
3/4" = 1'-0"

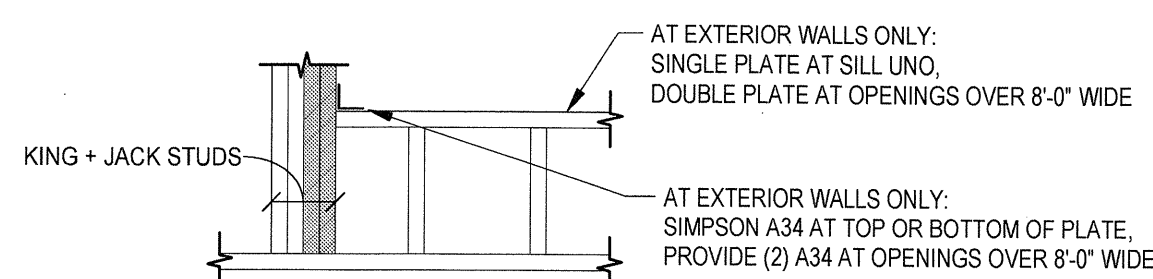


2 TYPICAL SHEAR WALL & DIAPHRAGM SHEATHING NAILING
1/2" = 1'-0"

NOTE: OMIT TOP PLATES AND STUDS IF TOP OF HEADER IS TIGHT TO FLOOR OR ROOF FRAMING



TYPICAL HEADER DETAIL



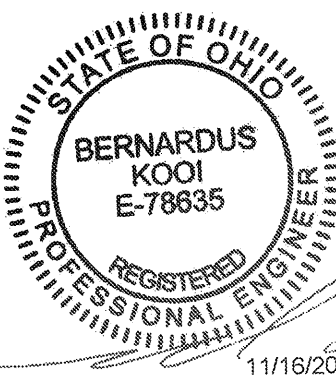
3 HEADER & WALL STUD LAYOUT
3/4" = 1'-0"



900 Foxcreek Road, Sunbury, OH 43074
E: bernie@kool-se.com P: 614.218.1607
www.kool-se.com

2665 Westmont
Boulevard

ISSUE/REVISION/SUBMISSION
NO DATE DESCRIPTION



PROJECT NUMBER:
2022-2001.10

SHEET NAME:

WOOD DETAILS

DATE:
10.18.2023

SHEET:

S600

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

Ilenin Residence
Addition
2665 Westmont Blvd
Columbus, OH 43221

Date: 2/6/2023

STRUCTURAL
NOTES

11/14/2023

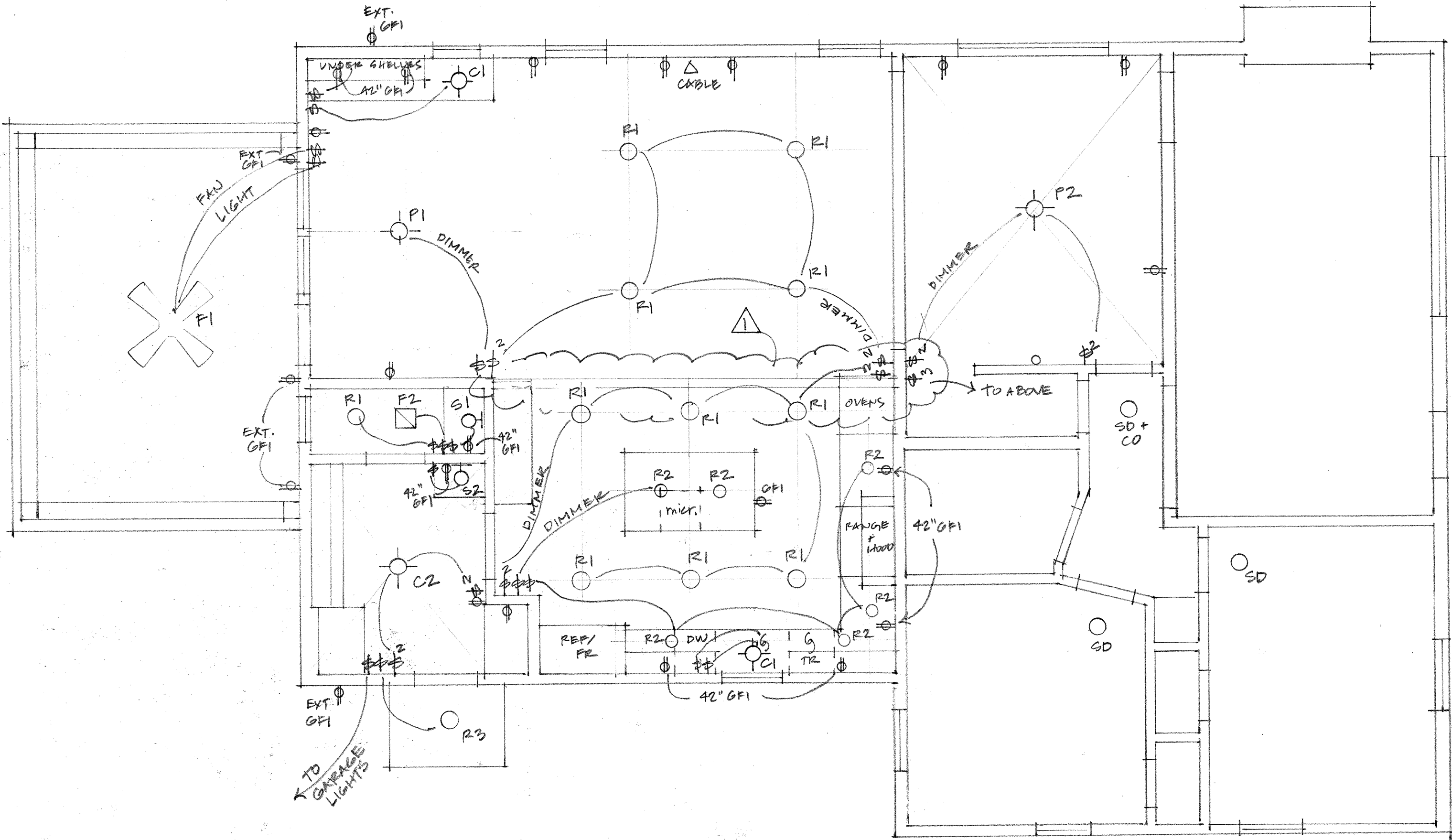
LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
MUD ROOM	72	DOOR	5.8	7	2.9	0*	@ DOOR	-
POWDER ROOM	23	DH	1.8	4.2	.9	2.8	-	-
BEDROOM #3	110	DH	8.8	14.5	4.4	14.3	-	YES
KITCHEN/GREAT	577	DH, FIXED, DOOR	46.2	50.6	23.1	15.3	@ DOOR	-

* PROVIDE ARTIFICIAL LIGHTING, PER CODE
** PROVIDE MECHANICAL VENTILATION PER CODE

LIGHTING SCHEDULE

R1	6" recessed can, white
R2	3" recessed can, white
R3	6" recessed exterior can, white
R4	6" recessed shower can, white
F1	Exterior ceiling fan/light
F2	Bathroom exhaust fan, vent to exterior
F3	1' x 4' fluorescent
F4	3' fluorescent
C1	Sink flush-mount
C2	Mud Room flush-mount
C3	Bedroom flush-mount
C4	Master Bedroom flush-mount
C5	Master Bath flush-mount
P1	Game table pendant
P2	Dining Room pendant
S1	Powder Room sconce
S2	Picture light sconce
S3	Master Bath sconce
S4	Hall Bath sconce
SD	Smoke Detector
SD+CO	Smoke and Carbon Monoxide Detector



FIRST FLOOR ELECTRIC PLAN

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



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

Ilenin Residence
Addition
2665 Westmont Blvd
Columbus, OH 43221

Date: 2/6/2023

**1st FLOOR
ELECTRICAL**

11/14/2023

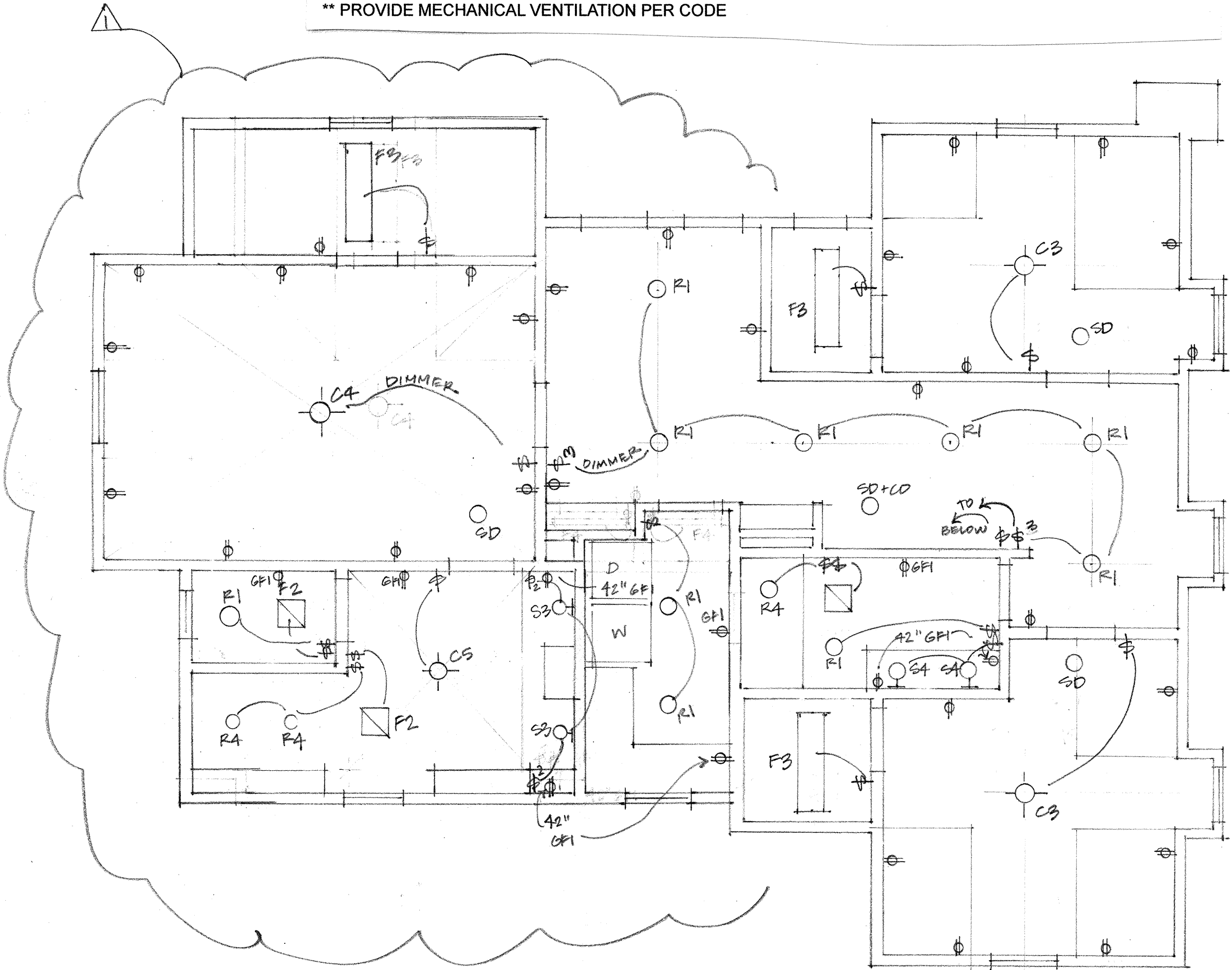
LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
MASTER BATH	111	DH	8.9	7.1*	4.4	4.4	-	-
TOILET	21	CSMT	1.7	2.8	.8	3.6	-	-
MASTER BR	210	DH	16.8	10.5*	8.4	12.9	-	YES

* PROVIDE ARTIFICIAL LIGHTING, PER CODE
** PROVIDE MECHANICAL VENTILATION PER CODE

LIGHTING SCHEDULE

R1	6" recessed can, white
R2	3" recessed can, white
R3	6" recessed exterior can, white
R4	6" recessed shower can, white
F1	Exterior ceiling fan/light
F2	Bathroom exhaust fan, vent to exterior
F3	1' x 4' fluorescent
F4	3' fluorescent
C1	Sink flush-mount
C2	Mud Room flush-mount
C3	Bedroom flush-mount
C4	Master Bedroom flush-mount
C5	Master Bath flush-mount
P1	Game table pendant
P2	Dining Room pendant
S1	Powder Room sconce
S2	Picture light sconce
S3	Master Bath sconce
S4	Hall Bath sconce
SD	Smoke Detector
SD+CO	Smoke and Carbon Monoxide Detector



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



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

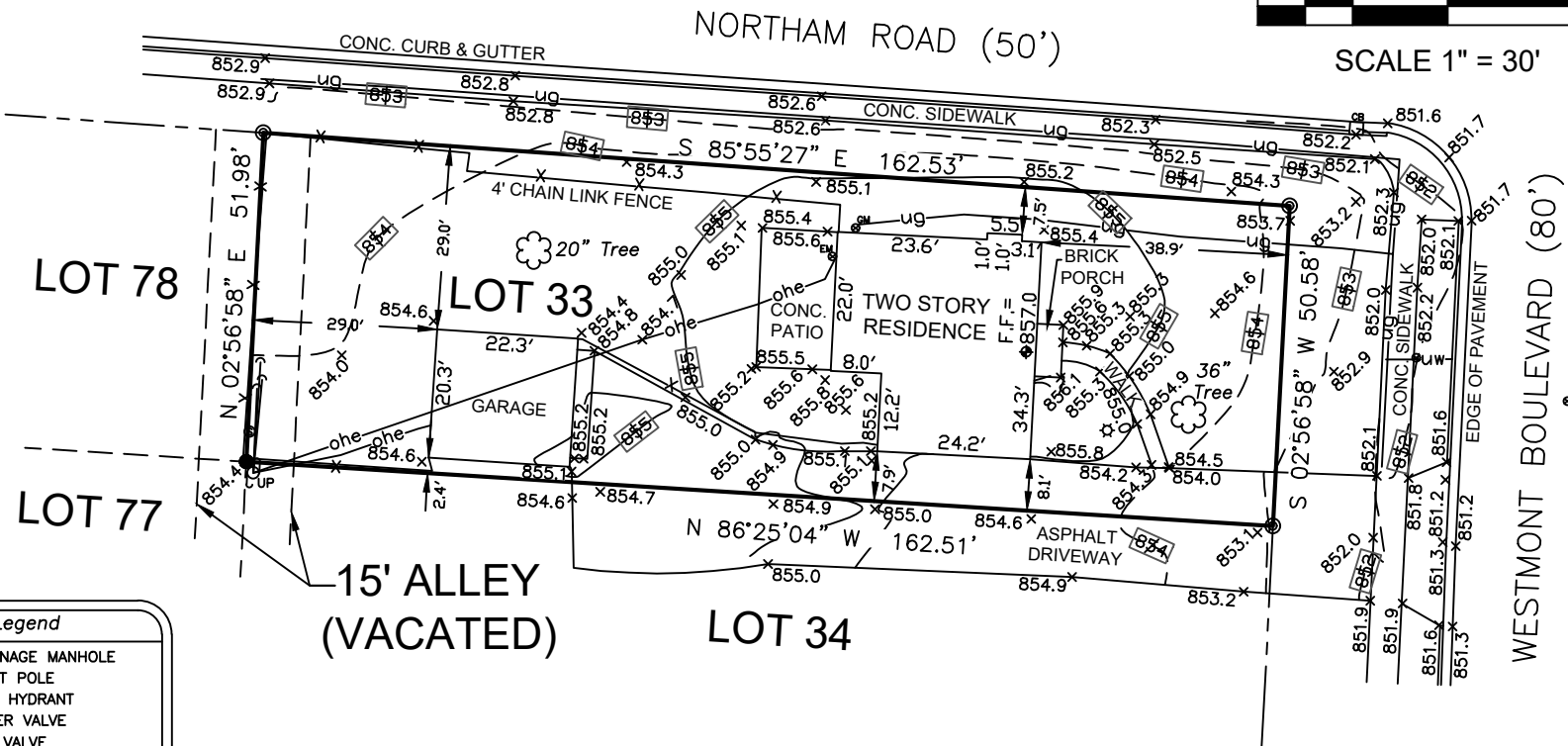
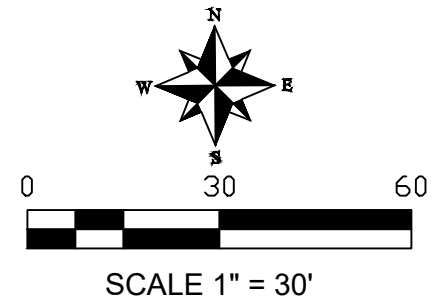
Ilenin Residence
Addition
2665 Westmont Blvd
Columbus, OH 43221

Date: 2/6/2023

2ND FLOOR
ELECTRICAL

SITE EXHIBIT

BEING ALL OF LOT 33 IN COLLEGE HILL
SUBDIVISION, P.B. 10, PG. 54, CITY OF UPPER
ARLINGTON, FRANKLIN COUNTY, OHIO



- | Legend | |
|--------|--|
| ⊙ | = DRAINAGE MANHOLE |
| ☆ | = LIGHT POLE |
| ⊗ | = FIRE HYDRANT |
| ⊕ | = WATER VALVE |
| GV ⊙ | = GAS VALVE |
| GM ⊙ | = GAS METER |
| EM ⊙ | = ELECTRIC METER |
| ~ | = GUY WIRE |
| -UG- | = EX. UNDERGROUND GAS |
| -OH- | = EX. OVERHEAD ELECTRIC |
| -OF- | = EX. UNDERGROUND FIBER |
| -X- | = CHAIN LINK FENCE |
| ● | = 3/4-INCH IRON PIPE FOUND |
| ⊙ | = 5/8"x30"-REBAR SET (W/ "B.L. SURVEYING, P.S. #7980" RED CAP) |

NOTE: Additional monumentation was located and used during the course of this survey. Most of the additional pins were not depicted on this Exhibit (due to distance away).

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39049C0168K, dated 06/17/2008, the subject property is located in Zone X, designated as an area outside the 100 and 500 year' flood zones and the flood potential for the subject property is minimal.

I hereby certify that this SITE EXHIBIT survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

BENCHMARK LAND SURVEYING

3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9609 ~ Office
E-mail: bmlsurveying@yahoo.com

William D. Beer
Registered Professional Surveyor No. 7980

Justin Milam

From: Frederick and Christine Burton <wordpress@upperarlingtonoh.gov>
Sent: Saturday, July 27, 2024 12:59 PM
To: Planning
Subject: Web Contact Form "Planning & Zoning"

From: Frederick and Christine Burton <ceburton6060@gmail.com>

Subject: Web Contact Form - Variance hearing 2665 Westmont Blvd

I am interested in: Other (describe below)

Message Body: As neighbors to this location and UA Residents for nearly 40 years, we fully support the Variance to the upcoming remodeling to the property at 2665 Westmont Blvd. We have reviewed the planning and drawings of proposed renovation to the home. The finished project will enhance the street appearance and thus be reflected in our property values and ability to attract and maintain a young family with 2 children . We see no detriment to our home, surrounding homes in the area. The area between Lane Avenue to UA High School has become a very desirable location for young families and this addition will also promote and attract new families to continue to live in Upper Arlington in years to come.

We hope that the Zoning Board will see the benefit of this project.

Sincerely

Fred and Christine Burton
2648 Westmont Blvd

--

This e-mail was sent from a contact form on City of Upper Arlington website.

Amanda and Joshua Ilenin
2665 Westmont Blvd
Upper Arlington, OH 43221

To:

Re: Variance notification for 2665 Westmont Blvd

July 24, 2024

To whom it may concern:

We are writing to inform you of an upcoming variance hearing for an addition and renovation project at our home that is within 100 feet of your property lines. We are requesting an exemption from the current zoning rules regarding a 20 ft. front yard setback for the proposed home addition.

There are several factors that we believe warrant approval of this variance request. First, as a corner lot we are subject to two front yard setbacks, along Westmont Blvd to the East and Northam Rd to the North. Our lot is also ~15% narrower (ranging from 50.58 to 51.98 ft.) than the neighborhood standard where a typical lot is 60 ft wide.

The site survey shows the existing structure already sits just 9 feet from the northern property line along Northam Rd, well within the 20 ft. front yard setback requirement. The original structure on our property was built in 1951, when Northam Rd was still an unimproved, dirt road. We believe that subsequent improvements to Northam Rd moved its final location further to the South, making our existing structure non-compliant with the front yard setback following its original completion.

We worked extensively with our architect to design a final structure that respects the scale and massing of the existing structure (see include site plan and Northam Rd. elevation drawings). Our proposed addition only continues with the existing frontage along Northam Rd and does represent any further encroachment. Extending the house along the existing frontage would not impact traffic site lines in any way and the proposed design also meets all zoning requirements for building and development cover. We love Upper Arlington and the sense of community here, but what we really love the neighbors and location on Westmont. We want to raise our children here and wouldn't want to uproot our family simply to have more space. This addition will add value to our home, accommodate our growing family, and allow us to remain in a neighborhood we have grown to love. Please let us improve our house and neighborhood through this project.

The hearing for this project will take place at the Upper Arlington Board of Zoning and Planning Meeting on Wednesday, August 21 at 6 pm in the Municipal Building.

Sincerely,

Amanda and Joshua Ilenin

Revised: May 2023

Certification of Notice

Applicant Name: Amanda & Joshua Ilenin

Location of property subject to BZAP request: 2665 Westmont Blvd

This application will be heard by the Board of Zoning and Planning on: 8/21/2024

Describe activity which requires Board of Zoning and Planning review:

Construct an addition that extends the existing wall of the house, which encroaches into the 20' front yard setback along Northam Rd.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2648 Westmont Blvd	Frederick & Christine Burton	7020 3160 0001 0694 9024	7/24/24
2686 Chester Rd	George Falkenbach & Lisa Heatherington	7020 3160 0001 0694 0917	7/24/24
2674 Westmont Blvd	Derik & Rebecca Burkholder	7020 3160 0001 0694 9048	7/24/24
2675 Westmont Blvd	Philip & Juliana Hardymon	7020 3160 0001 0694 9031	7/24/24
2657 Westmont Blvd	Walter Warkus	7020 3160 0001 0694 9062	7/24/24
2649 Westmont Blvd	Michael & Emilie Zion	7020 3160 0001 0694 9055	7/24/24
2664 Chester Rd	Lynn Goss	7020 3160 0001 0692 2331	7/24/24
2676 Chester Rd	Susan Oppenheimer & Anthony Brown	7020 3160 0001 0692 2324	7/24/24
2656 Chester Rd	Erin Bowden	7020 3160 0001 0692 2348	7/24/24
7780 Olentangy River Rd, Apt 314	Westmont Blvd LLC	7020 3160 0001 0692 2355	7/24/24
Applicant Signature: 			Date: 7/24/24

7020 3160 0001 0694 9024

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Total Postage and Fees	\$6.62



Sent To **Frederick & Christine Burtan**
 Street and Apt. No., or PO Box No. **2618 Westmont Blvd**
 City, State, ZIP+4® **Upper Arlington OH 43221**

See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.77
Total Postage and Fees	\$6.62



Sent To **Derik & Rebecca Burkholder**
 Street and Apt. No., or PO Box No. **2674 Westmont Blvd**
 City, State, ZIP+4® **Upper Arlington, OH 43221**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.77
Total Postage and Fees	\$6.62



Sent To **George Faltenbach & Lisa Heatherington**
 Street and Apt. No., or PO Box No. **2686 Chester Rd**
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.77
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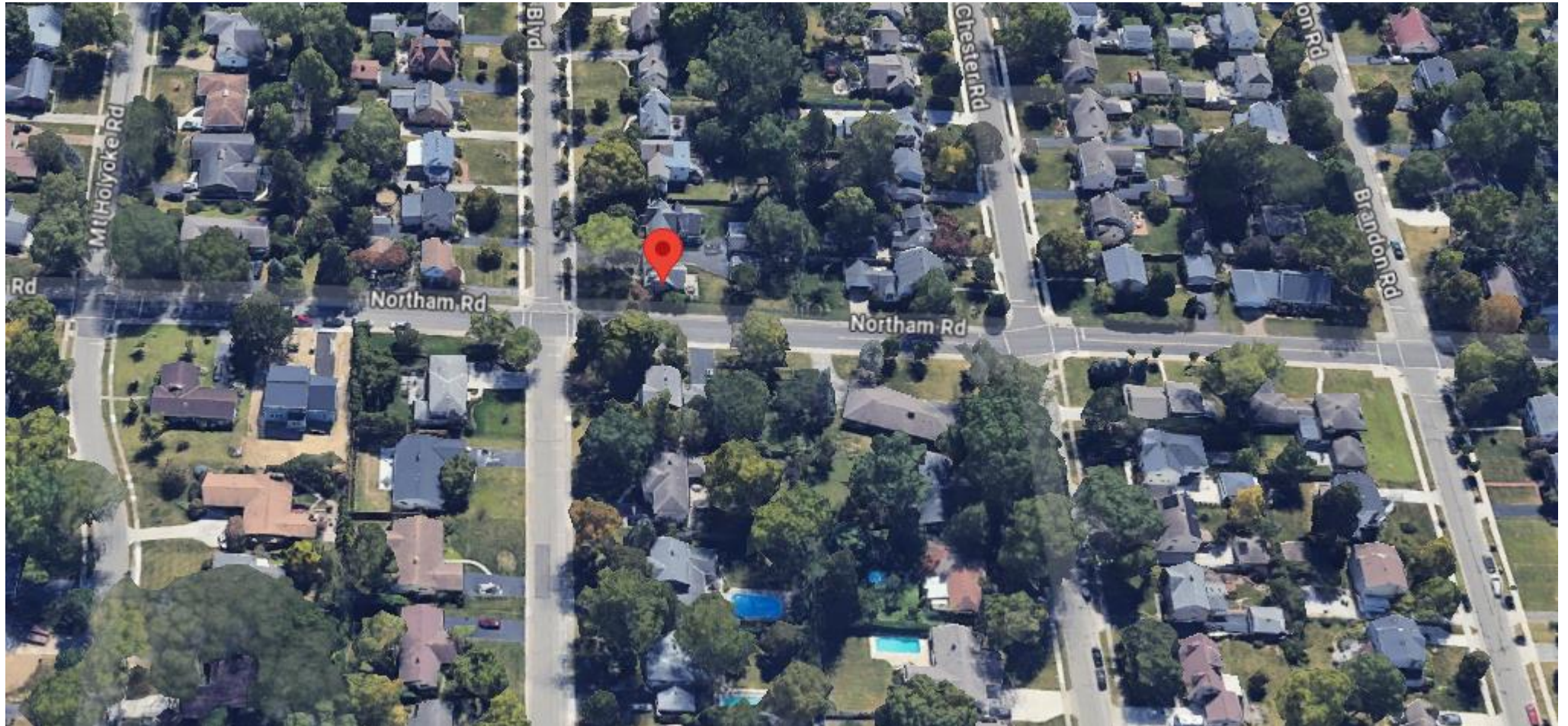
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2665 Westmont Boulevard

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking South



Existing Westmont Boulevard Elevation



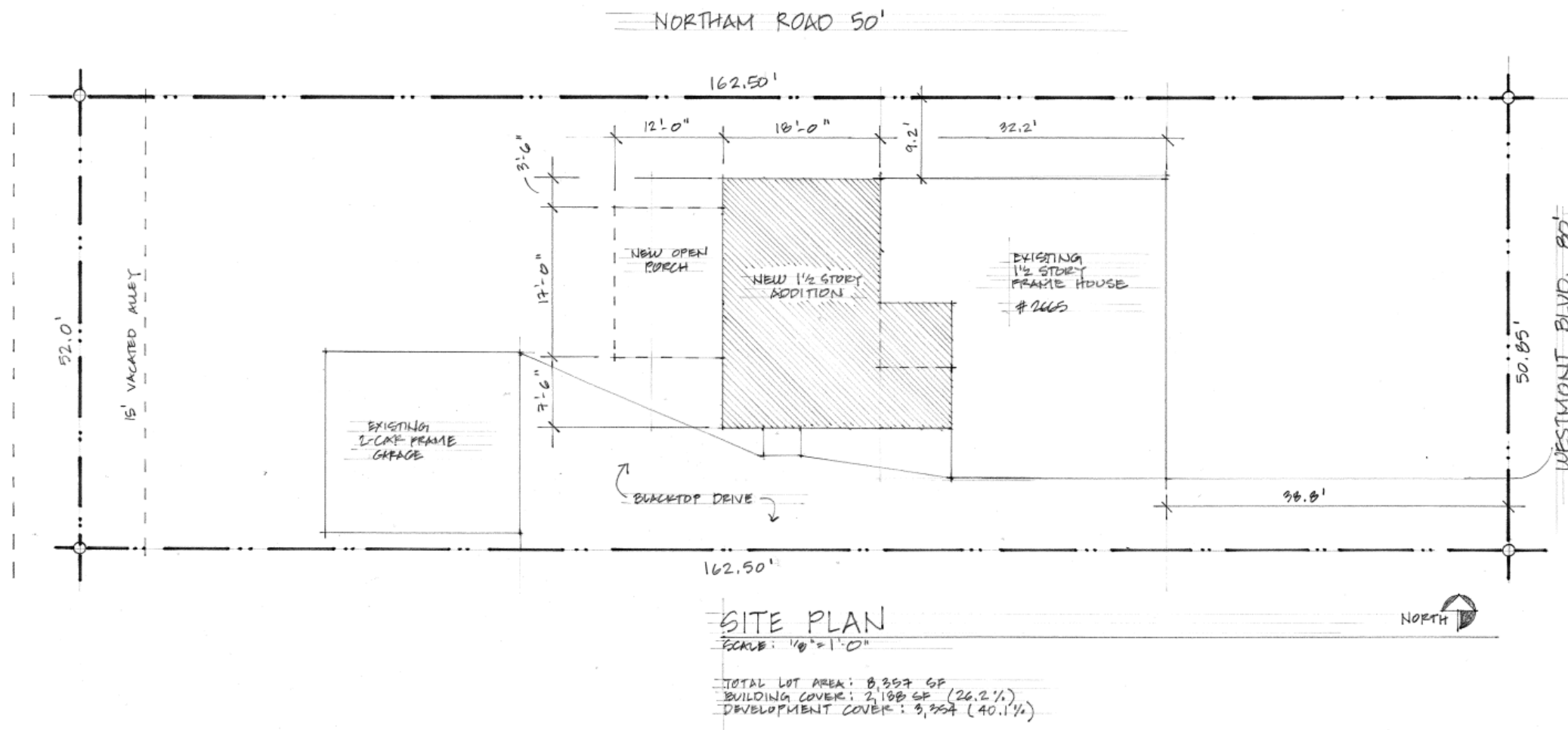
Existing Northam Road Elevation

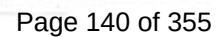


Existing South Elevation

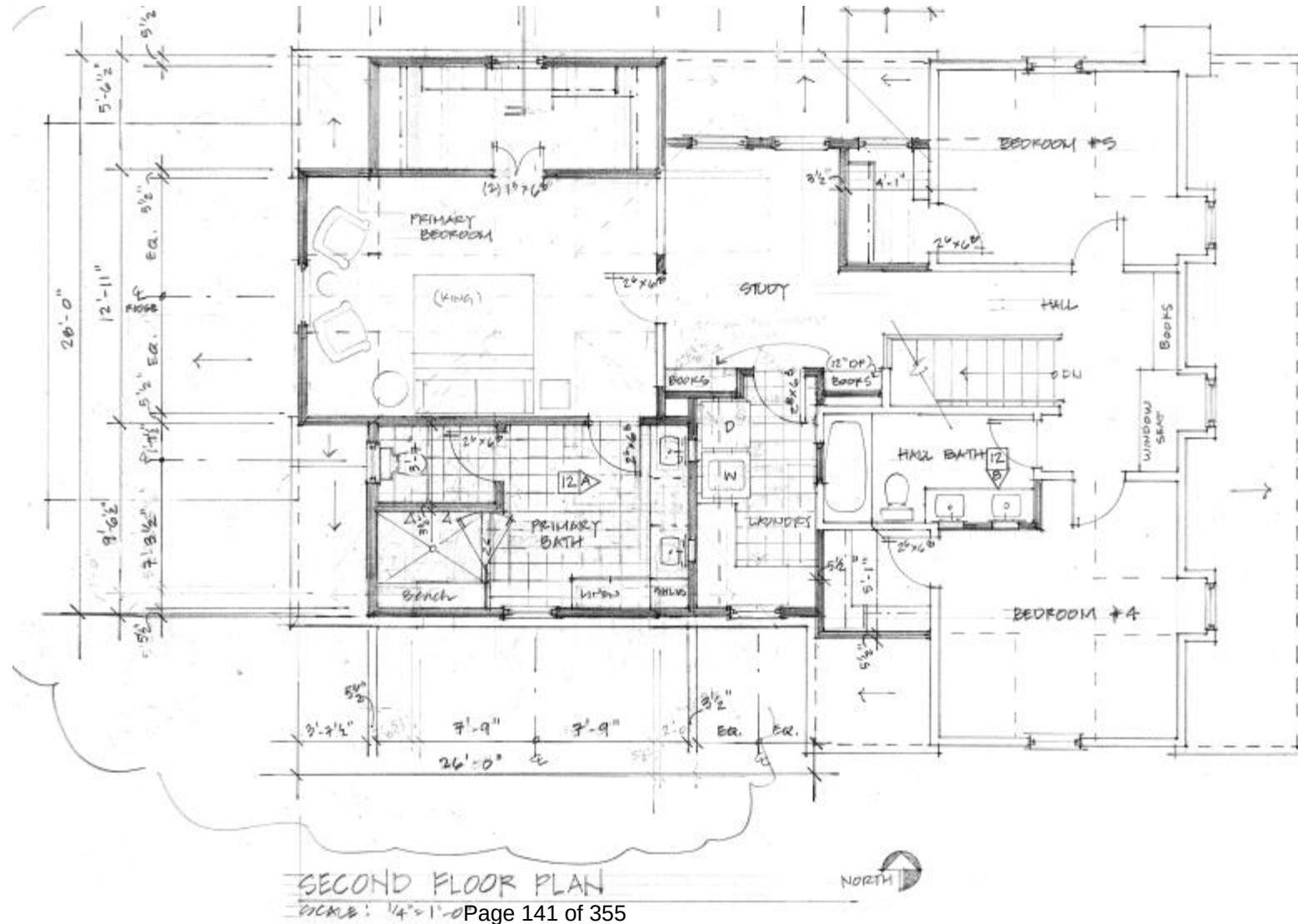


Proposed Site Plan





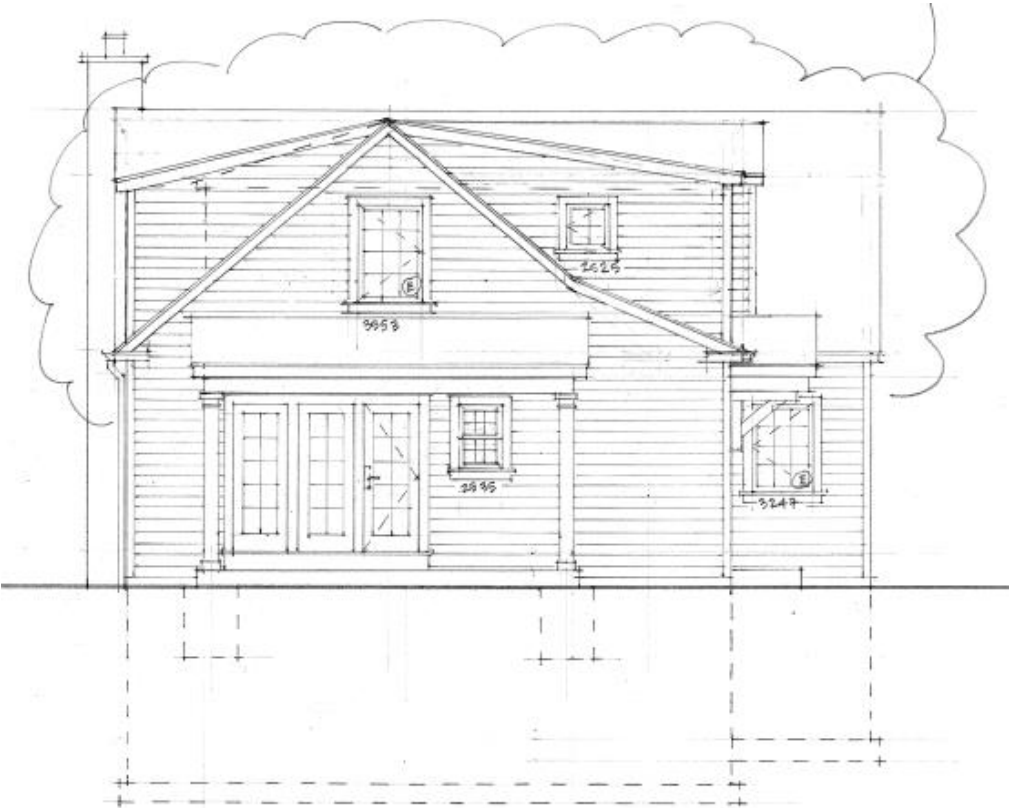
Proposed Second Floor Plan



Proposed Elevations



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



REAR ELEVATION



Proposed Elevations (Cont.)



Justin Milam

From: Juliana Hardymon <wordpress@upperarlingtonoh.gov>
Sent: Wednesday, August 14, 2024 9:14 AM
To: Planning
Subject: Web Contact Form "Planning & Zoning"

From: Juliana Hardymon <julianahardymon@gmail.com>

Subject: Web Contact Form - 2665 Westmont Blvd - support of variance request

I am interested in: Application & Plan Submission

Message Body: Dear Members of the Planning Board, I am writing to express my strong support for Josh and Amanda Ilenin's variance request at 2665 Westmont Blvd to build an addition to their home in Upper Arlington. I am pleased that they are eager to invest in their property to create a nurturing environment for their family right here in our community.

This addition represents a positive investment in our community, one that aligns with our values of family and stability. It is important to recognize that supporting Josh and Amanda in this endeavor not only benefits them but also strengthens the fabric of our neighborhood, as they have deep roots in our community.

I sincerely urge you to approve their variance request, as it will contribute to the ongoing growth and prosperity of our beloved Upper Arlington.

Thank you for your consideration.

Sincerely,
Phil and Juliana Hardymon
2675 Westmont Blvd

--

This e-mail was sent from a contact form on City of Upper Arlington website.

Justin Milam

From: Frederick and Christine Burton <wordpress@upperarlingtonoh.gov>
Sent: Saturday, July 27, 2024 12:59 PM
To: Planning
Subject: Web Contact Form "Planning & Zoning"

From: Frederick and Christine Burton <ceburton6060@gmail.com>

Subject: Web Contact Form - Variance hearing 2665 Westmont Blvd

I am interested in: Other (describe below)

Message Body: As neighbors to this location and UA Residents for nearly 40 years, we fully support the Variance to the upcoming remodeling to the property at 2665 Westmont Blvd. We have reviewed the planning and drawings of proposed renovation to the home. The finished project will enhance the street appearance and thus be reflected in our property values and ability to attract and maintain a young family with 2 children . We see no detriment to our home, surrounding homes in the area. The area between Lane Avenue to UA High School has become a very desirable location for young families and this addition will also promote and attract new families to continue to live in Upper Arlington in years to come.

We hope that the Zoning Board will see the benefit of this project.

Sincerely

Fred and Christine Burton
2648 Westmont Blvd

--

This e-mail was sent from a contact form on City of Upper Arlington website.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 21, 2024

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

Site Description/History

The Litchford Garden is located immediately south of Upper Arlington High School, between Brandon and Mt. Holyoke Roads. The Garden is between a surface parking lot on the west side and the varsity softball field on the east. It consists of a series of pathways, ornamental grasses, trees, educational signage, and outdoor seating. During the construction of the first high school on the property in the 1950s, several graves from the Litchford family cemetery were discovered and relocated. Additional graves were discovered during the construction of the new high school four years ago, including the remains that are the subject of this application. These remains have been tested, the deceased is not related to the Litchford family, and are unidentified. Over the past many years, the Schools have done a great job of keeping the public updated and engaged (in a variety of formats) in what is happening relative to the cemetery.

Proposal

This application proposes the creation of a one-plot cemetery within the Litchford Garden at Upper Arlington High School. The plan includes the removal of ornamental grasses, digging and installing a small vault, and re-interring the cremated remains in the location they were discovered. Ornamental grasses would be replanted and a small stone marker added.

Zoning Code Requirements

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 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; *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 UDO by allowing an improvement and reinvestment into a site that is consistent and compatible with the outstanding residential environment of Upper Arlington.*
- (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 essential character of the area will not be altered and remain the same as it is today. One will not necessarily 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 use will not be disturbing to any existing or future uses, and will continue serve as a memorial garden for a former family cemetery.*
- (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; *Staff does not anticipate the proposed use will 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, acceptable vehicular approaches exist, are not being altered and there is no current issue.*
- (i) The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance. *Correct, no issue. In fact, the Schools have coordinated the project with the family, City and Historical Society.*

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 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.

State Requirements:

Cemeteries are regulated by State law, including a registration process through the Ohio Department of Commerce. The City cannot grant a variance to any State law or requirement. Since the applicant appeared at the Work Session, they have indicated that they plan to comply with all applicable State law and requirements.

Alternatives

Litchford Garden was created through a partnership between Litchford family relatives, the Schools, the City, and the Upper Arlington Historical Society. It is a place to remember the history of the family and the beginnings of Upper Arlington and its high school. While there are numerous other options to consider, what is proposed and what has previously been done, has been agreed to by all parties as a way to honor and respect the past.

Requested Action and Findings

Staff has reviewed the application and plans and believes all Conditional Use standards are being met. The applicant has done an outstanding job of raising awareness of the project, showcasing its history and how it honors the past. It is a noble effort to re-inter unidentified human remains to where they were discovered and initially buried. Staff believes this application to only be positive and is fully supportive, subject to one condition: *That all requirements from the State of Ohio be satisfied prior to the submission of a Certificate of Zoning Compliance application.*

Attachments

1.	Conditional Use Application - UAHS Litchford Garden
2.	UA Schools email 07.31.24
3.	BZAP Staff Report Pictures - UAHS Litchford Garden





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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- 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;
- 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



ACKLEY WALLACE F COMPANY PARTNERSHIP
2925 BRANDON RD
COLUMBUS OH 43221

Page 162 of 355

0122 E9T4 0000 0292 2102
7017 2620 0000 4183 2210

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label, 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 USPS®-postmarked Certified Mail receipt to the retail associate.
- 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;
- 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 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 \$ \$0.00

Postage \$0.73

\$

Total

\$7.68

\$

Sen

Str

City,

ACKLEY WALLACE F COMPANY PARTNERSHIP

2923 BRANDON RD

COLUMBUS OH 43221

0220

33



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:

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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:
 - 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).
- 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

\$

Tot

\$

Ser

Str

City

KIRK GILMAN D JR

695 KENWICK RD

COLUMBUS OH 43209



Page 166 of 355

7017 2620 0000 4183 1783

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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- 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.
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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).
- 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 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 \$

Postage \$0.73

\$

Total

\$7.40

\$

Sent

Street

City,

KIRK GILMAN D JR

695 KENWICK RD

COLUMBUS OH 43209

Page 168 of 355



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).
- 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

\$

Tot

\$

Str

Str

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2873 BRANDON RD
COLUMBUS OH 43221



- 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;

- 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

Sent To COLUMBUS OH 43221

Street

City, S

Page 172 of 355

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®.

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:

- 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).
- 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

GALLI MARGARET A TR
548 OVERBROOK DR
COLUMBUS OH 43214



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail receipt).
 - 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;

- 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 to the addressee's authorized agent.
- Restricted delivery service, which provides delivery to the addressee specified by name, or by name, or to the addressee's authorized agent (not available at retail).
- Adult signature restricted delivery service, which requires the addressee's authorized agent to the addressee's authorized agent 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®.

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:

- 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:

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- 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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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



5002 E9T4 0000 0292 2T02

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:

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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.
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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.

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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

\$

Total

\$

Service

Street

City

SHIPLEY DAVID M
2852 MT HOLYOKE RD
COLUMBUS OH 43221



Page 182 of 355

Certified Mail service provides the following benefits:

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

- 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.
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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.

- 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.

Page 185 of 355

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 186 of 355

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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 188 of 355

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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

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Ser

Sir

City

HORSTMAN DEBORAH S
2708 BIG SUR DR
LEWIS CENTER OH 43035



Page 190 of 355

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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®.

LEWIS CENTER, OH 43035

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

\$7.00

Total Payment \$7.00

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

City, St.

0220
33



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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

\$ JARABEK JOSEPH

Ser. 1600 W LANE AVENUE UNIT 316

Stre UPPER ARLINGTON OH 43221

City



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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

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To

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KIRK GILMAN D JR

695 KENWICK RD

COLUMBUS OH 43209

Page 196 of 355



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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

\$ \$4.10

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 \$9.60

\$ ACKLEY WALLACE F COMPANY PARTNERSHIP

\$ Se 2871 BRANDON RD

\$ Str COLUMBUS OH 43221

\$ Cit



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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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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



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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



ACKLEY WALLACE F COMPANY PARTNERSHIP
2893 BRANDON RD
COLUMBUS OH 43221

Page 202 of 355

7017 2620 0000 4183 1718

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CERTIFIED MAIL® RECEIPT

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COLUMBUS, OH 43221

OFFICIAL USE

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 \$

Postage \$0.73

\$9.68

ACKLEY WALLACE F COMPANY PARTNERSHIP
2945 BRANDON RD
COLUMBUS OH 43221



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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Serial

Street

City

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COLUMBUS OH 43221



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- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
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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 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



7017 2620 0000 4183 1671

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.
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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

\$

See

St

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2935 BRANDON RD
COLUMBUS OH 43221



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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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

\$

Service

State

City

ACKLEY WALLACE F COMPANY PARTNERSHIP
2933 BRANDON RD
COLUMBUS OH 43221



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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 214 of 355

7017 2620 0000 4183 1640 049T 69T4 0000 0292 2T02

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	\$4.85
\$	\$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 216 of 355

Certified Mail service provides the following benefits:

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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:

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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®.

VOLUNTARILY ON 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

ACKLEY WALLACE F COMPANY PARTNERSHIP
2881 BRANDON RD
COLUMBUS OH 43221

Sent

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

\$

Sent ACKLEY WALLACE F COMPANY PARTNERSHIP

2917 BRANDON RD

COLUMBUS OH 43221

Street

City, State

City, State



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

\$

Sent

ACKLEY WALLACE F COMPANY PARTNERSHIP
2915 BRANDON RD
COLUMBUS OH 43221

Street

City, State



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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

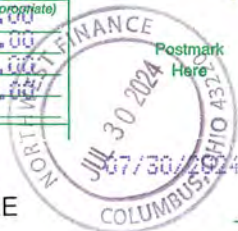
Sent 2805 BRANDON RD

Street COLUMBUS OH 43221

City, State

0220

33



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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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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 \$4.35

\$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 \$0.00

Postage \$0.73

\$ PROPHATER WILLIAM H

Total \$7.08
RUSH MANDERLEY A

\$ Sent 1609 RIVERVIEW RD

Street 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.
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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

NA JI YOUNG
2796 CHESTER RD
COLUMBUS OH 43221



Page 232 of 355

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 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



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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 236 of 355

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 238 of 355

7017 2620 0000 4183 0000 0220 2702

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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 \$9.68

\$1585 BETHEL RD #102

Sent 1 COLUMBUS OH 43220

Street

City, S



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®.

Lewisville, TX 75077

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
WELL DORIS A

Total
\$9.58
WELL DERYL

Sen 718 HIGHLAND HILLS LN

Stre HIGHLAND VLG TEXAS 75077

City,

Page 242 of 355



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 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

Street

695 KENWICK RD

City, St

COLUMBUS OH 43209



Certified Mail service provides the following benefits:

Page 245 of 355

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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 Po

\$9.68

Sent To

Street at

City, Sta

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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Domestic Mail Only

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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

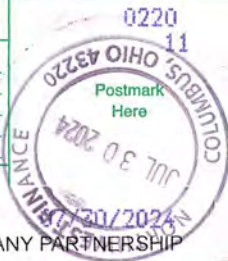
City, State,

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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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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- 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).
- 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®.

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:

- 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:
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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®.

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



Certified Mail service provides the following benefits:

Page 255 of 355

- A receipt (this portion of the Certified Mail receipt);
 - 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 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 256 of 355

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

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

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

FAZZONE WILLIAM R TR

2974 MT HOLYOKE RD

COLUMBUS OH 43221

Street

City, St



Page 258 of 355

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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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 Price

\$9.68

Sent To

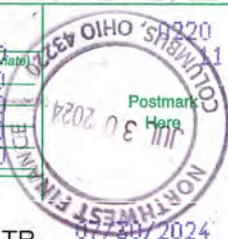
Street &

City, St

FAZZONE WILLIAM R TR

2976 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 43219

OFFICIAL USE

Certified Mail Fee

\$4.85

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

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | 00.00 |
| ☐ Return Receipt (electronic) | \$ | 00.00 |
| ☐ Certified Mail Restricted Delivery | \$ | 00.00 |
| ☐ Adult Signature Required | \$ | 00.00 |
| ☐ Adult Signature Restricted Delivery | \$ | 00.00 |

Postage

\$0.73

Total CREATIVE HOUSING INC

\$5.58 2233 CITYGATE DR

Sent COLUMBUS OH 43219

Street

City



Certified Mail service provides the following benefits:

Page 263 of 355

- A receipt (this portion of the Certified Mail receipt);
- 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®.

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:

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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 07/30/2024
COLUMBUS OH 43215

Street

City, S

Page 266 of 355

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 Postage

\$9.68

Sent To

Street a

City, State

BORROWS JOHN D
1604 ZOLLINGER 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®.

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:

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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

Street address

City, State

GEGENHEIMER CHARLES M

RELLE GEGENHEIMER AVA I

1304 NORWEL DR

COLUMBUS OH 43220-3957



Certified Mail service provides the following benefits:

Page 273 of 355

- 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.
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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;
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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

City, Sta

COLUMBUS OH 43221



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IMPORTANT: Save this receipt for your records.

7015 1520 0001 3400 4391

Columbus, OH 43202

\$4.85

\$4.10 as appropriate

11

\$ \$0.00

~~\$0.00~~

\$ 50.00
\$0.00

\$0.00

\$0.00

\$0.73

3039 MOUNT HOLYOKE LLC

3145 N HIGH ST

COLUMBUS OH 43202

City: S



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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

COPELAND ELIZABETH E TR

COPELAND STEPHEN D TR

3040 MOUNT HOLYOKE

COLUMBUS OH 43221

City, S



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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)

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

\$0.73

\$

Total

\$9.68

\$

Sent

Street

City, State

GEGENHEIMER CHARLES M JR
1580 ZOLLINGER RD
COLUMBUS OH 43221



Page 282 of 355

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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 fees 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

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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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

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



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Domestic Mail Only

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

Columbus, OH 43220

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

Stre

City,

WALNUT MANAGEMENT LLC

1585 Bethel Rd STE 200

Columbus OH 43220

07/30/2024



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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

\$5.58

Serial

Street

City

Ku Kyoseong

Lee Songeun

1624 Zollinger Rd

COLUMBUS OH

43221



07/30/2024

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7015 1520 0001 3400 9099

U.S. Postal ServiceTM
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Domestic Mail Only

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

OFFICIAL USE
Columbus, OH 43221

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fee (separate))

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

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

Postage

\$0.73

\$

Total

\$9.58

\$

Sent

Street

City

Behery Atef Y

Behery Naira Z

1574 Zollinger Rd

COLUMBUS OH 43221



07/30/2024

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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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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

\$5.58

Sent 1570 Zollinger Rd

Street COLUMBUS OH 43221

City



07/30/2024

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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>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

Total

\$ 5.58
Sent by **Supman Scott M**
1564 Zollinger Rd
COLUMBUS OH 43221

Street

City



07/30/2024

Page 298 of 355

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OFFICIAL USE

Certified Mail Fee

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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 \$ _____

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Lynd James M
1560 Zollinger Rd
COLUMBUS OH 43221

Page 300 of 355

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Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced July 24, 2024

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

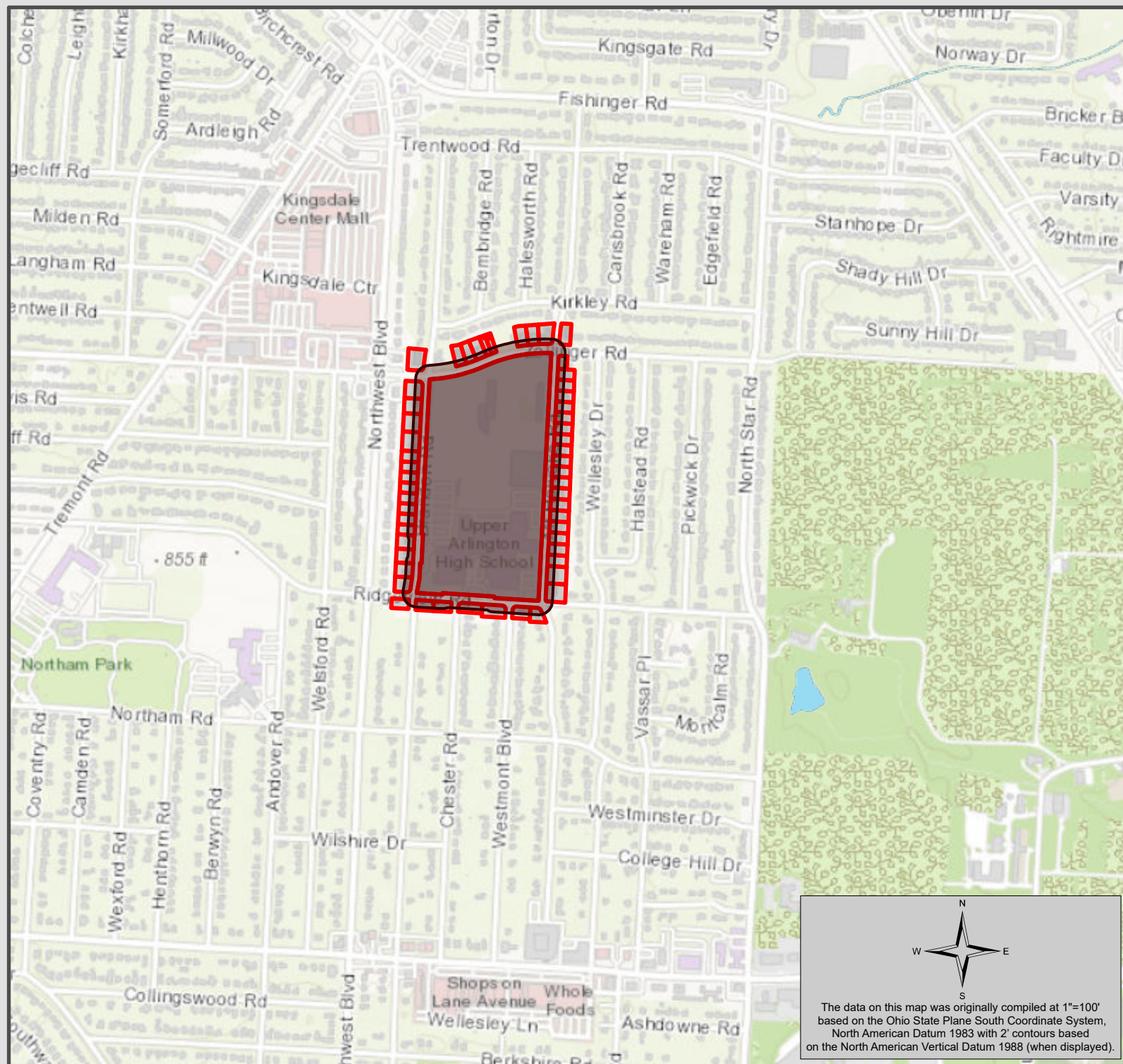
Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



Pleasant Litchford Memorial Garden update

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.

Because the young girl is unidentified, the school district and the Litchford family descendants 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. For more information, please visit our website.

[Learn more about the Litchford memorial](#)

UAHS Litchford Garden

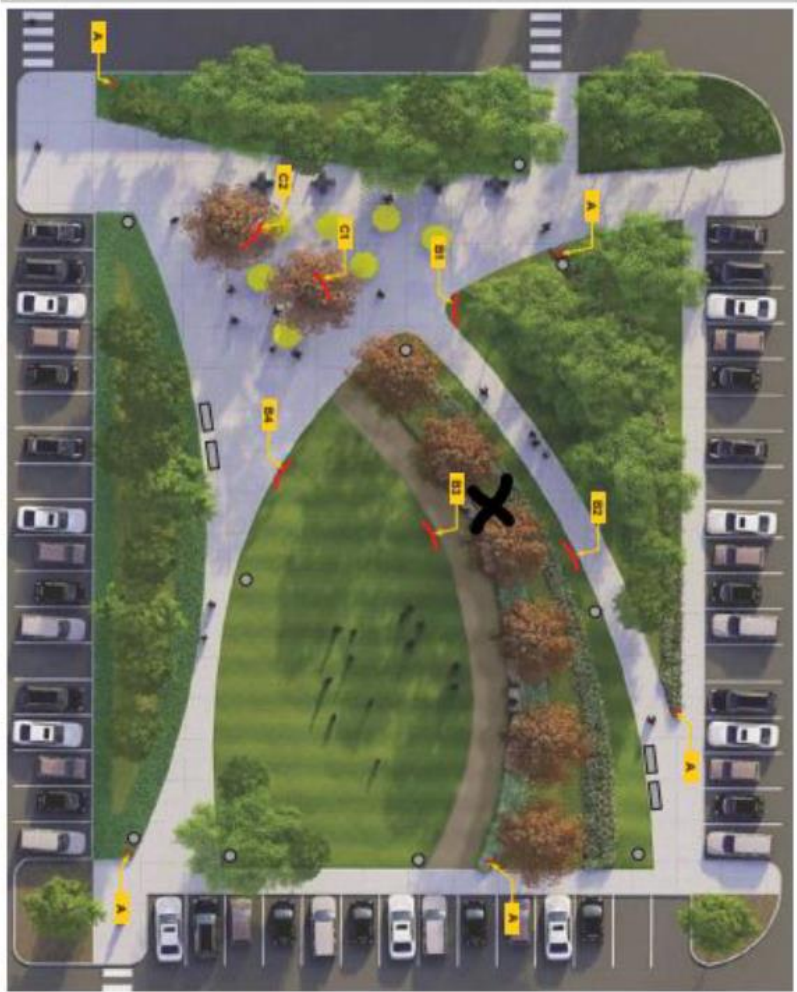
Conditional Use Application
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Litchford Garden and Memorial Area



Authors: Victoria Brubaker, Intern
Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 21, 2024

Subject: 1441 Langston Drive (VAR-44-24) - To allow a swimming pool house with an outdoor kitchen to encroach five feet into the 10-foot minimum side yard setback and 30 feet into the 35-foot rear yard setback.

Site Description/History

The subject property, 1441 Langston Drive, is located on the south side of the street, just west of Greensview Drive and directly across from Greensview Elementary School. The property has 95 feet of frontage with a depth of 140 feet, similar to others in the neighborhood. It is zoned [R-1b](#), One-Family Residence District, and is platted as Lot #30 in the [Reedbury Addition Extension No.3](#) Subdivision. A two-story, stone and vinyl home sits squarely between the 40-foot building setback line and 35-foot rear yard setback. A nonconforming 40' x 20' swimming pool, built in 1971, with a large patio is present in the backyard; the patio stretches to the side and rear property lines. [It appears this rear patio area was expanded without a permit by a previous property owner; existing development coverage is approximately 55.1 percent, where 45 percent is the limit, which includes a five percent bonus.] A six-foot tall fence encloses the entire backyard. There are two mature trees in the front yard, but very little landscaping in the rear yard due to the large patio. There are several mature evergreen trees off-site from the property that screen off-site neighboring views of the rear yard area. The home was built in 1970 and purchased by the applicant in 2016.

The Board has approved two previous variances for this property:

- An increase in development coverage from 25 percent to 35.6 percent (BZ-42-1994); and
- A garage addition that encroached 3.8 feet into the 35-foot rear yard setback (BZ-24-2000).

Proposal

The proposal includes the construction of 32' x 14'-6" swimming pool house at the southeast corner of the property, five feet from side and rear property lines. The pool house is essentially a 12-foot tall pavilion with an outdoor kitchen and seating area. The structure includes two gables facing the swimming pool with six columns supporting the roof structure. Column lights are shown facing the swimming pool as well. Building coverage



remains below permissible limits, while there is no change in the existing development coverage.

Zoning Code Requirements

- To allow a swimming pool house with an outdoor kitchen to encroach five feet into the 10-foot minimum side yard setback ([Article 5.02](#)); and
- To allow a swimming pool house with an outdoor kitchen to encroach 30 feet into the 35-foot rear yard setback ([Article 5.02](#)).

Staff would note that if the swimming pool house's height were reduced to 10 feet, then the rear yard setback requirement would decrease to 10 feet. A taller swimming pool house has a larger rear yard setback requirement due to its combined activity with a swimming pool.

Staff would also note that if this were a pavilion without a swimming pool, the side and rear yard setbacks would only be 10 feet. Outdoor kitchens require a 10-foot setback from side and rear property lines, but are included with the proposed structure since it is not free-standing by itself.

Alternatives

The applicant has explored several options over the past few years but believes this to be the most practical solution given the existing placement of the swimming pool and patio, which has been there for more than 50 years. With the swimming pool and patio being so close to the rear property line already, it is difficult to center a pavilion of any size with it that would look correct. A reduction of any size would result in an area that would be less desirable and functional.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and met with the applicant. Ordinarily, Staff would push back against any swimming pool house (or pavilion) like this due to its height being so close to the property line and excess development coverage. However, the design does blend well with the home, and may not be viewed from the street or adjacent property due to existing fencing and off-site mature trees (Finding #4). The location of the swimming pool and large patio have been in place without complaint for a substantial period of time, which creates a challenge for any improvement (Finding #6).

Staff does agree that centering any swimming pool house with a swimming pool is important, but the submitted plan is not entirely centered. The proposed structure is also larger than most swimming pool houses submitted to the City. Should the Board choose to support this application or recommend a postponement to Work Session, Staff would recommend that the above Findings be considered, along with any of the following conditions:

1. That the width of the swimming pool house be reduced to 30 feet, allowing for it to be centered with five feet on each side of the swimming pool. [This would also create a wider opening between the house and structure and is a slight reduction in its size];



2. That the height of the structure be reduced to 10 feet, which reduces a variance request and more in line with accessory structures in rear yard corners;
3. That any outdoor lighting and/or speakers be on the west and/or north elevations only;
4. That the existing hardscape to the east and south of the proposed structure be removed and replaced with landscaping; and
5. That additional hardscape on the west and south sides of the swimming pool be removed and replaced with landscaping.

Attachments

1.	Variance Application - 1441 Langston Drive
2.	BZAP Staff Report Pictures - 1441 Langston Drive





24-3340

Variance Application

Status: Active

Submitted On: 7/23/2024

Primary Location

1441 LANGSTON DR
UPPER ARLINGTON, OH 43220

Owner

SMITH ASHLEY E
LANGSTON 1441 Langston
Drive Columbus, OH 43220

Applicant

 Ashley Smith
 614-756-7561
 boydsmith.ashley@gmail.com
 1441
Langston Drive
Upper Arlington, Ohio 43220

Variance Information

Describe Variance Request

Requesting a 5 foot setback from fence/property line instead of 10 foot setback for Pavilion

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?

There is a pool in the backyard and the pavilion is planned to be centered fencing the pool. Because the pool was put in 1971, the pool is currently closer to the southern fence property line. It would look off centered if the pavilion has to be built 10 feet from the southern property line. It also would not allow for a large enough structure to be built to cover the outdoor furniture for our family because of the size of the exisiting pool, if it has to be 10 feet from the east property line. There will be no change in hardscape, as there is already concrete in place which the structure will be built on.

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, it would not encroach on the neighbors or be an extreme exception. There is an exisiting fence already with existing high privacy trees. It would mainly be visible for our house only, with the slight exception of only 5 feet from the fence property lines. There would be no change in hardscape that is already in place.

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

It will not. There is already lots of home renovations in our neighborhoods which is adding to property values. This project would also add property value as the pool is a main feature of this home. This house was built with the pool in mind, as the entire back of the house opens up to the backyard/pool. The house was built in 1970, and the pool was built in 1971. This would only make the backyard an additional living space to hang out. The concrete is cracking and I would be enhancing the neighborhood with this pavilion and variance requested. As mentioned previously, there are already high privacy trees and fences where this pavilion will be built which would not be very visible for the neighbors on the south and East sides.

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. For any other structure, it would be off centered to the pool and would not be large enough to provide shade and protection over outdoor furniture and eating space for our family.

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

Without the variance, this structure will not be able to be built and would lose this living space for the backyard.

SMITH RESIDENCE
1441 LANGSTON DRIVE

873.97 sf

PROPERTY
LINE

PROPERTY
LINE

10'

17'

EXISTING HOME
2,752.4 sf

185.49 sf

17' 2"

EXISTING
CONCRETE

3,530.54 sf

EXISTING
CONCRETE

EXISTING POOL

PROPOSED
PAVILION

1' ROOF
OVERHANG

PROPERTY
LINE







Revised: May 2023

Certification of Notice

Applicant Name: Ashley E Smith

Location of property subject to BZAP request: 1441 Langston Drive 43220

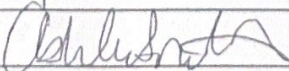
This application will be heard by the Board of Zoning and Planning on: 8/21/2024

Describe activity which requires Board of Zoning and Planning review:

Variance request for building pavilion 5 feet from property line/fence rather than 10 feet.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1460 Bridgeton Drive	Joseph Lyden	95890710527021797485 06	7/16/2024
1450 Bridgeton Drive	Michael Ochab	95890710527021797485 20	7/16/2024
1440 Bridgeton Drive	Matthew Photides	95890710527021797485 37	7/16/2024
4245 Greensview Drive	Maria Haberman	95890710527021797485 44	7/16/2024
4263 Greensview Drive	Brian Bell	95890710527021797485 51	7/16/2024
1451 Langston Drive	Brett Southworth	95890710527021797485 68	7/16/2024
1461 Langston Drive	Jessica Blake	95890710527021797485 13	7/16/2024
4301 Greensview Drive	Board of Education Upper Arlington	95890710527021797485 75	7/16/2024
Applicant Signature: 			Date: <u>7/16/24</u>

Hello Neighbor,

My name is Ashley Smith and I live at 1441 Langston Drive. I am planning home project which includes an outdoor pavilion. I am requesting a variance through the UA Community Development Department, and with that process, I am required to send you written notice of my project plans. I am requesting the pavilion to have a setback of 5ft from the property lines instead of 10 feet. The hearing will take place on the date below should you have any questions. Please feel free to reach out to me directly as well.

Ashley Smith

614 756 7561

Community Development Department

3600 Tremont Road

Wednesday 8/21/2024 at 6p

1441 Langston Drive

BZAP Staff Report Pictures



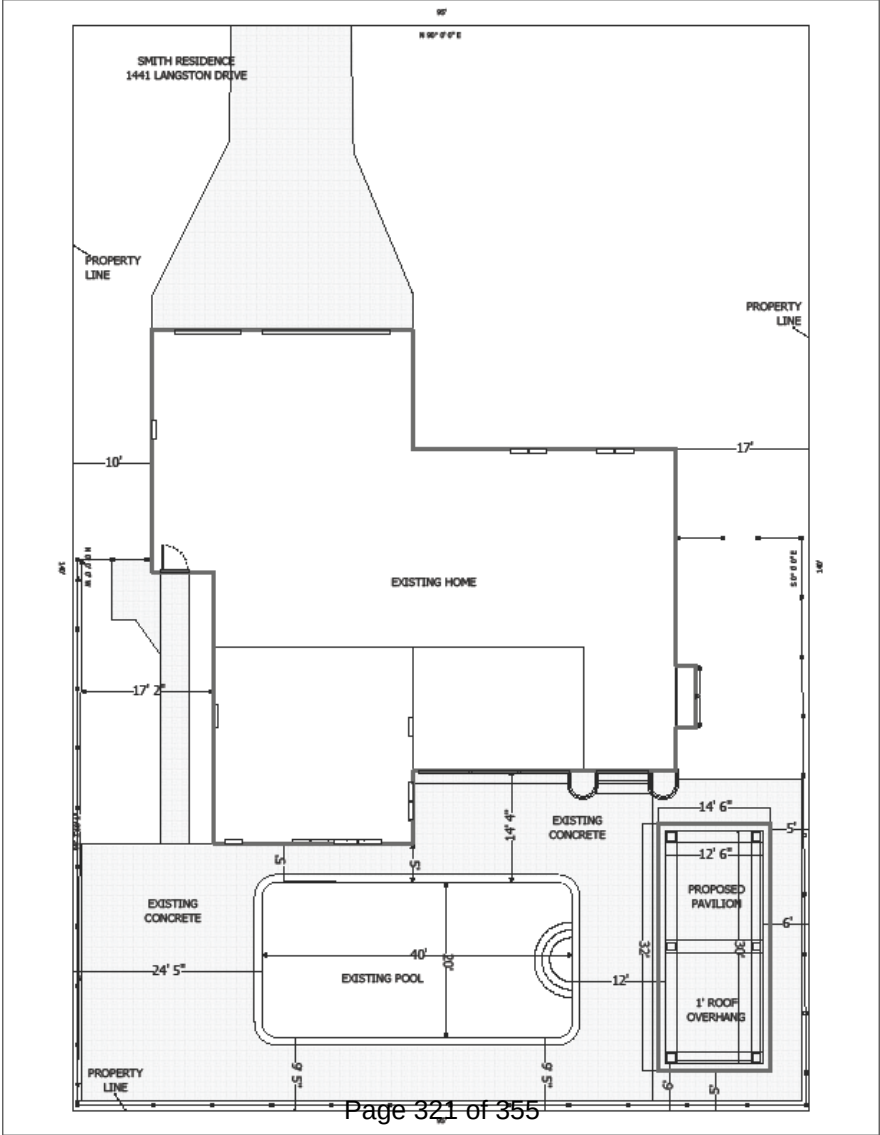
Google Maps ® Aerial – Looking North



Existing Front Elevation



Proposed Site Plan



Proposed Elevations



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: August 21, 2024

Subject: 2670 Edington Road (VAR-45-24) - To allow the construction of a detached habitable structure that is 17'-8" in height, when 10 feet is the limit.

Site Description/History

The subject property, 2670 Edington Road, is located on the north side of the street, west of South Dorchester Road. The 1.3-acre property is irregular in shape, with 163 feet of frontage, 349 feet of depth along the west side property line, and 412 feet of depth along the east side property line. The property is zoned [R-1c](#), One-Family Residence District, and is platted as Lot #266, Block #8 of the [Canterbury Place Addition](#). It is developed with a two-story brick, stone, and stucco home that was built in 1951 and renovated in 2014. In 1996, a large storage building/detached garage was constructed in the rear yard along the east side property line and, in 2024, a 160-square foot storage shed was constructed along the west side property line. The rear portion of the property is heavily wooded. The applicant purchased the property in 2020.

Proposal

The applicant is proposing the demolition of the existing large storage structure/detached garage, which is 24' by 24' (576 square feet) and 14' feet tall. The new structure would be in a similar location, but it would be 12' wider (864 square feet), and would be 17'-8" tall. It would be a habitable structure that includes space for storage, tools, games, and workout equipment. The exterior would include vertical siding and metal roofing with windows on each elevation. There would be no garage door on the replacement structure, but two man-doors would be located on the front and left elevations. The structure would be located within the buildable area of the lot, near the neighbor's shed and screened by a wooded area along the rear of the property.

Zoning Code Requirements

- To allow a habitable structure that is 17'-8" tall, when 10 feet is the limit ([Article 6.09](#)).

Recently, the Board approved a swimming pool house of a similar size at 2437 Lane Road ([VAR-30-24](#)). In this case, the large lot and ample landscaping were noted in support of the request, which are similar conditions for this property.

Alternatives

The applicant could look at options to reduce the height to better align with the 10-foot height limit for habitable structures. However, the applicant desires something more in line with the structure that exists today.

Requested Action and Findings

Staff has reviewed the application, visited the site, and discussed with the applicant. In this case, Staff has found that the replacement of an existing structure in a similar location and within the buildable area of the lot will not be negatively impactful on neighboring properties. Additionally, the large wooded nature of the lot provides ample space and screening of a larger structure. The Board has approved similar-sized accessory structures on other large lots in the City. Therefore, Staff recommends approval of this application, with the condition that the structure not be used as a separate dwelling, for sleeping, or as an in-law suite. Staff would offer Finding #4 for consideration.

Attachments

1.	Variance Application - 2670 Edington Road
2.	BZAP Staff Report Pictures - 2670 Edington Road





24-3297

Variance Application

Status: Active

Submitted On: 7/19/2024

Primary Location

2670 EDINGTON RD
UPPER ARLINGTON, OH 43221

Owner

Sequoia97 LLC
Edington Road 2670
COLUMBUS, OH 43221

Applicant

 Matthew Old
 614-204-0312 ext. 00000
 matt.o.old@gmail.com
 2670 Edington Road
Columbus, OH 43221

Variance Information

Describe Variance Request

We have an old detached garage in the backyard in the woods. We want to replace it within the allowable size constraints allowed for detached garages.

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 is entirely in the woods and will be of no impact and limited visibility to the neighbors.

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

No

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?

Structure needs rennovated and will improve property value

Map Produced July 29, 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

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

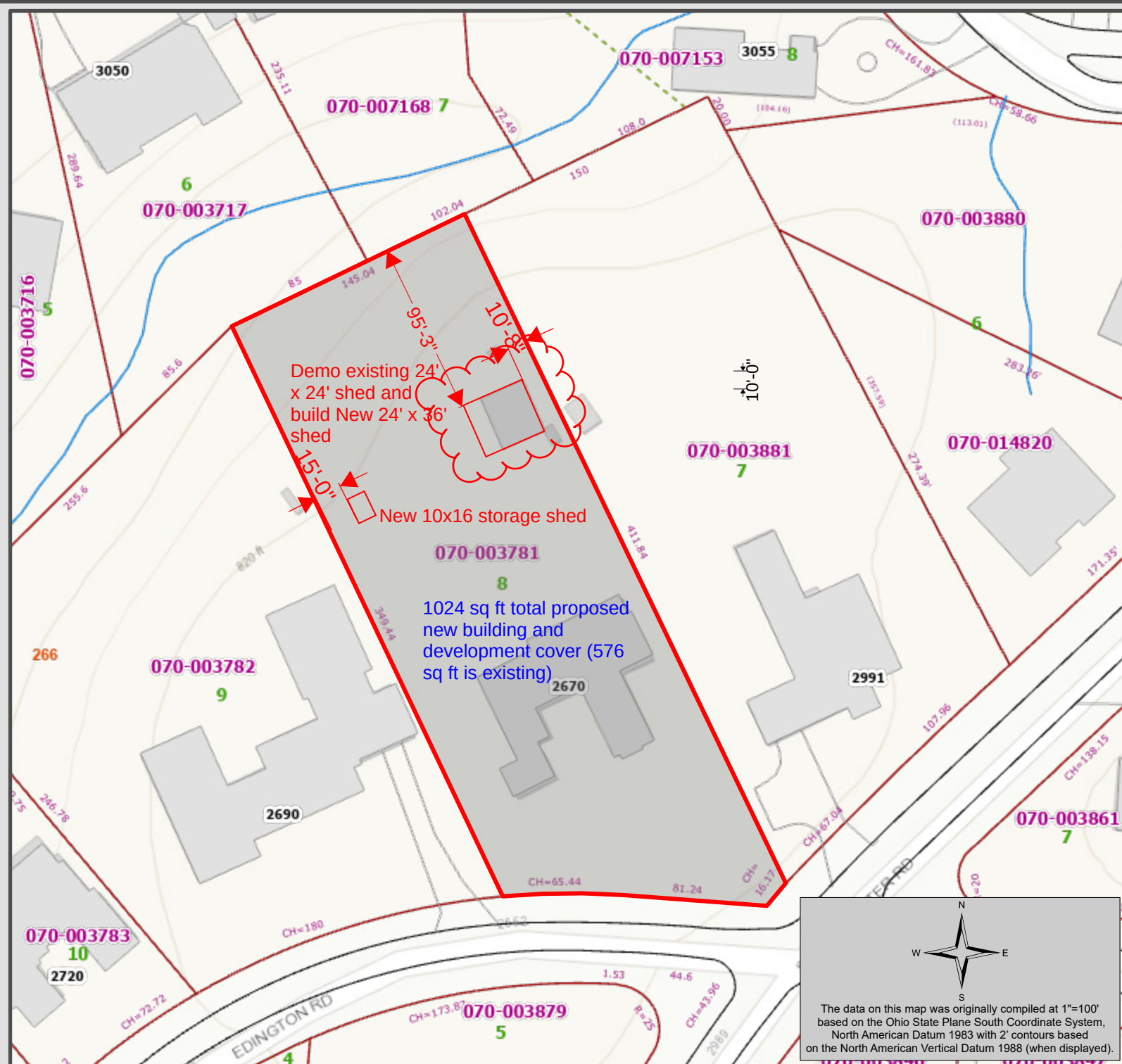
 Tax District Boundary

 School District Bound

 Zip Code Boundary

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





SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



SCALE 1/4" = 0"

SQUARE FOOTAGE CHART	
DESCRIPTION	SQ. FTQ
MAIN FLOOR *	864
FOUNDATION	864
COVERED PORCH	688
TOTAL COVERED AREA	1,580
TOTAL SPACE *	864

CALCULATED PER ANSI Z-365-2020 LIVING PLANS

GENERAL NOTES

(UNLESS OTHERWISE NOTED)

THESE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND ACCORDANCE OF LOCAL BUILDING CODES & ORDINANCES. MEETING THOSE REQUIREMENTS IS THE SOLE RESPONSIBILITY OF THE BUILDER. 2018 RESIDENTIAL CODE OF OHIO CODE WAS USED AS A REFERENCE FOR THE PREPARATION OF THESE DRAWINGS.

DESIGN LOADS USED (#/ SQ. FT.)

(STANDARDS USED MAY NOT REFLECT ACTUAL CONDITIONS OR REQUIREMENTS)

- SOIL BEARING CAPACITY USED: 1800 - FIELD VERIFY WHERE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS or OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE PRESENT, ADDITIONAL GEOTECHNICAL EVALUATION MAY BE REQUIRED.
- FLOOR LOADS:

• DWELLING 40 LL/ 10 DL (L/480)

• SLEEPING 30 LL/ 10 DL (L/480)

• ROOF LOADS: 25 SL/ 10 DL/ 10 CL (L/240)

• FROST LINE: 34"

• WIND PRESSURE (# 80 MPH): 20

• ENERGY EFFICIENCY: 2015 RCO 101-104

BASEMENT/ FOUNDATION

- BEAM CENTERLINES SHOWN INDICATE C OF WALLS ABOVE and MAY NEED TO BE OFFSET TO CLEAR STAIRS, WALLS, ETC.
- VERIFY ALL DRAIN, EQUIPMENT and UTILITY LOCATIONS and ENTRIES

CONCRETE

- BASEMENT FLOORS TO BE 4" THK. on 6 MIL VB or 4" COMPACTED GRANULAR FILL
- SLABS TO BE CUT # 20' (max.) INTERVALS
- EXTERIOR SLABS SLOPED # 1/8" per FOOT (min.)

MASONRY

- ANCHOR BOLTS
- LOCATION: 6" o.c. and 1' from CORNERS; (2) min. per PANEL: 3 5/8" in from OUTSIDE EDGE of FOUNDATION
- GROUT AND REINFORCE CORES # ANCHOR BOLT LOCATIONS and INDICATED POINT LOADS
- FOUNDATION WALLS to be REINFORCED per SECTION 404 (RCO)

ROUGH FRAMING

- THIS STRUCTURE WILL BE BUILT USING PANELIZED CONSTRUCTION
- 12" typical WIDTH PANELS (20' max.)
- ADJACENT PANEL STUDS GLUED & NAILED
- BOTTOM PLATES GLUED & NAILED to SUBFLOOR
- WOOD MEMBERS TO BE #5 SFF or BETTER
- WOOD JOISTS TO BE 2 X 10 1/2 SFF or BETTER (16" o.c.)
- HEADERS TO BE (2) 2 X 10 w/ 7/16" OSB SHEATHING
- LVL SIDING BASED on the FOLLOWING LVL PERFORMANCE DATA:
F_{bx}: 2600 / F_{vy}: 285 / E x 10⁶: 1.9 / E_x L: 750
- ADD SOLID BLOCKING UNDER BEARING LOADS
- ALL WOOD (IN - WALL) POSTS to be BLOCKED / BRACED # MIDPOINT
- STANDARD HEADERS, VALLEYS, RIDGES, DOUBLES, ETC. MAY NOT BE SHOWN
- LOADING NOT SPECIFICALLY INDICATED WILL AFFECT STRUCTURAL SIZES NOTED
- ROOF TRUSS LOADS ASSUMED to be on EXTERIOR WALLS w/ NO CONCENTRATED LOADS OVER OPENINGS, HIP GIRDER TRUSSES ASSUMED to be 6" in from EXTERIOR WALL SURFACES.
- ROOF TRUSS NOTES on THESE DRAWINGS ARE FOR THE PURPOSE of GENERAL LAYOUT ONLY. ROOF TRUSS MANUFACTURER to SUPPLY INSTALLATION DIAGRAMS. VARIATIONS FROM ASSUMPTIONS SHOWN on THESE DRAWINGS MAY MODIFY FRAMING MEMBER SIZES.
- TRUSS TIES TO BE USED on ALL TRUSS to EXTERIOR WALL CONNECTIONS.

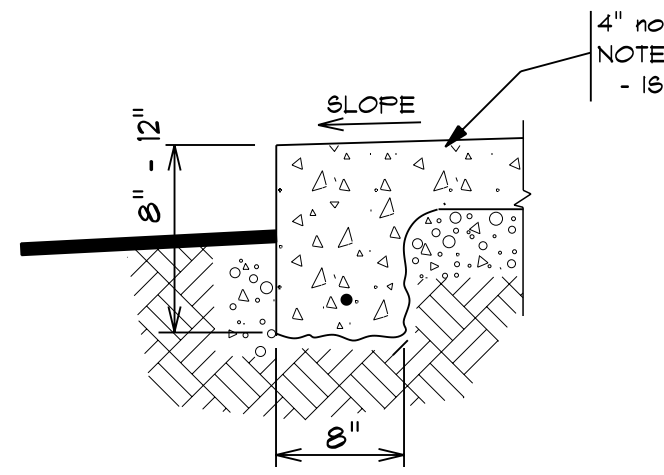
ELEVATIONS

- ALL FINISHED GRADES MUST be 6" (min.) BELOW TOP of FOUNDATION WALLS and SHOULD be VERIFIED BEFORE START of CONSTRUCTION.
- ALL FOOTINGS SHALL EXTEND BELOW LOCAL FRONT LINE DEPTH.
- VERTICAL STEPS IN FOOTINGS TO BE 2'-0" (max.) w/ CONTINUOUS REINFORCEMENT
- DECKS, RAILINGS, STAIRS MAY BE SHOWN DASHED on ELEVATIONS FOR CLARITY
- WINDOW HEADER HEIGHTS SHOWN # 6'-10 1/2" AFF
- TRUSS HEEL HEIGHT SHOWN # 15 1/2" (minimum - ADJUST OTHERS as REQUIRED)
- EXTERIOR STAIR & RELATED FOOTINGS AS REQUIRED.

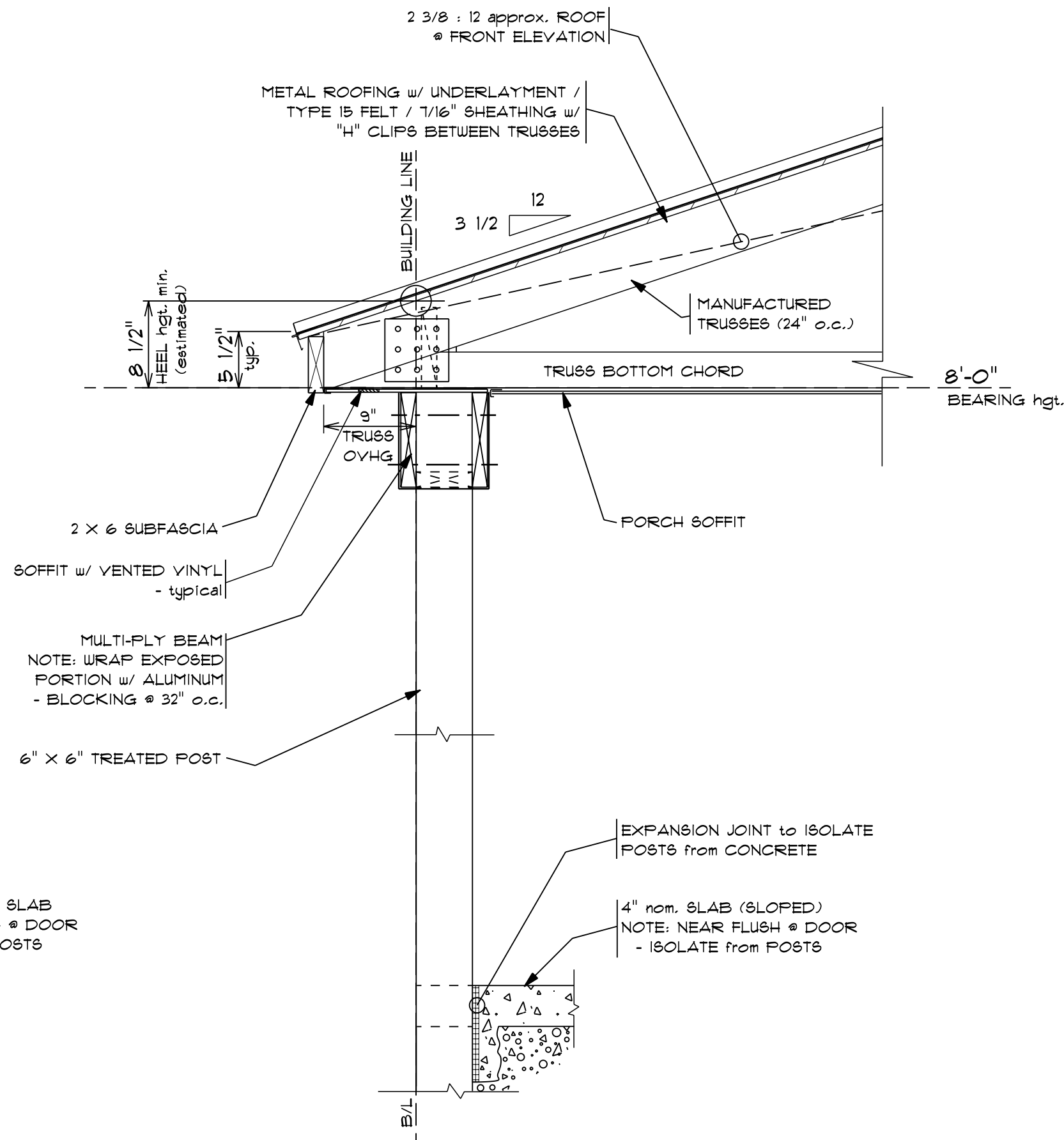
ROOFING

- ICE & WATER SHIELD SHALL BE INSTALLED # ALL ROOF EAVES to 24" INSIDE THE EXTERIOR WALL LINE of the BUILDING
- VALLEYS SHALL BE WOVEN SHINGLES or ICE & WATER SHIELD
- WALLS WHICH INTERSECT ROOF SHALL BE STEP FLASHED
- 7/16" ROOF SHEATHING SHALL USE METAL CLIPS BETWEEN TRUSSES
- RIDGE & EAVE VENTS TO BE INSTALLED per CODE REQUIREMENTS

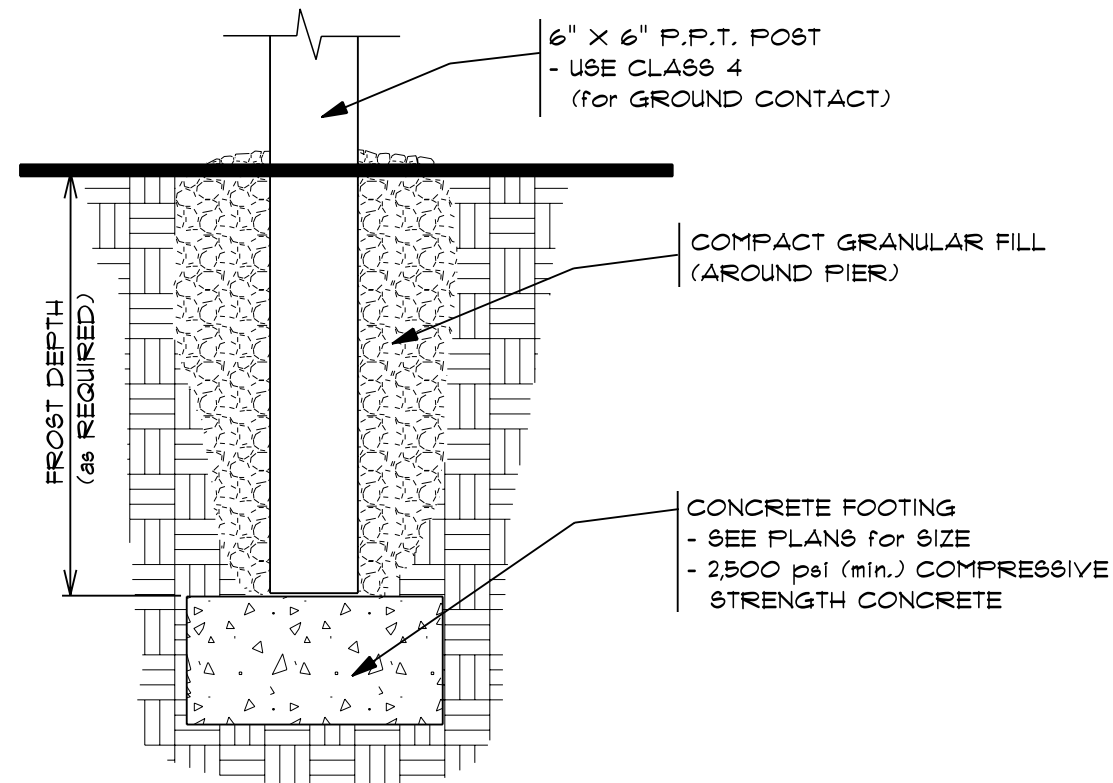
JDM 03-24



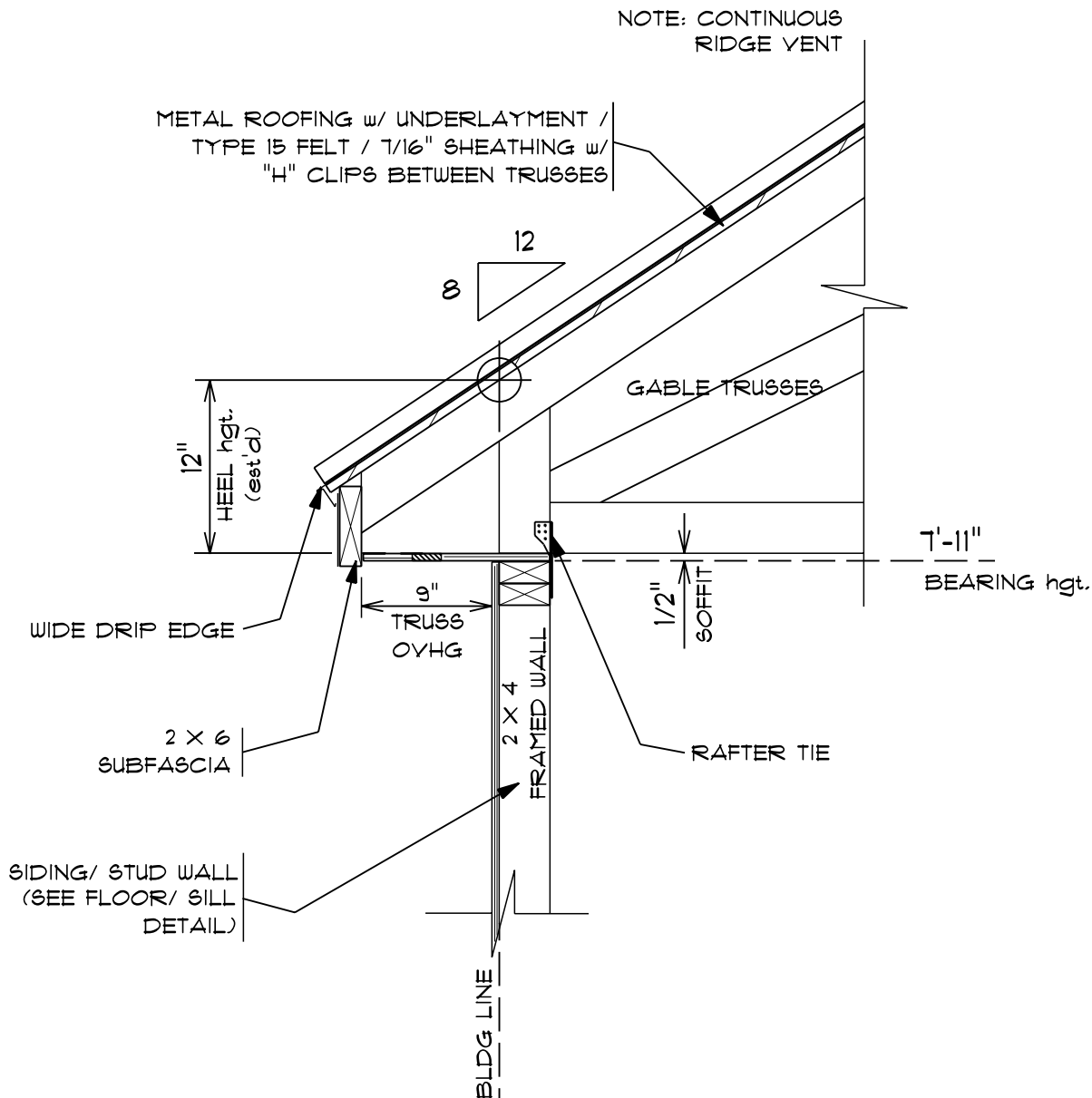
TURNED DOWN SLAB DETAIL
JDM 03-24
STD
SCALE: 1/4" = 1'-0"



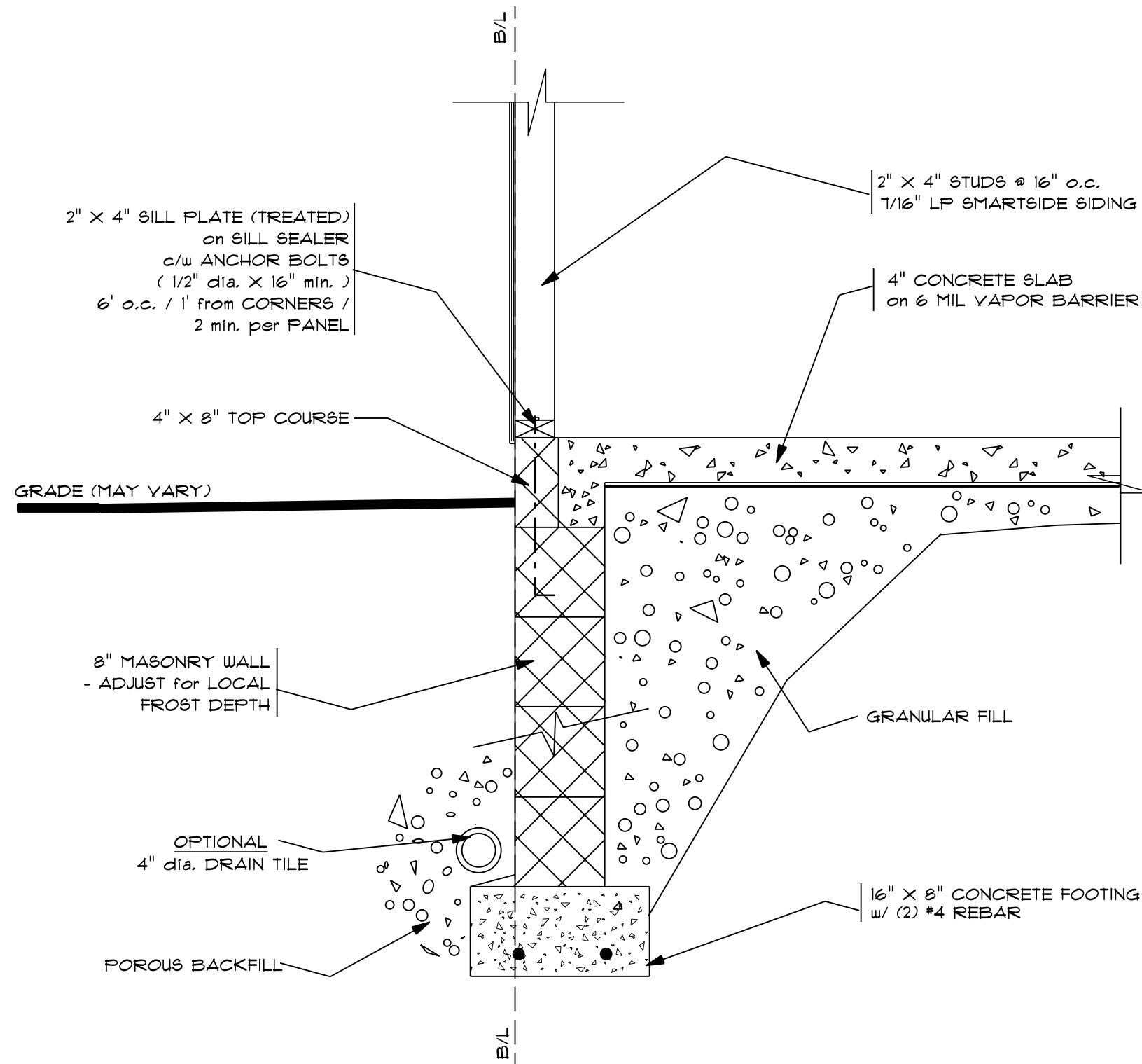
EAVE @ COVERED PORCH
JDM 03-24
STD
SCALE: 1/4" = 1'-0"



POST FOOTING DETAIL
JDM 03-24
STD
SCALE: 1/4" = 1'-0"



EAVE @ GABLE TRUSSES
JDM 02-24
CUSTOM
SCALE: 1/4" = 1'-0"



SILL / FOUNDATION
JDM 03/24
STD
SCALE: 1/4" = 1'-0"

SHEET A-3 OF 3	
DESIGN BY: JNS INITIAL ISSUE: 03 / 21 / 24 REVISION: PLOT DATA: 3/27/2024 03:00 PM OLD	COPYRIGHT JDM STRUCTURES 2024 This drawing is the exclusive property of JDM STRUCTURES and shall not be reproduced without the written permission of JDM STRUCTURES.
FOR: MATT AND MOLLY OLD PROJECT NAME: SHED	TITLE: WALL SECTION DETAILS & GENERAL NOTES
JDM STRUCTURES CUSTOM BUILDERS 5840 COUNTY RD. 201, MILLERSBURG, OHIO 44654 www.jdmcustombuilders.com 330.893.3674	



Old garage



070-003781

070-003881

070-003782

2670

2690



Revised: May 2023

Certification of Notice

Applicant Name: Matthew Old

Location of property subject to BZAP request: 2670 Edington Road

This application will be heard by the Board of Zoning and Planning on: 8/21/24

Describe activity which requires Board of Zoning and Planning review:

Replace existing garage in the backyard

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

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:
2690 Edington	Laurer: Ryan Miller		7/17/24
3063 Glenrich	HELEN & STEVE MC CARTHY		7/18/24
2991 S. Dorchester Rd	Scott & Elizabeth		7/18/24
3055 Glenrich Parkway	Stephanie & Mark Wood	9589 0710 5270 1126 8321 90	7/19/24
3060 Oakridge Rd	Anne & Steven Louis	9589 0710 5270 1126 8322 06	7/19/24
3050 Oakridge Rd	The Moore Family	9589 0710 5270 1126 8322 20	7/19/24
3040 Oakridge Rd	Millicent White	9589 0710 5270 1126 8322 13	7/19/24
2651 EDINGTON RD.	ROBERT H. HARRIS		7/30/24
2685 Edington Rd.	R. Patton Swaim	9589 0710 5270 1594 614557	7/30/24
2630 Edington Rd	Julie: Matt Cieply		7/30/24
Applicant Signature:			Date:

July 17, 2024

Anne and Steven Louis
3060 Oakridge Road
Upper Arlington, Ohio 43221

Dear Neighbor,

In accordance with the Upper Arlington zoning law, we are notifying you as a neighboring property owner that Upper Arlington Board of Zoning and Planning will be holding a meeting

On: August 21, 2024 at 6pm

At: The Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio, 43221

regarding our application for a variance to replace a structure in our backyard at 267 Edington Road. We have included a site map of where the structure will be replaced.

Any one who has concerns with this matter may address the Board at the meeting in August

Thank you, and have a great day!

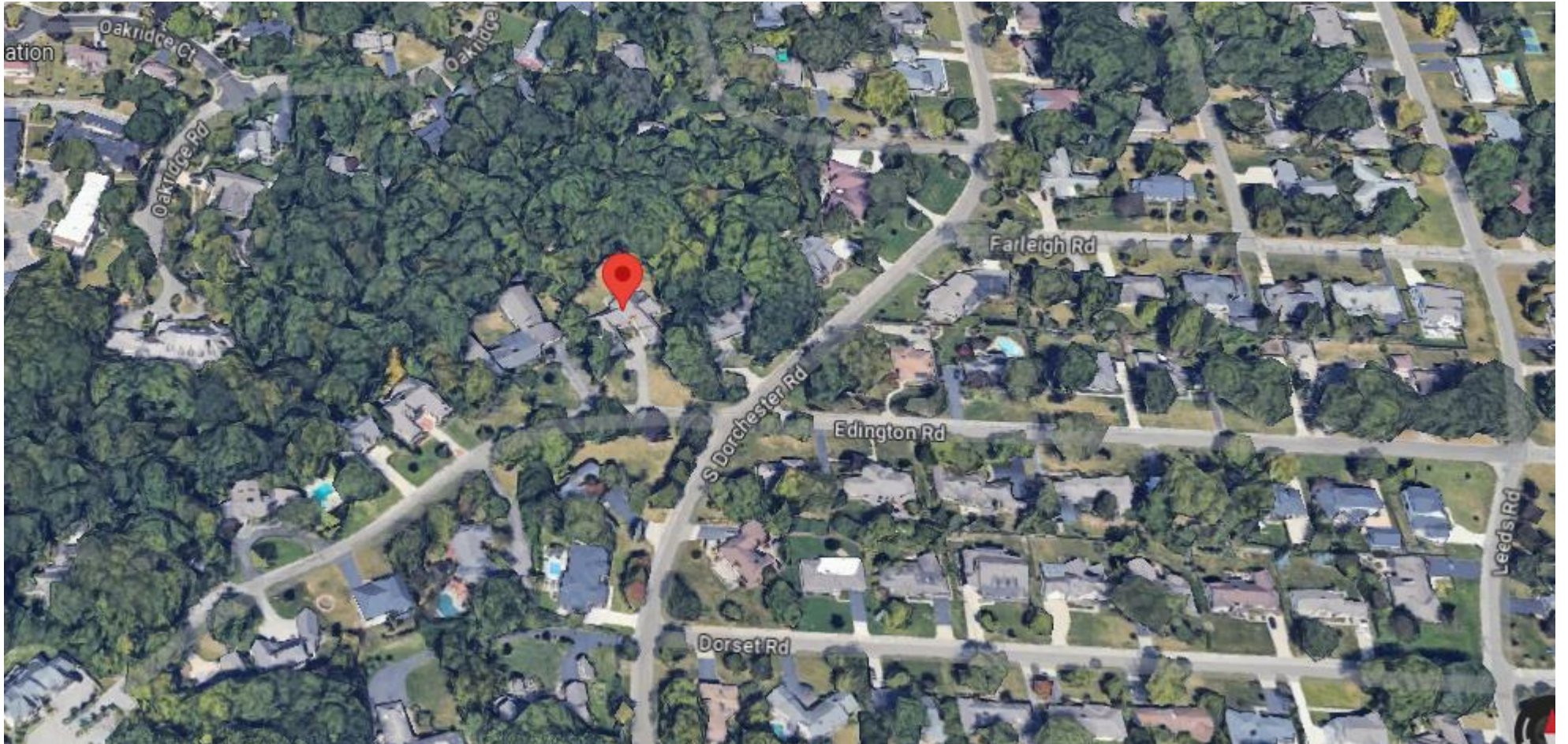
Molly and Matt Old

2670 Edington Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Edington Road Elevation

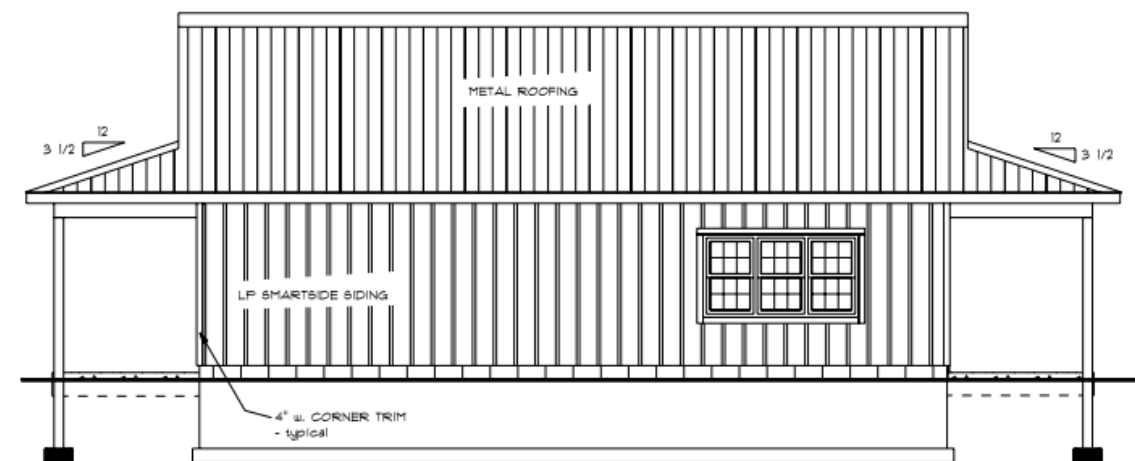
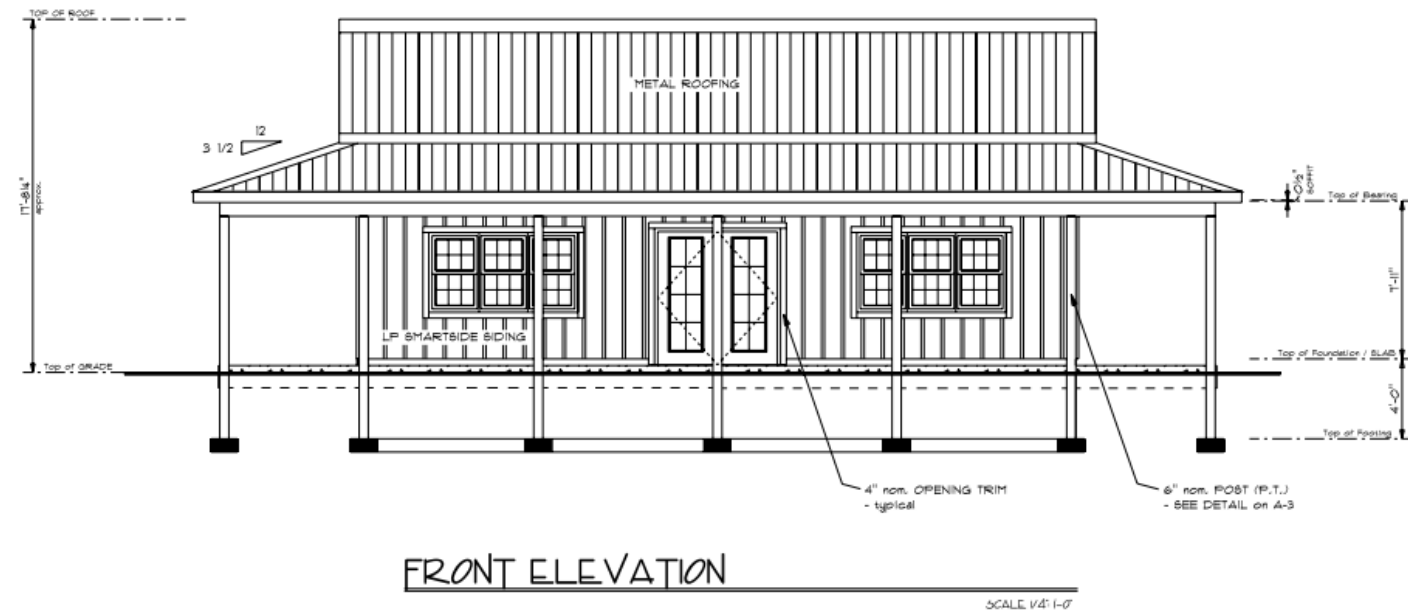


Existing Shed

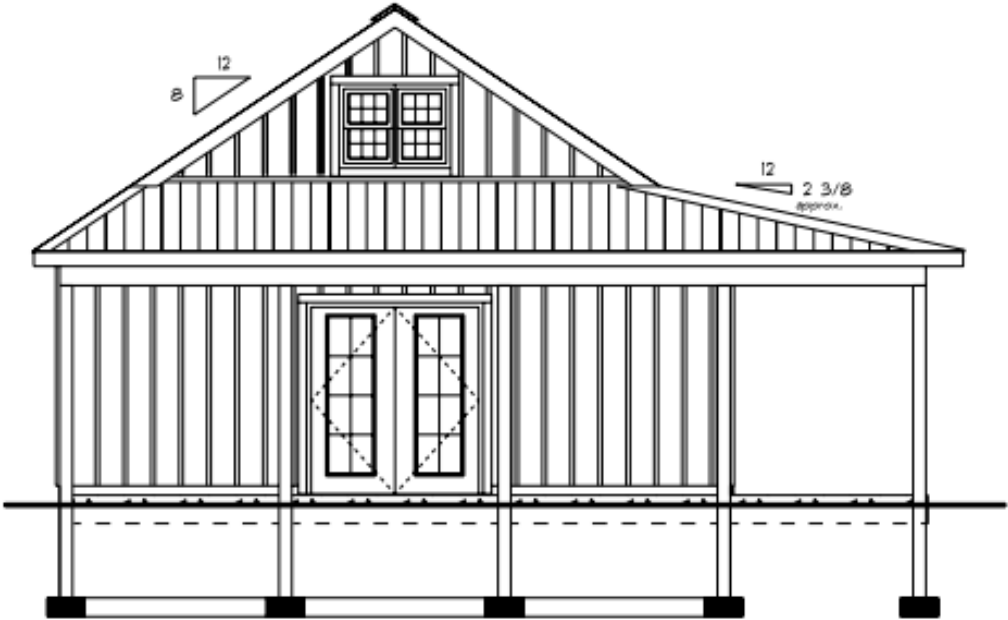




Proposed Elevations

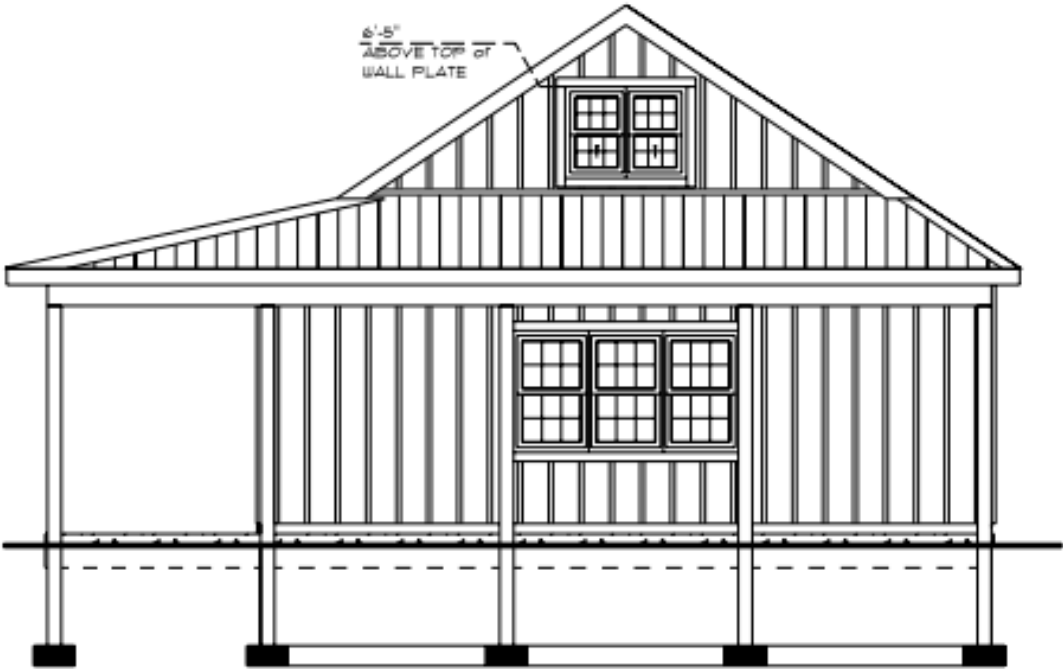


Proposed Elevations



LEFT ELEVATION

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



RIGHT ELEVATION

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



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: August 21, 2024

Subject: 1912 Collingswood Road (VAR-50-24) - To allow a detached garage that is 21'-6" in height when 17 feet is the limit and has a top wall plate height of 10'-6", when 9'-6" is the limit. *The Board previously approved a variance (VAR-01-24 on 1/17/24) for a detached garage height of 20'-6", but the garage was not constructed according to approved plans.*

Site Description/History

The subject property, 1912 Collingswood Road, is located on the north side of the street, west of Andover Road. The property is rectangular, with 75 feet of frontage and 150 feet of depth, similar to others in the neighborhood. It is platted as Lots #16-17 in Block #138 of the [Village of Upper Arlington subdivision](#) and zoned R-1c, One-Family Residence District. The property has a two-story, siding home that sits over 20 feet behind the 40-foot platted front building setback line and previously included a detached two-car garage that met zoning requirements. The property was purchased by the applicant in 2020, and a two-story addition was completed in 2022.

A replacement detached garage, which received BZAP approval in January 2024 for an increased height of 20'-6", is currently under construction. During a routine framing inspection on July 8th, City inspectors flagged the garage for exceeding the approved height. Upon further inspection, it was determined that the garage exceeded the 20'-6" height limit by one foot (21'-6") and work has since stopped. [The detached garage is in the final stages of construction including insulation, drywall, etc.] Subsequently, the applicant has submitted this variance application to retain the garage at the current height and finish construction. Permit revisions have not been submitted.

Proposal

The applicant is proposing the retention of a detached garage that exceeds the height limit that was previously approved by the Board via variance at the [January 17, 2024](#) meeting. The garage is 24'-4" x 28' (681 square feet) and is 21'-6" tall, when the Board approved a height of 20'-6". The top wall plate of the garage is 10'-6", which exceeds the code limitation of 9'-6". The second floor space will be used as an office, which is now permissible by the zoning code. The garage is 3'-4" from the side property line and five feet from the rear property line. It includes a shed dormer on the front elevation and will include windows with shutters on the front and side elevations. Two man-doors are located on the east elevation and the garage is finished with siding to match the home. The framing of the garage has been inspected (but not passed by



the inspector) as well as the installation of exterior siding and roofing materials. The proposal would meet all other setback and coverage requirements, including the detached garage size limit of 6.39 percent of the property (717.5 square feet).

Zoning Code Requirements

- To allow a detached garage that is 21'-6" in height, when 17 feet is the limit ([Article 6.09](#)); and
- To allow a detached garage with a top wall plate height of 10'-6", when 9'-6" is the limit ([Article 6.09](#)).

Since the UDO was updated to allow habitable space in detached garages, the following increased garage heights have been approved through variances by the Board.

Address	Height	Footprint
2425 Kensington Drive	21'-10"	696 SF
1912 Collingswood (<i>proposed</i>)	21'-6" (<i>proposed</i>)	681 SF (<i>proposed</i>)
2571 Clarion Court	21'-6"	635 SF
1489 Berkshire Road	20'-4"	528 SF
2614 Brandon Road	19'-9"	529 SF
2517 Brixton Road	19'-0"	490 SF

Alternatives

The applicant could reconstruct the garage to meet the previously approved height increase of 20'-6" and reduce the top wall plate to the permitted 9'-6". These height limitations are in place to limit potential impacts on neighboring properties and to retain a residential aesthetic within neighborhoods, as opposed to a commercial one that results from a taller plate height. The applicant has indicated that the contractor made a mistake during framing, and they would like to retain the garage as is so they do not have to prolong construction activities. There have also been letters of support submitted by neighbors to retain the garage at the current height.

Requested Action and Findings

Staff has reviewed the request, discussed it with the applicant, and visited the site. This is an unfortunate situation that has delayed and prolonged construction for the homeowner and the neighborhood; it has also required additional Staff time to work through the issue. The new height of the detached garage is in line with those recently approved by the Board, but exceeds the plate height limit by one-foot. It is rare for the Board to approve a plate height above the 9'-6" limit, with less than five granted over the past two decades.

Although Staff understands the homeowner's desire to complete the garage construction as quickly as possible, it is the contractor's (and ultimately the property owner's) responsibility to ensure the structure is built according to the approved plans, especially when a variance was approved by BZAP. When after-the-fact construction is approved by the Board via variance, it can make Staff's enforcement of City ordinances challenging because it potentially sets a precedent that informally legitimizes such a path. The City regularly expends significant



resources stopping and/or correcting projects started or completed without permits, so allowing a path for a quick workaround of the code is not something Staff can support.

Should the Board decide to approve this request, Finding #6 (special conditions as a result of the current owner) be considered.

Attachments

1.	Variance Application - 1912 Collingswood Road
2.	BZAP Staff Report Pictures - 1912 Collingswood Road





24-3330

Variance Application

Status: Active

Submitted On: 7/22/2024

Primary Location

1912 COLLINGSWOOD RD
UPPER ARLINGTON, OH 43221

Owner

Brooks Humphrey
COLLINGSWOOD 1912
COLUMBUS, OH 43221

Applicant

 Juliet Bullock
 +1 614-935-0944
 bullock.juliet@gmail.com
 4886 Olentangy Blvd
Columbus, OH 43214

Variance Information

Describe Variance Request ?

The contractor built our detached garage at 21'-6" but 20'-6" was approved via previous variance.

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

It was built and roofed prior to city noticing the error. The attached drawings indicate where the mistake was made (ceiling height in garage and plate height on second floor. The overall height increased by 1' from 20'-6" to 21'-6". There was a bit of language barrier/confusion in coordinating with framer and mistakes were made. The city did give them the approval to insulate and drywall after the mistake was discovered.

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

1489 Berkshire garage was approved at 20'-6" and house is 24'-7" (1' shorter than applicants) 2517 Brixton garage approved at 19' house is 14'-3 1/2" Our house is 25'-8 3/8" so there is precedent for the requested height relative to the height of the home.

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

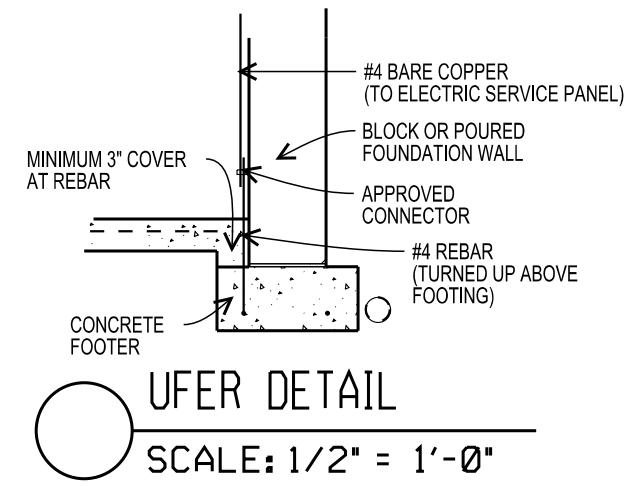
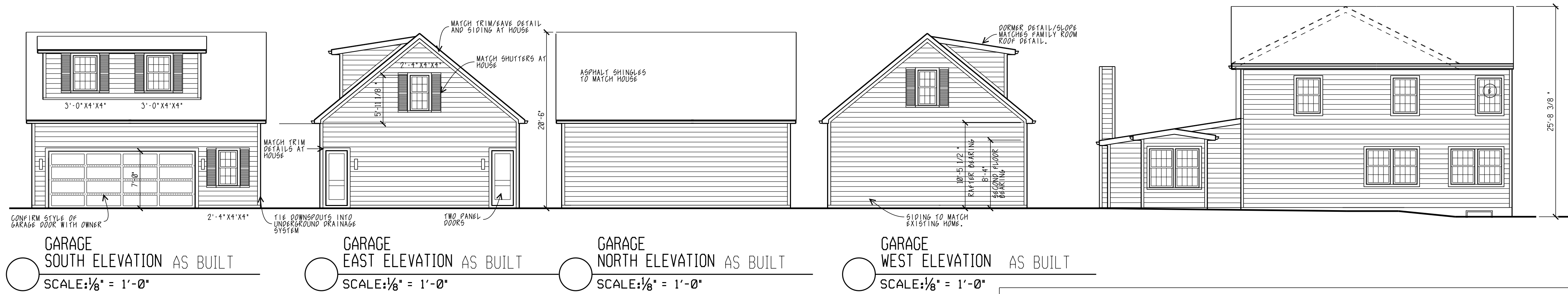
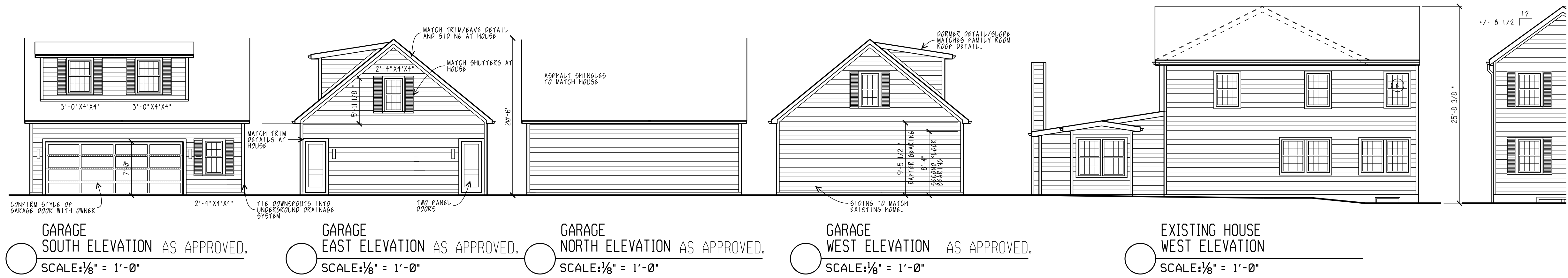
No it is a very small difference

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?

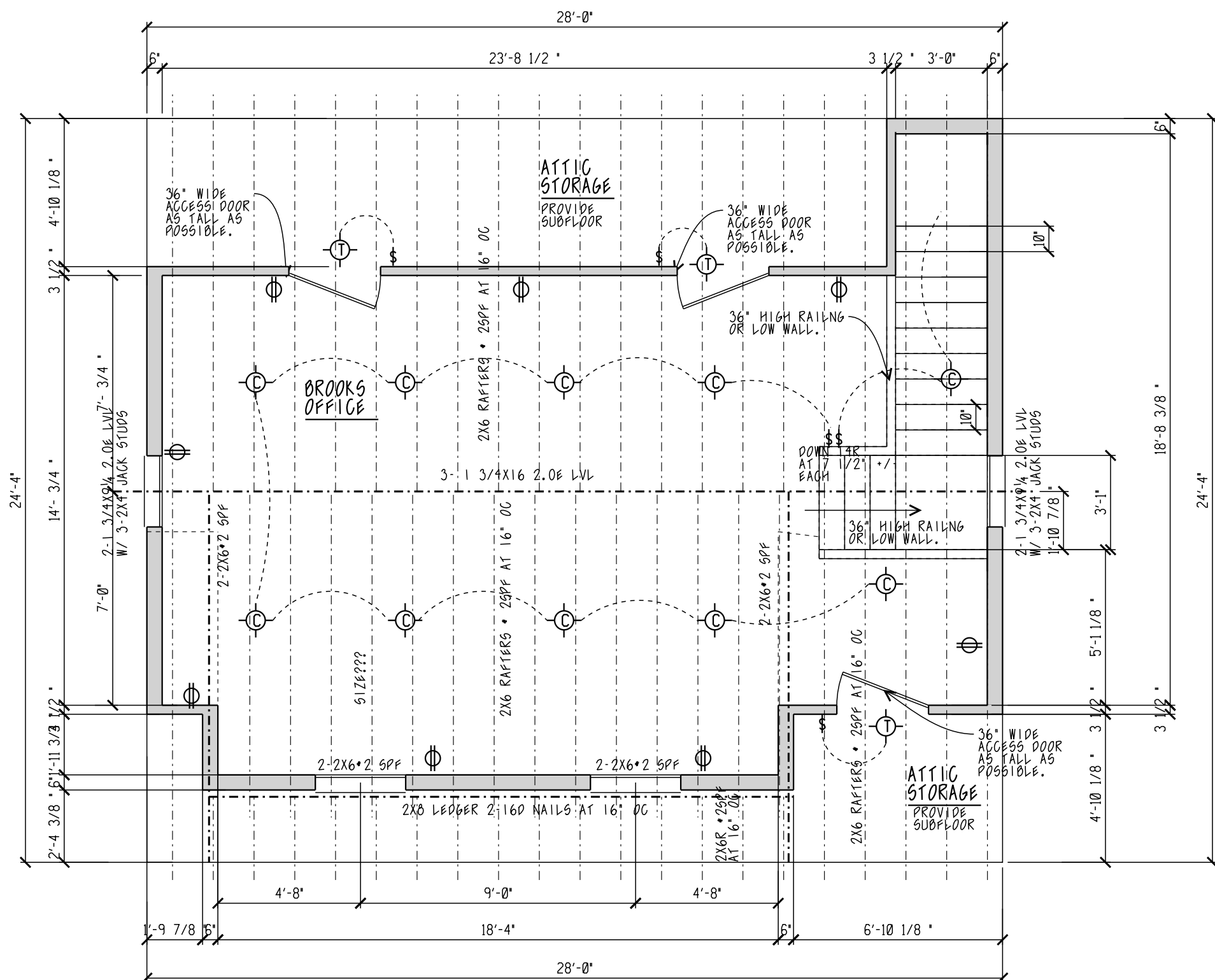
Revision at this point would be costly and precedent has been set for taller garages in Upper Arlington

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

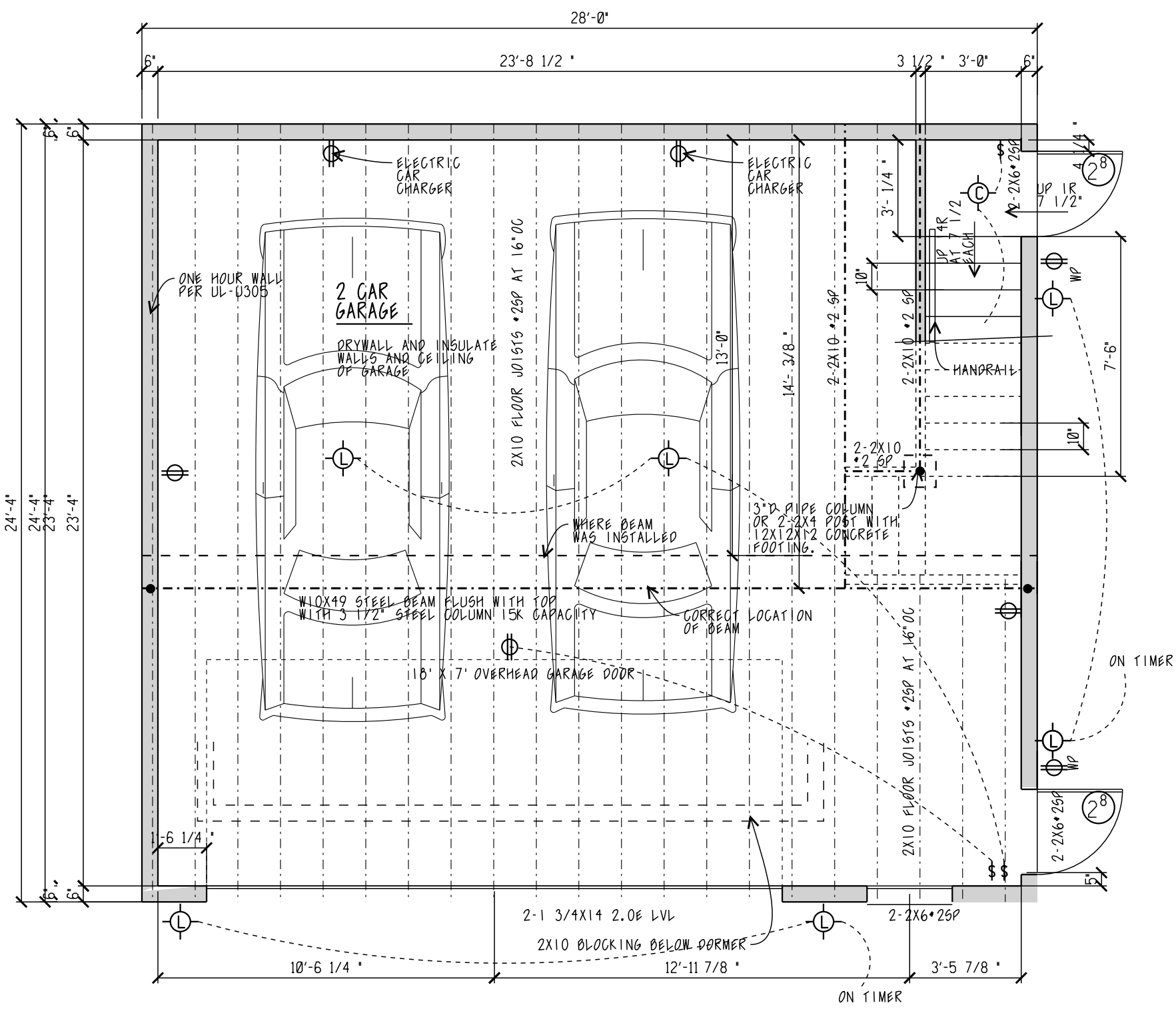
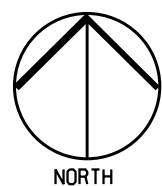
No as modifications would be required, construction time extended as a major inconvenience to our neighbors. There is also a cost associated with modifying the built garage.



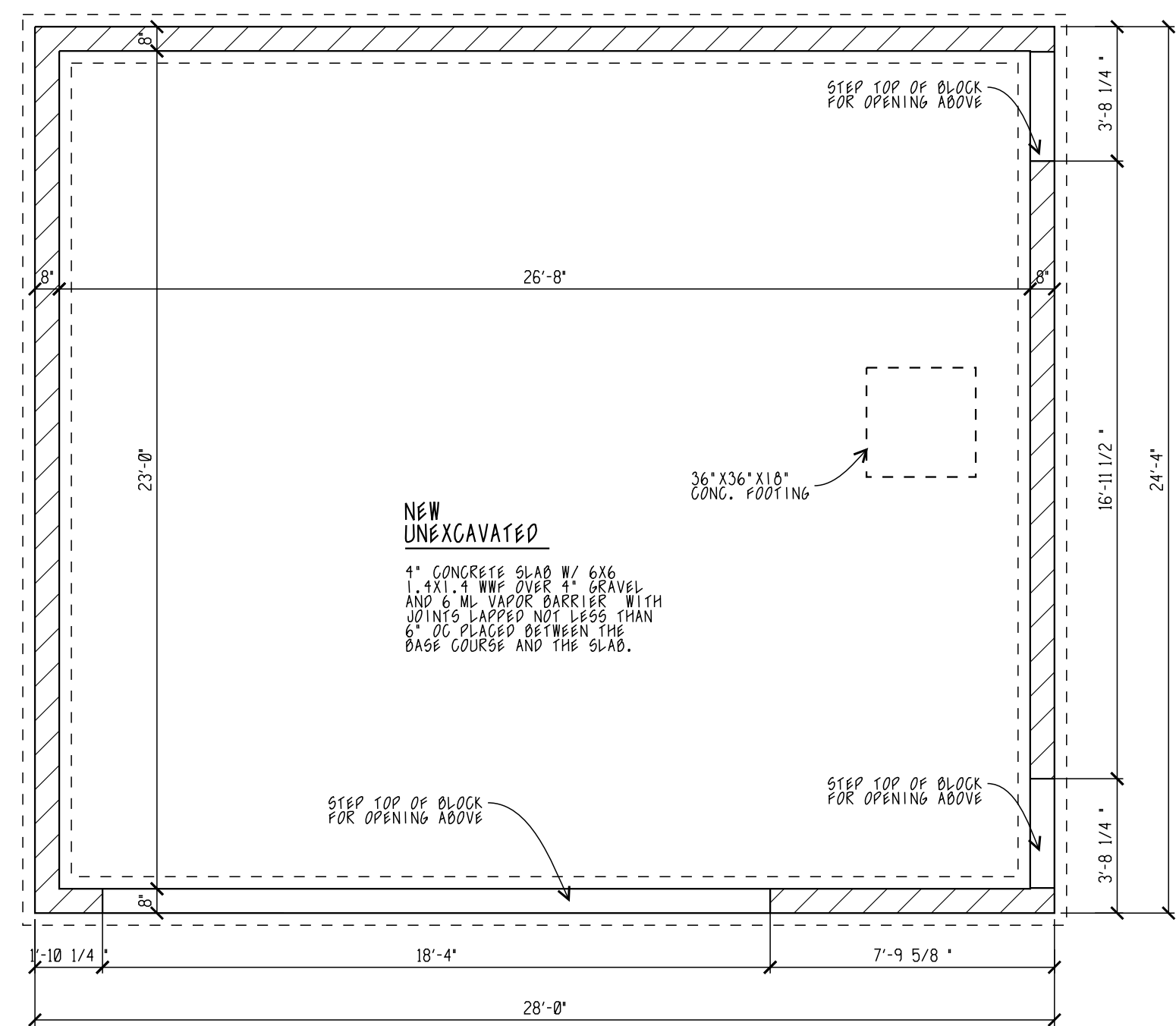
ELECTRICAL SCHEDULE				ELECTRICAL LEGEND	
CONFIRM ALL SELECTIONS WITH OWNER					
MARK	DESCRIPTION	MANUFACTURER/TYPE	MODEL NUMBER		
A	2" RECESSED CAN (WET LISTED)	ELITE ROUND LED RL271, WHITE TRIM	RL271-600-XX-90-SH2-WH (WET LISTED)	⊕	DUPLEX OUTLET
B	4" RECESSED CAN (WET LISTED)	ELITE LED RETROFIT DIE-CAST ALUMINUM LENSED BAFFLE RL431, WHITE	RL431-600L-DIMTR-120-XX-90-W-WH (WL)	⊕	220V OUTLET
C	3" SLOPED CEILING CAN	ELITE RECESSED GIMBAL SLIM LED RL373, WHITE	RL373-600L-DIMTR-120-XX-90-XX-XX	⊕	4 PRONG OUTLET
D	6" SLOPED CEILING CAN	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, WHITE	RL694-100L-DIMTR-MVOLT-XX-90-W-WH	⊕	FLOOR OUTLET
E	6" SLOPED CEILING CAN (WET LOCATION)	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, PLASTIC LENS	RL694-100L-DIMTR-MVOLT-XX-90-W-WH (WL)	⊕	HALF SWITCHED OUTLET
F	STANDARD CLOSET LIGHT	ELITE EU-LED UNDERCABINET SERIES	EU-LED-16-600L-DIMTR-XX-WH	⊕	SWITCH
G	STANDARD GARAGE LIGHT	ORACLE BY ELITE, ARCHITECTURAL LED SURFACE/SUSPENDED LINEAR-DIRECT OC-LED 4'	4-OC-LED-400L-DIM19-MVOLT-XX-8S	⊕	TV CABLE
H	UNDERCABINET LIGHTING	PRECISE LUMINAITE MINI	LUMINAITE-MINI-XX-90-24V-30K	⊕	PHONE
J	PUCK LIGHT	ELITE LED PORTABLE CABINET LIGHT	LED-HUZZ-3-130L-30K-XX	⊕	THERMOSTAT
K	SINGLE FLOOD LIGHT	ELITE LED ARCHITECTURAL SMALL FL SERIES, BUILDING MOUNT W/ 1/2" KO CANOPY BY EC	OFL-101-LED-XXX-DIM19-MVOLT-XX-8Z	⊕	GAS CONNECTION
L	DECORATIVE FIXTURE	TBD		⊕	WALL VACUUM OUTLET
T	PORCELAIN BULB HOLDER	ELECTRICIANS CHOICE		⊕	CEILING LIGHT FIXTURE
Z	EXISTING FIXTURE			⊕	WALL LIGHT FIXTURE



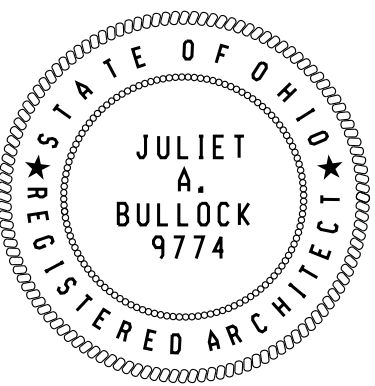
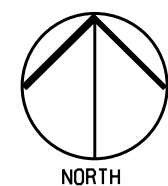
PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



PROPOSED
FOUNDATIO PLAN
SCALE: 1/4" = 1'-0"



7/22/24

HUMPHREY RESIDENCE
1912 COLLINGSWOOD ROAD
UPPER ARLINGTON OHIO

SHEET 2



Revised: May 2023

Certification of Notice

Applicant Name: Brooks and Anne Humphreys/Juliet Bullock Architect

Location of property subject to BZAP request: 1912 Collingswood

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

Describe activity which requires Board of Zoning and Planning review:

To permit our new detached garage to be 21'-6" high in lieu of the approved 20'-6"

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1934 Collingswood	Zachary and Julie Kirk	<i>Julie Kirk</i>	7-22-24
1926 Collingswood	Sarah Walker	<i>Sarah Walker</i>	7/21/2024
1904 Collingswood	Mary Boyer	<i>Mary Boyer</i>	7/21/24
1896 Collingswood	Jeffrey & Tonya Braun	<i>Tonya Braun</i>	7/24/24
1897 Collingswood	Suzanne Hamilton	<i>Suzanne Hamilton</i>	7/21/24
1905 Collingwood	Benjamin & Abigail Bremer	<i>Abigail E. Bremer</i>	7/22/24
1913 Collingswood	Alexander & Timberly Pierce	<i>Alex Pierce</i>	7/21/24
1921 Collingswood	David & Catherine Whetzel	<i>David Whetzel</i>	7/21/24
1929 Collingswood	Zhiqiang Lin & Jing Huang	<i>Jing Huang</i>	7/21/24
1937 Collingswood	Jason & Megan Gregory	<i>Megan Gregory</i>	7/21/24
1927 West Lane	Phillip Brokaw	<i>Phillip Brokaw</i>	7/21/24
1919 West Lane	Elizabeth Grimm	<i>Elizabeth Grimm</i>	7/22/24
1911 West Lane	Gregory & Dawn Hatton	<i>Gregory Hatton</i>	7/21/24
Applicant Signature: <i>[Signature]</i>			Date: 7/22/24

Variance # 24-3330



Revised: May 2023

Certification of Notice

Applicant Name: Brooks and Anne Humphreys/Juliet Bullock Architect

Location of property subject to BZAP request: 1912 Collingswood

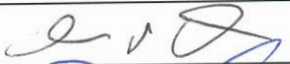
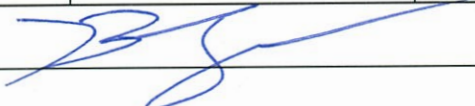
This application will be heard by the Board of Zoning and Planning on: August 21st, 2024

Describe activity which requires Board of Zoning and Planning review:

To permit our new detached garage to be 21'-6" high in lieu of the approved 20'-6"

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

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

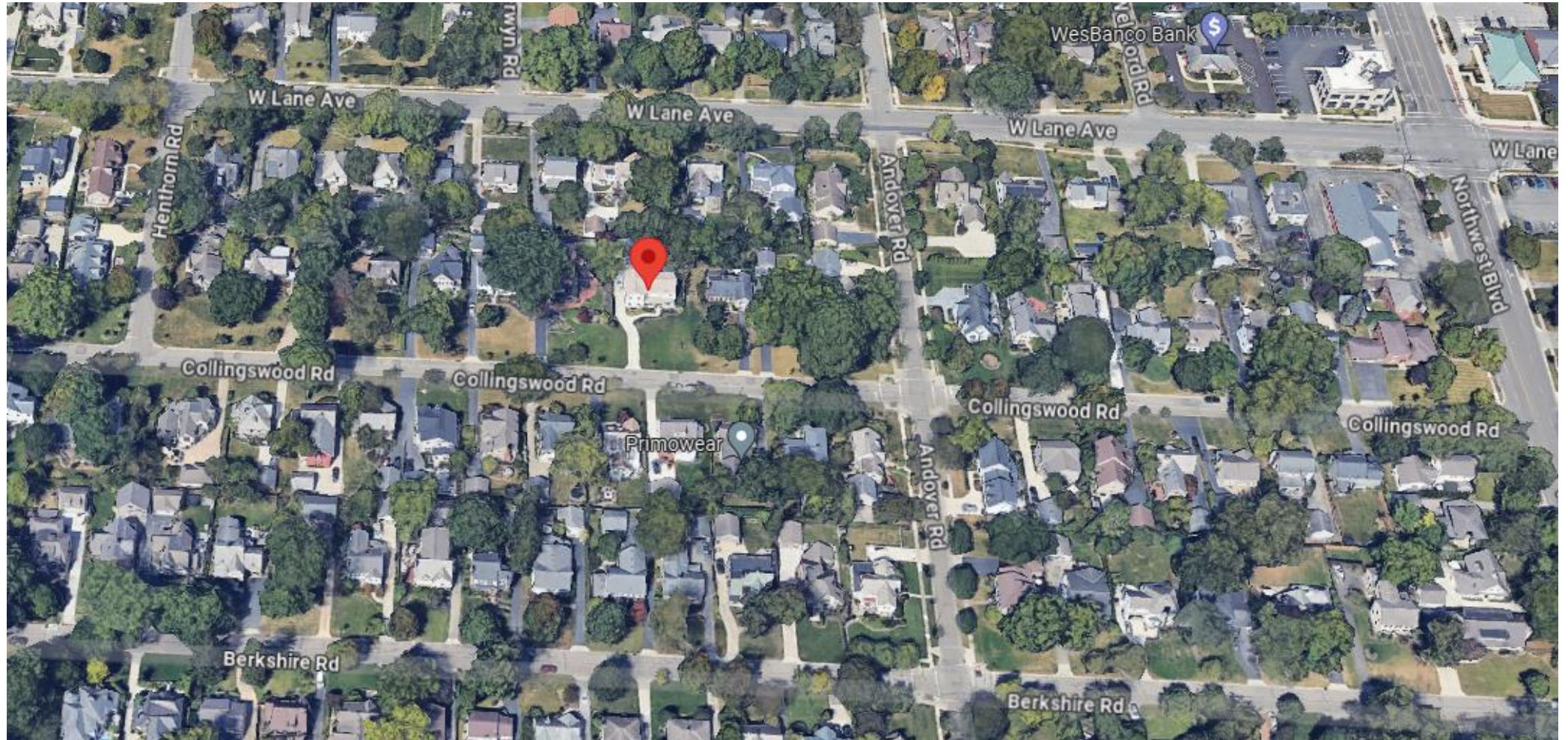
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1901 West Lane	Anthony & Cassandra Drewry		7/21/24
1891 West Lane	John & Lauren Fiske		7/21/24
Applicant Signature: 			Date: 7/22/24

1912 Collingswood Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



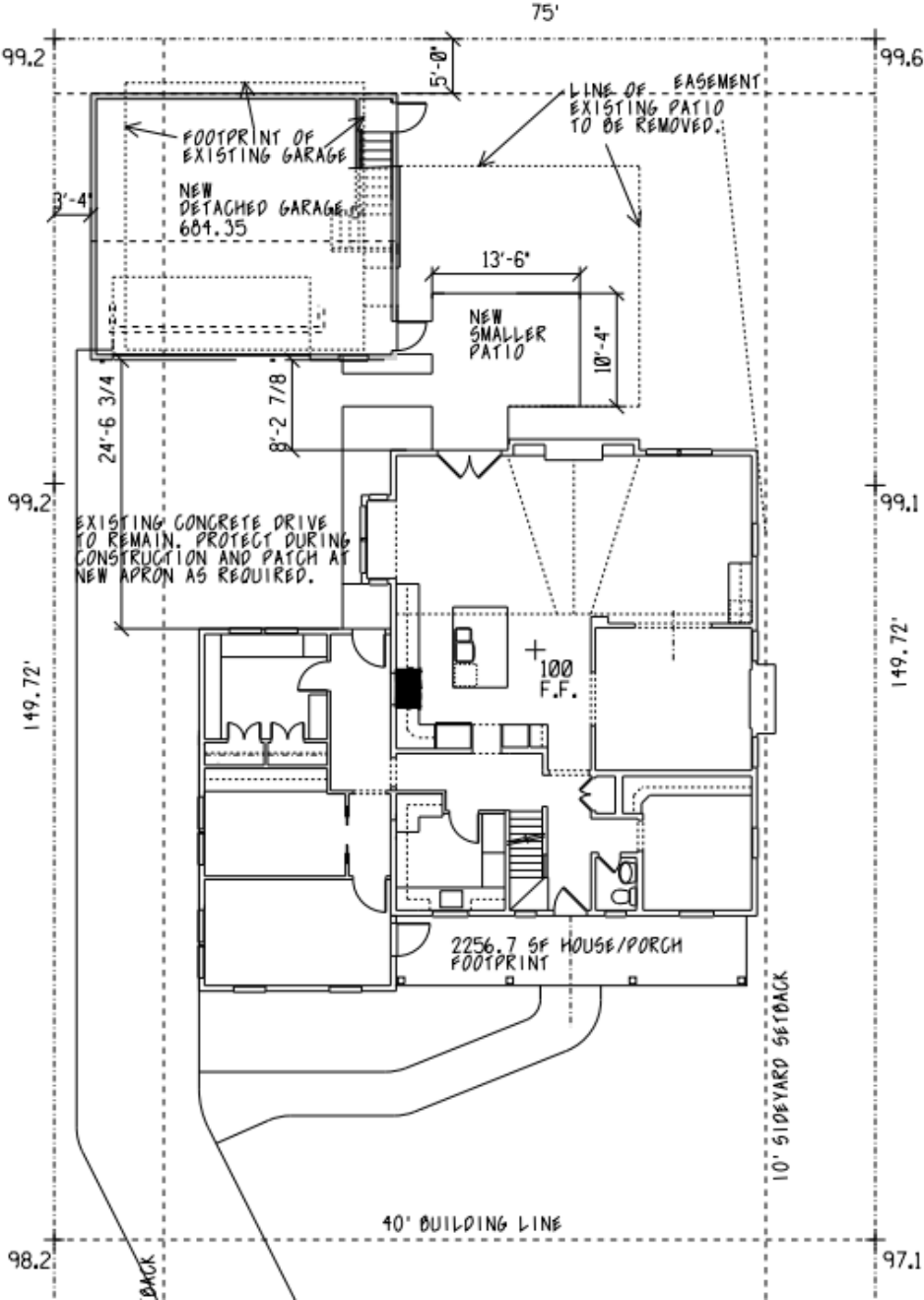
Existing Collingswood Road Elevation



As-Built Garage



Proposed Site Plan



Previously Approved Garage Elevations

