



9/18/2024 | 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 21, 2024 and September 4, 2024 meeting minutes.
- b. 2745 Camden Road (VAR-55-24) - To allow an expanded patio that results in 35.2 percent front yard development coverage along Northam Road when 25 percent is the limit.

3. Variance/Conditional Uses

- a. 2459 Tremont Road (VAR-50-24) - To allow two HVAC units that are one-foot from the side property line, when a three-foot minimum is required.
- b. 1662 Doone Road (VAR-51-24) - To allow a detached garage that is 19 feet in height, when 17 feet is the limit and has a top wall plate height of 10 feet, when 9'-6" is the limit.
- c. 2549 Tremont Road (VAR-52-24) - To allow a circular driveway that results in 32.3 percent development coverage, when 25 percent is the limit.
- d. 2463 Coventry Road (VAR-53-24) - To allow an addition that results in a side yard setback of 4'-7", when eight feet is the minimum, results in a side yard sum of 14'-8", when 16 feet is the minimum, and encroaches up to 4'-1" into the 8'-8" side yard longwall setback. The improvements also result in a building coverage of 30 percent, when 29 percent is the maximum and a third floor area that is 43 percent of the second floor, when 33.3 percent is permitted.
- e. 1984 Ridgeview Road (VAR-54-24) - To allow a five-foot tall wooden fence to project up to 22 feet into the 40-foot platted front yard setback, which is not permitted.

4. Updates & Reports

- a. Update from the Community Development Department

5. Adjournment

8/21/2024 | 6:00 PM

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

Members Present: Daniel Barringer (arrived at 6:08 pm and was present for all further business), Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver

Members Absent: Bill Westbrook

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

1. Call to Order/Roll Call

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

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

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

VOTING NAY: None

ABSENT: Daniel Barringer, Bill Westbrook

ABSTAIN: None

The motion carried (5-0).

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.**

Finding #1 noted in the Staff Report.

- 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).**

Finding #6 noted in the Staff Report.

- 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.**

Findings #4 and #8 noted in the Staff Report.

- 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.**

Findings #4 and #9 noted in the Staff Report.

- f. **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.**

Subject to the condition that all requirements from the State of Ohio be satisfied prior to the submission of a Certificate of Zoning Compliance application.

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

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

The motion carried (6-0).



City of Upper Arlington

BZAP Minutes | Page 2 of 9 | 8/21/2024

Mr. Milam shared that Staff appreciate working with Upper Arlington High School on the one-plot cemetery in the Litchford Garden. It was a very smooth process and the outcome is a positive one for the community.

Ms. Emison administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

3. Variance/Conditional Uses

a. 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). *Moved from the Consent Agenda.*

Ms. Kelly gave a brief overview of the application. The homeowners would like to add an addition to the back of their home. The property is a narrow lot and the existing home encroaches into the front yard 20-foot setback and the options for locating the addition are limited. They want to align the addition to the plane of the home. It would be a one and a half-story addition. Staff is supportive of the application.

Joshua Ilenin, the applicant, noted that they have a shared driveway along one side of the house that makes it difficult to find a location for the addition.

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

- Walter Warkus shares a driveway with the applicant. He was unaware that an addition was planned. He thinks it will negatively impact his life. He would like to have a fence installed to prevent construction impacts. His northern view will be obstructed by this addition.

Ms. Mitchell noted that there are rules and regulations regarding construction in the City to minimize impacts and said that improvements are encouraged. Mr. Milam shared construction hours with Mr. Warkus.

Ms. Mitchell asked if shared driveways are ever separated. Mr. Milam said that it happens occasionally, but is typically arranged between neighbors. There are some options for separation. Mr. Barringer said that fences are not allowed in the front yard.



Mr. Carpenter asked how the setback is impacted. Ms. Kelly said that the applicant is not asking to extend further into the setback. Mr. Milam stated that the addition will not extend to the back of the property, so there will be some open space. Given the narrow size of the lot and its location on a corner, this is typical. Mr. Milam said that Staff is supportive.

Ms. Mitchell said the request was a modest one in keeping with the neighborhood.

Ms. Mitchell moved, seconded by Mr. Carpenter, to approve the 2665 Westmont Boulevard (VAR-49-24) application.

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

The motion carried (6-0).

b. 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.

Mr. Milam gave an overview of the application and property. The property is located directly across from Greensview Elementary School. He noted that the patio surrounding the pool stretches to the property lines, which would not be allowed today. The applicant would like to add a pool house/pavilion in the back corner of the property, including an outdoor kitchen. The proposed structure would extend significantly into the rear yard setback. Mr. Milam said it is a relatively large pavilion and 12 feet in height. Staff has offered a number of items for the applicant to consider in revising their plan, including centering the pavilion, reducing the width, shifting the pavilion to be more in line with the pool, removing hardscape and replacing with landscaping, placement of lights and speakers, and reduction of height.

Ashley Smith, the applicant, said she agrees with most of the proposed changes. However, she does not want to reduce the height because it will make the structure feel crowded. She also needs to evaluate the recommendation to reduce the width of the structure because she has many furniture needs for the space.



Mr. Barringer asked for clarification on the structure's walls. Ms. Smith said there will be two walls with wood panels to shelter it from weather. He noted that because it is not a necessary structure and it is open to the neighbors' yards he would find it difficult to approve.

Ms. Smith noted that it is impossible to move the pavilion to fit the 10-foot setback requirement without crowding the pool. Mr. Barringer said he does not want the structure so close to the neighbors.

Chair Tolliver asked if they looked at what could be built if they stayed within the zoning requirements. Ms. Smith said the house is built around the pool and she wants to make it aesthetically pleasing. She has looked at a smaller structure; however, this will not meet her requirements.

Ms. Mitchell said that in order to approve the variance the Board needs to approve it based on specific conditions, which she does not believe are present in this situation. The variance stays with the property and will impact the neighbors. Ms. Smith said she is trying to work with her existing situation. The zoning requirements were not in place when the home was built in 1970.

Ms. Mitchell and Chair Tolliver suggested working with Staff to revise the design and come back to the next work session with other options.

Mr. McGrath asked for confirmation on the coverage number of over 50%, which will not change. Mr. Milam confirmed.

Chip Myers, the applicant's contractor, stated that the drainage is fairly good on the property. He reiterated the challenging situation with the current setbacks for the property.

Mr. Barringer expressed concern about the neighbors and the structure being so close to their homes.

Ms. Smith said they evaluated the option of adding on to the back of the house; however, it creates a blind spot to the pool. She needs to be able to watch the entire pool for safety reasons.

Mr. Boyer asked about the change in elevation on the patio. Mr. Myers pointed out where it occurs in the drawings.



Mr. McGrath said he is struggling with adding additional coverage in an area that is already over by a large amount. He said it is too large and too close to the neighbors.

Ms. Pettit outlined what happens if the request is denied.

Chair Tolliver and Ms. Mitchell suggested coming back to the next work session. Mr. McGrath said he would like to see a reduction in coverage.

Ms. Mitchell moved, seconded by Mr. Carpenter, to postpone the 1441 Langston Drive (VAR-44-24) application to the September 4th, 2024 Work Session.

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

The motion carried (6-0).

c. 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.

Ms. Kelly gave an overview of the application which is located on a large property – 1.3 acres. The property has an existing garage/shed that was permitted and the homeowners would like to replace and expand the size of the structure. It is on a fairly wooded lot with good tree coverage. It is located within the buildable area of the lot and within the setbacks. The main concern is the height of the structure, which exceeds the ten-foot limit by seven feet. Staff believes the impacts on neighbors will be minimal. It will overlook a neighbor's shed. Ms. Kelly said that the Board approved a similar structure on a large lot recently.

Matt Old, the applicant, described the process they went through to reach the proposed height. In order to have meaningful windows, the roof needs to be a higher pitch.

Mr. McGrath asked whether the structure has services. Mr. Old said it currently has electricity.



Mr. Barringer noted that they have approved accessory structures with a second story at a height of 17 feet, so he agrees it should be allowed for one with a loft.

Ms. Mitchell moved, seconded by Mr. Carpenter, to approve the 2670 Edington Road (VAR-45-24) application.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver,

VOTING NAY: None

ABSENT: Bill Westbrook

ABSTAIN: None

The motion carried (6-0).

Mr. Milam noted that Staff are seeing an increase in applications and interest in detached habitable spaces.

- d. 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.***

Ms. Kelly gave an overview of the application, which is located just outside of the historic district. The applicant's contractor did not construct the garage according to the approved plans. The garage is not complete as construction stopped when the error was discovered. The garage is one foot too tall according to the plans. She noted that the Board typically does not approve changes to the top wall plate and it is difficult for Staff to support this request. Ms. Kelly also said that Staff have heard from neighbors that are in favor of the request.

Brooks Humphreys, the applicant, described the process once they were notified of the height overage and how the error was made. He had the contractor stop work at that point. He said that after evaluation, it will be very significant to remedy the situation. Mr. Humphreys noted that the adjacent neighbors are supportive of the second variance.

Mr. Carpenter said that he understands the two sides of the issue; it is difficult from the City's side because they do not want to set a precedent, and it is



frustrating on the homeowner's side. He is supportive of the application due to the circumstances.

Mr. Barringer said that the new height is still within an acceptable range that could have been approved.

Chair Tolliver asked for clarification on when the error was discovered. Mr. Humphreys said it was discovered in early July when the framing inspection was completed. No further work has been completed since then.

Mr. Milam asked the Board if they were aware of any remedies for reducing the impact of the wall plate height. Mr. Barringer and Mr. Boyer said that adding additional trim or something similar may actually call more attention to the issue. Mr. Carpenter noted that the owner is not benefitting from the error.

Ms. Mitchell said she is supportive, but is concerned about the impacts to the City for enforcement. Mr. McGrath asked about wall plate height variances. Ms. Kelly said these types of requests are not very common, but do come in occasionally. Mr. Milam said that Staff is evaluating adjusting the wall plate height.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 1912 Collingswood Road (VAR-50-24) application.

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

The motion carried (6-0).

4. Updates & Reports

a. Updates from the Community Development department.

Mr. Milam provided the following update:

- The Envision Henderson study is going very well.
- Golden Bear and Scioto Villas work should begin again in September.
- Interviews are starting for the assistant code compliance position.
- Solar panels are being installed in the Community Center.
- Staff are currently reviewing fee structures and looking at reducing solar panel fees to encourage installation.



City of Upper Arlington

BZAP Minutes | Page 8 of 9 | 8/21/2024

5. Adjournment

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

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath,
Marianne Mitchell, Shannon Tolliver

VOTING NAY: None

ABSENT: Bill Westbrook

ABSTAIN: None

The motion carried (6-0) and the meeting was adjourned at 7:39 pm.

ATTEST:

CHAIR:



9/4/2024 | 6:00 PM

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

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

Members Absent:

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 6:01 pm.

Ms. Emison administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

2. Unfinished Business

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

Ms. Kelly gave a brief update of the changes made to the application following the August meeting. Highlights include more grassy areas on the west and south sides of the property and around the proposed pavilion. The pavilion was reduced in size by 89 square feet and reduced in height by two feet. This reduction in height changes the setback requirements. The structure was also moved in by one foot from the side property line. The



development coverage was reduced to 54.4% and the building cover is still compliant.

Chair Tolliver said she appreciates the applicant working with Staff and reducing the height and adding additional landscaping for buffering. Mr. Barringer agreed.

Mr. Westbrook moved, seconded by Ms. Mitchell, to approve the 1441 Langston Drive (VAR-44-24) application.

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

The motion carried (7-0).

3. Informal Review

a. 4000 Horizons Drive - Informal review of proposed changes to the existing office and digital media production building into a mixed-use/flex space concept.

Mr. Milam gave an overview of the project which includes renovation of a farmhouse and stables that had previously been used as office space. The building has been for sale on and off for the past nine years. It is split into two parts. The prospective buyer plans to do interior renovations and divide the building into a restaurant and bar, studio and office space.

Chair Tolliver asked about the uses in the adjacent building. Mr. Milam said it is a financial services business.

Mr. Milam noted that this corner of businesses has been underperforming and his research indicates that there need to be additional businesses.

Mr. Barringer asked what the building is being used for currently. Mr. Milam said it is being used for recording space.

Mr. Milam described the potential uses for the building. It is currently zoned ORC – Office and Research District. He said they are looking at having at least 50% office, but this may increase to 75%. The property does not require a rezoning, but a conditional use with a variance combined. Chair



Tolliver clarified that the variance would be necessary if the office usage was not 85%.

Mr. Milam noted that the space needs a considerable amount of renovation.

Mr. Carpenter asked about proposed hours for the restaurant/bar. Mr. Milam provided the proposed hours and noted that both the spaces will be members-only and not open to the public. Mr. Barringer asked if there would be any outside patio space. Mr. Milam said the applicants are not currently planning any outside space.

Mr. Westbrook said that by his calculations the only way to reach 85% office space would be to combine the restaurant and bar.

Andy Mills, the broker for the prospective purchaser, provided an overview of the proposed development, which would include a restaurant, bar, podcast studio space and office space.

Mr. Mills said the members-only restaurant is planned to be 20 seats and only open Thursday-Sunday, with two seatings. They are working on how to separate the restaurant and bar. They plan for 50 members. He noted that the space is very unique and not the most efficient use of space.

Mr. Barringer said there are a number of restaurant activities that can cause disturbance to adjacent property owners. Mr. Mills described how they plan to screen the uses from the adjacent residential uses. He also said that they do not expect a large number of cars due to the restaurant concept.

Mr. Milam said that Staff are looking at deed restrictions, among other things, to ensure the size and uses stay the same.

Mr. Westbrook asked for clarification on whether the project would require a rezoning. Mr. Milam said it would require a conditional use and potentially a variance if the project does not reach 85% office space usage.

Mr. Mills said that they are looking into combining the bar and restaurant into one section of the property and using the other portion as studio/office space. He noted that there is a time crunch due to the restrictions put on the contract by Huntington Bank.

Mr. Mills said the adjacent DeSantis mansion is also for sale.



Mr. Mills noted that there is a large amount of deferred maintenance on the property, but the majority of the work will be in the interior. He also said there will be very minimal signage.

Chair Tolliver said the project sounds like a unique concept and looks forward to feedback from adjacent neighbors.

Ms. Pettit noted the timing issues required for sending notice to adjacent neighbors.

Mr. Milam reiterated the importance of addressing each of the conditional uses and variances for the Board to consider.

b. CANCELLED Informal review of proposed minor and clean-up amendments to the Unified Development Ordinance.

This item was cancelled.

4. Updates & Reports

a. Update from the Community Development Department.

Mr. Milam provided the following update:

- Mr. Milam and Ms. Kelly presented the Envision Henderson plan to a UAHS student club.
- Progress is being made on the Golden Bear and Scioto Villas projects, as well as Fishinger Road.
- ULI will be touring the Community Center on September 18th.

5. Adjournment

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

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

The motion carried (7-0) and the meeting was adjourned at 6:47 pm.

ATTEST:

CHAIR:



City of **Upper Arlington**

BZAP Work Session Minutes | Page 5 of 5 | 9/4/2024

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 18, 2024

Subject: 2745 Camden Road (VAR-55-24) - To allow an expanded patio that results in 35.2 percent front yard development coverage along Northam Road when 25 percent is the limit.

Site Description/History

The subject property, 2745 Camden Road, is located at the southwest corner of Northam and Camden Roads, directly across from the Northam Park baseball fields. The property is 60' x 127', similar to others in the neighborhood, and is zoned R-1c, One-Family Residence District. It is platted at Lot #169 in the [Guilford Place](#) subdivision from 1924. A stone and stucco Cape Cod sits five feet behind the 20-foot default setback along Northam Road and 10 feet behind the platted 30-foot setback along Camden Road. A patio with mature bushes is located in front of the house, facing the park; a large mature tree near that patio was recently removed. A three-car wide concrete driveway is located on the west side of the property and leads to a three-car attached garage with a breezeway facing Northam Road. The home was built in 1941 with a "semi-attached" one-car garage, later widened to a three-car in 1967. A breezeway addition was completed in 1967, which required a side yard setback variance from the Board. Repairs were made to the garage and concrete pads in 2016. The applicant purchased the property in November 2018.

Proposal

The application includes the installation of an expanded patio and seatwall within the Northam Road front yard. The 350-square foot paver patio expansion will be bordered by a 30-inch tall stone seat wall, with Yew and Hydrangea bushes to help screen and soften the hardscape. The mature tree near the patio that was recently removed will be replaced with a Hornbeam. All other existing plants are to remain. Overall building and development coverage are compliant with City standards, but the proposed plan would exceed the front yard limit by 261 square feet. The patio will be sloped to drain toward the street and a rain barrel is proposed near the house to help with stormwater.

Zoning Code Requirements

- To allow a patio that results in 35.2 percent front yard development coverage when 25 percent is the limit (Article 5.02).



Alternatives

The existing front yard development coverage along Northam Road is already legally nonconforming as it slightly exceeds the permissible limit. The applicant could remove some existing hardscape, mainly along the driveway, to allow for the expanded patio, but it would likely create access issues to the three-car garage and the wide driveway apron would not align, making an awkward appearance from the street. One earlier version of the plan included a large, freestanding trellis that covered the patio, which has been removed, while others included a much larger patio and/or a fireplace.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. As the Board is well aware, homes on corner lots are "penalized" by having two front yards, which pushes development to the rear corner of the property, thus limiting development potential in order to preserve front yard greenscapes and open vistas. At the subject property and due to the placement of the existing home and wide driveway, there really is no space to add a patio in the side and/or rear yards, hence the existing patio in the front yard. The applicant has discovered this space is not large enough to accommodate their family and want to take advantage of viewing park activities.

The Board is also well aware of development coverage requests and their difficulty with support primarily due to aesthetics and stormwater, and has historically held requests in the front yard to around 30 percent with a number of conditions. In this case, a wide driveway already exists and will not change as access to the property would be significantly impacted (Finding #6). The patio would face a narrow, busy road and will not be visible from the street due to a quality landscape plan. Based on the applicant's revisions, the plan is not excessive (Finding #3). For these reasons, Staff recommends that this application be approved.

Attachments

1.	BZAP Staff Report Pictures - 2745 Camden Road
2.	Redesign w. Plants Mon Sep 9 2024 09-10-00-compressed
3.	2745 Camden Rd Variance App

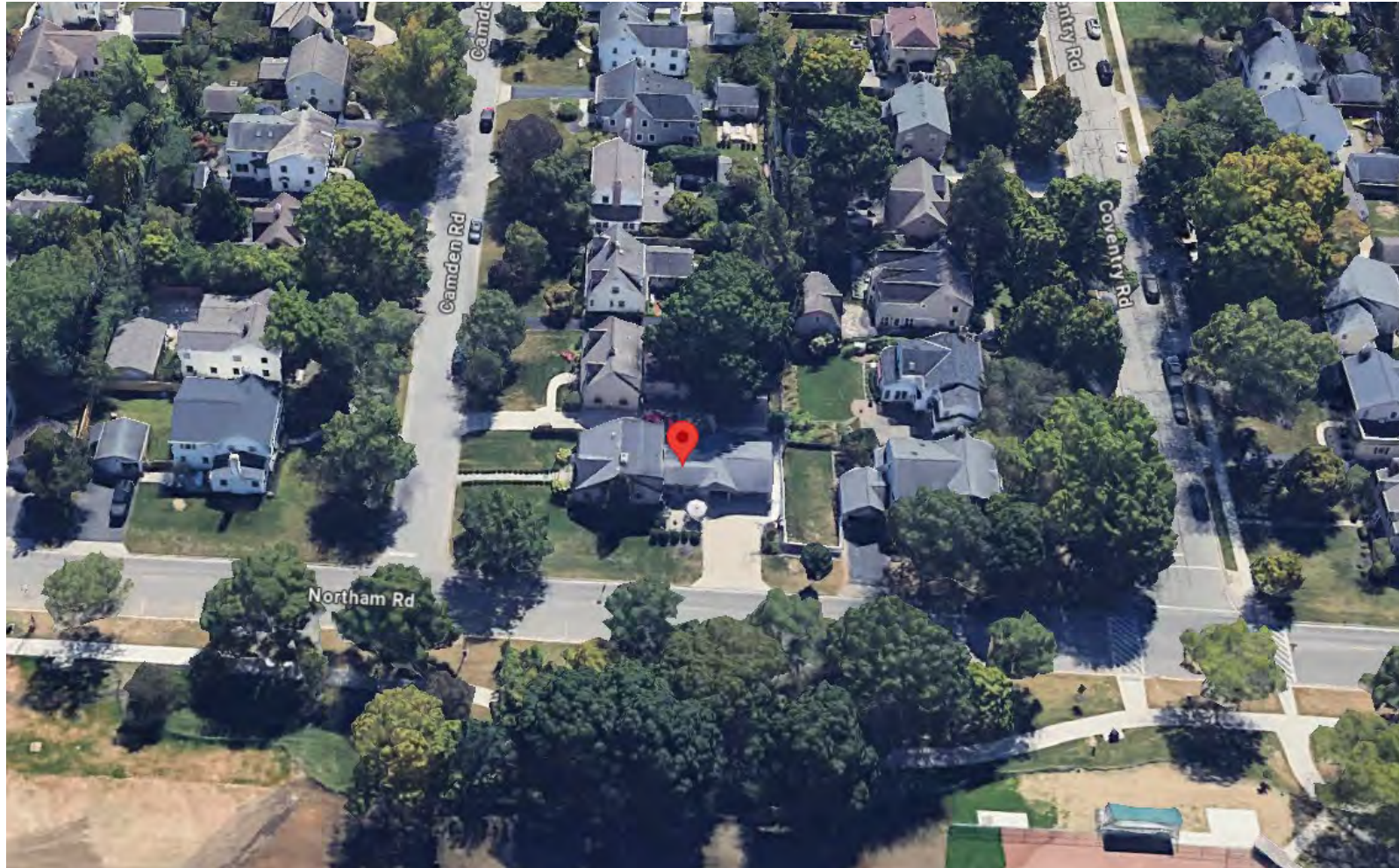


2745 Camden Road

BZAP Staff Report Pictures



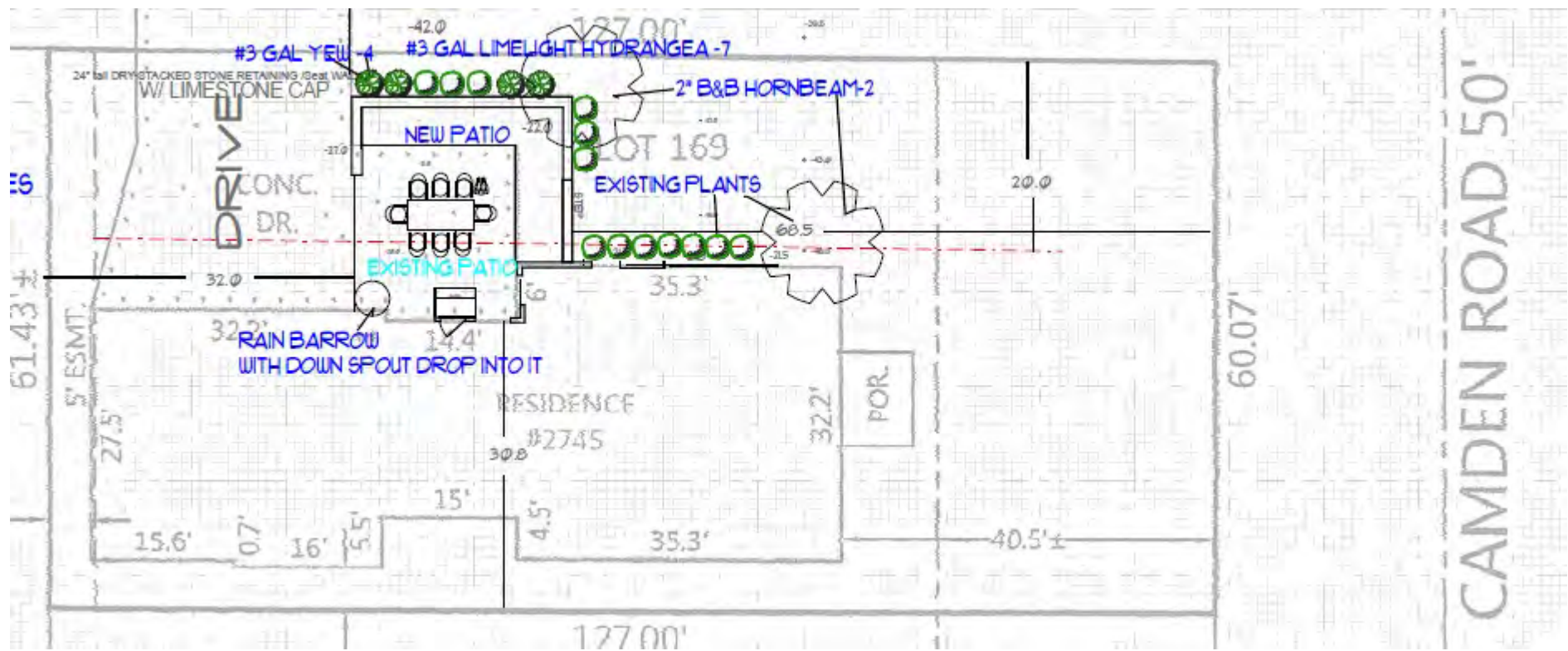
Google Maps ® Aerial – Looking South



Existing Northam Road Elevation



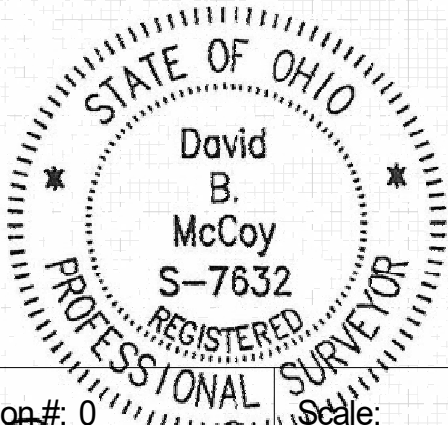
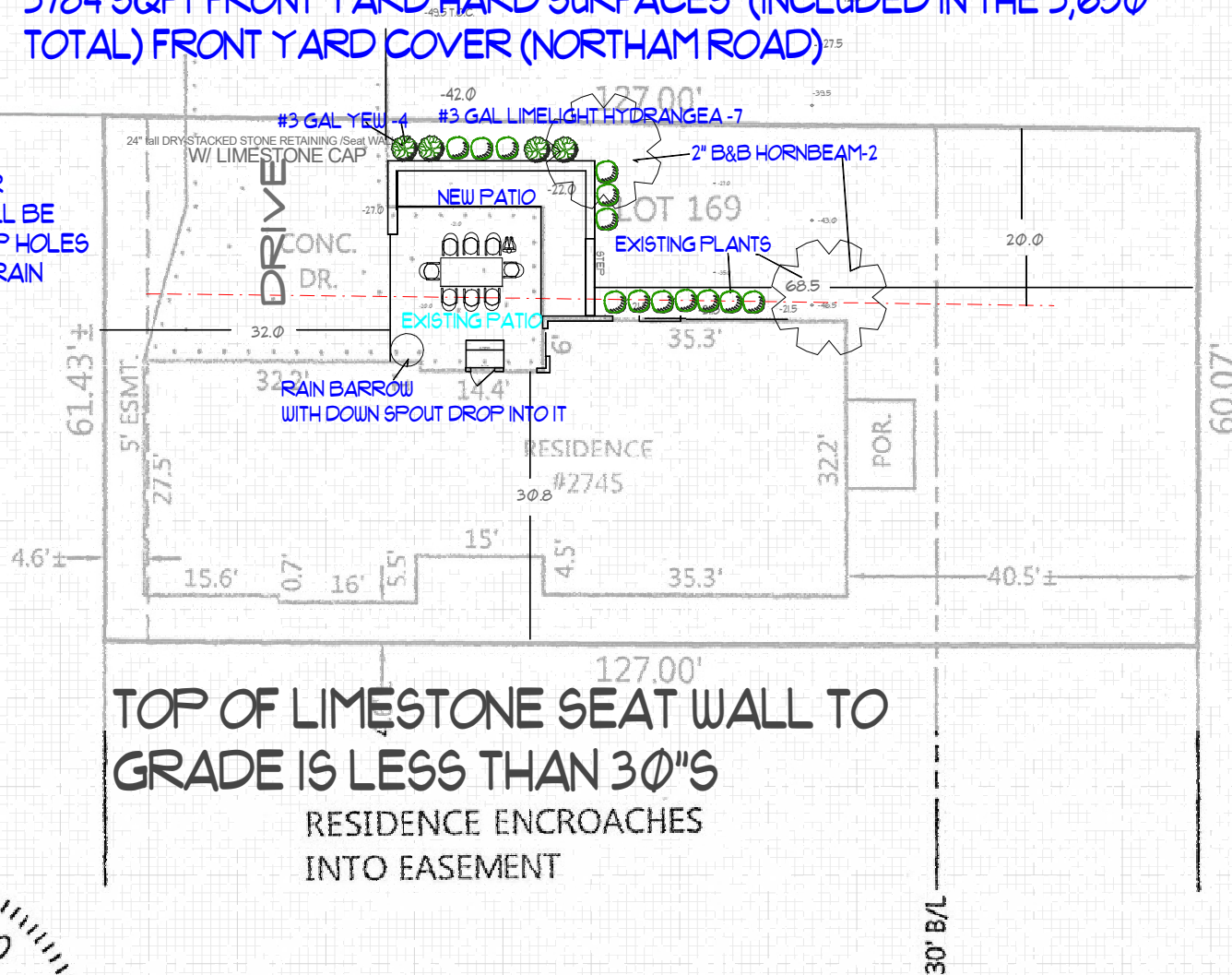
Proposed Site Plan



3,784 SQFT OF TOTAL HARD SURFACES-INCLUDES FRONT DRY LAY BLUE STONE SIDEWALK

3784 SQFT FRONT YARD HARD SURFACES (INCLUDED IN THE 3,650 TOTAL) FRONT YARD COVER (NORTHAM ROAD)

PATIO IS TO HAVE A 1" PER 12' SLOPE AWAY FROM HOUSE FOR PROPER DRAINAGE, THERE WILL BE A CURTIAN DRAIN AND OR WEEP HOLES BY THE SEAT WALL-CURTIAN DRAIN TO TAP INTO EXISTING DOWNSPOUT





24-3865

Variance Application

Status: Active

Submitted On: 8/23/2024

Primary Location

2745 CAMDEN RD
UPPER ARLINGTON, OH 43221

Owner

Judson Ballard
CAMDEN 2745 COLUMBUS, OH
43221

Applicant

 Judson Ballard
 614-746-5631
 judd2931@yahoo.com
 2745 Camden Road
Columbus, OH 43221

Variance Information

Describe Variance Request

Would like to exceed existing hardscape percentage coverage by an additional 195 sq. ft. in order to complete a brand new side patio redesign that will significantly beautify one of the most visible properties along Northam Road, facing Northam Park.

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 house and garage are pushed up against two different lot lines, we are unable to do a patio on any other portion of our property. We are already limited by the opportunity to create an outside living space anywhere else.

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

Granting of this variance will put us over by a very small amount the percentage of allowable hardscape for corner lots in Upper Arlington

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

The variance will create a much more aesthetically pleasing environment, and components of the design have been altered to be sure no ill affects to neighbors are created by this project, i.e. the use of a downspout rain barrel to slow the run off of rain created by adding additional hardscape.

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

The patio plans have been redrawn four times to significantly shrink the footprint along the Northam Road side of the property, and remove several components of the plans including a retractable pergola and built-in fireplace.

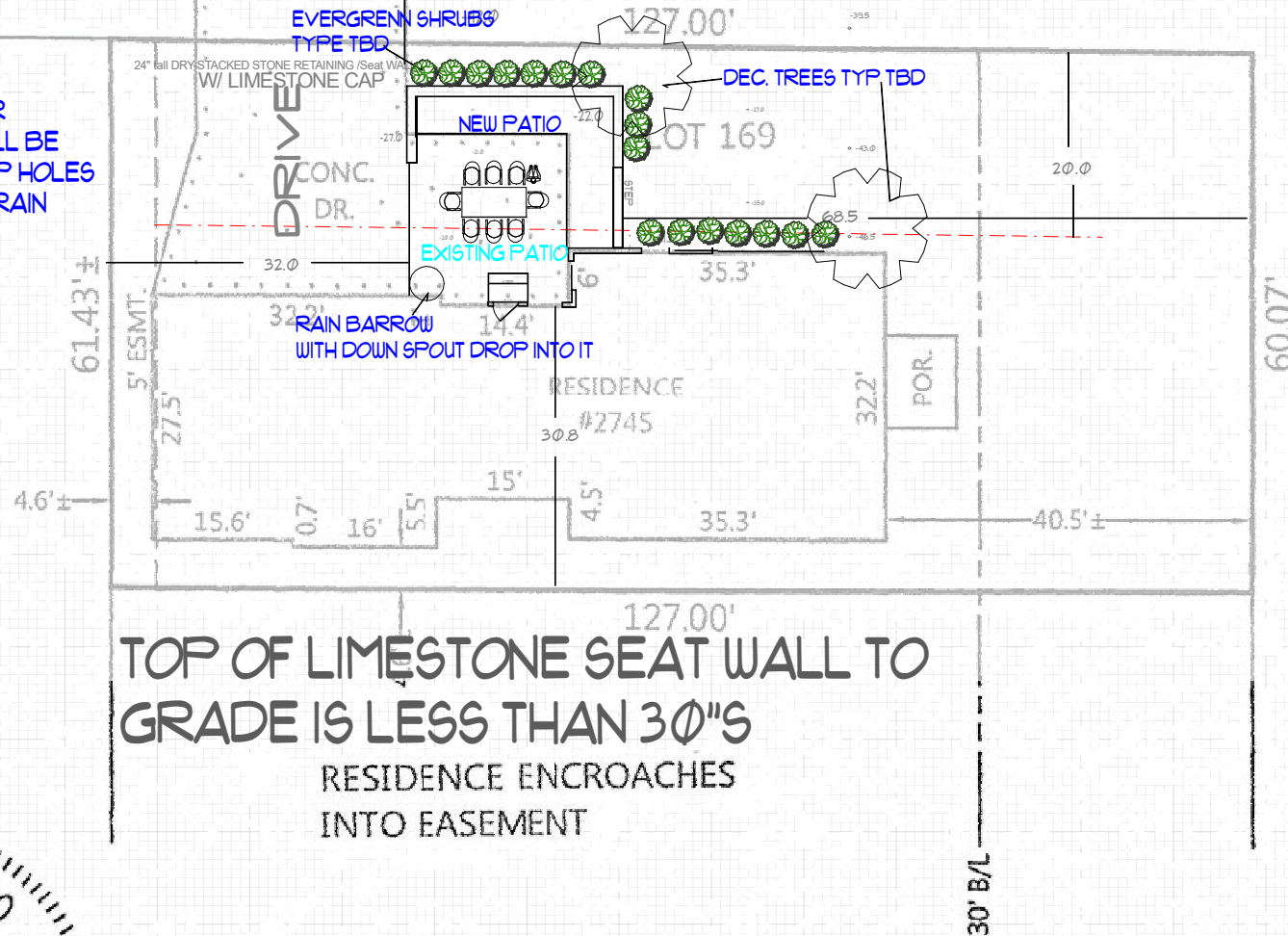
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

There are cracks and uneven sections in the existing concrete that need fixed, there are clogged downspouts under the existing concrete that create backups in our gutter system and standing water around the base of our house, and the grade of slope toward the street was done incorrectly upon the install of the existing patio.

3,784 SQFT OF TOTAL HARD SURFACES-INCLUDES FRONT DRY LAY BLUE STONE SIDEWALK

3784 SQFT FRONT YARD HARD SURFACES (INCLUDED IN THE 3,650 TOTAL) FRONT YARD COVER (NORTHAM ROAD)

PATIO IS TO HAVE A 1" PER 12' SLOPE AWAY FROM HOUSE FOR PROPER DRAINAGE, THERE WILL BE A CURTIAN DRAIN AND OR WEEP HOLES BY THE SEAT WALL-CURTIAN DRAIN TO TAP INTO EXISTING DOWNSPOUT



CAMDEN ROAD 50'

Revision #: 0
Date: 9/4/2024

Scale:

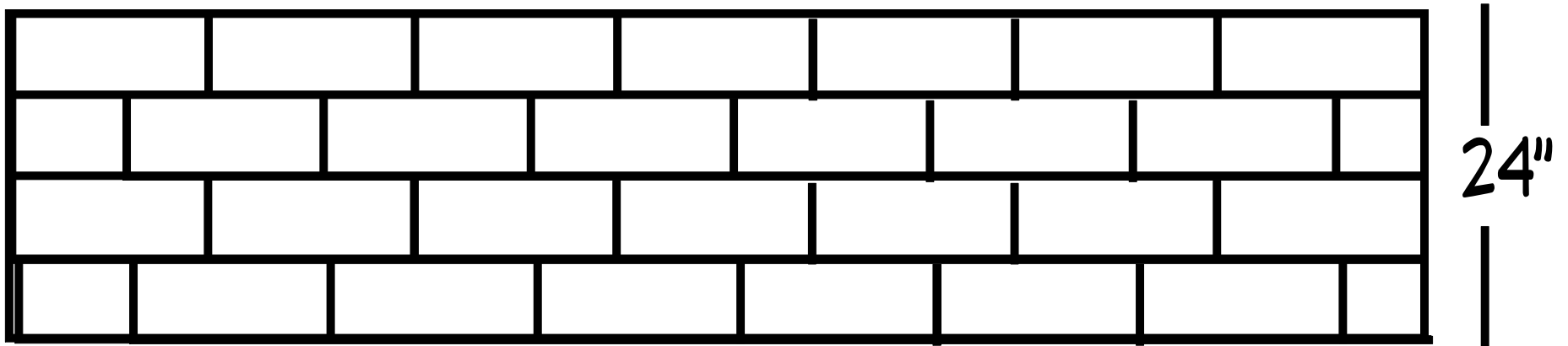
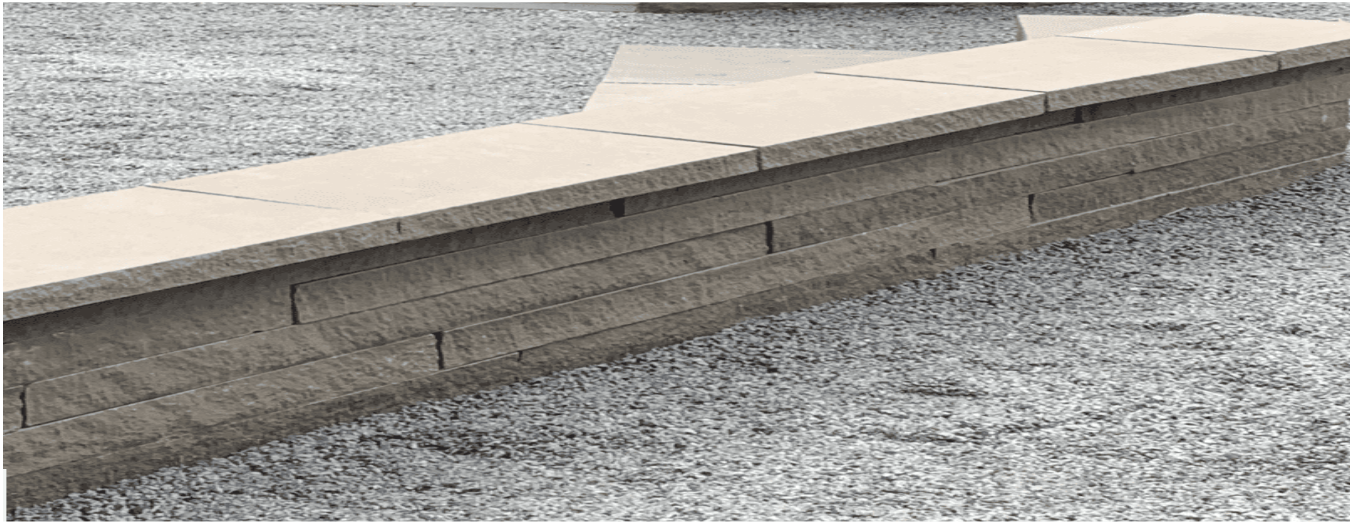
Landscape Plan: 0012

Landscape Design by: Dion Petersimes

Judd

Page 26 of 139

Simes Landscape Inc.



DRY STACK LIMESTONE SEATWALL
WITH LIMESTONE CAP



Location of property subject to BZAP request: 2745 CAMDEN ROAD

Describe activity which requires Board of Zoning and Planning review:

Describe activity which requires Board of Zoning and Planning review:

ADDITIONAL LANDSCAPE DESIGNS BY RATIO REDESIGN
PRKES TO BE COMPLETED IN FALL 2024

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Trenton 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 upperarlingtonohio.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.

[illegible]

Page 30 of 139

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: September 18, 2024

Subject: 2459 Tremont Road (VAR-50-24) - To allow two HVAC units that are one-foot from the side property line, when a three-foot minimum is required.

Site Description/History

The subject property, 2459 Tremont Road, is located on the west side of Tremont Road, just north of Arlington Avenue. It is zoned R-1c, One-Family Residence District, and measures 80' x 210' with a 50-foot building setback line. The property is narrower than many along this section of Tremont Road. The property is identified as Lot #26, Block #97 in the [Upper Arlington](#) subdivision. The two-story, brick home was built in 2001 and had variances approved for development cover, building cover, and the side yard longwall setback. [Since this approval, the allowances for development cover and building cover have increased, which would make these variances null.] The property is in the Historic District, but is not a Contributing Structure. The home was purchased by the applicant in 2015 and currently undergoing an interior renovation.

Proposal

The proposal includes the installation of two HVAC units along the north side yard of the property, just one-foot from the property line. The units would be identical to the existing four units along the house and would provide optimal conditioning of the home. Each unit is 3' x 3' x 3.5' and would have an output of 56 decibels (below the 60 decibel limit). A walkway of just under three feet in width would run between the HVAC units and an existing six-foot tall wood privacy fence and brick wall screen the units from view. The applicant has indicated that existing mature landscaping and the larger (but quieter) size of the units make it difficult to locate along the side property line.

Zoning Code Requirements

- To allow two HVAC units that are one foot from the side property line, when a three-foot minimum is required (Article 6.09).

Alternatives

The applicant could consider relocating the units along the house, but this would require the removal of landscaping or repositioning the walkway. Accoustic panels or other sound-



deadening solutions could be implemented. Existing doors/windows and a generator also limit the placement of these new units.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. The proposed location of the HVAC units along the north side yard of the property positions them in a nearby location where units already exist and behind a privacy fence along the side property line and a brick wall that screens the units from the front yard. Additionally, the applicant has indicated that the adjacent neighbor is supportive of the location; it is adjacent to the neighbor's garage. At the same time, Staff is not aware of similar requests that have been approved by the Board and is concerned with the precedence an approval could set. The purpose of the three-foot setback is to buffer potential impacts of noise and aesthetics and create ample space for maintenance of the units.

Therefore, Staff is neutral on this request and recommends the Board consider Finding #6 (special conditions or circumstances) and/or Finding #7 (resolving through some other method). Accoustic panels or similar sound-deadening devices should be considered to reduce any noise impacts on the neighbor.

Attachments

1.	2459 Tremont Rd Variance App
2.	2459 Tremont Road Staff Report Photos





24-3816

Variance Application

Status: Active

Submitted On: 8/21/2024

Primary Location

2459 TREMONT RD
UPPER ARLINGTON, OH 43221

Owner

THE CAPITAL TRADING CO TR
TREMONT 2459 COLUMBUS,
OH 43221

Applicant

 Tali Friedman
 614-464-1933
 tfriedman@bsdarchitects.com
 990 W Third St
Columbus, OH 43212

Variance Information

Describe Variance Request

The variance request is to allow the placement of (2) condensing units that encroach 2'-0" into the 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?

The home at 2459 Tremont, was designed and constructed with a utility area to the North of the garage, and South of the neighboring 2467 Tremont garage. The area is additionally screened from the 2467 Tremont property by that property's existing 65" tall privacy fence, and screened from Tremont Road by an existing masonry wall and landscaping. This area was designed for HVAC equipment of its era, which has since been replaced with newer units providing greater efficiency and less sound (56 decibels), however are larger in scale. The side yard of 2459 Tremont is landscaped with tall Hornbeams, Boxwoods and lush ground cover; limiting the utilities to the existing utility area will allow for the mature landscaping to remain, however necessitates this variance.

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

We do not believe that this variance will confer special privilege.

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

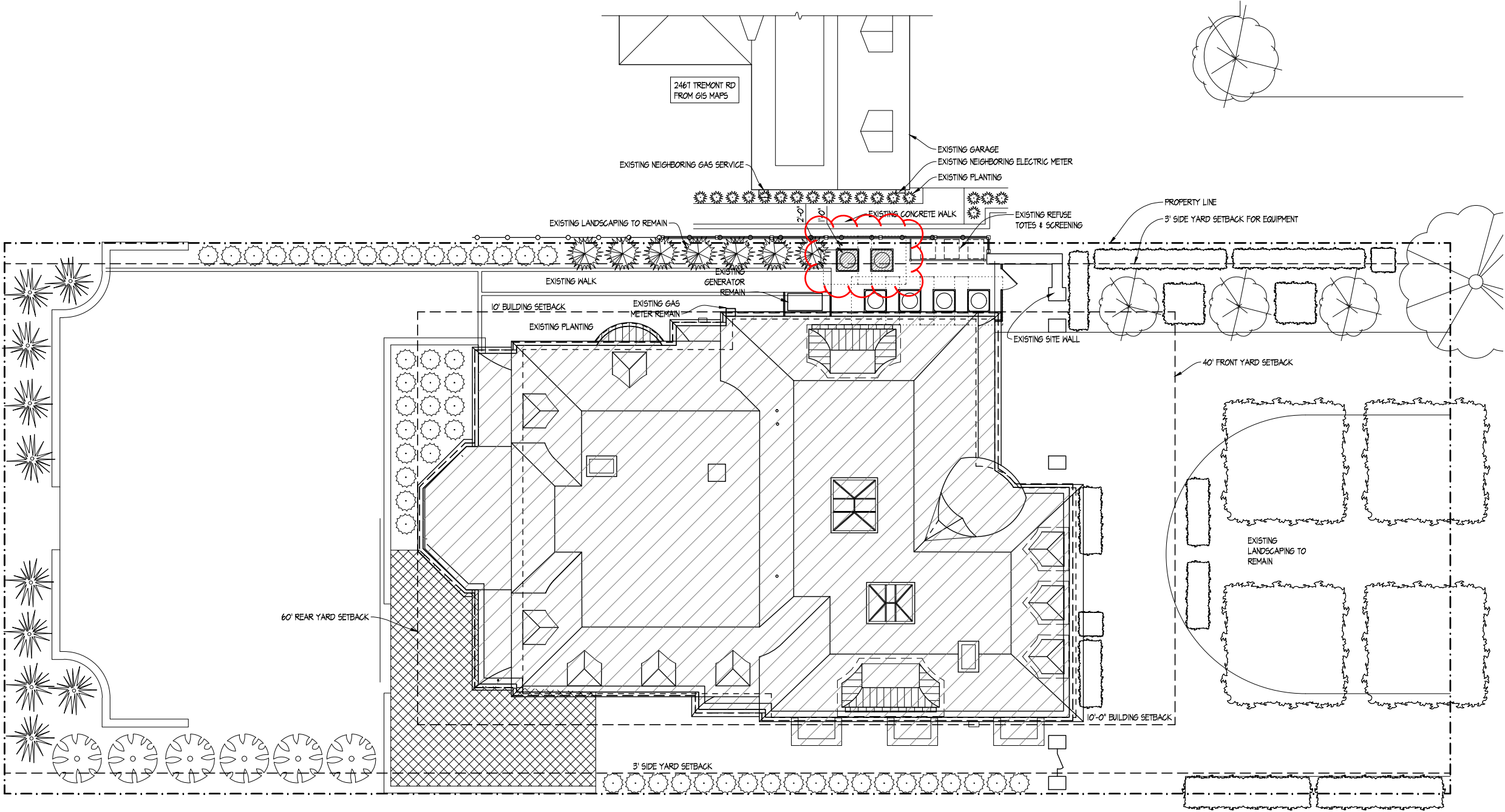
The utility area is intended to remain limited to the existing footprint between two garages and privacy fence, and protected from the street and golf course with a masonry wall and lush landscaping. The views from both the east and west will remain well-shielded and unchanged. We therefore don't expect any change in neighborhood character.

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. Several studies were done utilizing fewer systems, however they resulted in less comfort and efficiency from an HVAC perspective. Other studies for utility layouts were performed, however those requiring removing mature landscaping would be less desirable to the neighbor at 2467 Tremont, and spacing the units too closely together against manufacturer guidelines would render them unserviceable and reduce their efficiency.

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

Without this variance request being granted, more existing trees and natural screening will need to be removed.

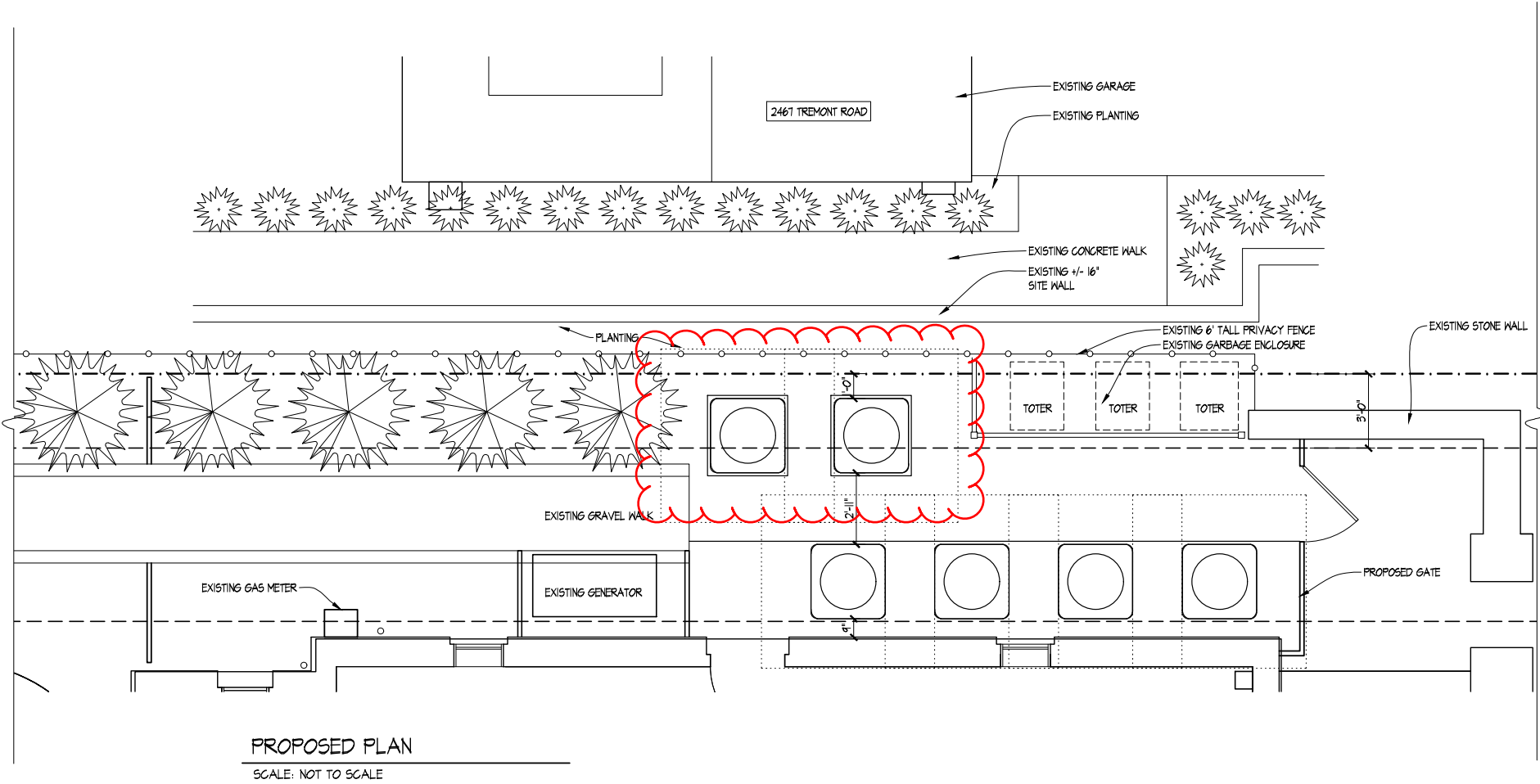


SITE PLAN
SCALE: NOT TO SCALE

SCHEMATIC DRAWINGS FOR THE
RUSCHILLI RESIDENCE

2459 TREMONT ROAD
COLUMBUS, OH 43211

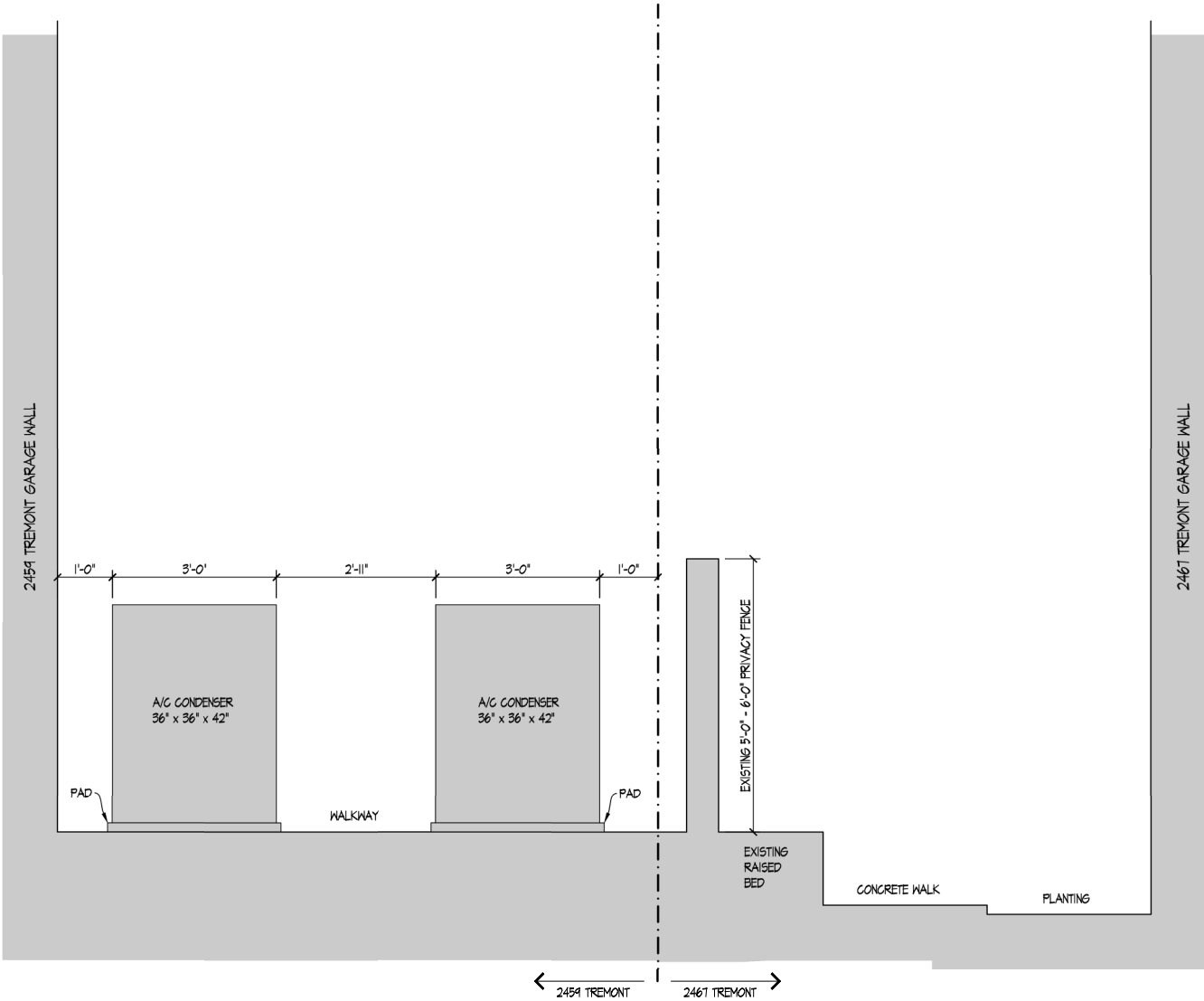
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SCHEMATIC DRAWINGS FOR THE
RUSCILLI RESIDENCE

2459 TREMONT ROAD
COLUMBUS, OH 43211

06.20.2024



PROPOSED SECTION THROUGH UTILITY AREA
SCALE: NOT TO SCALE

SCHEMATIC DRAWINGS FOR THE
RUSCILLI RESIDENCE

2459 TREMONT ROAD
COLUMBUS, OH 43211

08.20.2024



Turn to the experts



Qualifying
Systems Only

INFINITY[®] SYSTEM AIR CONDITIONERS

Outstanding comfort,
up to 24.0 SEER2 rating



featuring



Models 24VNA6, 24VNA9

DESIGNED WITH YOUR COMFORT IN MIND



Carrier Infinity System air conditioners represent years of design, development and testing with one goal in mind – maximizing your family’s comfort. Along the way, we have created new technologies that deliver the outstanding quality and energy efficiency you demand while staying ahead of industry trends and global initiatives.

Breakthroughs like variable-speed technology, enhanced humidity control, smaller cabinet sizes and units designed specifically for the rigors of coastal area installations, mean there’s likely a model tailored to your needs. Whether you expect energy savings or maximum comfort, Carrier Infinity System air conditioners have you covered.



INNOVATION

Inverter-driven, Infinity System air conditioners with Greenspeed® intelligence can make very subtle adjustments to adaptable-speed components as conditions change. The result is smooth, exceptional comfort and extra energy efficiency.



EFFICIENCY

SEER2 (Seasonal Energy Efficiency Ratio) ratings are like your car's MPG – the higher the number, the greater the potential for savings. Infinity System air conditioners offer a range of efficiencies that reach as high as 24.0 SEER2.



DURABILITY

A galvanized steel cabinet, louvered coil guard and baked-on powder paint provide protection against dings, dents and weather-based threats.



HUMIDITY MANAGEMENT

An Infinity multi-stage or variable-speed air conditioner can be the key to up to 400% more humidity removal from the air in your home.¹ Include an Infinity system control and an Infinity multi-speed indoor unit and let Ideal Humidity System™ technology deliver outstanding comfort, all year long.



ENVIRONMENT

Carrier was the first to offer systems with Puron® refrigerant, which does not contribute to ozone depletion. Our commitment to delivering energy-saving comfort continues with our insistence upon earning ENERGY STAR® designation on most of our Infinity System air conditioners.



SOUND

Our Infinity air conditioners cool your home quietly. All models include our Silencer System II™ components that reduce airflow and vibration. The Infinity 26 achieves sound levels as low as 51 dBA – that puts Infinity air conditioners among the quietest in the variable-speed outdoor category.²



LIMITED WARRANTY

To the original owner, our Infinity System air conditioners are covered by a 10-year parts limited warranty upon timely registration. In addition, model 24VNA6 is covered by a 10-year unit replacement limited warranty on compressor failures only, to the original owner with timely registration. The limited warranty periods are five years if not registered within 90 days of installation except in jurisdictions where warranty benefits cannot be conditioned upon registration. See limited warranty certificate at carrier.com for complete details and restrictions.

¹ Select models only. Based on Carrier testing. Compared to a single stage 13.0 SEER system, in worst-case conditions (cool and damp).

² Depends on model combination. Based on Carrier lab testing of Infinity 26 models and AHRI sound level data for competitors' variable-speed outdoor units, published as of 12/19.

THE CARRIER DIFFERENCE

PERFORMANCE

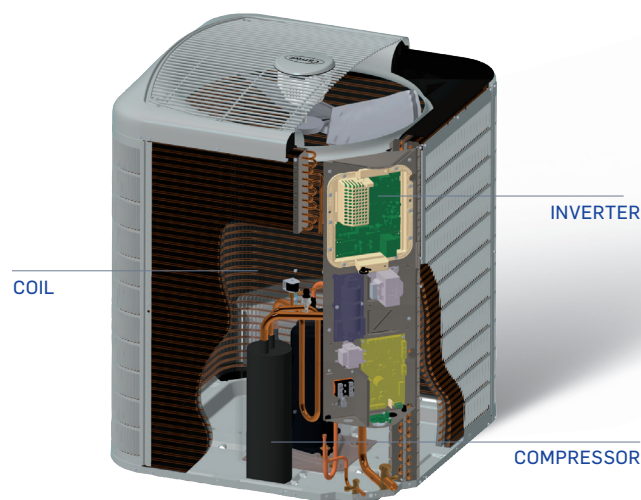
If you could look under the hood of a Carrier Infinity air conditioner, you'd see what drives the performance: a serious commitment to quality. Our microtube coil technology saves space and provides lasting comfort with its corrosion-resistant construction. In addition, some models include innovative extras like the inverter control and a variable-speed compressor.

COMFORT

The inverter manages home comfort based on conditions such as indoor temperature, outdoor temperature, humidity levels, thermostat settings and more. Combined with a variable-speed compressor, the inverter tracks trends and makes intelligent speed and capacity adjustments based on past performance. As a result, this system is designed to deliver the highest possible comfort at the lowest possible energy use.

SERVICEABILITY

The Infinity 26 is the first air conditioner to offer Bluetooth® connectivity built-in for enhanced serviceability and software updates at the outdoor unit.³ That means your dealer can troubleshoot, service and even “push” software/ firmware updates to the outdoor unit with fewer, if any, trips into the home. And, in some cases, you don't even need to be home.



**INFINITY 26
AIR CONDITIONER**

A RANGE OF COMFORT

Carrier delivers cooling systems in a range of shapes and sizes. Check out this side-by-side comparison to see how our highly efficient Infinity System air conditioners measure up against our Performance™ and Comfort™ models.

	Infinity System	Performance Series	Comfort Series
Motor Performance	Variable-speed rotary and variable-speed scroll compressors available	Two-stage and single-stage scroll compressors available	Single-stage scroll compressor
Efficiency	Up to 24.0 SEER2 rating	Up to 17.0 SEER2 rating	Up to 16.5 SEER2 rating
Durability	WeatherArmor™ Ultra cabinet protection	WeatherArmor Ultra cabinet protection	WeatherArmor™ cabinet protection
Sound	Silencer System II™, dBA as low as 51	dBA as low as 72	dBA as low as 72
Recommended Control*	Infinity system control	ecobee for Carrier Smart Thermostat	ecobee for Carrier Smart Thermostat
Limited Warranty	10-year parts† 10-year unit replacement (24VNA6 compressor failure only)†	10-year parts†	10-year parts†

* Control sold separately.

† Upon timely registration. The warranty period is five years if not registered within 90 days of installation except in jurisdictions where warranty benefits cannot be conditioned upon registration. See limited warranty certificate for complete details and restrictions.

³ Based on review of competitive literature as of Fall 2019. Bluetooth is a registered trademark of Bluetooth SIG, Inc.

SYSTEM HIGHLIGHTS



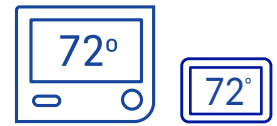
OUR MOST EFFICIENT

Infinity System air conditioners offer true potential for annual savings while providing extra comfortable cooling. When compared to a standard efficiency air conditioner, the Infinity 26 can save up to \$103 a year in cooling.⁴



MARKET-LEADING LOW SOUND²

All Infinity air conditioners include our exclusive Silencer System II™ feature to quietly cool your home. Our quietest model uses an inverter-controlled variable-speed compressor to fine-tune performance as conditions change, resulting in sound levels as low as 51 decibels. That's quieter than a conversation.



OUR MAGIC TOUCH

The Infinity system control is the user-friendly key to unlocking your system's potential. With the Wi-Fi® option and optional smart sensor for zoning, you can easily manage temperatures and ventilation in up to eight zones from nearly anywhere using a smartphone, tablet or computer – or let the Infinity system control do it all for you by monitoring your preferences and the conditions outside.⁶

⁴ Values based on the Infinity System 26.0 SEER 2-ton unit combinations compared to a 14/16/18/20.5 2-ton system combination using AHRI® data as of February 2020 and estimated national average operating cooling costs.

⁶ Requires Internet connection.

ASK YOUR DEALER ABOUT HOW TO COMPLETE YOUR HOME COMFORT SYSTEM

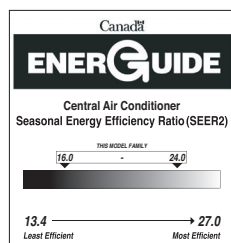
Control	Gas Furnace	Evaporator Coil	Air Purifier	Humidifier	Ventilator
					
Allows precise temperature control and humidity control along with programmable features to further customized your comfort.	Provides reliable, high-efficiency heating for long-lasting comfort and potential energy savings.	Matches to the proper outdoor unit to provide more cooling efficiency and years of reliable service.	Uses Captures & Kills® technology to inactivate 99% of select airborne pathogens trapped by the filter, including coronavirus, bacteria and other pathogens. ⁷	Adds moisture to the air, helping keep static and dry skin at bay.	Combines fresh outdoor air with conditioned indoor air for improved air quality.

⁷ The Infinity air purifier has demonstrated effectiveness against the murine coronavirus, based on third-party testing (2020) showing a >99% inactivation, which is a virus similar to the human novel coronavirus (SARS-CoV-2) that causes COVID-19. Therefore, the Infinity air purifier can be expected to be effective against SARS-CoV-2 when used in accordance with its directions for use. Third-party testing (2012, 2007) also shows ≥99% inactivation for the type of virus that causes common colds, Streptococcus pyogenes and human influenza. Airborne particles must flow through your HVAC system and be trapped by the Infinity filter to be inactivated at 99%. Learn how it works at Carrier.com/purifier.

MORE THAN A CENTURY OF COOL

In 1902, a determined engineer answered one of mankind's most nagging questions: How do we make hot, sticky, indoor air go away? In creating the world's first modern air conditioning system, Willis Carrier forever changed indoor life, and, more than a century later, the corporation that bears his name takes inspiration from his example.

Carrier strives to improve on our founder's breakthroughs, introducing new technologies that make life at home even cooler. Today, a nationwide network of experts continues to advance Willis Carrier's lifework. Your expert Carrier dealer is equipped to evaluate your home and create a customized system designed around your lifestyle.



INFINITY[®] SYSTEM



Turn to the experts

carrier.com 1-800-CARRIER
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As an ENERGY STAR® partner, Carrier Corporation has determined that qualifying models meet ENERGY STAR guidelines for energy efficiency. Ask your dealer for details or visit www.energystar.gov.

Manufacturer reserves the right to discontinue, or change at any time, specifications or designs without notice or without incurring obligations.
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24VNA6

Infinity™ Variable Speed Air Conditioner with Greenspeed™ Intelligence 2 to 5 Nominal Tons



Turn to the experts

Installation Instructions

NOTE: Read the entire instruction manual before starting the installation.

Table of contents

	PAGE NO.		PAGE NO.
SAFETY CONSIDERATIONS	2	Reactors	14
Inverter Cover	2	Variable Speed Compressor	14
Installation Recommendations	2	Time Delays	14
Installation	3	Vapor Injection Electronic Expansion Valve (EXV-VI)	14
Step1 – Check Equipment and Job Site	3	BLDC Inverter-Controlled Fan Motor	14
Unpack Unit	3	Pressure Equalization Valve (PEV)	14
Inspect Equipment	3	High Pressure Switch	14
Step2 – Install on a Solid, Level Mounting Pad	3	Outdoor Pressure Transducers	15
Step3 – Clearance Requirements	4	Crankcase Heater Operation	15
Step4 – Operating Ambient	4	Infinity Controlled low ambient cooling	15
Step5 – Elevate Unit	4	Troubleshooting	15
Step6 – In Long-Line Applications, Install Liquid-Line Solenoid Valve (LSV)	4	Systems Communication Failure	15
Step7 – Make Piping Connections	4	Model Plug	15
Table 1 – Refrigerant Connections and Recommended Liquid and Vapor Tube Diameters (in.)	5	Table 3 – Model Plug Information	15
Table 2 – Accessory Usage	5	Pressure Switch Protection	15
Outdoor Unit Connected to Factory-Approved Indoor Unit	6	Compressor Protection	15
Install Liquid-Line Filter Drier Indoor	6	Line Voltage Diagnostics	15
Refrigerant Tubing connection Outdoor	6	Forced Defrost Pins (J9)	15
Sweat Connections	6	Temperature Thermistors	15
Evacuate Refrigerant Tubing and Indoor Coil	6	Table 4 – Resistance Values versus Temperature	15
Deep Vacuum Method	6	Table 5 – ODT Resistance Values versus Temperatures	16
Final Tubing Check	7	Outdoor Air Thermistor	16
Step8 – Make Electrical Connections	7	Outdoor Coil Thermistor	16
Route Ground and Power Wires	7	Discharge Thermistor (ODT)	16
Connect Ground and Power Wires	7	Failed Thermistor Default Operation	16
Connect Control Wiring	7	Variable Speed Compressor Winding Resistance	16
General Information	7	Table 6 – Variable Speed Compressor Resistances (winding resistance at 68°F? (20°F)	16
Final Wiring Check	7	Fan Motor	17
Step9 – Compressor Crankcase Heater	7	Status Codes	17
Airflow Setup for Infinity Control Furnace or FE Fan Coil (communicating)	7	Status Code Recall Mode	17
Step10 – Install Accessories	7	Emergency Mode Connections with a Conventional Thermostat	17
Step11 – Start-Up & Charging	8	Table 7 – Fault Code Table	19
Follow these steps to properly start up the system:	8	Table 8 – Malfunction Lockout Durations	21
Step12 – Pumpdown & Evacuation	11	FINAL CHECKS	21
Evacuation and Recovery of Refrigerant from within 24VNA6	11	CARE AND MAINTENANCE	21
Step13 – System Functions and Major Components	12		
Primary Control Module	12		
Utility Interface With Infinity Control	12		
Infinity Control, Green Communications (COMM) Light	12		
Amber Status Light	14		
5x7 LED Matrix	14		
VFD Communications Light	14		
Bluetooth® Module	14		
Variable Frequency Drive (VFD)	14		
Input Filter Board	14		

SAFETY CONSIDERATIONS

Improper installation, adjustment, alteration, service, maintenance, or use can cause explosion, fire, electrical shock, or other conditions which may cause death, personal injury, or property damage. Consult a qualified installer, service agency, or your distributor or branch for information or assistance. The qualified installer or agency must use factory-authorized kits or accessories when modifying this product. Refer to the individual instructions packaged with the kits or accessories when installing.

Follow all safety codes. Wear safety glasses, protective clothing, and work gloves. Use quenching cloth for brazing operations. Have fire extinguisher available. Read these instructions thoroughly and follow all warnings or cautions included in literature and attached to the unit. Consult local building codes and current editions of the National Electrical Code (NEC) NFPA 70. In Canada, refer to current editions of the Canadian electrical code CSA 22.1.

Recognize safety information. This is the safety-alert symbol . When you see this symbol on the unit and in instructions or manuals, be alert to the potential for personal injury. Understand these signal words; WARNING, and CAUTION. These words are used with the safety-alert symbol. WARNING signifies hazards which could result in personal injury or death. CAUTION is used to identify unsafe practices which would result in minor personal injury or product and property damage. NOTE is used to highlight suggestions which will result in enhanced installation, reliability, or operation.

WARNING



EXPLOSION HAZARD

Failure to follow this warning could result in death, serious personal injury, and/or property damage.

Never use air or gases containing oxygen for leak testing or operating refrigerant compressors. Pressurized mixtures of air or gases containing oxygen can lead to an explosion.

CAUTION

CUT HAZARD

Failure to follow this caution may result in personal injury.

Sheet metal parts may have sharp edges or burrs. Use care and wear appropriate protective clothing and gloves when handling parts.

WARNING

ELECTRICAL SHOCK HAZARD

Failure to follow this warning could result in personal injury or death. Before installing, modifying, or servicing system, main electrical disconnect switch must be in the OFF position. There may be more than 1 disconnect switch. Lock out and tag switch with a suitable warning label.

WARNING

ELECTRICAL HAZARD - HIGH VOLTAGE!

Failure to follow this warning could result in personal injury or death. Electrical components may hold charge. **DO NOT** remove control box cover for 2 minutes after power has been removed from unit.

PRIOR TO TOUCHING ELECTRICAL COMPONENTS:

Verify zero (0)voltage at inverter connections shown on inverter cover.

Inverter Cover

IMPORTANT: The inverter cover should NEVER be removed because inverter components are not serviceable. The inverter can be removed from unit with cover installed.

WARNING

UNIT OPERATION AND SAFETY HAZARD

Failure to follow this warning could result in personal injury or equipment damage.

Puron® refrigerant systems operate at higher pressures than standard R-22 systems. Do not use R-22 service equipment or components on Puron refrigerant equipment.

Indoor Thermostat Control Options

Model	Infinity Control
24VNA6	Yes*

*.Requires model SYSTXCCITC01-B or newer.

Installation Recommendations

In some cases noise in the living area has been traced to gas pulsations from improper installation of equipment.

1. Locate unit away from windows, patios, decks, etc. where unit operation sound may disturb customer.
2. In noise sensitive applications (such as bedrooms), when a lineset is mounted to ceiling joists or floor joists, the outdoor unit must be located at least 10 ft (3.05 m) away. If this is not possible, create a line set configuration with enough bends to provide 10 ft (3.05 m) of total line set length outside the dwelling
3. Ensure that vapor and liquid tube diameters are appropriate for unit capacity.
4. Run refrigerant tubes as directly as possible by avoiding unnecessary turns and bends.
5. Leave some slack between structure and unit to absorb vibration.
6. When passing refrigerant tubes through the wall, seal opening with RTV or other pliable silicon-based caulk (see [Fig. 1](#)).
7. Avoid direct tubing contact with water pipes, duct work, floor joists, wall studs, floors, and walls.
8. Do not suspend refrigerant tubing from joists and studs with a rigid wire or strap which comes in direct contact with tubing (see [Fig. 1](#)).
9. Ensure that tubing insulation is pliable and completely surrounds vapor tube.
10. When necessary, use hanger straps which are 1 in. wide and conform to shape of tubing insulation. (See [Fig. 1](#).)
11. Isolate hanger straps from insulation by using metal sleeves bent to conform to shape of insulation.



CAUTION

EQUIPMENT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage. If proper lineset routing techniques are not followed, variable speed systems can be susceptible to lineset transmitted noise inside the dwelling and, in extreme cases, tubing breakage.

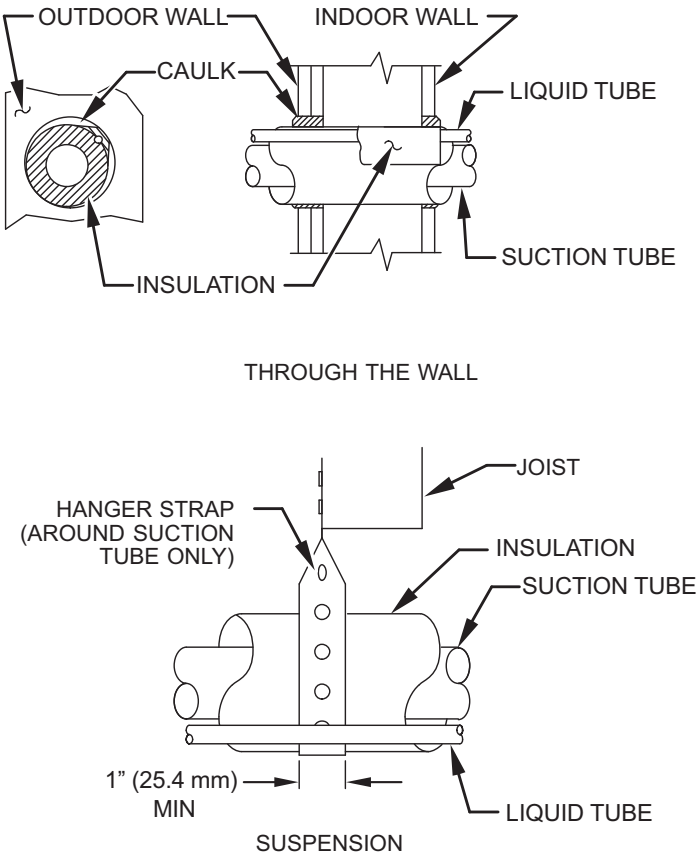


Fig. 1 – Connecting Tubing Installation

A07588

The outdoor unit contains the correct amount of refrigerant charge for operation with AHRI rated and factory-approved smallest indoor unit when connected by 15 ft (4.57 m) of field-supplied or factory accessory tubing.

Adjust refrigerant charge by adding or removing the charge to/from the unit depending on lineset length and indoor unit as calculated and displayed on the UI. The user interface (UI) calculates required charge adjustment and total system charge required. For proper unit operation, check refrigerant charge using charging information in the Check Charge section of this instruction.

IMPORTANT: Liquid-line size is 3/8-in. OD for all 24VNA6 applications including long line applications.

IMPORTANT: Always install the factory-supplied liquid-line filter drier. Obtain replacement filter driers from your distributor or branch.

Installation

IMPORTANT: Effective January 1, 2015, all split system and packaged air conditioners must be installed pursuant to applicable regional efficiency standards issued by the Department of Energy.

Specifications for this unit in residential new construction market require the outdoor unit, indoor unit (including metering device), refrigerant tubing sets, and filter drier, and muffler listed in pre-sale literature. There can be no deviation. Consult the Service Manual – Air Conditioners and

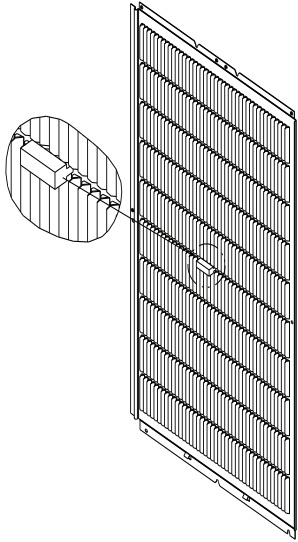
Heat Pumps Using Puron Refrigerant to obtain required unit changes for specific applications and for R-22 retrofit.

Step 1 – Check Equipment and Job Site

Unpack Unit

Move to final location. Remove carton taking care not to damage unit.

This unit employs one louver spacer on each of the four sides to prevent louver movement during operation. The louver spacers are trapped between the coil surface and louver at the approximate center of each side (See Fig. 2). This louver spacer should be present and, if dislodged during shipment, must be reinstalled before unit is placed into operation.



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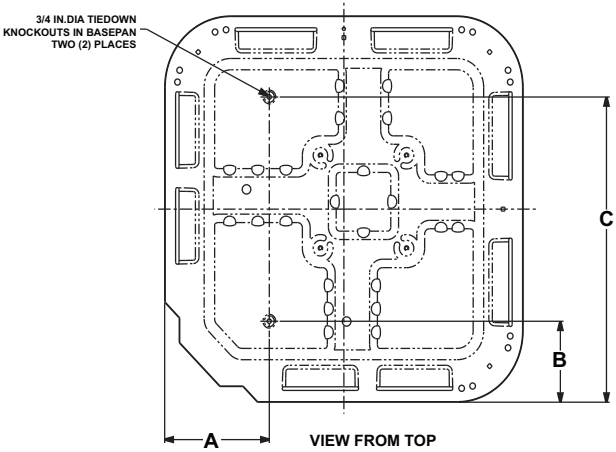
Fig. 2 – Louver Spacer Location

Inspect Equipment

File claim with shipping company prior to installation if shipment is damaged or incomplete. Locate unit rating plate on unit corner panel. It contains information needed to properly install unit. Check rating plate to be sure unit matches job specifications.

Step 2 – Install on a Solid, Level Mounting Pad

If conditions or local codes require the unit be attached to pad, tie down bolts should be used and fastened through knockouts provided in unit base pan. Refer to unit mounting pattern in Fig. 3 to determine base pan size and knockout hole location.



UNIT BASE PAN Dimension in. (mm)	TIEDOWN KNOCKOUT LOCATIONS in. (mm)		
	A	B	C
35 X 35 (889 X 889)	9-1/8(231.8)	6-9/16 (166.7)	28-7/16 (722.3)

Fig. 3 – Tiedown Knockout Locations

For hurricane tie downs, contact distributor for details and PE (Professional Engineer) Certification, if required.

On rooftop applications, mount on level platform or frame. Place unit above a load-bearing wall and isolate unit and tubing set from structure. Arrange supporting members to adequately support unit and minimize transmission of vibration to building. Consult local codes governing rooftop applications.

Roof mounted units exposed to winds above 5 mph may require wind baffles. Consult the Service Manual - Residential Split System Air Conditioners and Heat Pumps Using Puron® Refrigerant for wind baffle construction.

NOTE: Unit must be level to within $\pm 2^\circ$ ($\pm 3/8$ in./ft, ± 9.5 mm/m.) per compressor manufacturer specifications.

Step 3 – Clearance Requirements

When installing, allow sufficient space for airflow clearance, wiring, refrigerant piping, and service. Allow 24 in. (609.6 mm) clearance to service end of unit and 48 in. (1219.2 mm) (above unit. For proper airflow, a 6-in. (152.4 mm) clearance on 1 side of unit and 12-in. (304.8 mm) on all remaining sides must be maintained. Maintain a distance of 24 in. (609.6 mm) between units. Position so water, snow, or ice from roof or eaves cannot fall directly on unit.

On rooftop applications, locate unit at least 6 in. (152.4 mm) above roof surface.

Step 4 – Operating Ambient

The minimum outdoor operating ambient in cooling mode is 55°F (12.78°C) without low ambient cooling enabled, and the maximum outdoor operating ambient in cooling mode is 125°F (51.67°C).

Step 5 – Elevate Unit

Elevate unit per local climate and code requirements to provide clearance above estimated snowfall level and ensure adequate drainage of unit.

CAUTION

UNIT OPERATION HAZARD

Failure to follow this caution may result in equipment damage or improper operation.

Do not allow water and/or ice to build up in base pan.

CAUTION

UNIT OPERATION HAZARD

Failure to follow this caution may result in equipment damage or improper operation.

Locate the unit in such a way that it is stable in all circumstances including adverse weather conditions.

Step 6 – In Long-Line Applications, Install Liquid-Line Solenoid Valve (LSV)

For refrigerant piping arrangements with equivalent lengths of greater than 80 ft. (24.38 m) and/or when elevation difference between indoor and outdoor unit is greater than ± 20 ft. (± 6.10 m), follow the piping configuration and liquid line solenoid valve (LSV) accessory requirements from the Residential Piping and Long-line guideline. CCH, start gear and piston changes do not apply. If required by Long-Line Guideline, install LSV kit, part no. KHALS0401LLS. LSV should be installed within 2 ft. (0.61 m) of outdoor unit with flow arrow pointing toward outdoor unit.

Make the necessary electrical connections as shown in Fig. 4 and Fig. 5 and by following the Installation Instructions included with accessory kit.

IMPORTANT: Flow arrow must point toward outdoor unit.

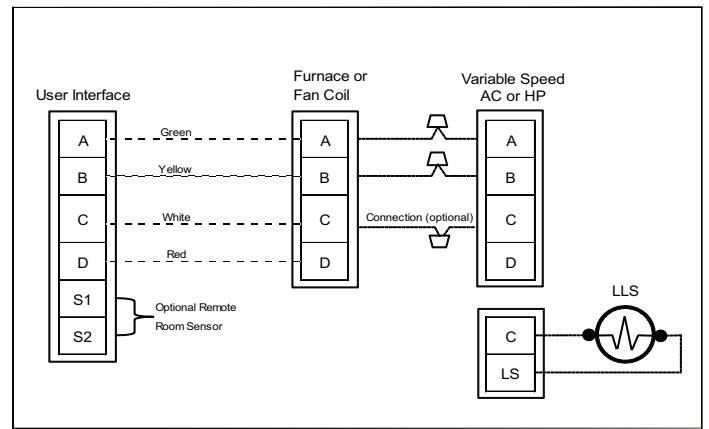


Fig. 4 – Liquid Line Solenoid Electrical Connection
(Required for long line applications)

A180243

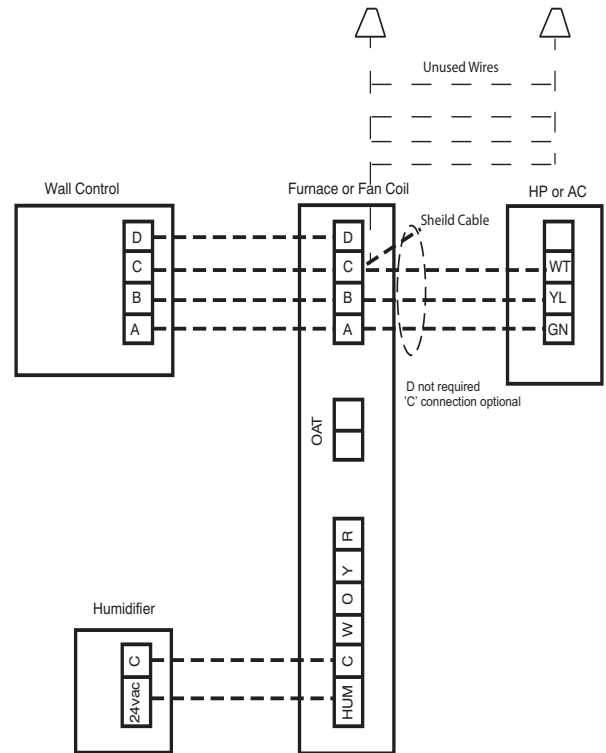


Fig. 5 – Infinity Furnace or Fan Coil Wiring with Communicating
Variable Speed AC

A150776

Step 7 – Make Piping Connections

WARNING

PERSONAL INJURY AND UNIT DAMAGE HAZARD

Failure to follow this warning could result in personal injury or death. Relieve pressure and recover all refrigerant before system repair or final unit disposal. Use all service ports and open all flow-control devices, including solenoid valves.

⚠ CAUTION

UNIT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage or improper operation.

Do not leave system open to atmosphere any longer than minimum required for installation. PVE oil in compressor is extremely susceptible to moisture absorption. Always keep ends of tubing sealed during installation.

⚠ CAUTION

UNIT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage or improper operation.

If ANY refrigerant tubing is buried, provide a 6 in. (152.4 mm) vertical rise at service valve. Refrigerant tubing lengths up to 36 in. (914.4 mm) may be buried without further special consideration. Do not bury lines longer than 36 in. (914.4 mm).

Outdoor units may be connected to indoor section using accessory tubing package or field-supplied refrigerant grade tubing of correct size and condition. For tubing requirements beyond 80 ft. (24.38 m), substantial capacity and performance losses can occur. Follow the pipe sizing recommendations in the 24VNA6 Product data to manage these losses.

Refer to [Table 1](#) for field tubing diameters. Refer to [Table 2](#) for accessory requirements.

Table 1 – Refrigerant Connections and Recommended Liquid and Vapor Tube Diameters (in.)

UNIT SIZE	LIQUID		VAPOR*		
	Connection Diameter	Tube Diameter	Connection Diameter	Max (Rated) Diameter	Minimum Tube Diameter
24VNA624	3/8	3/8	3/4	3/4	5/8
24VNA636	3/8	3/8	7/8	7/8	5/8
24VNA648	3/8	3/8	7/8	1-1/8	3/4
24VNA660	3/8	3/8	7/8	1-1/8	3/4

* Units are rated with 25 ft. (7.6 m) of lineset. See Product Data sheet for performance data when using different size and length line sets.

Notes:

1. Do not apply capillary tube indoor coils to these units.
2. For Tubing Set lengths between 80 and 200 ft. (24.38 and 60.96 m) horizontal and / or greater than 20 ft. (6.1 m) vertical differential, an accessory Liquid Line Solenoid must be installed.

Table 2 – Accessory Usage

ACCESSORY	REQUIRED FOR LOW-AMBIENT COOLING APPLICATIONS (Below 55°F/12.8°C)	REQUIRED FOR LONG LINE APPLICATIONS* (Over 80 ft/24.38 m)	REQUIRED FOR SEA COAST APPLICATIONS (Within 2 miles/3.22 km)
Crankcase Heater	Standard	Standard	Standard
Evaporator Freeze Protection	Standard with Infinity Control	No	No
Liquid-Line Solenoid Valve	No	Yes	No
Low-Ambient Control	Standard with Infinity Control	No	No
Puron Refrigerant Balance Port Hard-ShutOff TXV	Yes†	Yes†	Yes†
Support Feet	Recommended	No	Recommended

*. For tubing set lengths between 80 and 200 ft. (24.38 and 60.96 m) horizontal or 20 ft. (6.10 m) vertical differential (total equivalent length), an accessory Liquid Line Solenoid must be installed.

†. Required on all indoor units. Standard on all new Puron refrigerant fan coils and furnace coils.



Outdoor Unit Connected to Factory-Approved Indoor Unit

Outdoor unit contains correct system refrigerant charge for operation with factory-approved, AHRI-rated smallest indoor unit when connected by 15 ft. (4.57 m) of field-supplied or factory-accessory tubing, and factory-supplied filter drier. Check refrigerant charge for maximum efficiency.

NOTE: If the indoor furnace coil width is more than the furnace casing width, refer to the indoor coil Installation Instructions for transition requirements.

Install Liquid-Line Filter Drier Indoor

Refer to Fig. 6 and install filter drier as follows on 24, 36 and 48 size models:

1. Braze 5-in. (127 mm) liquid tube to the indoor coil.
2. Wrap filter drier with damp cloth.
3. Braze filter drier to above 5-in. (127 mm) liquid tube.
4. Connect and braze liquid refrigerant tube to the filter drier.

! CAUTION

UNIT DAMAGE HAZARD

Failure to follow this caution may result in unit damage or improper operation.

Installation of filter drier in liquid line is required.

Refer to Fig. 7 and install filter drier as follows on 60 size models:

1. After wrapping the liquid service valve with a wet cloth braze 5-in. (127 mm) liquid tube to the liquid service valve on outdoor unit.
2. Wrap filter drier with damp cloth.
3. Braze filter drier to above 5-in. (127 mm) liquid tube.
4. Connect and braze liquid refrigerant tube to the filter drier.

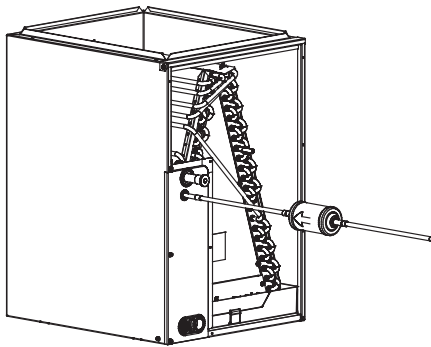


Fig. 6 – Liquid-Line Filter Drier for 2, 3 & 4 Ton Applications

A05178

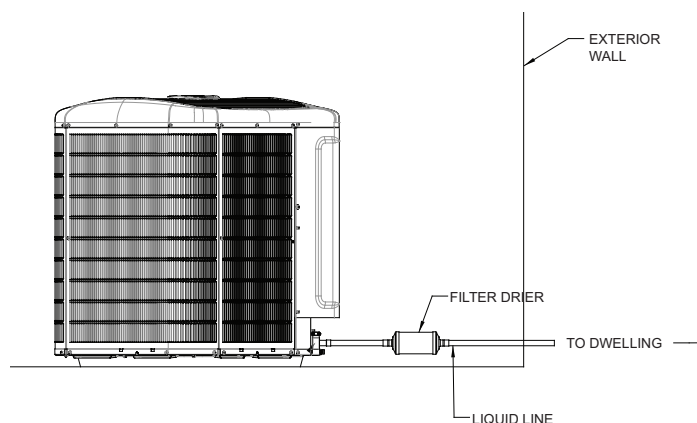


Fig. 7 – Liquid-Line Filter Drier for 5 Ton Applications

A200059

Refrigerant Tubing connection Outdoor

Connect vapor tube to fitting on outdoor unit vapor service valves (see Table 1).

Sweat Connections

! CAUTION

UNIT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage or improper operation.

- Use a brazing shield
- Wrap service valves with wet cloth or heat sink material.

Use refrigerant grade tubing. Service valves are closed from factory and ready for brazing. After wrapping service valve with a wet cloth, braze sweat connections using industry accepted methods and materials. Consult local code requirements. Refrigerant tubing and indoor coil are now ready for leak testing. This check should include all field and factory joints.

Evacuate Refrigerant Tubing and Indoor Coil

! CAUTION

UNIT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage or improper operation.

Never use the system compressor as a vacuum pump.

Refrigerant tubes and indoor coil should be evacuated using the recommended deep vacuum method of 500 microns. The alternate triple evacuation method may be used. See Service Manual for triple evacuation method. Always break a vacuum with dry nitrogen prior to opening the refrigerant system for servicing.

Deep Vacuum Method

The deep vacuum method requires a vacuum pump capable of pulling a vacuum of 500 microns and a vacuum gauge capable of accurately measuring this vacuum depth. The deep vacuum method is the most positive way of assuring a system is free of air and liquid water. (See Fig. 8)

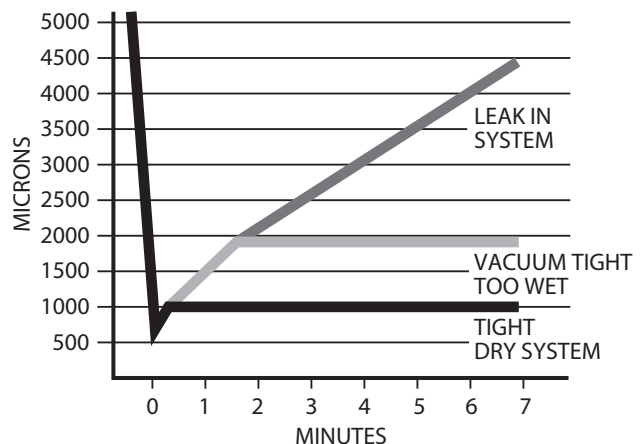


Fig. 8 – Deep Vacuum Graph

A95424

Final Tubing Check

IMPORTANT: Check to be certain factory tubing on both indoor and outdoor unit has not shifted during shipment. Ensure tubes are not rubbing against each other or any sheet metal. Pay close attention to feeder tubes, making sure wire ties on feeder tubes are secure and tight.

Step 8 – Make Electrical Connections



WARNING

ELECTRICAL SHOCK HAZARD

Failure to follow this warning could result in personal injury or death. Do not supply power to unit with compressor terminal box cover removed.

Be sure field wiring complies with local and national fire, safety, and electrical codes, and voltage to system is within limits shown on unit rating plate. Contact local power company for correction of improper voltage. See unit rating plate for recommended circuit protection device.

NOTE: Operation of unit on improper line voltage constitutes abuse and could affect unit reliability. See unit rating plate. Do not install unit in system where voltage may fluctuate above or below permissible limits.

NOTE: Use copper wire only between disconnect switch and unit.

NOTE: Install branch circuit disconnect of adequate size per NEC to handle unit starting current. Locate disconnect within sight from and readily accessible from unit, per Section 440-14 of NEC.

Route Ground and Power Wires

Remove access panel to gain access to unit wiring. Extend wires from disconnect through power wiring hole provided and into unit control box.



WARNING

ELECTRICAL SHOCK HAZARD

Failure to follow this warning could result in personal injury or death. The unit cabinet must have an uninterrupted or unbroken ground to minimize personal injury if an electrical fault should occur. The ground may consist of electrical wire or metal conduit when installed in accordance with existing electrical codes.

Connect Ground and Power Wires

Connect ground wire to ground connection in control box for safety. Connect power wiring to contactor as shown in Fig. 9.

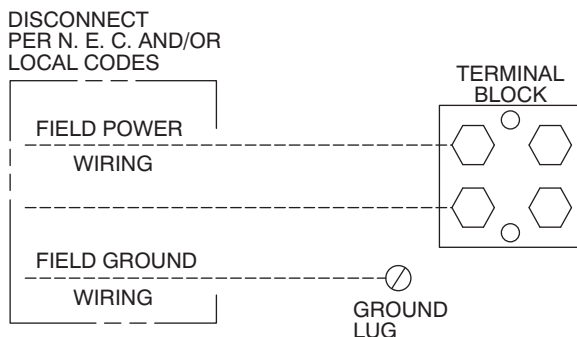


Fig. 9 – Line Power Connections

A14028

Connect Control Wiring

Connect to Infinity connections. Only two wires (AB) to Infinity capable indoor unit (furnace or fan coil) is required. Typical 4 wire (ABCD) may be connected (see Fig. 5)

IMPORTANT: This system requires the power supply to the outdoor unit, and the indoor unit, for the UI to communicate with the outdoor unit.

General Information

Use No. 18 AWG or larger color-coded, insulated (35°C minimum) wire for low voltage control wires.

All wiring must be NEC Class 2 and must be separated from incoming power leads.

Use furnace transformer, fan coil transformer, or accessory transformer for control power requirement of system accessories external to the OD unit. The outdoor unit has its own transformer power.

Installations using greater than 200 feet of low voltage wiring should consult the Infinity wall control manual for additional guidelines regarding daisy chaining wiring method and terminating resistors. Never route control wiring in parallel to high voltage power wires when possible as electrical noise may transfer and generate nuisance fault codes. Where low voltage control and high voltage wires must cross paths, do so at perpendicular angles to eliminate transferred noise.

If further communication issues exist, consider using shielded low voltage wires and only connect shielding to C terminal at end nearest indoor coil.

Final Wiring Check

IMPORTANT: Check factory wiring and field wire connections to ensure terminations are secured properly. Check wire routing to ensure wires are not in contact with tubing, sheet metal, etc.

Step 9 – Compressor Crankcase Heater

This compressor has a standard crankcase heater. Furnish power to the unit a minimum of 24 hr before starting the unit for the first time.

To furnish power to heater only, set thermostat to OFF and close electrical disconnect to outdoor unit.

Power is not required to the indoor unit or User Interface for proper operation of heater. Crankcase heater will however be intelligently energized as needed even when the UI and indoor unit is not installed, as long as there is power to the outdoor unit even if the indoor unit and UI are not yet installed.

Airflow Setup for Infinity Control Furnace or FE Fan Coil (communicating)

This system can only be installed with Infinity-capable indoor and Infinity System Control. When using an Infinity control, airflow is automatically selected based on equipment size. The user has the option of selecting Comfort, Efficiency and Max airflow for Cooling modes. These should be selected based on balance between the homeowner's comfort and energy consumption expectations. See User Interface Installation Instructions for additional available adjustments.

NOTE: Ensure control is updated with the latest available software version.

Due to using a communicating control with the fan coil or the furnace, dip switch adjustments are not necessary. The outdoor unit configuration and the indoor airflows are determined by communicating control setup.

Verify that the PCM, VFD and wall control are the latest software before proceeding with the next steps.

Step 10 – Install Accessories

There are no refrigeration circuit or electrical accessories required or available for installation within the unit. External to the unit, the same accessories such as the liquid line solenoid, support feet, snow rack, wind baffle etc., are available on other Carrier units can also be used on this line of product. Refer to the individual Installation Instructions packaged with kits or accessories when installing.

Step 11 – Start-Up & Charging

! CAUTION

UNIT OPERATION AND SAFETY HAZARD

Failure to follow this caution may result in minor personal injury, equipment damage or improper operation.

Observe the following:

1. Do not overcharge system with refrigerant.
2. Do not operate unit in a vacuum or at negative pressure.
3. Do not disable low pressure transducer or system safety devices such as discharge thermistor or the high pressure switch.
4. Dome temperatures may be hot.
5. Discharge thermistor is engaged tight on the discharge tube.

! CAUTION

PERSONAL INJURY HAZARD

Failure to follow this caution may result in personal injury.

Wear safety glasses, protective clothing, and gloves when handling refrigerant.

! CAUTION

ENVIRONMENTAL HAZARD

Failure to follow this caution may result in environmental damage.

Federal regulations require that you do not vent refrigerant to the atmosphere. Recover during system repair or final unit disposal.

Factory charge amount and desired subcooling are shown in the user interface (UI). To properly check or adjust charge, conditions must be favorable for subcooling charging in cooling mode. Favorable conditions exist when the outdoor temperature is between 65°F (18°C) and 105°F(40.6°C) and the indoor temperature is between 65°F and 80°F. If the temperatures are outside of these ranges, weigh-in charge only. If confirmation is needed, return and check subcooling when the temperatures are within the desired range.

Unit is factory charged for 15ft (4.57 m) of lineset and for smallest rated indoor coil combinations. If any refrigerant charge adjustment is required based on the indoor coil combination selected and the selected line set length, the UI will calculate and display the target subcooling and the amount of additional charge to be added. Therefore the UI is the source of information for charging the system correctly. Refrigerant charge adjustment amount for adding or removing 0.6 oz/ft (17.74 g/m) of 3/8 liquid line above or below 15ft (4.57 m) respectively, and an additional amount of refrigerant charge adjustment for a large ID coil if required, is calculated and displayed by the UI. Perform a final charge check only when in cooling and OD is between 65°F (18°C) and 105°F(40.6°C).

NOTE: UI indicates acceptable conditions for subcool charging mode. Do not use subcooling charge method if outside 65°F (18°C) and 105°F(40.6°C) outdoor temperature. Subcool charging mode will not be available if conditions are not acceptable.

Follow these steps to properly start up the system:

1. After system is evacuated, close the disconnects to energize indoor unit, outdoor unit, and User Interface (UI). Do not attempt to operate the system in heating or cooling mode at this time. Mode: OFF. Vapor and liquid line service valves should be fully closed.
2. If the outdoor ambient temperature is between 65°F and 105°F and the indoor temperature is between 65°F and 80°F then the system will be charged using the subcooling method. At this time fully open the liquid and vapor service valves if the subcooling method is to be used.
3. If the user interface is new then the UI will proceed through a series of setup screens. Proceed through these setup screens until the equipment summary screen is reached (see Fig. 10). Verify that the correct equipment is shown on this screen. If the installed indoor unit is a furnace coil verify that this has been selected. The UI will then proceed through an airflow verification test and then return to the main screen.
4. Navigate to the service area by pressing MENU from main screen (see Fig. 11). Scroll down to service icon and hold until icon turns green. Once in the "Installation and Service" menu, select "Refrigerant Charging" (see Fig. 12).

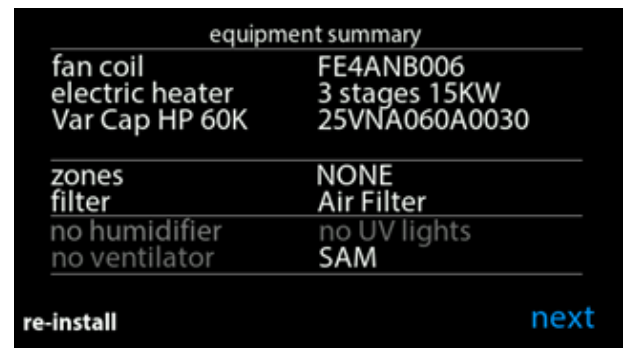


Fig. 10 – Equipment Summary Screen

A200028CA

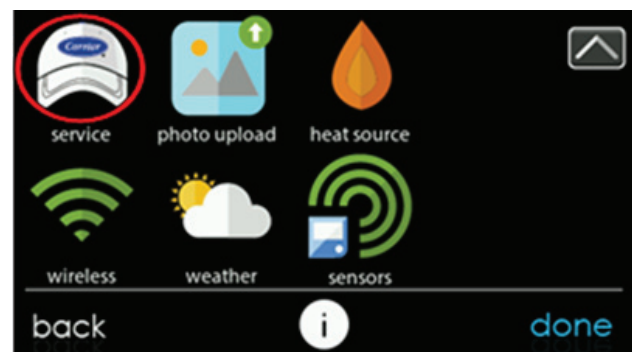


Fig. 11 – Service Icon

A200029CA

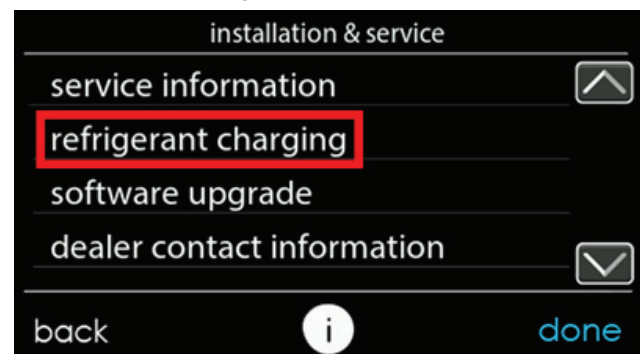


Fig. 12 – Select Refrigerant Charging

A20030

5. If the outdoor ambient temperature is between 65°F and 105°F and the indoor temperature is between 65°F and 80°F then select "subcool" (See Fig. 13).
6. The next screen will show the target subcooling that should be attained while charging (see Fig. 14). Before selecting "Start" verify that the service valves are open.
7. Upon selecting "Start" the system will enter into charging mode. The outdoor compressor and fan will operate at a fixed speed and the UI will display a stabilization time (see Fig. 15). Once this clock reaches zero the charge can be adjusted to meet the target subcooling.
8. Compare the subcooling taken at the liquid service valve to the subcooling target listed on the charging screen. Add refrigerant if the subcooling is low and remove charge if subcooling is high. Tolerance should be +0 and -2°F.
9. If any adjustment is necessary, add or remove the charge slowly (no greater than 0.5 lb per minute) and allow system to operate for 15 minutes to stabilize before declaring a properly charged system. The use of a commercial charge metering device (restrictor) such as Imperial liquid low side charger model 535-C or Watsco ChargeFaster model CH200 is recommended when adding refrigerant to an operating system. This prevents potential damage of liquid slugging of the compressor and allows the subcooling to stabilize quicker.
10. If the outdoor ambient is below 65°F or above 105°F then the refrigerant must be weighed in. Press the "weigh-in" option in the "refrigerant charge" screen (see Fig. 16).
11. Press the text "line set" and "vapor line" to choose line set length and vapor line diameter (see Fig. 17 and Fig. 18). After complete, press "next" to advance to next screen.
12. If this is a new install, i.e. the ODU is factory charged, then select "new install" in the "charging mode selection" screen (see Fig. 19)

⚠ CAUTION

UNIT OPERATION HAZARD

Failure to follow this caution may result in improper unit operation.

For new installations only: Add additional refrigerant due to indoor coil, line set and vapor line settings. Outdoor unit is pre-charged with weight of refrigerant shown on rating plate.

13. The "new install charge weigh-in" screen will show the additional charge that needs to be added to the system to account for the ID coil and line set (see Fig. 20).
14. If this is a complete re-charge then select "complete recharge" in the "charging mode selection" screen. This screen will show the total amount of charge to add for the indoor coil, line set, and outdoor unit (see Fig. 21). The "charge breakdown" screen shows the charge required for each component of the system.
15. Add additional required charge for line set and indoor coil size then fully open liquid and vapor service valves. Charge level should then be appropriate for the system to achieve rated capacity. The charge level could then be checked at another time when both the indoor and outdoor temperatures are in a more favorable range. This ensures maximum efficiency and reliability. If lineset is less than 15 feet (4.57 m) in length, charge removal may be necessary and will be shown as a negative number on UI screen. UI screen displays charge in lb and oz, while unit rating plate is in decimal format.



Fig. 13 – Select Refrigerant Subcooling

A200031

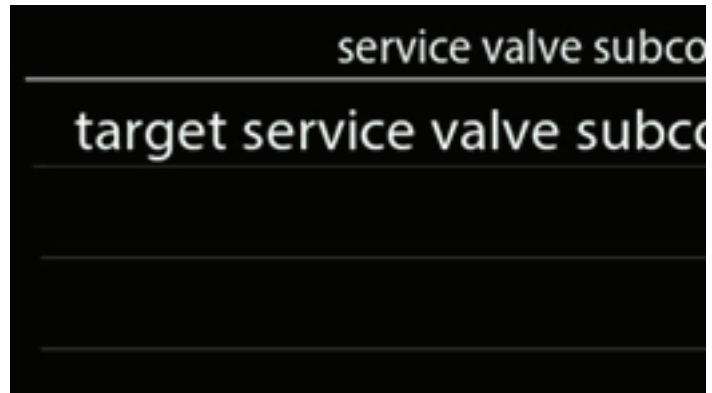


Fig. 14 – Liquid Service Valve Subcooling Target

A200032

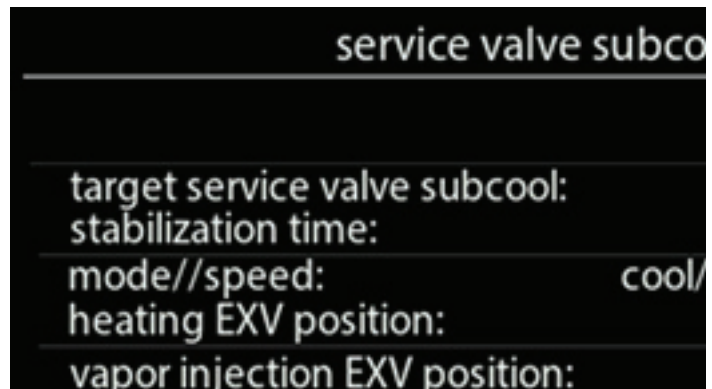


Fig. 15 – Charging Mode Information Screen

A200033



Fig. 16 – Weigh-in Option for charging below 65°F OAT and above 105°F OAT

A200034

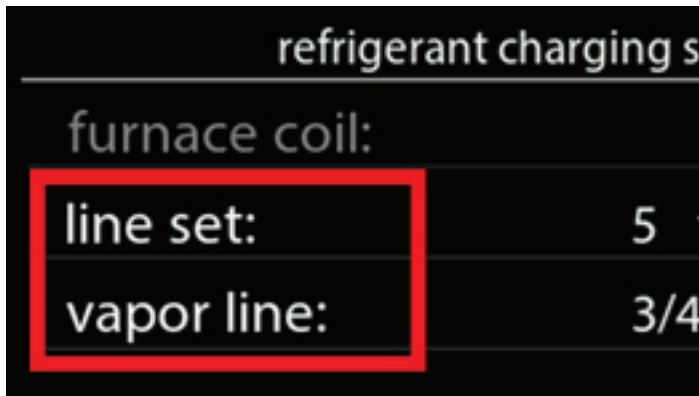


Fig. 17 – Select Line Set Length & Vapor Line Diameter A200035

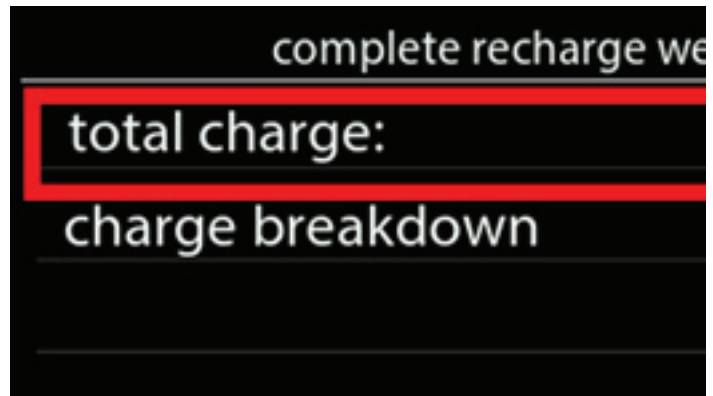


Fig. 21 – Total Charge Required for a Complete Charge A200039

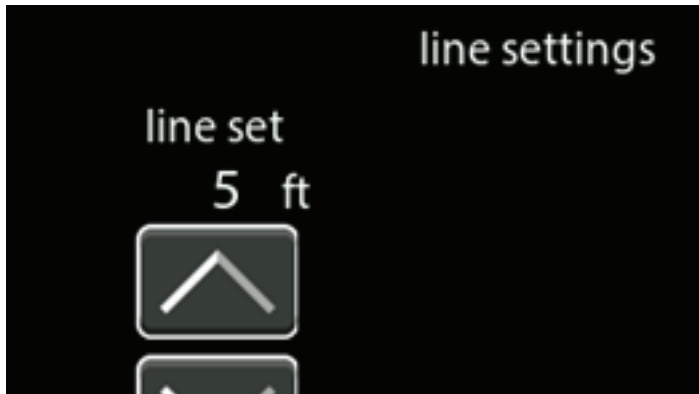


Fig. 18 – Adjust Line Set Length & Vapor Line Diameter that is Installed A200036

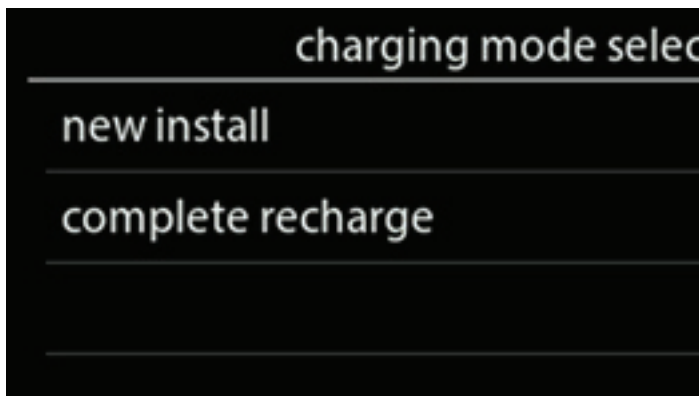


Fig. 19 – Charging Mode Selection A200037

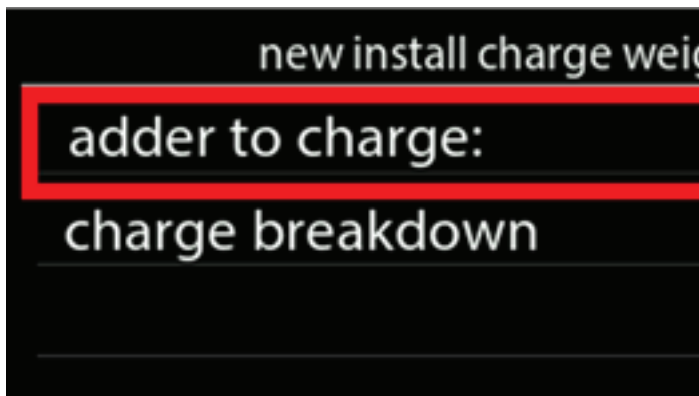


Fig. 20 – Additional Required Charge for New Installation A200038

Step 12 – Pumpdown & Evacuation

Because this system has an inverter controlled compressor the conventional procedure cannot be used to "pump down" and isolate the refrigerant into the outdoor unit. The UI (User Interface) has provisions to assist in performing this function. Pump Down

1. Connect gages to liquid and vapor or suction capillary service ports to monitor operating pressures during and at completion of the procedure.
2. In the "installation and service" menu of the UI (see Fig. 11), go to "refrigerant charging" and then "pump down" (see Fig. 11 & Fig. 12).
3. Pump down in COOL mode allows refrigerant to be isolated in outdoor unit. Set desired time period. Default time period for the procedure is 120 minutes. See Fig. 22.
4. Select Start on UI to begin the pumpdown process. Unit will begin running in selected mode after a brief delay and a status screen will be displayed. See Fig. 23.
5. Close the liquid service valve.
6. The unit will run with the low pressure protection set to indicate pumpdown is complete when the suction pressure drops below 20 psig. Compressor protections are still active to prevent damage to the compressor or inverter (high pressure, high current, etc.).
7. Once system indicates pumpdown complete or failure to complete shutdown, close vapor service valve.
8. A recovery system will be required to remove final quantity of refrigerant from indoor coil and line set.
9. Remove power from indoor and outdoor unit prior to servicing unit.

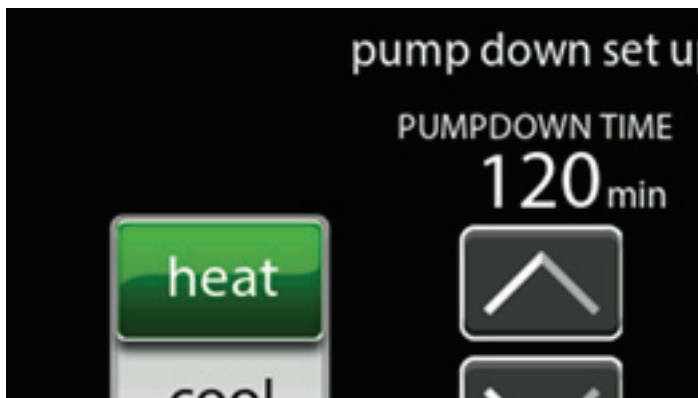


Fig. 22 – Pump Down Setup Screen

A200040

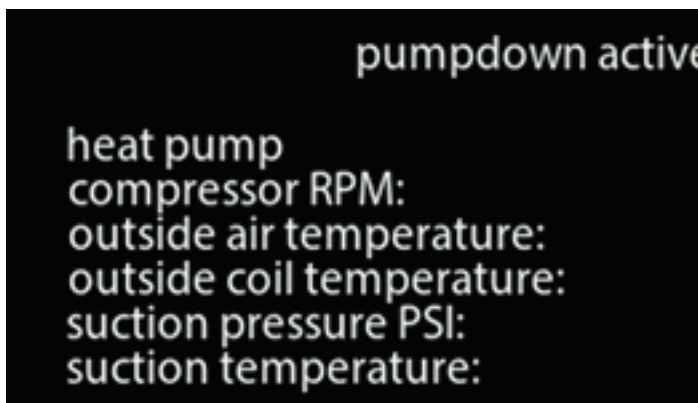


Fig. 23 – Pump Down Status Screen

A200041

Evacuation and Recovery of Refrigerant from within 24VNA6

Because the 5 ton unit has an EXV for the vapor injection device, additional steps must be taken to open the EXV if the OD unit must be evacuated for service reasons. If the EXV is not open when pulling a vacuum or recovering refrigerant from the OD unit, extended evacuation time may be required and/or inadequate vacuum obtained. The UI (User Interface) has provisions to open the EXV for refrigerant recovery and/or evacuation.

1. Connect gages to liquid and vapor or suction capillary service ports to monitor operating pressures during and at completion of the procedure. Attach recovery system or vacuum pump to gage set as needed for the service procedure. The service valves must be open to evacuate the unit through the line set service ports. The suction capillary service port is a direct connection to the suction port of the compressor.
2. In the "installation and service" menu of the UI (see Fig. 11), go to "refrigerant charging" and then "evacuation" (see Fig. 12) and Fig. 13).
3. Set desired time period. Default time period for the procedure is 120 minutes. See Fig. 24.
4. Select START on UI to open the valve.
5. Begin evacuation or refrigerant recovery as required for the procedure after UI indicates the EXV is open. Power may be removed from outdoor unit after the UI indicates "READY TO EVACUATE." See Fig. 25.
6. Remove power from indoor and outdoor unit prior to servicing unit. The EXV will retain the open position.

NOTE: See service training materials for troubleshooting the EXV using EXV CHECK mode.

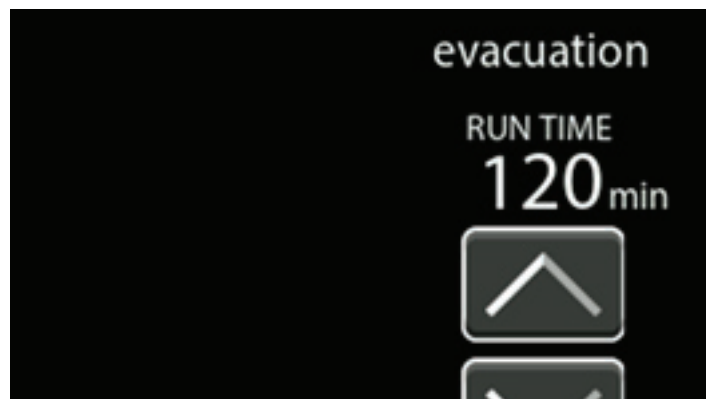


Fig. 24 – Evacuation Setup Screen

A200042

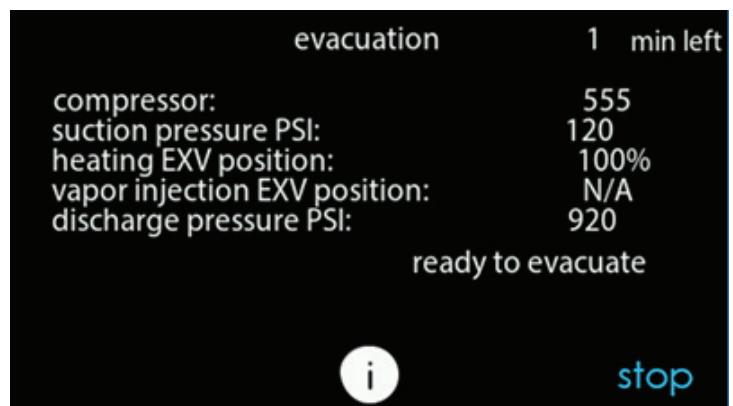


Fig. 25 – Evacuation Status Screen

A200043

Step 13 – System Functions and Major Components

The 24VNA6 models utilize an Infinity Communicating User Interface (UI). When a demand for cooling exists, the wall control will direct the outdoor unit to operate at the minimum required speed to satisfy demand. With a call for cooling, the outdoor fan is energized followed by the compressor to run at a start speed. Once the start criteria is met the compressor and fan will ramp to the target demand. If continued operation at the initial speed does not satisfy demand, the system will ramp up in 60 RPM increments until it satisfies the demand. After coping with the higher demand, the unit returns to lower capacity operation until the demand is satisfied or until an increase in demand occurs. Ideal performance is achieved when system operates continuously at the lowest speed possible, minimizing variation in conditioned space temperatures while using minimal power.

As the unit operates at lower capacity, system vapor (suction) pressure will be higher than it is during a standard single-stage system operation or during a higher capacity operation.

When all demand is satisfied, the compressor will shut off. An internal pressure equalization valve will energize during the off-cycle to allow for easy start up at the next call for cooling.

The conventional thermostat inputs is designed to work for emergency operation only. Connections are Y1, Y2 and C. When Y1 is energized the outdoor unit will operate at speeds equivalent to 1.5, or median, demand. When Y1 and Y2 are energized, the system will operate at maximum capacity.

The user interface (UI) displays the operation mode and fault codes as specified in the troubleshooting section. See [Table 7](#) for codes and definitions.

NOTE: Only one code will be displayed on the outdoor unit control board (the most recent, with the highest priority). The latest codes are stored and can be accessed via the UI.

Primary Control Module

The Primary Control Module (PCM) controls the various functions of the outdoor unit. The PCM has the following outputs:

1. Vapor Injection EXV
2. VFD Modbus communication
3. VFD low-voltage relay control
4. Pressure Equalization valve
5. O signal
6. W signal
7. Liquid Line Solenoid

The PCM has the following inputs:

1. Outdoor discharge thermistor (ODT)
2. Outdoor ambient thermistor (OAT)
3. Outdoor coil thermistor (OCT)
4. Discharge & suction pressure transducers (OPT)
5. Service Interface communication port
6. CCN communication (ABCD plug)
7. Model plug
8. 24VAC input power

The PCM receives a cooling demand from the wall control and determines the appropriate compressor, fan, PEV, and LLS action based upon the various sensor inputs.

Utility Interface With Infinity Control

The utility curtailment relay should be wired between the two UTIL connections on the control board for this Infinity Communicating System (see [Fig. 26](#)). This input allows a power utility device to interrupt compressor operation during peak load periods. When the utility sends a signal to shut the system down, the User Interface will display: "Curtailment Active". See UI installation instructions for setup details.

Infinity Control. Green Communications (COMM) Light

A green LED (COMM light) on the outdoor board (see [Fig. 27](#)) indicates successful communication with the other system products. The green LED will remain OFF until communication is established. Once a valid command is received, the green LED will turn ON continuously. If no communication is received within 2 minutes, the LED will be turned OFF until the next valid communication.

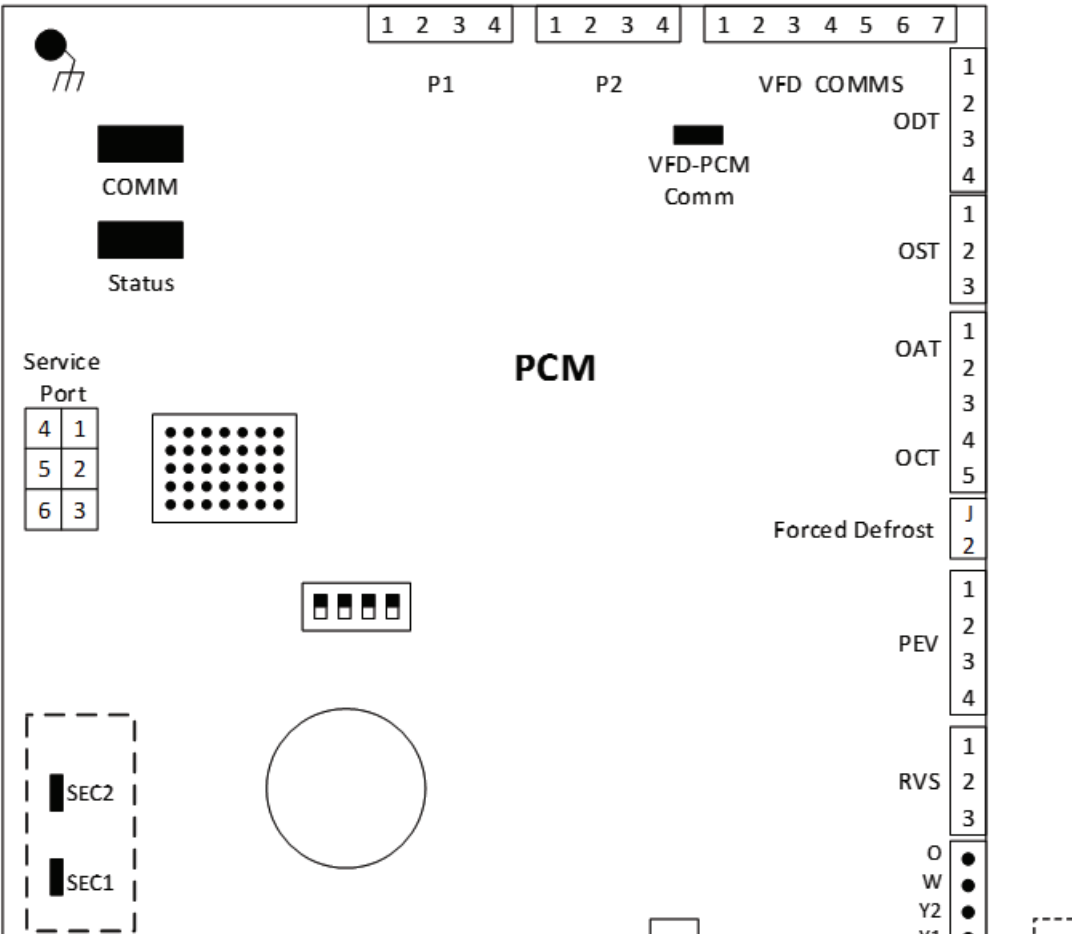


Fig. 26 – Variable Speed Control Board with optional Utility Relay

A200049

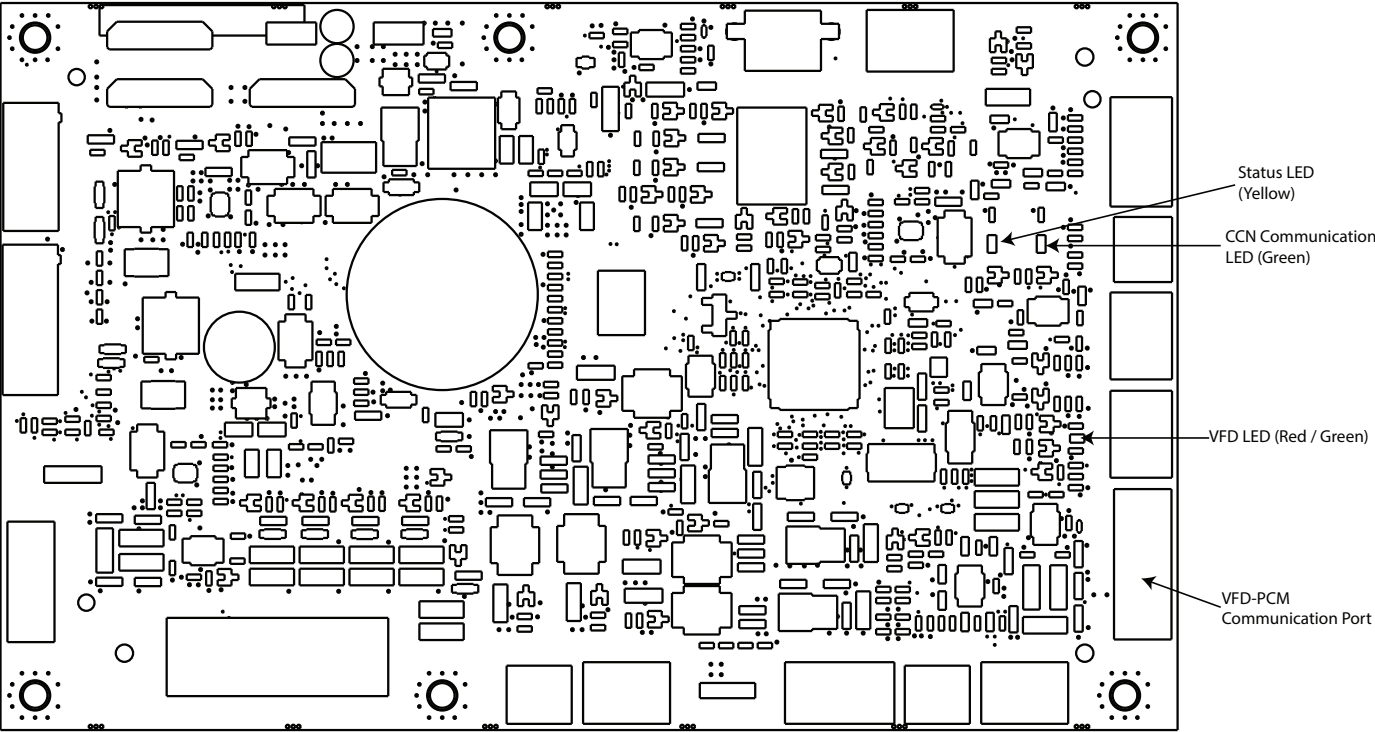


Fig. 27 – Primary Control Board

A200044

Amber Status Light

Amber colored STATUS light indicates operation and error status. See [Table 7](#) for definitions.

5x7 LED Matrix

The Primary Control Module (PCM) is equipped with a 5x7 LED matrix. This matrix will display the 4 highest priority diagnostic codes in a scrolling fashion with 2 seconds in between each code. At the end of the 4th highest priority diagnostic code there is a 5 second pause before the list repeats.

VFD Communications Light

The PCM is equipped with a bi-color LED for indicating successful or unsuccessful communication with the VFD. This LED is located just below the VFD-PCM communication port on the PCM. The LED will flash green when good messages are received from the VFD and red when bad or no messages are received from the VFD.

Bluetooth® Module

This unit is equipped with a module, which includes Bluetooth wireless technology that allows a user to connect via an application on a phone or tablet. It is recommended that the Bluetooth Module be activated during the installation process.

Follow these steps to download and activate Bluetooth Module:

1. Download the app
 - Search the App Store™ or Google Play™ for Carrier Service Technician to download. The app is available on phone and tablet devices. If you already have the app downloaded, please ensure you have updated to latest version.

To Activate Bluetooth Module:

1. Login to the Carrier Service Technician app using your HVACPartners username and password.
2. On the App Home screen, tap the Connect to Equipment button. Please ensure your equipment is powered on and your mobile device is within 10 feet of the equipment throughout this whole process

NOTE: In order to connect to equipment using Bluetooth, you must have Bluetooth enabled on your mobile device, and you must allow the Service Tech app to access Bluetooth and location services in your device permissions. For more information on how to enable these features and permissions, please consult documentation from your device manufacturer.

3. The app will scan for nearby Bluetooth enabled equipment. To activate a new unit, the app will display "New Equipment". Tap on that item and then select the Pair button
4. The app will display the equipment Serial and Model number. Please confirm these are correct for the equipment you are trying to activate and tap continue.
5. The app will now automatically progress through the activation process. Once the steps are complete, the unit is activated successfully and your device will be automatically paired to the equipment.

NOTE: You will only have to perform this activation once and you will now be able to pair to this equipment directly with the app in the future.

Variable Frequency Drive (VFD)

The inverter or variable frequency drive (VFD) is located inside the control box. This is an air-cooled device that communicates with the PCM and drives the compressor to the demanded RPM. The VFD provides DC voltage to the fan motor and sends a fan RPM signal to the electronics on the fan motor. The VFD changes the line voltage to 300 volts 3-phase, and varies the frequency to drive the compressor at the desired RPM.

Input Filter Board

The input filter board connects the line voltage to the VFD. The input filter board ensures the inherent electrical noise generated by VFD does not affect other electronics in the household and contains fuses to protect against excess input current.

Reactors

There are either 1 or 2 reactors per model. These reactors are large inductors and must be connected to the VFD to operate.

Variable Speed Compressor

This unit contains a high-side variable speed compressor that has a wide operating range. Some models contain variable speed rotary compressors while others contain variable speed scroll compressors. All of the variable speed compressors operate on 300VDC provided by the inverter. This compressor can only be operated by the specific inverter supplied with the unit.

 CAUTION
EQUIPMENT DAMAGE HAZARD Failure to follow this caution may result in equipment damage. Do not attempt to apply line voltage directly to the compressor. This will destroy the compressor

Time Delays

The unit time delays include:

- Five minute time delay to start cooling operation when there is a call from the user interface. To bypass this feature, momentarily short and release Forced Defrost pins.
- Five minute compressor re-cycle delay on return from a brown-out condition.

Vapor Injection Electronic Expansion Valve (EXV-VI)

Some models in this product family contain a secondary EXV for controlling the vapor injection circuit. This circuit is comprised of a brazed plate heat exchanger (BPHE), an EXV (EXV-VI) and interconnecting tubing. The PCM drives this EXV closed except for in high ambient cooling in efficiency mode. The control of the vapor injection circuit allows greater capacity and efficiency than when not operational.

BLDC Inverter-Controlled Fan Motor

The fan motor included in this unit is a Brushless DC motor with an integrated control module. The control module is supplied DC voltage from the VFD. The speed command is provided from the VFD through a 0-5V signal. The commanded speed is determined by the PCM and is communicated through Modbus to the VFD. The motor cannot be connect to line voltage. Fan motor speed varies based on outdoor ambient temperature and compressor speed. The fan motor may cycle off and on if extremely low airflow is desired.

Pressure Equalization Valve (PEV)

The PEV is located at the discharge of the compressor and the inlet to the accumulator. The purpose of the PEV is to prevent the compressor from starting with a high pressure differential, which can cause compressor damage. Occasionally the unit may experience a brief starting delay while the PEV equalizes pressure before startup.

High Pressure Switch

This unit contains a high pressure switch to protect against high pressure conditions. This switch must be closed for the VFD to be powered.

Outdoor Pressure Transducers

There are two pressure transducers installed on this unit. One is located at the discharge of the compressor and the other is located at the suction of the compressor. These are labeled as "P1" and "P2" on the PCM and the connection to the control board can be interchanged without impacting the pressure measurements or system control. These transducers have a range from 0 to 620 psig and are used for system protection, calculating superheats, and diagnostics.

Crankcase Heater Operation

This unit has a compressor crankcase heater that will be energized to prevent the compressor from being the coldest part of the system thus enhancing the reliability. The indoor unit and UI do not need to be installed for the crankcase heater to operate properly.

Infinity Controlled low ambient cooling

This unit is capable of low ambient cooling down to 0F (-17.8C) with Low Ambient enabled on the Infinity Control. A low ambient kit is not required.

The Infinity Control provides an automatic evaporator coil freeze protection algorithm that eliminates the need for an evaporator freeze thermostat. The only accessory that may be required is wind baffles in locations which are likely to experience cross winds in excess of 5 miles an hour. This generally occurs only on roof and open area applications.

Low ambient cooling must be enabled in the User Interface setup. The outdoor unit fan will cycle on and off based on outdoor coil temperature, outdoor air temperature, and suction pressure measurements to keep the compressor running at the proper conditions.

Troubleshooting

Systems Communication Failure

If communication with the Infinity control is lost with the User Interface (UI), the control will flash the appropriate fault code (see [Table 7](#)). Check the wiring to the User Interface and the indoor and outdoor units and power.

Model Plug

Each control board contains a model plug. The correct model plug must be installed for the system to operate properly (see [Table 3](#)).

Table 3 – Model Plug Information

MODEL NUMBER	MODEL PLUG NUMBER	PIN RESISTANCE (K-ohms)	
		Pins 1-4	Pins 2-3
24VNA624	HK70EZ009	5.1	91
24VNA636	HK70EZ021	11	39
24VNA648	HK70EZ033	18	11
24VNA660	HK70EZ045	18	220

The model plug is used to identify the type and size of unit to the control. On new units, the model and serial numbers are input into the board's memory at the factory. If a model plug is lost or missing at initial installation, the unit will operate according to the information input at the factory and the appropriate error code will flash temporarily. An RC replacement board contains no model and serial information. If the factory control board fails, the model plug must be transferred from the original board to the replacement board for the unit to operate.



CAUTION

EQUIPMENT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage and/or improper operation.

Do not attempt to install an incorrect model plug as this could cause some units to operate incorrectly and fail prematurely.

NOTE: The model plug takes priority over factory model information input at the factory. If the model plug is removed after initial power up, the unit will operate according to the last valid model plug installed, and flash the appropriate fault code temporarily.

Pressure Switch Protection

The outdoor unit is equipped with high pressure switch. If this switch opens the VFD will lose line power and the compressor and fan motor will not operate. The high pressure switch opens at 670 +/- 10 psig and closes at 470 +/- 25 psig. If this occurs the PCM will set a diagnostic code per table 7. The outdoor pressure transducer installed at the discharge of the compressor is monitored by the PCM and the PCM will take action to avoid the high pressure switch from opening.

Compressor Protection

The Primary Control Module continuously monitors the operation of the compressor and takes action when it is nearing the edge of the boundaries of reliable operation. The PCM utilizes the pressure transducers to maximize the reliability and minimize the off time of the system due to operation outside of the compressor boundaries. The PCM takes different actions for each edge of the boundary, but each culminates in a reduction of compressor speed to the minimum allowable and, in the worst case, will power off the compressor to avoid excursions outside the boundaries. If a shutdown does occur then the PCM will set a diagnostic code per [Table 7](#).

Line Voltage Diagnostics

The primary control module monitors the line voltage for low and high voltage events. If a low voltage or high voltage event occurs and another fault occurs simultaneously the PCM will set a fault that indicates this was due to the system conditions and not the components. If this occurs several times in a row the PCM will set a malfunction and lock out operation for 1-4 hours, depending on the condition. Refer to [Table 7](#) for the list of fault codes and [Table 8](#) for the list of malfunctions and the lockout times for each one.

Forced Defrost Pins (J9)

The forced defrost pins have several functions. When shorting the pins using a clip wire the below functions can be executed:

- If the pins are shorted more than 1 second and less than 5 seconds when the system has just turned off and an active call for cooling is present, the 5 minute initial on-time will be defeated.
- If the unit is in the OFF mode and the pins are shorted at power on the unit will enter into Status Code Recall Mode.

Temperature Thermistors

Thermistors are electronic devices which sense temperature. As the temperature increases, the resistance decreases. Thermistors are used to sense outdoor air (OAT), coil temperature (OCT), and the outdoor discharge thermistor (ODT) at the outlet from the compressor.

Refer to [Table 4](#) and [Table 5](#) for resistance values versus temperature for the OAT and OCT.

Table 4 – Resistance Values versus Temperature

TEMPERATURE	RESISTANCE (ohms)
25.0°C (77.0°F)	10.0 + / - 2.3%
0.0°C (32.0°F)	32.6 + / - 3.2%
-17.8°C (0 °F)	85.5 + / - 3.4%

Table 5 – ODT Resistance Values versus Temperatures

TEMPERATURE (°C)	RESISTANCE (K OHMS)
25	50.15 + / - 5.0%
75	7.565 + / - 3.0%
125	1.7 + / - 1.4%

If the outdoor air or coil thermistor should fail, the control will flash the appropriate fault code (see Table 7.)

IMPORTANT: The outdoor air thermistor and coil thermistor should be factory mounted in the final locations. Check to ensure thermistors are mounted properly (See Fig. 28, Fig. 29 and Fig. 30).

Outdoor Air Thermistor

The outdoor air thermistor is a 10Kohm resistor used for multiple system operations. It provides the outdoor air temperature to the primary control module and user interface. It is essential for controlling the system and is used in almost all modes of operation. The sensor is mounted in the control box per Fig. 28.

Outdoor Air Thermistor (OAT) must be rotated and locked in place with spherical nib end facing towards the front of the control box

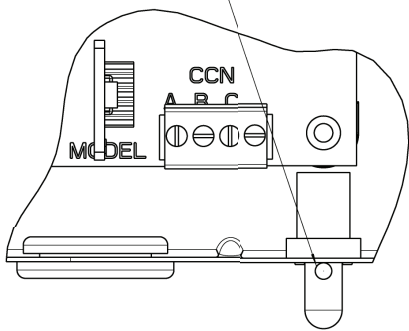


Fig. 28 – Outdoor Air Thermistor Mounting Location

A200045

Outdoor Coil Thermistor

The outdoor coil thermistor is a 10Kohm resistor used for multiple system operations. It provides the coil/liquid line temperature to the primary control module and user interface. It is used for low ambient operation and assistance with OAT temperature measurement. The sensor must be securely mounted to the tube connecting the coil and distributor. See Fig. 29 for proper placement. See Table 4 for proper resistances.

Coil Thermistor (OCT) Location

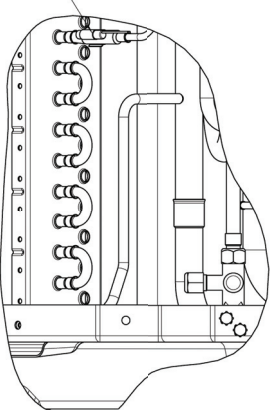
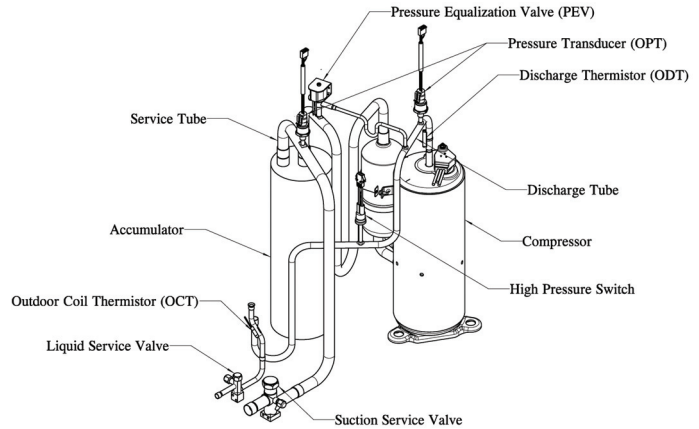


Fig. 29 – Outdoor Coil Thermistor Mounted on Coil

A200046

Discharge Thermistor (ODT)

Discharge thermistor is used for protection against over temperature of the compressor and the discharge superheat calculations. Proper mounting is required to ensure that the unit exits the start-up mode. The ODT is located on the compressor discharge stub-out (see Fig. 30).



A200086

Fig. 30 – Discharge Thermistor (ODT) Mounting Locations

! CAUTION

EQUIPMENT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage and/or improper operation.
In order to minimize the ambient influence, make sure the thermistor curved surface hugs the pipe surface and is secured tight using the wire tie fished through the original slot, insulating polymer body.

Failed Thermistor Default Operation

Factory defaults have been provided in the event of failure of outdoor air thermistor (OAT) and/or outdoor coil thermistor (OCT).

If the OAT sensor should fail the outdoor unit will operate at a fixed speed.

If the OCT sensor should fail, the outdoor unit will operate at a fixed speed.

Variable Speed Compressor Winding Resistance

This compressor operates with 3-phase variable frequency PWM variable voltage. For troubleshooting certain fault codes related to compressor resistances, follow these steps:

- 1. Disconnect compressor power leads from the inverter terminals, U (YEL), V (RED), and W (BLK).
- 2. Measure the resistance between YEL to RED, YEL to BLK, and RED to BLK and compare to Table 6 values. Each resistance set should be equal.
- 3. Measure the resistance to ground for each lead.
- 4. If the resistances are correct then reconnect power leads to appropriate terminal.
- 5. If the resistances appear to be abnormal, it will be necessary to measure the resistance at the compressor fusite terminals.
- 6. Remove the sound blanket and harness plug, measure the resistances, and compare to Table 6.
- 7. Reinstall compressor sound blanket making sure discharge thermistor and compressor power harness are routed as they were from the factory

Table 6 – Variable Speed Compressor Resistances (winding resistance at 68°F? (20°F)

WINDING	24	36	48	60
Between terminals T1, T2, and T3	.74	.453	.424	.424
Between terminal & ground	>1 mega OHM			



CAUTION

EQUIPMENT DAMAGE HAZARD

Failure to follow this caution may result in equipment damage and/or improper operation.

Do not use Meggar for measuring the winding resistance.

Fan Motor

The fan motor requires 5 wires connected to VFD for operation. These wires are: DC BUS, GND, +15V DC, Vsp, FG. Note high voltage may be present on ALL wires because they are not earth or chassis ground referenced. Do not attempt to measure voltages while running. Fan speed is monitored by VFD and PCM continuously. If fan faults occur verify the fan blade rotates freely without obstruction. Ensure all electrical connections are secure and wires are undamaged.

Status Codes

[Table 7](#) shows the status codes flashed by the amber status light. Most system problems can be diagnosed by reading the status code as flashed by the amber status light on the control board.

The codes are flashed by a series of short and long flashes of the status light. The short flashes indicate the first digit in the status code, followed by long flashes indicating the second digit of the error code.

The short flash is 0.25 seconds ON and the long flash is 1.0 second ON. Time between flashes is 0.25 seconds. Time between short flash and first long flash is 1.0 second. Time between code repeating is 2.5 seconds with LED OFF.

Codes are easily read from user interface (UI) or the 5x7 LED display on the PCM

EXAMPLE:

3 short flashes followed by 2 long flashes indicates a 32 code. [Table 7](#) shows this to be low pressure switch open.

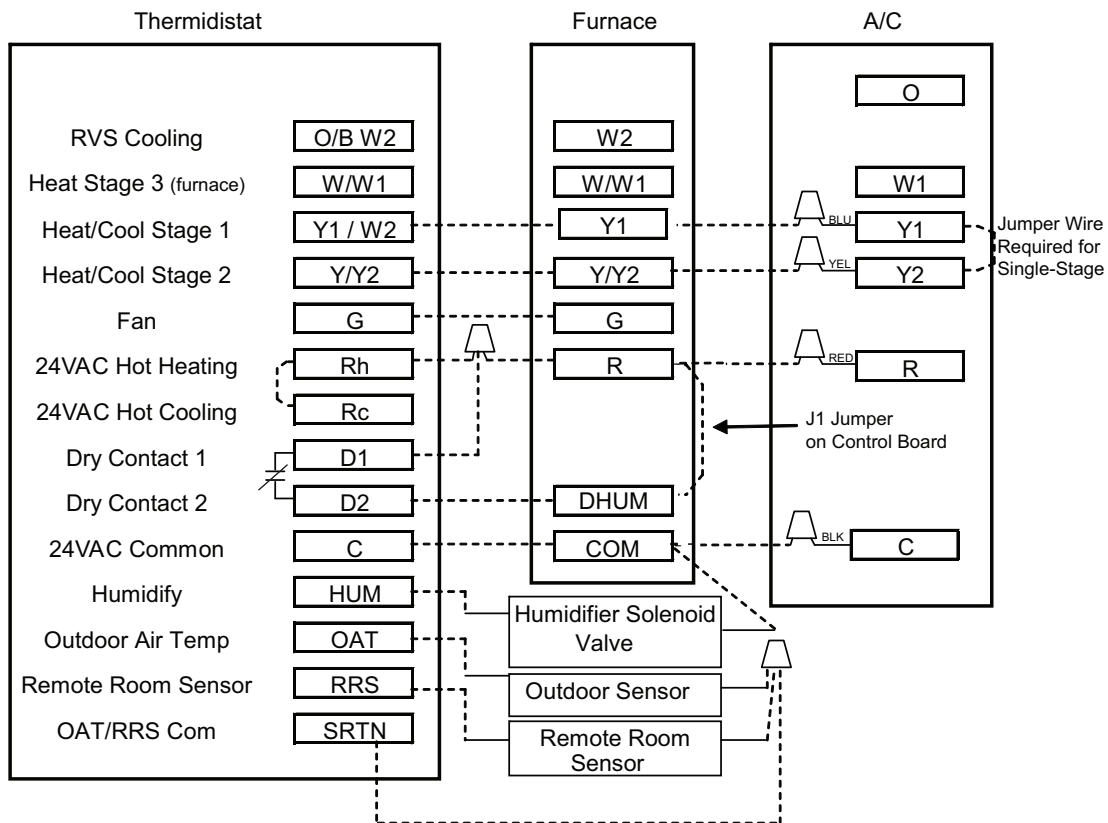
Status Code Recall Mode

Active status codes are stored in memory even when power is absent. The most recent flashing status code (highest priority active) can be recalled from memory via Status Code Recall Mode is accessed by shorting (use a clip wire) the "force defrost" connector (labeled J2 on the board, see [Fig. 26](#)) and then power ON the unit.

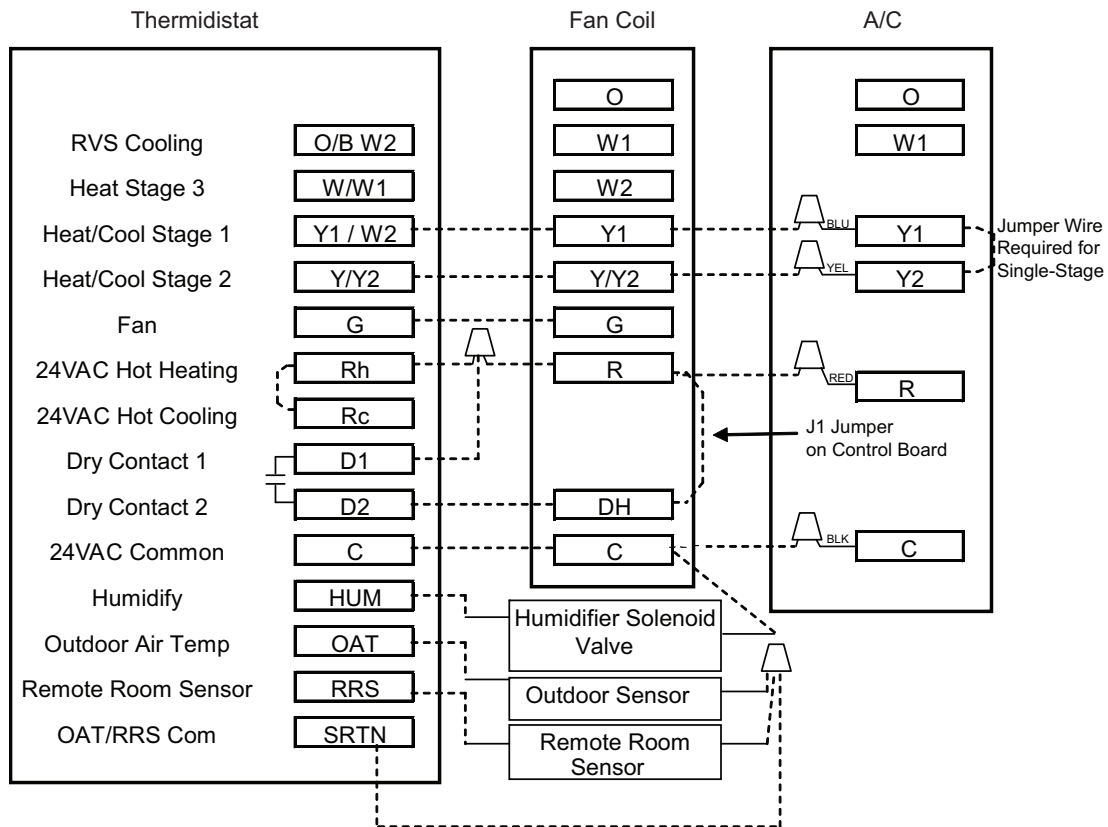
Please make sure the unit is turned OFF before shorting the pins. Status Code Recall Mode will continue as long as the "force defrost" terminals remain shorted. The unit will not attempt to cool while the terminals remain shorted. Once the status code is read, power-down the unit and remove the short.

Emergency Mode Connections with a Conventional Thermostat

In an emergency, it is possible to replace the UI with a conventional thermostat, see [Fig. 31](#) for wiring. However, this emergency mode operation is limited to a single compressor speed in cooling mode.



A160118



A160119

Fig. 31 – Variable Speed Unit Connected to a Conventional Thermostat in Emergency Mode

Table 7 – Fault Code Table

Code*			Description
Base	Expansion		
	Fault**	Malfunction***	
14	94		Line Voltage Low
15	94		Line Voltage High
17	06		PCM-Bluetooth Module Communication Failure
18	11		Indoor Coil Freeze Protection
24		58	5V PCM External Power Out of Range
25		61	Invalid Model Plug
	22	62	Model Plug Missing
	24		Model Plug Changed
		63	VFD/Equipment Model Mismatch
26	26		PCM MCU Old Version
	31		EEPROM Write Failure
28		71	Fuse 1 Open (PEV / RVS)
		72	Fuse 2 Open (LLV)
31	11	58	Compressor High Pressure Limit
	16		High Pressure Switch Trip
	19		High Pressure Disable
32	15	55	Compressor Low Pressure Limit
		59	Low Pressure Disable
33	15	55	Compressor Low Discharge Limit
34	11	58	Compressor High Temperature Limit
35	11	58	Compressor High Compression Limit
36	15	55	Compressor Low Compression Limit
38	13	53	Compressor Starting Error
		54	Compressor No Pump
	18		High Differential Pressure Start Disable
	31	71	VFD Estimator Error
39	13	53	Fan Start Error
	14		Fan Speed Error
	15	55	Unexpected Fan Shutdown
		58	Fan Motor Error
41	13		Defrost Overrun
44	13		PEV Timeout
51	01		OAT (Outdoor Air Thermistor) Open/Low Temp
	02		OAT (Outdoor Air Thermistor) Shorted/High Temp
52	01		OCT (Outdoor Coil Thermistor) Open/Low Temp
	02		OCT (Outdoor Coil Thermistor) Shorted/High Temp
53		41	OST (Outdoor Suction Thermistor) Open/Low Temp
		42	OST (Outdoor Suction Thermistor) Shorted/High Temp
54		41	ODT (Outdoor Discharge Thermistor) Open/Low Temp
		42	ODT (Outdoor Discharge Thermistor) Shorted/High Temp
57	01	41	P1 Open
	02	42	P1 Shorted
		43	P1 Sensor Error
58	01	41	P2 Open
	02	42	P2 Shorted
		43	P2 Sensor Error
61		41	Reversing Valve Solenoid Open
62	01		PEV Solenoid Open
64		41	EXV-H Phase Open
		44	EXV-H Power Short to Ground
		45	EXV-H Phase Short to Ground

Table 7 – Fault Code Table (Continued)

Code*			Description
Base	Expansion		
	Fault**	Malfunction***	
65		41	EXV-VI Phase Open
		44	EXV-VI Power Short to Ground
		45	EXV-VI Phase Short to Ground
66		41	VFD Control Relay Coil Open
		42	VFD Control Relay Coil Shorted
81	13	53	PFC Error
	14	54	Unbalanced PFCM Error
		58	VFD System Wiring Error
82	11		VFD Line Current Speed Reduction
	13	53	VFD Reset with Power Dropout
	15	55	VFD Shutdown with Power Dropout
	16	56	Low Voltage Shutdown
	17	57	High Voltage Shutdown
83	11		Compressor Current Limit 1 Speed Reduction
	12		Compressor Current Limit 2 Speed Reduction
	15	55	Compressor Current Limit 3 Shutdown
	16	56	Compressor Current Limit 4 Shutdown
		57	Compressor Underspeed Shutdown
84	11	58	VFD Heat Sink Overtemp Shutdown
85	13	53	DC Under Voltage Shutdown
	14	54	DC Over Voltage Shutdown
86	06	46	VFD Communication Error
87	13	53	VFD Initialization Error
88	15	55	Unexpected VFD Reset
	31	71	VFD Internal Error - Current Sensor
	32		VFD Internal Error - IPM Temp Sensor
	33	73	VFD Internal Error - DC Link Sensor
	34	74	VFD Internal Error - PFCM Sensor A
	35	75	VFD Internal Error - PFCM Sensor B
	36	76	VFD Internal Error - Line Volt Sensor
	37		VFD Internal Error - PFCM Temp Sensor
	38	78	VFD Internal Error - DC Discharge

*Code is reported by the thermostat

**Fault indicates a system error and will typically clear in 5 minutes

***Malfunction indicates repetitive occurrence of a Fault and may indicate a more serious problem. Most Malfunctions will inhibit system operation until shutdown condition clears or for a period of 4 hours.

Table 8 – Malfunction Lockout Durations

Code	Title	Time
24-58	5V PCM External Power Out of Range	Duration of Event
25-61	Invalid Model Plug Malfunction	Duration of Event
25-62	Model Plug Missing Malfunction	Duration of Event
25-63	VFD Model Mismatch	Permanent*
28-71	Fuse 1 Open Malfunction	Permanent*
28-72	Fuse 2 Open Malfunction	Permanent*
31-58	Compressor High Pressure Limit Malfunction	4 hours
32-55	Compressor Low Pressure Limit Lockout	4 hours
32-59	Low Pressure Disable	Permanent*
33-55	Compressor Low Discharge Limit Lockout	4 hours
34-58	Compressor High Temperature Limit Malfunction	4 hours
35-58	Compressor High Compression Limit Malfunction	4 hours
36-55	Compressor Low Compression Limit Lockout	4 hours
38-53	Compressor Starting Malfunction	4 hours
38-54	Compressor No Pump	30 minutes
38-71	VFD Estimator Malfunction	4 hours
39-53	Fan Start Malfunction	4 hours
39-55	Unexpected Fan Shutdown Malfunction	4 hours
39-58	Fan Motor Malfunction	4 hours
53-41	OST Open / Low Temp	Duration of Event
53-42	OST Shorted / High Temp	Duration of Event
57-41	P1 Open Malfunction	Duration of Event
57-42	P1 Shorted Malfunction	Duration of Event
57-43	P1 Sensor Malfunction	Permanent*
58-41	P2 Open Malfunction	Duration of Event
58-42	P2 Shorted Malfunction	Duration of Event
58-43	P2 Sensor Malfunction	Permanent*
61-41	Reversing Valve Solenoid Open	Duration of Event

* unlikely to clear on its own; see Service Manual for troubleshooting steps

Table 8 – Malfunction Lockout Durations (Continued)

Code	Title	Time
64-41	EXV-H Phase Open	Duration of Event
64-44	EXV-H Power Short to Ground	Duration of Event
64-45	EXV-H Phase Short to Ground	Duration of Event
65-41	EXV-VI Phase Open	Duration of Event
65-44	EXV-VI Power Short to Ground	Duration of Event
65-45	EXV-VI Phase Short to Ground	Duration of Event
66-41	VFD Control Relay Coil Open	Duration of Event
66-42	VFD Control Relay Coil Shorted	Duration of Event
81-53	PFC Malfunction	4 hours
81-54	Unbalanced PFCM Malfunction	4 hours
81-58	VFD System Wiring Error	4 hours
82-53	VFD Reset with Power Dropout Malfunction	4 hours
82-55	VFD Shutdown with Power Dropout Malfunction	4 hours
82-56	Low Voltage Shutdown Malfunction	4 hours
82-57	Line Over Voltage Malfunction	4 hours
83-55	Compressor Current Limit 3 Lockout	4 hours
83-56	Compressor Current Limit 4 Lockout	4 hours
83-57	Compressor Underspeed Shutdown	1 hours
84-58	VFD Overtemp Malfunction	4 hours
85-53	DC Under Voltage Malfunction	4 hours
85-54	DC Over Voltage Malfunction	4 hours
86-46	VFD Communication Malfunction	1 hour
87-53	VFD Initialization Malfunction	4 hours
88-55	Unexpected VFD Reset Malfunction	4 hours
88-71	VFD Internal Malfunction - Current Sensor	4 hours
88-73	VFD Internal Malfunction - DC Link Sensor	4 hours
88-74	VFD Internal Malfunction - PFCM Sensor A	4 hours
88-75	VFD Internal Malfunction - PFCM Sensor B	4 hours
88-76	VFD Internal Malfunction - Line Volt Sensor	4 hours
88-78	VFD Internal Malfunction - DC Discharge	4 hours

FINAL CHECKS

IMPORTANT: Before leaving job, be sure to do the following:

1. Ensure that all wiring is routed away from tubing and sheet metal edges to prevent rub-through or wire pinching.
2. Ensure that all wiring and tubing is secure in unit before adding panels and covers. Securely fasten all panels and covers.
3. Tighten service valve stem caps to 1/12-turn past finger tight.
4. Leave Users Manual with owner. Explain system operation and periodic maintenance requirements outlined in manual.
5. Fill out Dealer Installation Checklist and place in customer file.

CARE AND MAINTENANCE

For continuing high performance and to minimize possible equipment failure, periodic maintenance must be performed on this equipment.

Frequency of maintenance may vary depending upon geographic areas, such as coastal applications. See Owner's Manual for information.

Training

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Access My Learning Center with your HVACpartners credentials at www.mlctraining.com. Please contact us a mylearning@carrier.com with questions.

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August 21, 2024

Name
Address
Address



Re: 2459 Tremont Road

Dear *Neighbor*,

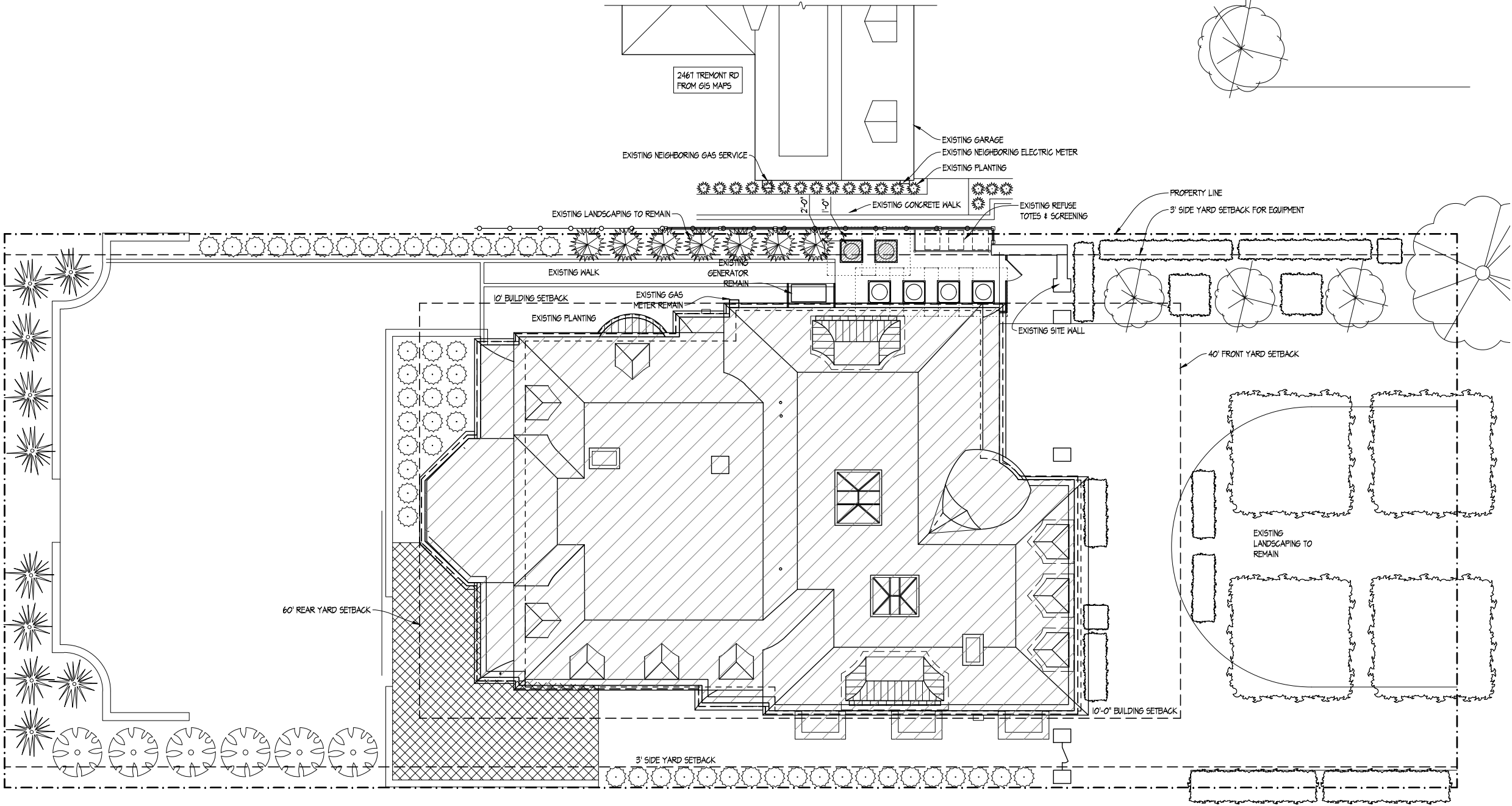
This letter is to inform you that the owners of 2459 Tremont Road have applied for a zoning variance from the City of Upper Arlington. If approved, the variance will provide relief from Section 6.09 Table 6K with regards to Building Support Systems and allow the placement of two condensing units to have a 1'-0" side-yard setback from the North property line rather than the required 3'-0" side-yard setback. A site plan showing the proposal is enclosed.

The homeowners have met with their neighbors at 2467 Tremont Road, whose property will be nearest to the proposed condensing unit locations, and they have expressed support for this variance request and feel this solution is preferable to removing the existing mature trees and landscape screening. The new condensing units will maintain a 1'-0" distance from the property line, per the neighbors' request.

The Board of Zoning Appeals public hearing for this request will take place on **Wednesday September 18, 2024 at 6 pm** in the **Council Chamber of the Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221**. More meeting information is available at <https://upperarlingtonoh.gov>.

Please feel free to contact me directly should you have any questions or would like to discuss the project.

Daniel Morgan
Principal
Behal Sampson Dietz, Inc.
614-464-1933



SITE PLAN
SCALE: NOT TO SCALE

SCHEMATIC DRAWINGS FOR THE
RUSCELLI RESIDENCE

2459 TREMONT ROAD
COLUMBUS, OH 43211

08.20.2024

2529 TREMONT VARIANCE NEIGHBOR MAILING - AUGUST 2024				
Parcel ID	Site Address	Owner 1	Owner 2	Certified Mail
070-000956-00	2452 TREMONT RD	DUNHAM FRANK L		7007 0710 0002 4548 9396
070-000955-00	2452 TREMONT RD	DUNHAM FRANK L		7007 0710 0002 4548 9396
070-000954-00	2444 ARLINGTON AV	CLIFTON DONALD R II		7007 0710 0002 4548 9402
070-000597-00	2427 TREMONT RD	ODELL WALDEN W	ODELL PATRICIA M	7007 0710 0002 4548 9419
070-001084-00	2467 TREMONT RD	2467 TREMONT ROAD LLC		7007 0710 0002 4548 9433
070-000548-00	2489 TREMONT RD	STICKNEY LINDA ANN TR	STICKNEY MICHAEL PATRICK TR	7007 0710 0002 4548 9457
070-011801-00	2196 RIVERSIDE DR	SCIOTO COUNTRY CLUB INC		7007 0710 0002 4548 9464

2459 Tremont Road

BZAP Staff Report Pictures



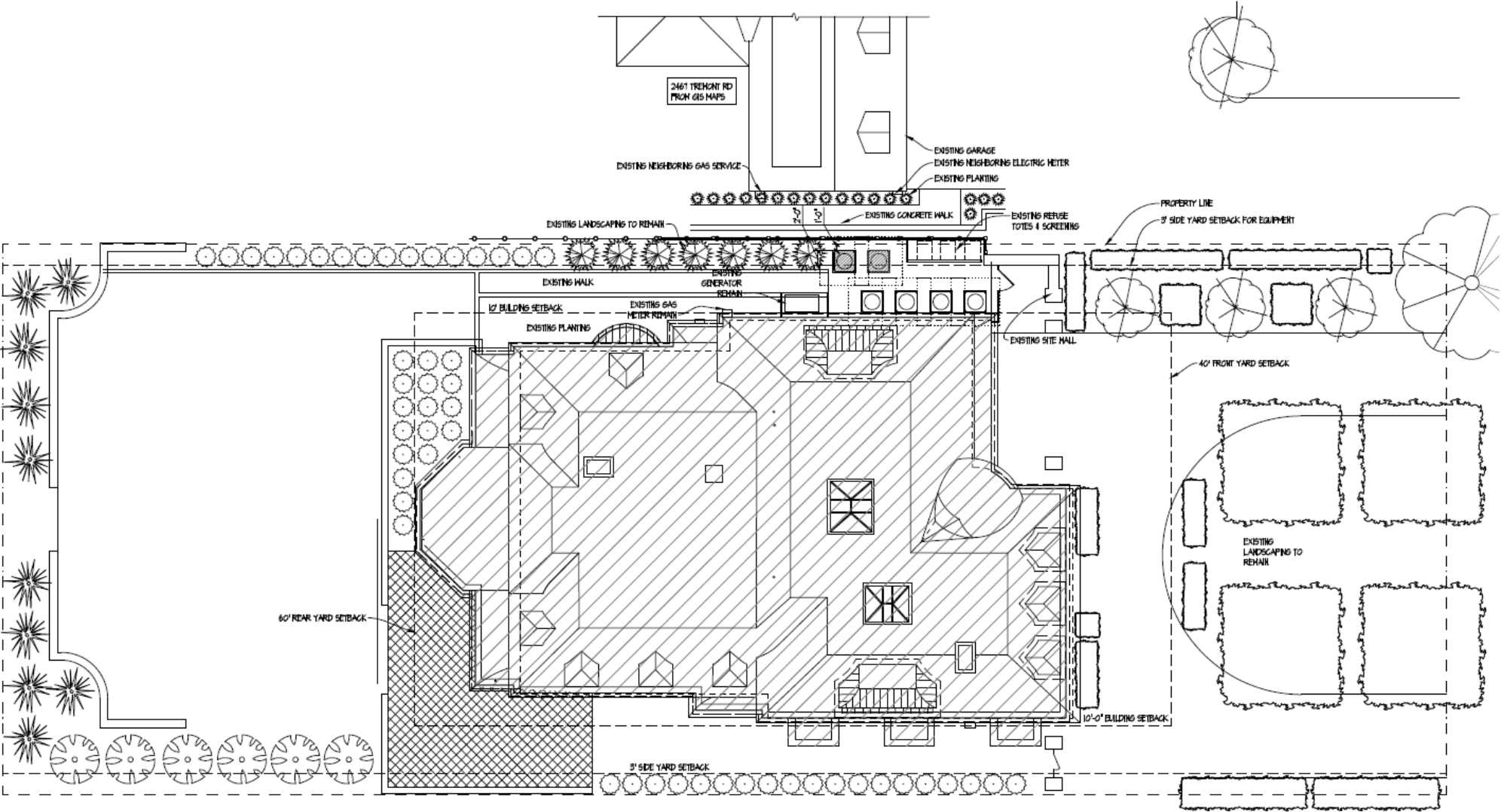
Google Maps ® Aerial – Looking North



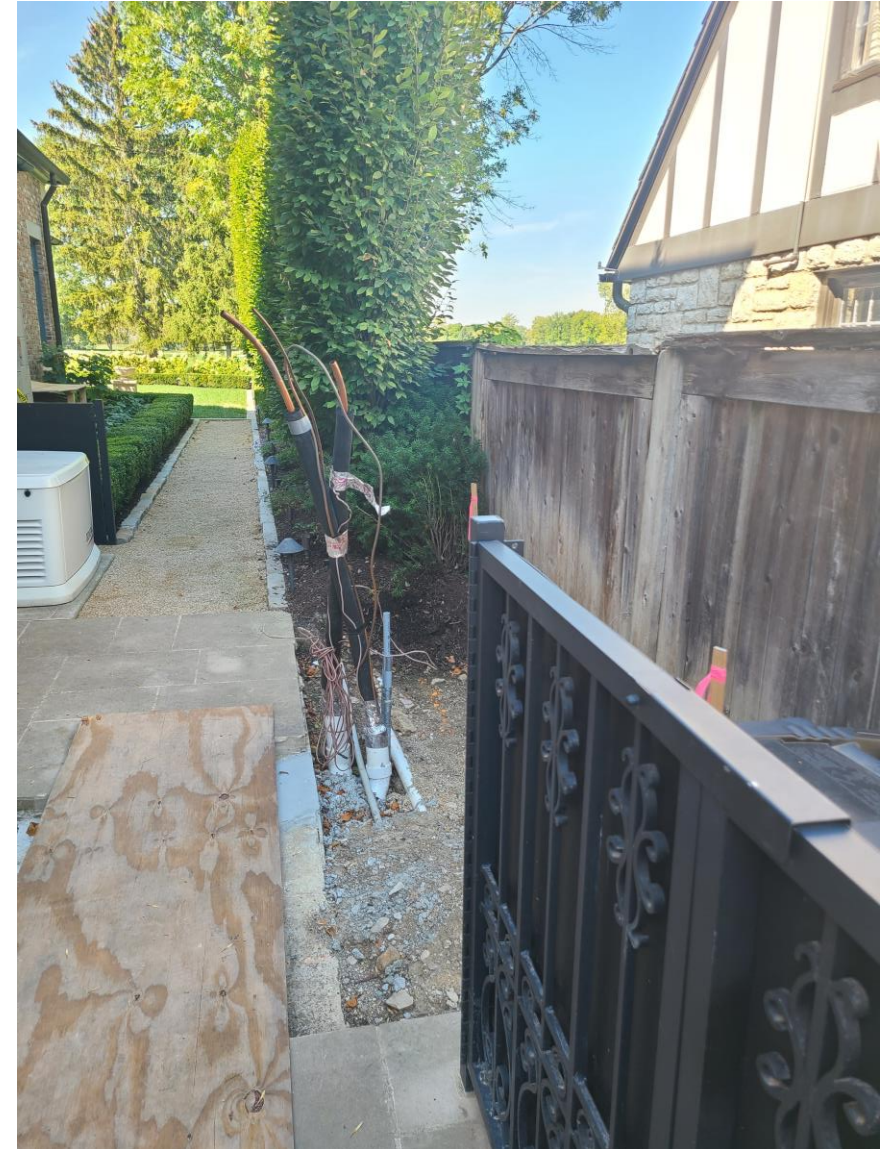
Existing Tremont Road Elevation



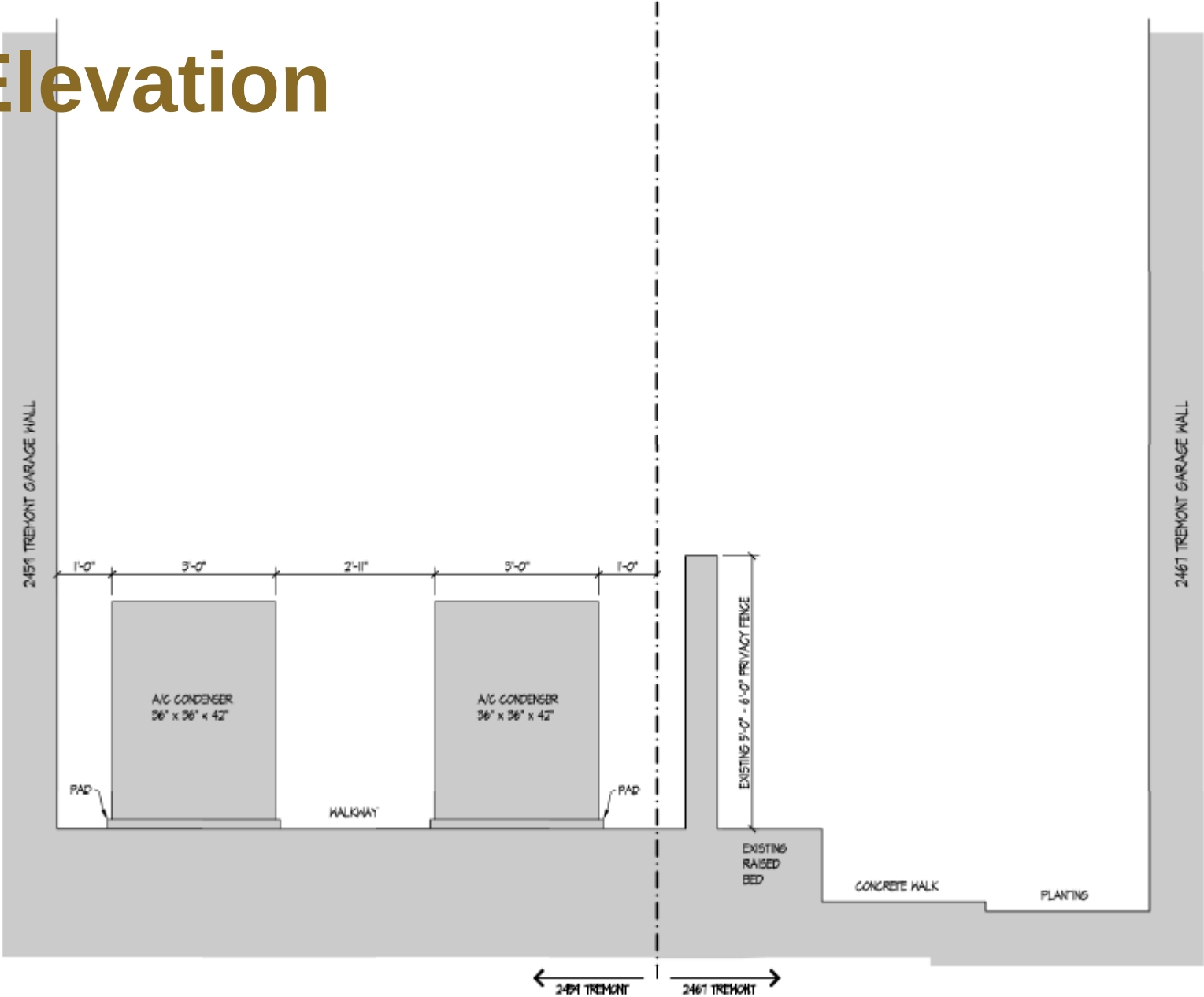
Proposed Site Plan



Existing Side Property



Proposed Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 18, 2024

Subject: 1662 Doone Road (VAR-51-24) - To allow a detached garage that is 19 feet in height, when 17 feet is the limit and has a top wall plate height of 10 feet, when 9'-6" is the limit.

Site Description/History

The subject property, 1662 Doone Road, is located on the north side of the street, one property east of Harford Road, and zoned R-1c, One-Family Residence District. The property measures 60' x 138.5', similar to others in the neighborhood, and was platted as Lot #11 in the [University Addition](#) subdivision from 1924. A two-story stucco home sits along the platted 40-foot building setback line and was built in 1941. A driveway on the west side leads to a two-car detached garage built in 1990- this garage borders the open, rear yard of three adjacent neighbors. The applicant purchased the property in 2004.

Proposal

The application includes the demolition of the existing 550-square foot detached garage and the construction of a 537-square foot one in its place, on the same foundation. A Building Permit was issued for this detached garage in 2018, but never built, and now the applicant wishes to make changes. The revised plan increases the height by two feet, to just under 19 feet, and increases the plate height by six inches, to 10 feet. This would allow for a taller unfinished second floor storage area, accessed via drop-down staircase. The exterior includes hardi-plank siding, with a dormer window facing the street and a dormer on the rear elevation. Resulting building, development and front yard development coverage are largely the same and below City standards.

Zoning Code Requirements

- To allow an increase in the maximum detached garage height from 17 feet to 19 feet (Article 6.09);
- To allow an increase in the maximum detached garage plate height from 9'-6" to 10 feet (Article 6.09); and
- To allow a rear dormer on a detached garage, which is prohibited (Article 6.09).

Alternatives



Since 2018, when the Building Permit for a previous project was issued, ordinances relating to detached garages have changed. The code now allows for second floor space like a home office, gym, studio or finished storage space, but keeps the height limits in place so that the Board can review adjacent property impacts and overall design. The plate height has been kept as exceeding this limit creates a more commercial appearance. Dormers were previously permitted on all elevations but amended to only be on street-facing elevations in order to limit looming impacts and privacy issues for adjacent neighbors. Eliminating the rear dormer and decreasing the plate height of the garage would easily eliminate two of the three requested variances.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The application proposes the replacement of an existing detached garage that is largely in the same location and size, just taller. The Board has granted several recent detached garage height variances to allow for a home office or similar space. The application here is quite different, though, in that three variances are needed, and unfinished storage is proposed on the second level. The plan for a detached garage with second-floor storage space would be similar to hundreds of detached garages approved by the City prior to allowing habitable space on the second floor. Staff has reviewed nearly identical plans during Building Permit review, where the heights can be reduced and rear dormer removed to avoid requesting variances (Findings #7 and #9). Allowing extra height for unfinished second floor storage would be a departure from recent cases and could be precedent-setting. Staff is also concerned about the rear-facing dormer as it would loom over two neighboring rear yards, as well as the exterior of the detached garage not matching the house. For these reasons, Staff cannot support the application at this time.

Attachments

1.	BZAP Staff Report Pictures - 1662 Doone Road
2.	1662 Doone Rd Variance App

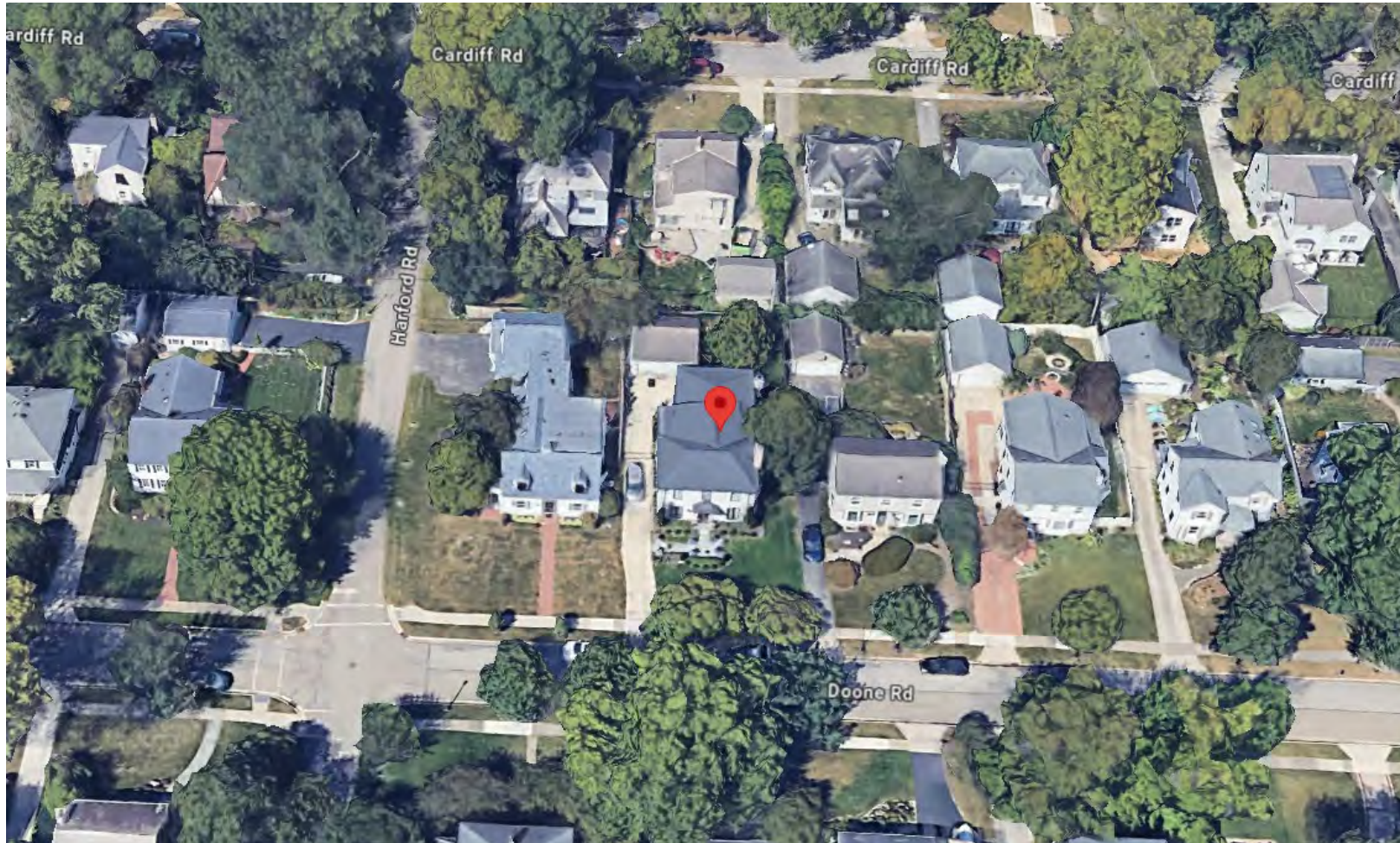


1662 Doone Road

BZAP Staff Report Pictures



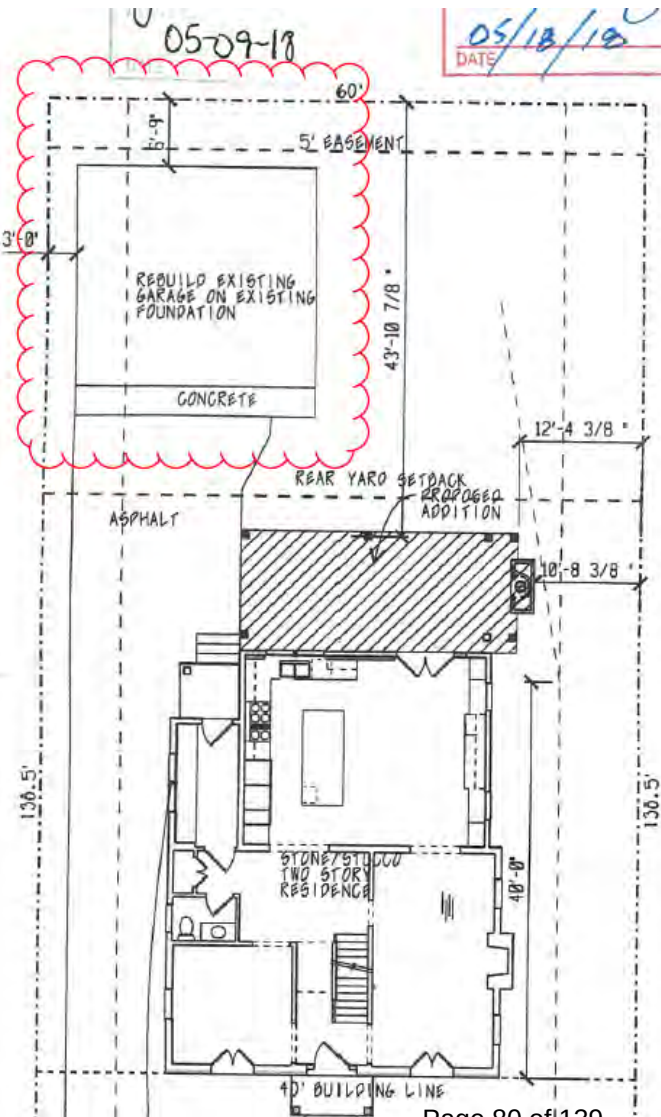
Google Maps ® Aerial – Looking North



Existing Doone Road Elevation



Proposed Site Plan

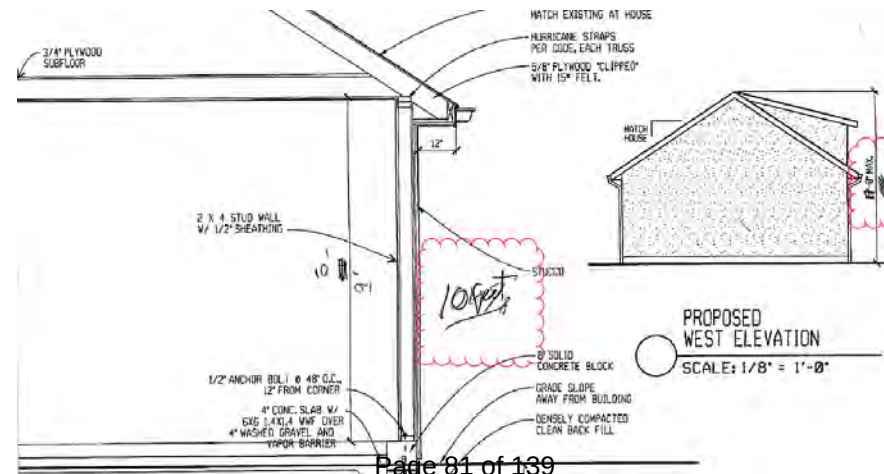


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FLOORS
VERIFY
BLOCKIN







24-3797

Variance Application

Status: Active

Submitted On: 8/20/2024

Primary Location

1662 DOONE RD
UPPER ARLINGTON, OH 43221

Owner

PLESSINGER MICHAEL L
DOONE 1662 COLUMBUS, OH
43221

Applicant

 Michael Plessinger
 614-937-7225
 michaelplessinger@hotmail.com
 1662 Doone Road
Upper Arlington, OH 43221

Variance Information

Describe Variance Request

We are rebuilding a falling down garage and would like to build one with storage in rafters. We are requesting a hight variance with the peak being jjust shy of 19 feet. We are planning on putting dormers on the front and back with windows on the front to increase street appeal and have the ability to have storage above garage, increasing the value of the house. The current garage has rotten studs, as seen in photos provided, that are causing the garage to sag and become a concern.

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?

None

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?

New garage will look better and fit with neighborhood better than current one, which is falling down and has siding coming off.

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?

N/A

ZONING INFORMATION

PARCEL NUMBER 070-001756
 LOT AREA: 8310 SF
 HOUSE/PORCHES 1867.7
 GARAGE 537.24
 PAVING 1372.2
 ALLOWABLE BUILDING COVER 29% OR 2409.9 SF
 PROPOSED BUILDING COVER 22.97% OR 1909.44 SF
 ALLOWABLE DEVELOPMENT COVER 50% OR 4155 SF
 PROPOSED DEVELOPMENT COVER 45.45% OR 3777.14 SF
 PORCH ADDITION BACK PORCH 345 SF
 SECOND FLOOR ADDITION 315 SF

BUILDING CODE INFORMATION

REMOVE EXISTING PATIO
 NEW COVERED PORCH WITH SECOND FLOOR
 MASTER SITTING AND CLOSET ADDITION
 MISCELLANEOUS INTERIOR REMODEL

BUILDING CODE REVIEW
 City of Upper Arlington
 Department of Development

☐ APPROVED
☐ APPROVED AS MARKED
☒ APPROVED WITH ATTACHED ADDENDUM
☐ PARTIAL APPROVAL ONLY WITH ATTACHED ADDENDUM
☐ NOT APPROVED
 PLANS EXAMINER
 DATE 05/18/18

SHEET 1 SITE PLANS
 BASEMENT/FOUNDATION PLAN
 SHEET 2 ASBUILT FIRST FLOOR PLAN
 ASBUILT SECOND FLOOR PLAN
 SHEET 3 PROPOSED FIRST FLOOR PLAN
 PROPOSED SECOND FLOOR PLAN
 SHEET 4 PROPOSED FIRST FLOOR PLAN MEP
 PROPOSED SECOND FLOOR PLAN MEP
 SHEET 5 EXTERIOR ELEVATIONS
 SHEET 6 GARAGE
 SHEET 7 SECTION
 SHEET 8 S-1 STRUCTURAL

GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
 THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 THE ARCHITECTS IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
 THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
 NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT MAY POTENTIALLY BE A HAZARD.
 ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH THIN WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAID TO PROPER GRADE.
 ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEW AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

GENERAL PLAN NOTES

VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGS CABINETS, FIXTURES, DOORS AND TRIM.
 CONFIRM TRIM SPECIFICATIONS WITH OWNER.
 ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
 NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING. FIELD VERIFY EXACT HEIGHT.
 CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
 NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
 PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
 VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.



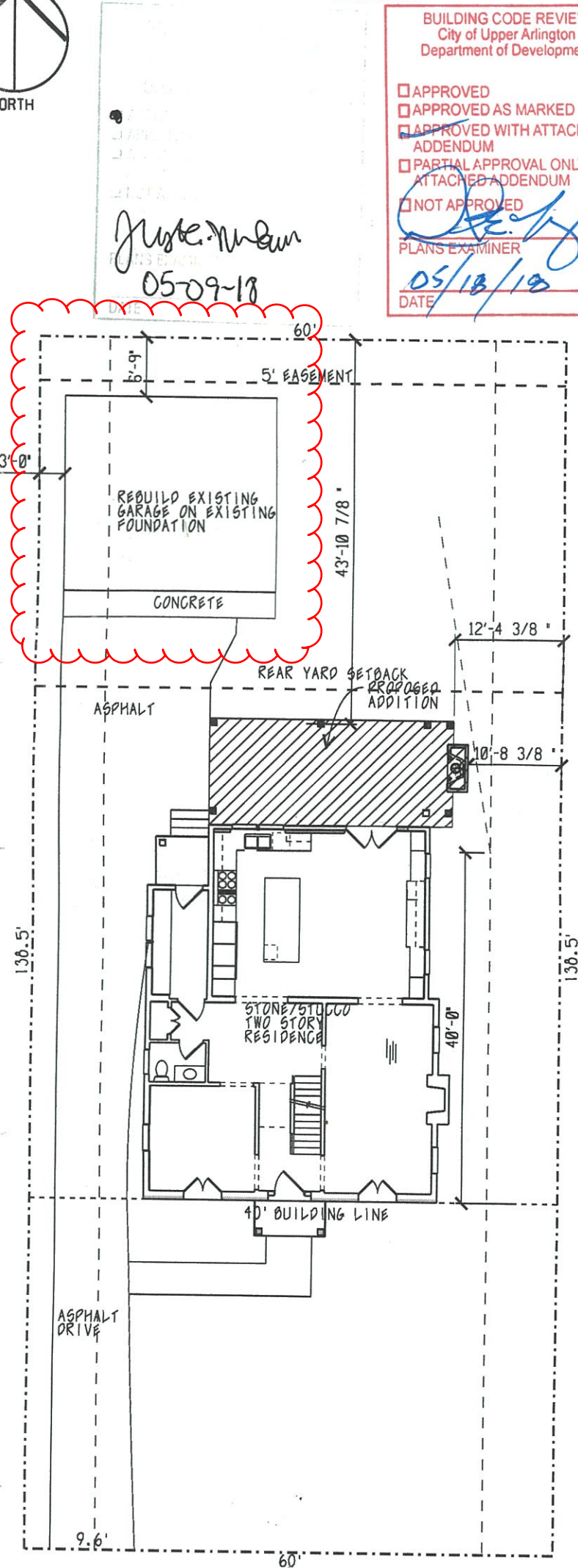
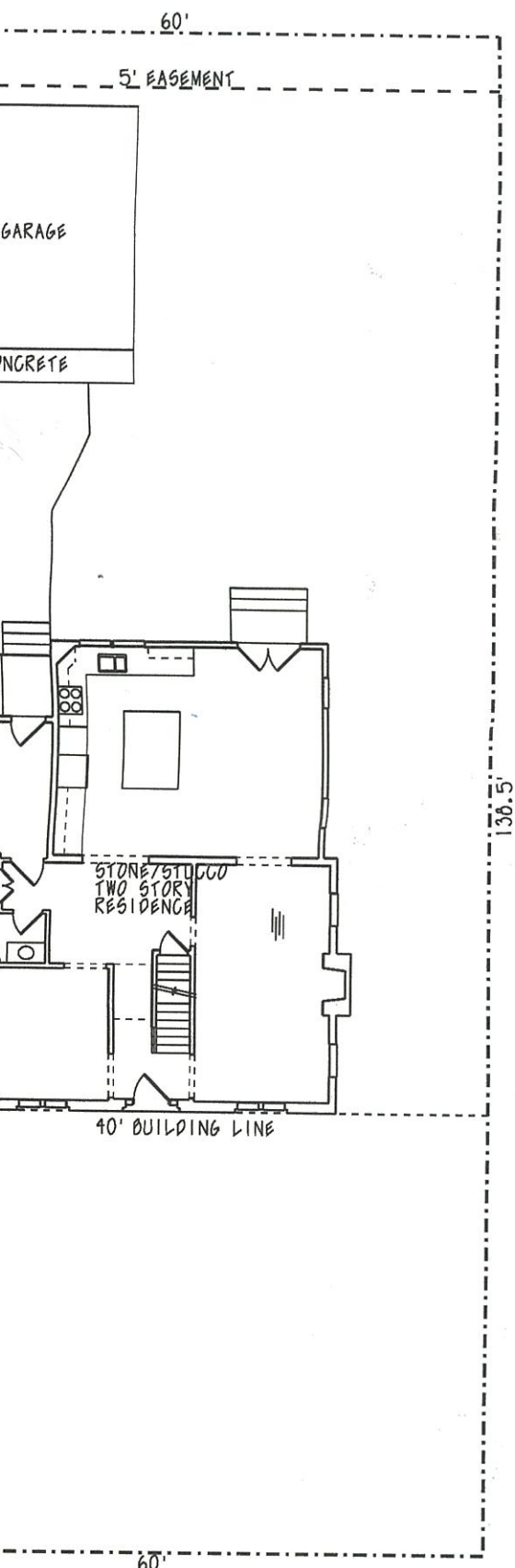
4/23/18

PLESSINGER RESIDENCE
 1662 DOONE ROAD
 UPPER ARLINGTON OHIO

SHEET 1

SITE VICINITY

SCALE: NOT TO SCALE



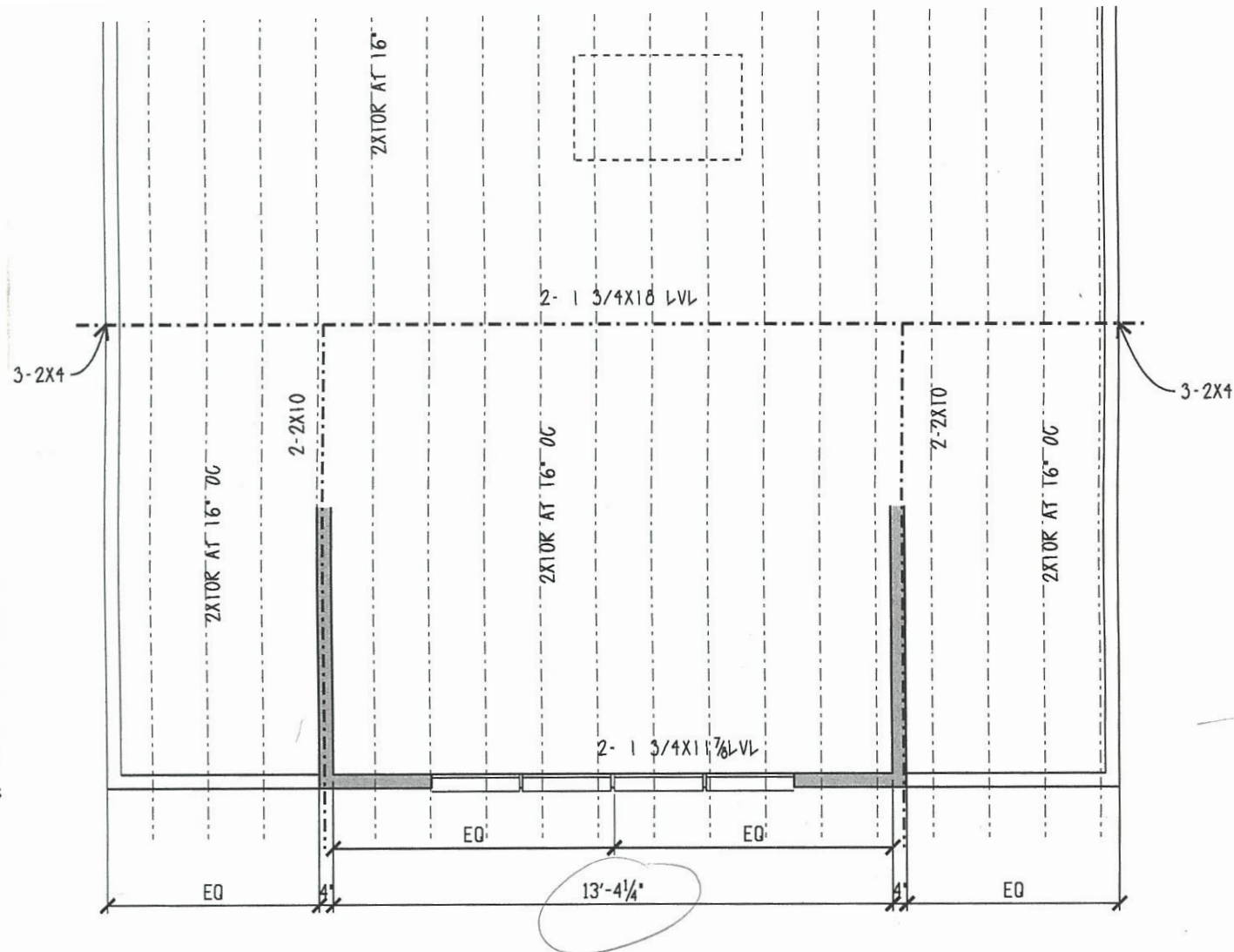
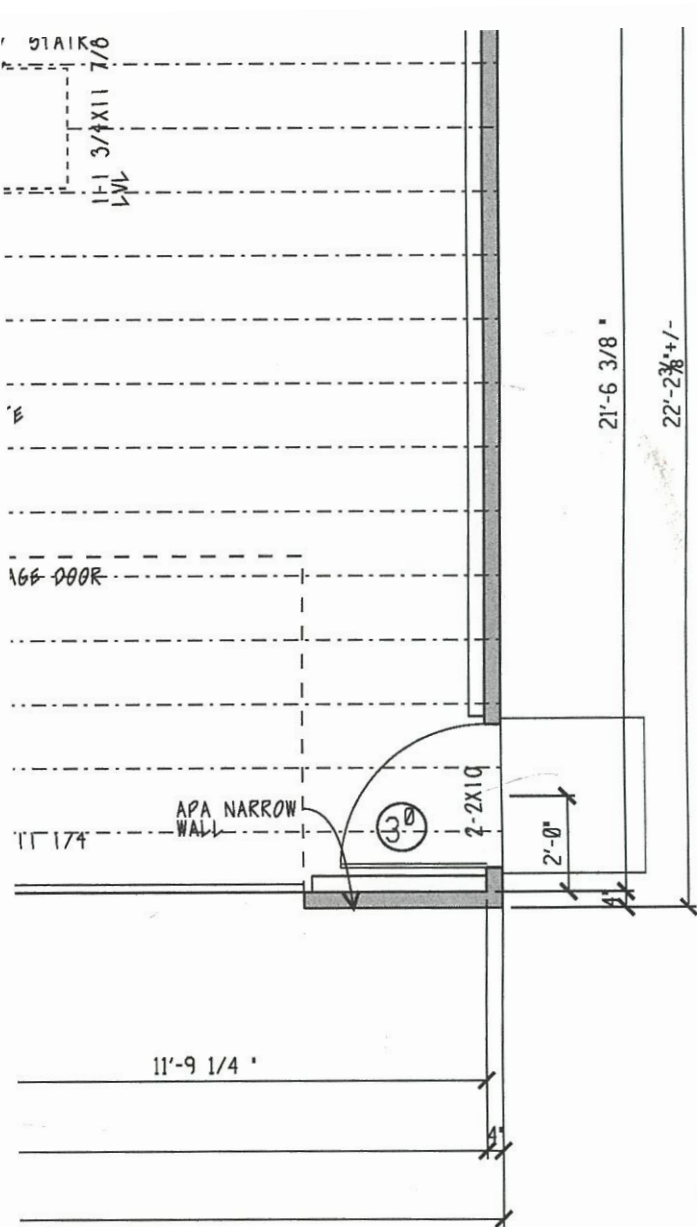
DOONE ROAD 50'

PROPOSED SITE PLAN

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



2018-06654



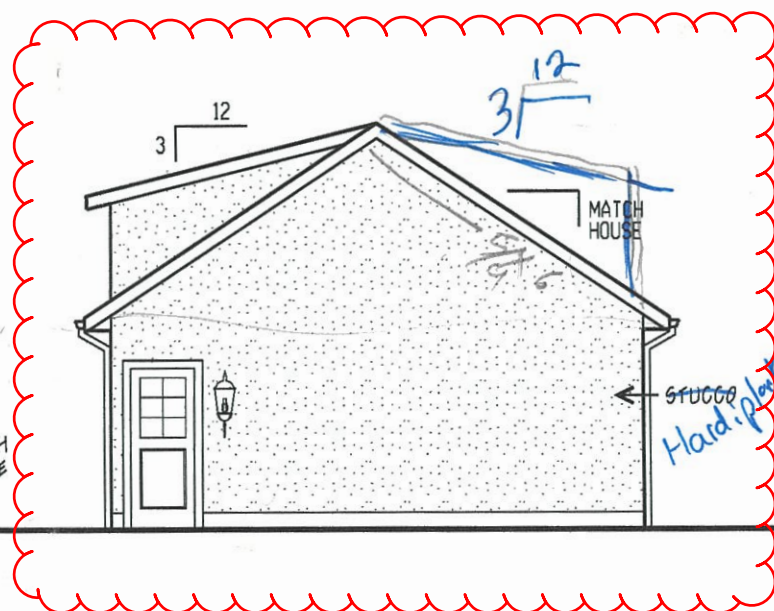
PROPOSED
ROOF PLAN

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

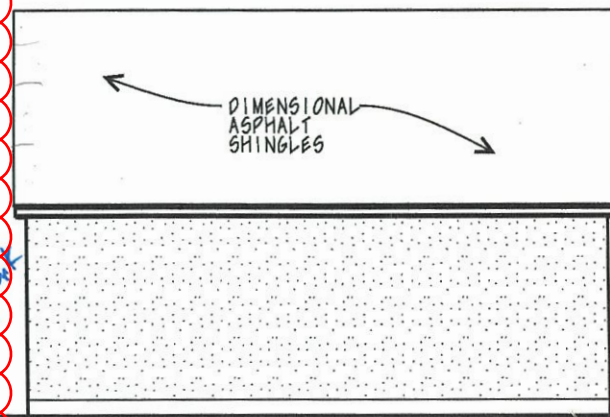


16'X7' OVERHEAD GARAGE DOOR
FIELD VERIFY DESIGN/STYLE WITH
OWNER

MATCH
HOUSE



STRUCTURE
Hard-plank



DIMENSIONAL
ASPHALT
SHINGLES

PROPOSED
SOUTH ELEVATION

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

PROPOSED
EAST ELEVATION

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

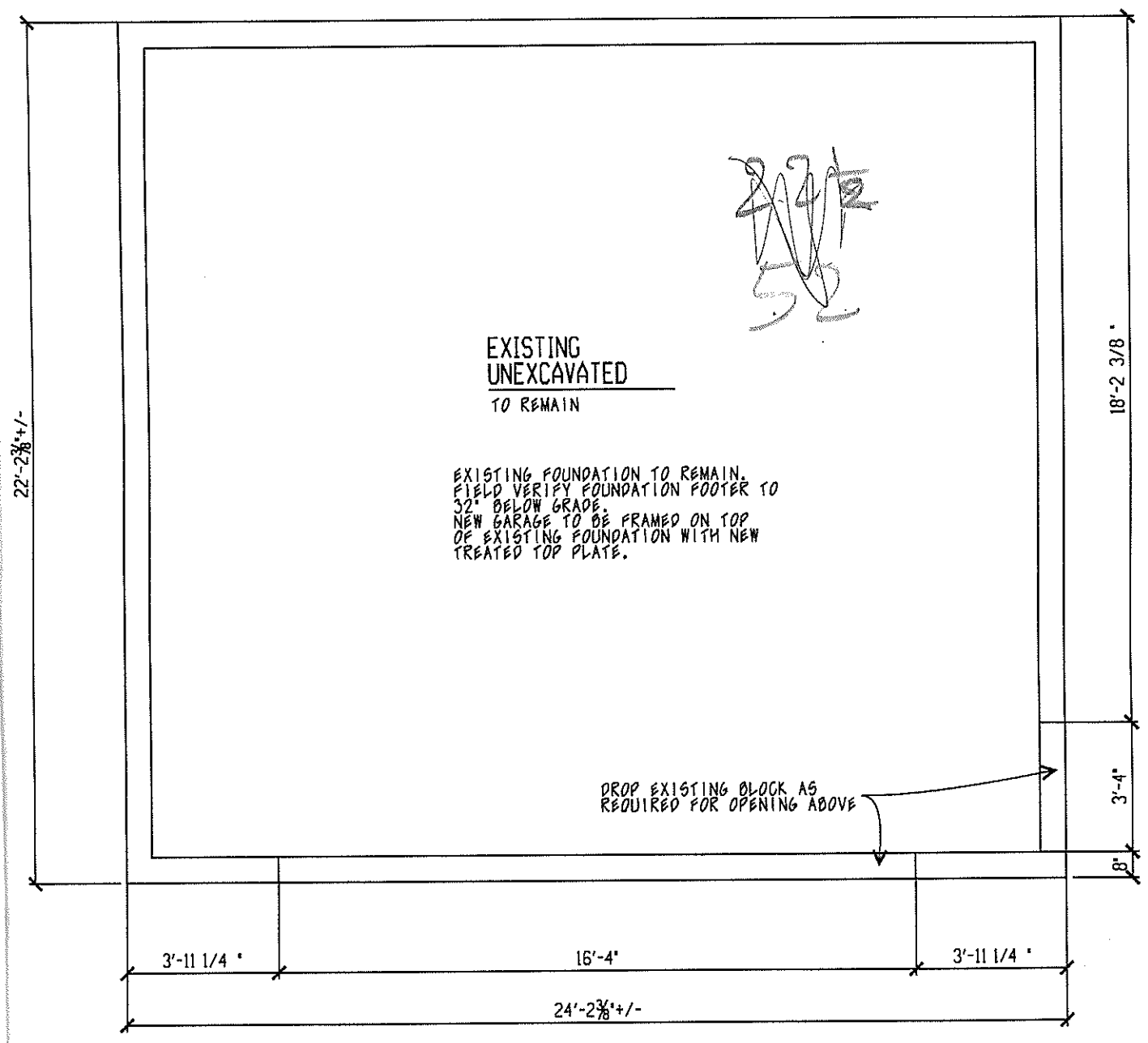
PROPOSED
NORTH ELEVATION

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



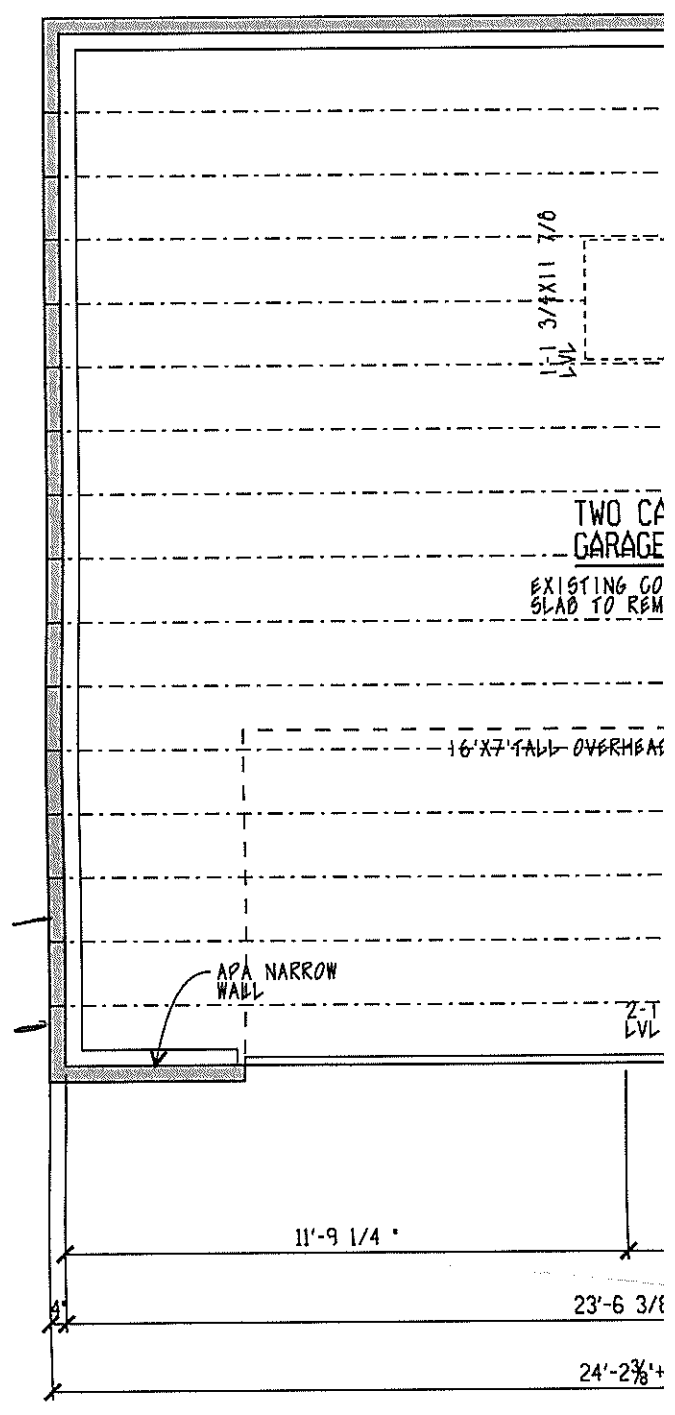
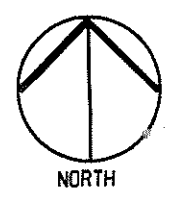
4/23/18
PLESSINGER RESIDENCE
1662 DOONE ROAD
UPPER ARLINGTON OHIO

SHEET 6



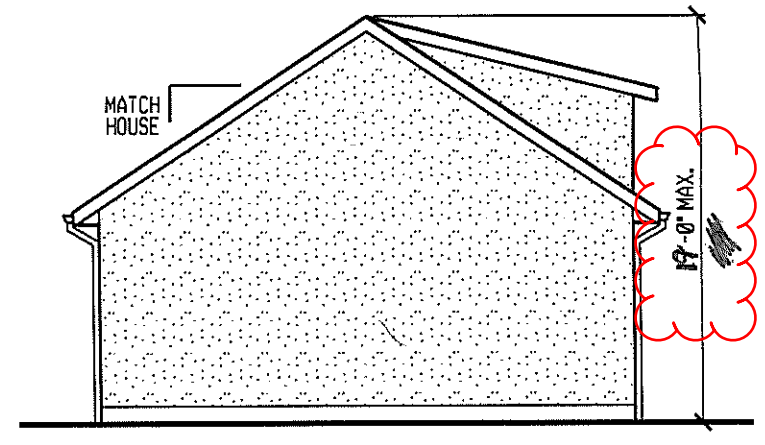
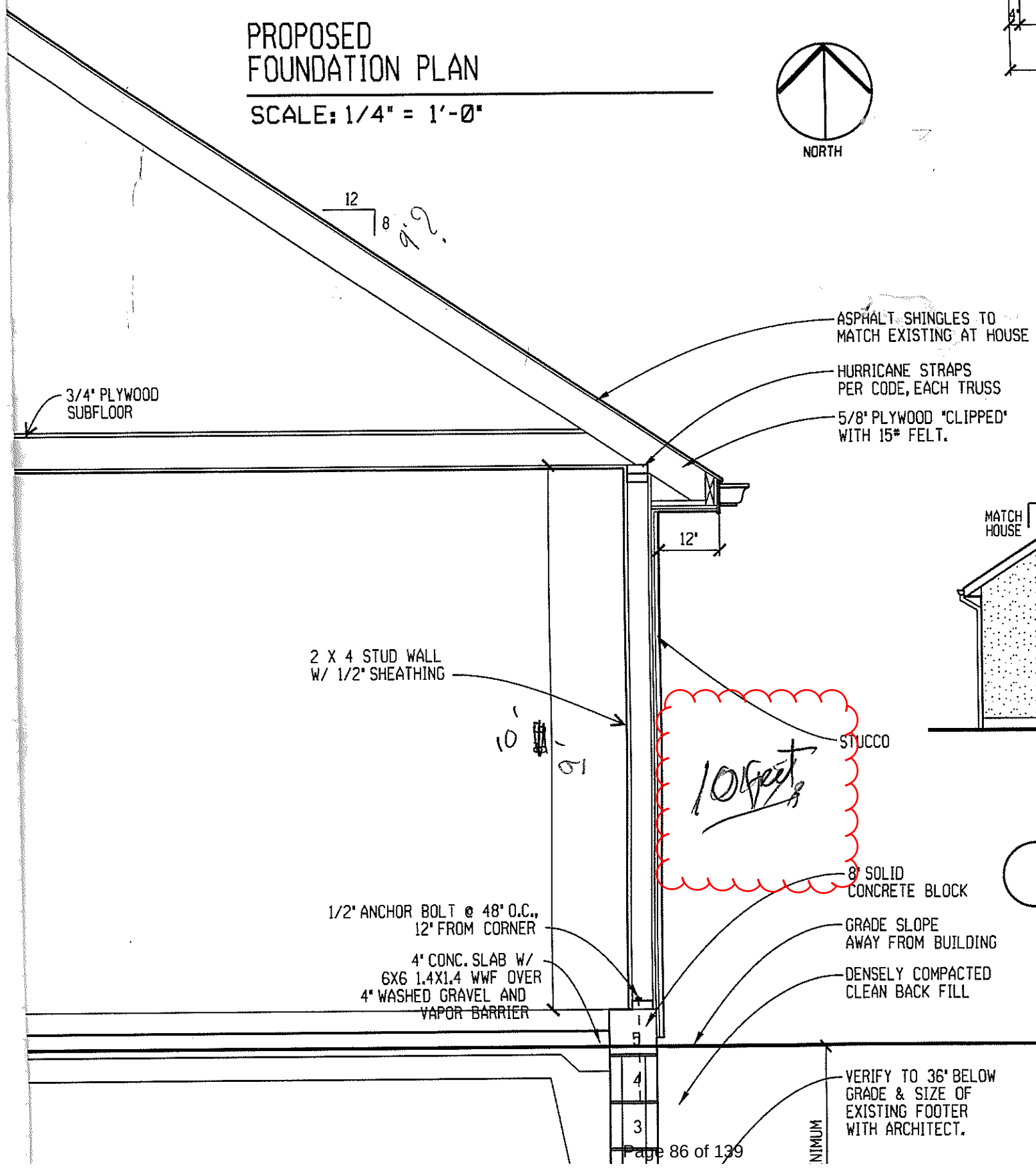
PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED WEST ELEVATION

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



Revised: May 2023

Certification of Notice

Applicant Name: Michael Plessinger

Location of property subject to BZAP request: 1662 Doone Road

This application will be heard by the Board of Zoning and Planning on: 9/18/24

Describe activity which requires Board of Zoning and Planning review:

We plan on taking down our current garage, which is falling down, and have a new one built that is more in line with the house. We are maintaining the same footprint but would like to raise the peak approx. 5 feet to just shy of 19 feet to allow for storage. The new height requires a variance.

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:
1670 Doone	Kelly Kennedy		8/21/24
1654 Doone	Shawn Hickey		8/21/24
1646 Doone	Tim Grillo		8/26/24
1661 Cardiff	Brad Underwood		8-21-24
1653 Cardiff	Meaghan Olson		8-21-24
1645 Cardiff	Ann Ansel		8/26/24
1637 Cardiff	Keith Demaggio		8/21/24
1673 Doone	Jason Haren		8/21/24
1665 Doone	James Seguin		8/26/24
1655 Doone	Brooke Benner		8/26/24
1643 Doone	Greg Murphy		8/21/24
Applicant Signature:			Date: 8/22/24





Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: September 18, 2024

Subject: 2549 Tremont Road (VAR-52-24) - To allow a circular driveway that results in 32.3 percent development coverage, when 25 percent is the limit.

Site Description/History

The subject property, 2549 Tremont Road, is located on the west side of Tremont Road, just south of W. Lane Avenue. It is zoned R-1c, One-Family Residence District, and measures 125' x 210' with a 50-foot building setback line. The property is identified as Lots #32-33, Block #97 in the [Upper Arlington](#) subdivision. The 1.5-story, Cape Cod-style home was built in 1920 and includes a front driveway with a large parking area. The property currently conforms with front yard coverage limits, but the parking area is nonconforming with the code for size, orientation, and the property's location in the Historic District. There are four street trees along the property frontage as well as a mature tree and landscaping in the front yard. The property is a Contributing Structure in the Historic District and was purchased by the applicant in 2018.

Proposal

The proposal includes the removal of a brick paver driveway and parking area (466 square feet) and the construction of a concrete circular driveway that is 15'-6" in width. The apron of the driveway would extend to 21 feet in width. Portions of the existing landscaping in the front yard would be removed to make space for the driveway; a large, mature tree in the front yard would be retained and at least one street tree would likely need to be removed. Boxwoods would be planted along the interior of the driveway for screening and the applicant has indicated that additional landscaping would be added, but a final plan has not been created. The resulting coverage would be 32.3 percent (2,002 square feet) of the platted front yard, when 1,550 square feet is permissible. The property would remain compliant with the overall development cover limit.

Zoning Code Requirements

- To allow a circular driveway that results in 32.3 percent development coverage, when 25 percent is the limit ([Article 6.09](#)).

There are several circular driveways along Tremont Road, some of which meet code requirements, some of which do not meet code requirements (existing nonconforming), and some of which received BZAP approval. The property directly to the south appears to have

similar front yard coverage as the proposal, but there is no record of approval by the City. The property at 2299 Tremont Road was approved to install a circular driveway of crushed gravel, which is not a permitted material by code, but would meet the front yard coverage requirements, when concrete/asphalt would not (VAR-08-21). There are multiple other cases within the area including the property at 2395 Onandaga Drive which was approved to construct a circular driveway with portions of concrete and permeable pavers that resulted in front yard coverage of 32 percent, when 25 percent is the limit (VAR-25-21). When a circular driveway is justified due to the roadway traffic, the Board has historically granted up to 30 percent coverage in the front yard with the use of permeable pavers and extensive landscaping.

Alternatives

The applicant could explore options to reduce the width and extent of the circular driveway to better meet the front yard coverage requirement. Additionally, they could look at using different materials including crushed gravel or permeable pavers that could reduce stormwater runoff. These materials would still require a variance to the code for use; gravel is not a permitted or a recommended material for driveways and permeable pavers would still contribute to the coverage limits.

Requested Action and Findings

Staff has reviewed the application, met with the applicant and visited the site. Staff notes that circular driveways are common along this section of Tremont Road, which may be due to the busy nature of the roadway. Staff also appreciates that the applicant is proposing to remove the nonconforming parking space and adding additional landscaping to help soften views of the driveway from the street. However, the proposal is a significant increase in coverage in the front yard. To help mitigate this, additional landscaping as part of an approved plan could be added as well as the use of a permeable paver material, which could help offset potential impacts from the increase in coverage.

Therefore, Staff would be supportive of a modified application which includes substantial landscaping in the front yard to screen the driveway from the street, the use of a permeable paver application on sections of the new driveway, and a target of 30 percent front yard coverage to match those historically approved by the Board.

Attachments

1.	2549 Tremont Rd Variance App
2.	2549 Tremont Road Staff Report Photos





24-3815

Variance Application

Status: Active

Submitted On: 8/21/2024

Primary Location

2549 TREMONT RD
UPPER ARLINGTON, OH 43221

Owner

Wayne B Harer
TREMONT 2549 COLUMBUS, OH
43221

Applicant

 Wayne Harer
 614-296-5993
 wayne.harer@nmrk.com
 2549 Tremont Rd
Columbus, ohio 43221

Variance Information

Describe Variance Request

Request to put a half-moon or circular driveway in.

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 address is the second house south of Lane on Tremont. Cars speed up and fly through the intersection as well as the right turn onto Tremont from Lane. Tremont and Lane in all directions is a very busy intersection! It is So Dangerous to back out. Have been several close calls of cars hitting cars backing out of the driveway.

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

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?

NONE

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

YES

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

NO

GARAGE

HOUSE

WAYNE HARER RESIDENCE

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

DATE: 09/04/24

ELEV. 0"

EXISTING BRICK PAVER
DRIVE TO BE REPLACED
WITH CONCRETE

EXISTING BRICK PAVER
AREA TO BE REMOVED.
SEED AND LANDSCAPE
AREA.

2,000 sf NEW CONCRETE DRIVE

ELEV. -2"

ELEV. -1 1/2"

BOXWOOD SHRUBS
OR SIMILAR

15'-6"

15'-6"

ELEV. -2 1/2"

EXISTING APRON

21'-0"

ELEV. -2 1/2"

NEW APRON

21'-0"

25'-0"

32'-0"

25'-0"

2549 TREMONT ROAD

LOT # 070-001105

NEW CONCRETE
TOTAL AREA
2,500 SF+/-

LOT 124' WIDE

ELEVATIONS NOTED



City of
Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: WAYNE B. HARER

Location of property subject to BZAP request: 2549 Tremont Rd, UA, OH 43221

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

Describe activity which requires Board of Zoning and Planning review:

Allow a Circular Driveway, so cars don't have to back out and get hit by traffic on Tremont 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.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:
2196 Riverside Dr. (Scioto Center (b))		<u>G.M. [Signature]</u>	<u>8/26/24</u>
2528 Tremont Rd. (Columbus TRD LLC)		<u>Paula Chankle Delano</u>	<u>8/19/24</u>
2542 Tremont Rd. (Palmer Matthew C)			
(OR) James D. GAWUNA Kelly A. Kelly Bell		<u>Kelly Bell</u>	<u>8/19/24</u>
2201 W. Lane Ave. Baker, Harold or (Conservancy) Dulco			<u>8/19/24</u>
2531 Tremont Rd. Lena Marie LTD. Greek Celer			<u>8/19/24</u>
2559 Tremont Rd. Manner, Douglas J. TR. W. [Signature]			<u>8/19/24</u>
2549 Tremont Rd. Harer, Wayne B. Wayne B. Harer			<u>8/19/24</u>
Applicant Signature:	<u>Wayne B. Harer</u>		Date: <u>8/19/24</u>

2549 Tremont Road

BZAP Staff Report Pictures



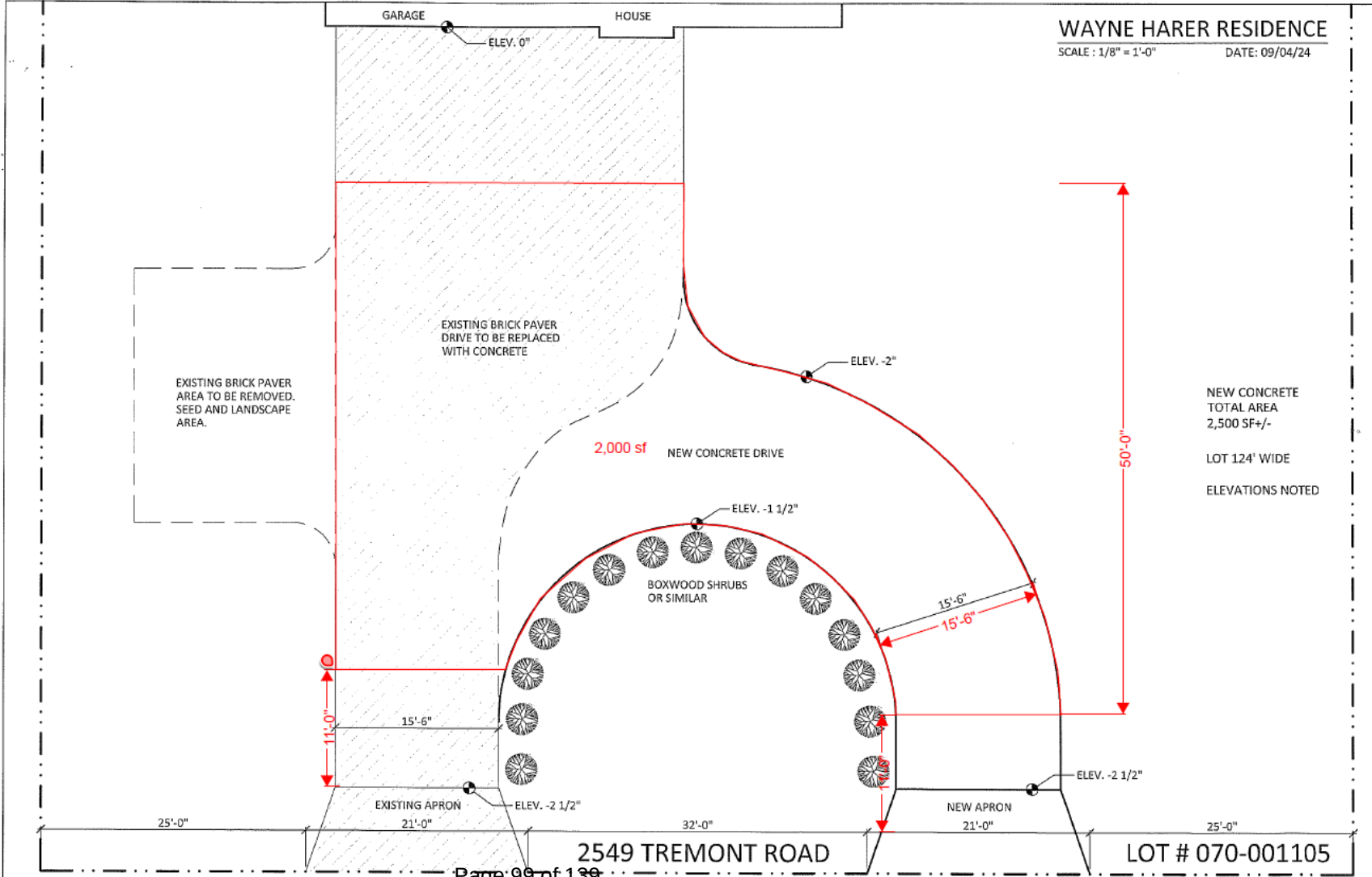
Google Maps ® Aerial – Looking North



Existing Tremont Road Elevation



Proposed Site Plan



Existing Driveway



Existing Roadway Frontage



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 18, 2024

Subject: 2463 Coventry Road (VAR-53-24) - To allow an addition that results in a side yard setback of 4'-7", when eight feet is the minimum, results in a side yard sum of 14'-8", when 16 feet is the minimum, and encroaches up to 4'-1" into the 8'-8" side yard longwall setback. The improvements also result in a building coverage of 30 percent, when 29 percent is the maximum and a third floor area that is 43 percent of the second floor, when 33.3 percent is permitted.

Site Description/History

The subject property, 2463 Coventry Road, is located on the west side of the street, between Berkshire and Collingswood Roads, and just south of S. Parkway Drive and W. Lane Avenue. The property is 60 feet wide, but tapers to 54 feet along the rear property line; it has depths of 137 and 131 feet, respectively. It is identified as Lot #28 in the [Upper Arlington](#) subdivision from 1921 and zoned R-1c, One-Family Residence District. A 2.5-story, brick and siding Tudor-style home sits along the platted 40-foot building setback line and is a Contributing Structure in the Historic District that was built in 1933. A driveway on the north side leads to a two-car detached garage. An existing side porch that was original to the home and located in the side yard was converted into an office in 1986. Six-foot tall wood fencing encloses the property. It appears the property has been in the family since 1974.

Proposal

The application includes a 2.5-story addition on the rear of the home with a one-story addition on the south side. The one-story addition, which includes an expanded kitchen, would match the setback of the office at 4'-7" for a run of 17 feet, and also encroaches into the side yard longwall setback and reduces the overall side yard sum. It mostly includes brick to match the home and is 12 feet tall. The rear addition includes the kitchen, a relocated mudroom and covered porch on the first floor, two second floor bedrooms, and an expanded bedroom on the third story. It mostly includes siding to match the home and is 30 feet tall, three feet below the existing home. Overall development coverage will remain below the 50 percent limit, while building coverage will exceed the permitted limit by 48 square feet.

Zoning Code Requirements

- To allow a reduction in the side yard setback from eight feet to 4'-7" (Article 5.02);



- To allow a reduction in the side yard setback sum from 16 feet to 14'-8" (Article 5.02);
- To allow an encroachment of 4'-1" into the 8'-8" side yard longwall setback (Article 5.02);
- To allow an increase in the third floor area as a percentage of the second floor from 33.3 percent to 43 percent (Article 5.02); and
- To allow an increase in the maximum permitted building coverage from 29 percent to 30 percent (Article 5.02).

The code allows a half story above the second story, as long as it is no more than 1/3 of the space below it. The application includes 634 square feet on this floor, where 486 square feet is the limit, an excess of 148 square feet.

Alternatives

In reviewing the plans, removing the expanded kitchen/butler pantry with second rear entry would eliminate four of the five requested variances. Any reduction in its width would reduce the severity of those requested variances as well. This elevation, however, does add relief and interest to this elevation, and it is mostly screened with existing fencing.

Requested Action and Findings

Staff has reviewed the application and plans and visited the site. Typically when an application includes more than three variances, it is a cause for concern as it means a significant departure from the code. In this application, the proposed side addition largely results in three variances, while the third floor of the rear addition results in one variance, and combined they result in a fifth. There is no question that the proposed design of the additions blend well with the historic home and the third floor will largely not be noticeable from the street or adjacent property. Staff is, however, concerned with the three variances needed for the side addition. Any reduction in its depth would help reduce the severity of the requested variances. Should the Board choose to support this application, Staff would recommend Findings #3 and #4 be considered.

Attachments

1.	2463 Coventry Rd Variance App
2.	BZAP Staff Report Pictures - 2463 Coventry Road





24-3786

Variance Application

Status: Active

Submitted On: 8/19/2024

Primary Location

2463 COVENTRY RD
UPPER ARLINGTON, OH 43221

Owner

EDWARDS ADAM
COVENTRY 2463 UPPER
ARLINGTON, OH 43221

Applicant

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

Variance Information

Describe Variance Request

Request variance to reduce the south side yard setback from 8'-0" to 4'-7".
Request variance to increase building coverage from 29% (2,234 sf) to 30% (2,282 sf).
Request variance to increase lot coverage from 50% (3,852 sf) to 53% (4,084 sf).

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

The existing house at 2463 Coventry is a 2-1/2 story tudor style house. A new 2-1/2 story addition is proposed for the rear of the house to incorporate a new kitchen at the first floor, two new bedrooms at the second floor, and a new bedroom at the third floor. A single-story addition is proposed at the south side for a new walk-in pantry. This allows the first floor space at the north side of the house to be used for a mudroom since it is proximate to the garage.

The new single-story pantry addition encroaches into the side yard setback at the south side approximately 3-1/2' (reduce from 8' to 4'-7"). This addition mimics the historic enclosed side porch at the front of the house which has a similar encroachment into the side yard setback. The south side of the lot tapers in toward the rear which leaves minimal opportunity for the addition while maintaining maneuvering out of the garage and rear yard space.

The property is on the small side and is trapezoidal in shape. The narrowness of the lot at the rear of the property limits opportunity for development.

The additions as proposed exceed the building coverage and lot coverage by a small amount. The requested increases are minimal and allow for an adequate addition size and patio size. These are attributes afforded to other properties with slightly larger lot sizes.

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

The variance will not confer a special privilege that is denied to other properties in the same district. The encroachment into the side yard is already present on this property. The lot is small in size and the building coverage and lot coverage increases are minimal.

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

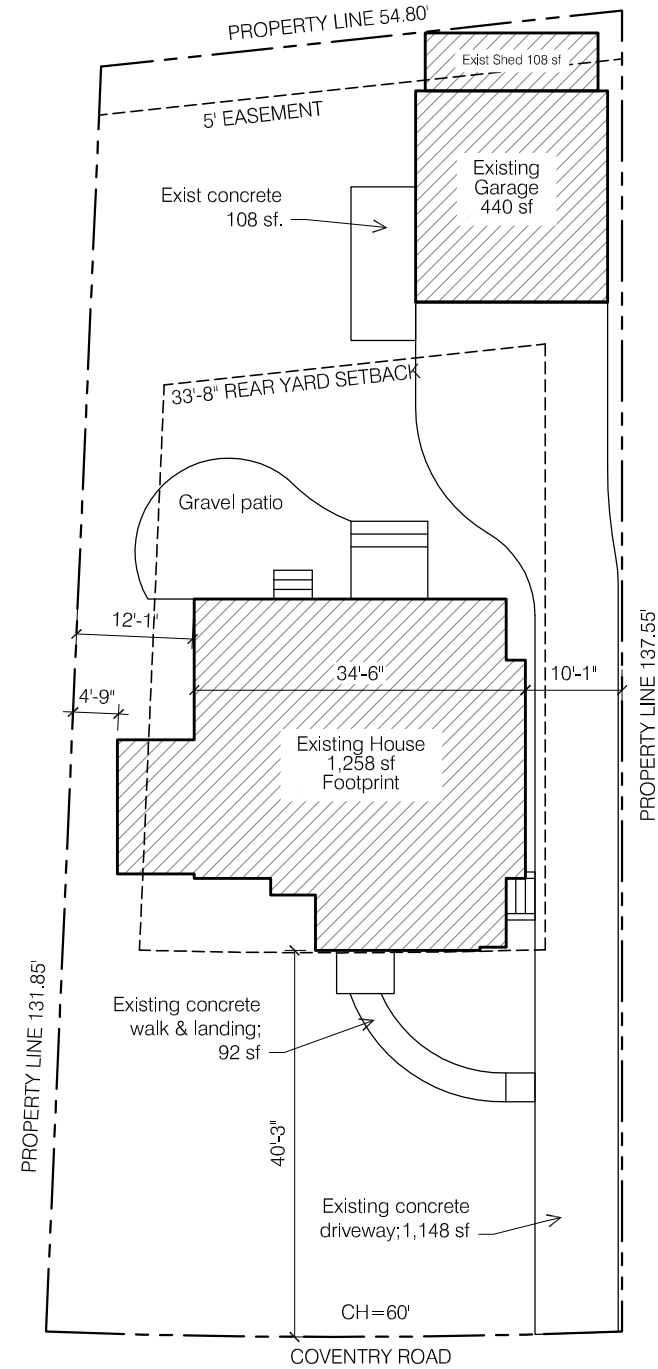
The essential character of the neighborhood will not be substantially altered due to the variance request. The 2-1/2 story addition is in keeping with the aesthetics of the existing house and it complies with the long wall side yard setback. The single story addition at the south side replicates an existing condition of the original side porch toward the front of the house so it is in keeping with the character of the existing house.

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

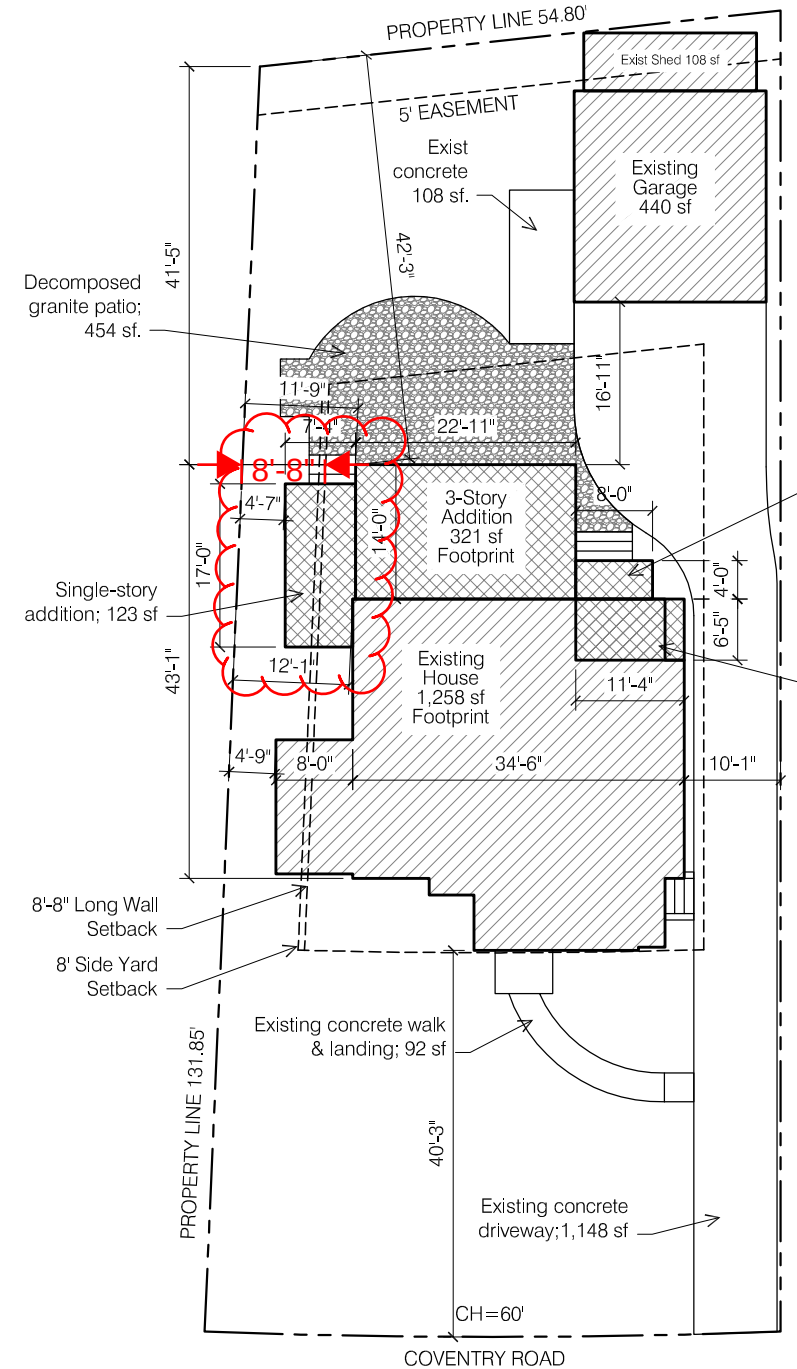
An array of other solutions were explored to avoid a variance request. Integrating the pantry into the mudroom space at the north side of the house was explored but didn't offer the same efficiency and functionality as the proposed solution. Reducing the addition sizes and patio sizes was also explored but the proposed solution allowed for the desired useability.

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

Allowing the side yard setback encroachment, the building coverage overage, and the lot coverage overage will allow the owners to get the same utilization as the properties with a slightly larger area.



SITE PLAN - EXISTING

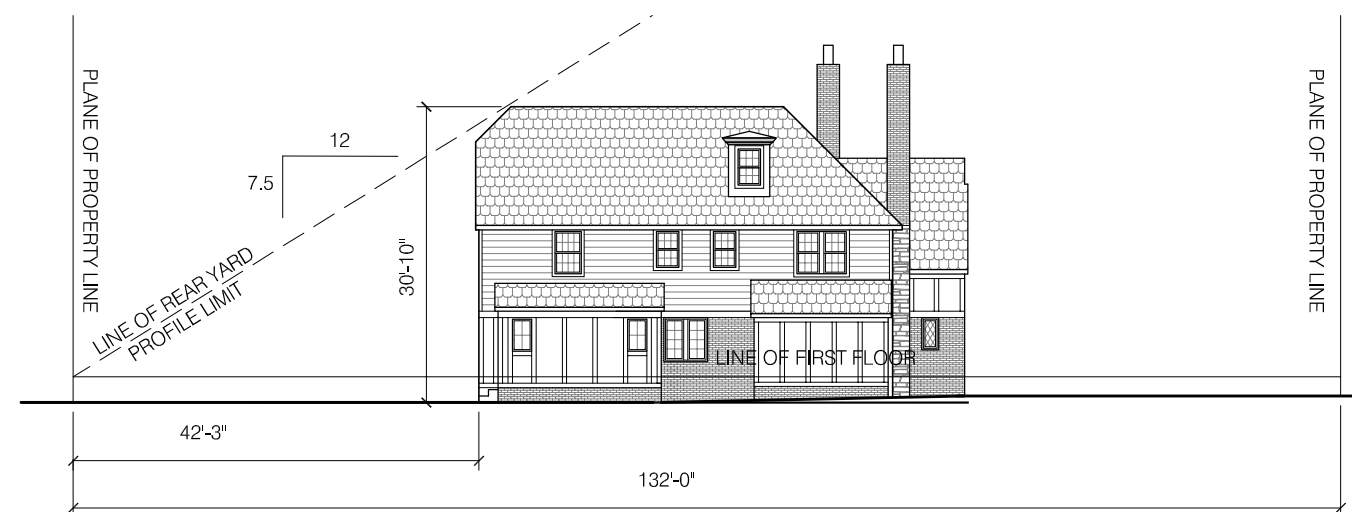


SITE PLAN - NEW WORK

ZONING R1-C
 Lot Area = 7,705 sf
 Side Yard=8'-0"
 Rear Yard=33'-8"
 Bldg Coverage 2,282 sf (30%)
 Allowable 2,234 sf (29%)
 Lot Coverage 4,084 sf (53%)
 Allowable 3,630 sf (47%)

REQUEST VARIANCE
 1. To reduce the south side yard setback from 8'-0" to 4'-7".
 2. Reduce the south long wall setback from 8'-8" to 4'-7".
 2. Increase building coverage from 29% to 30%.
 3. Increase allowable third floor area from 486 sf (33%) to 634 sf (43%).





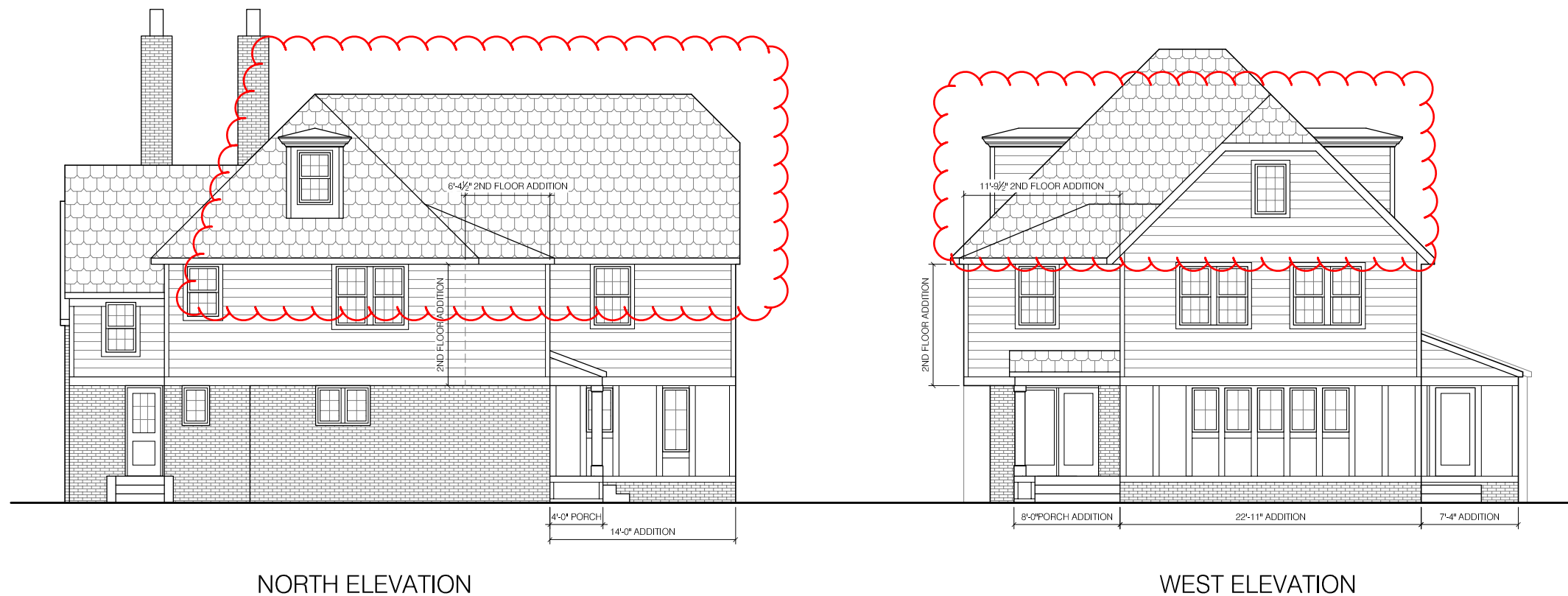
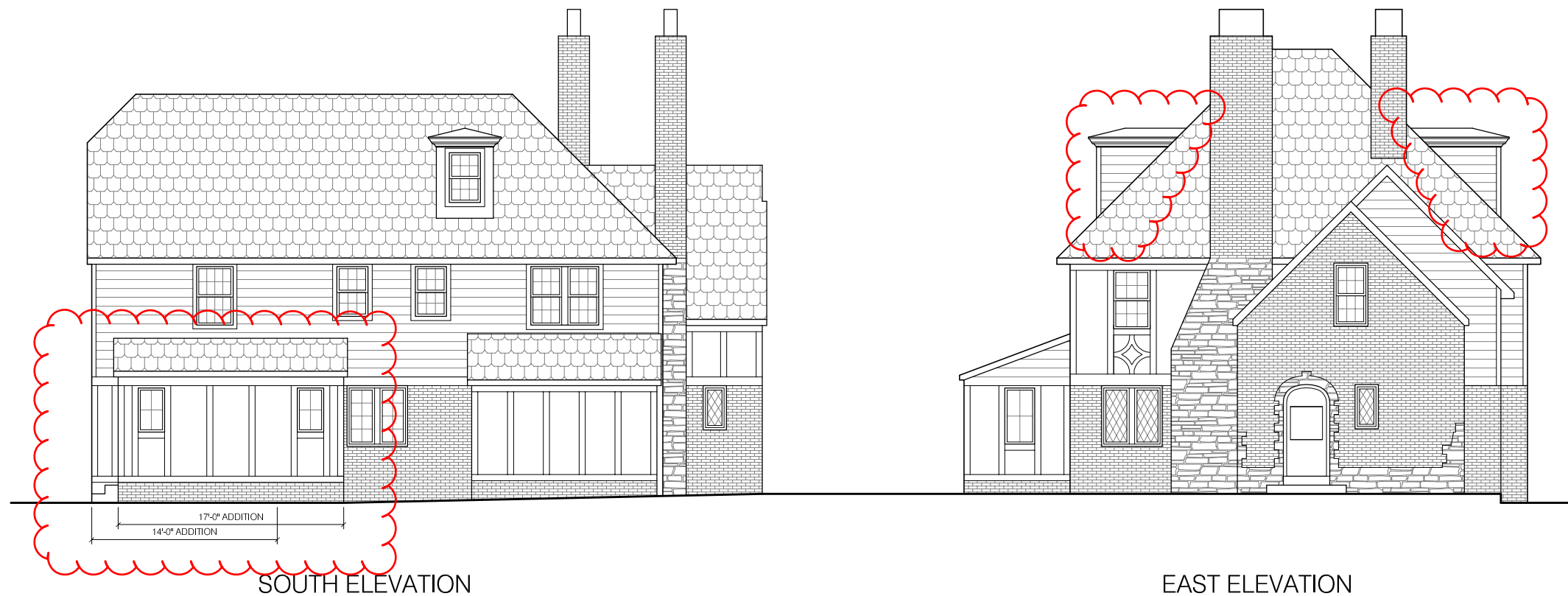
REAR YARD PROFILE DIAGRAM

REAR YARD PROFILE DIAGRAM

Scale: 1" = 20'-0"

2463 Coventry Road

August 24, 2024



EXTERIOR MATERIAL NOTES:
SIDING: All siding to be replaced.
 Tudor style siding to be HardiPanel
 Stucco texture w/ 1x6 Windsor Trim.
 Lap siding to be HardiLap siding,
 smooth, 8" exposure w/ 1x4 Windsor
 trim at corners & casings.

ROOFING: Slate roofing to be
 replaced.
 New roofing to be asphalt shingle GAF
 Slateline series.

FASCIA: Existing fascia to remain;
 scrape & paint.

GUTTERS/DOWNSPOUTS: Replace
 existing gutters & downspouts w/ new
 aluminum ogee gutters & downspouts.

PAINTING: All siding & trim to be
 painted.

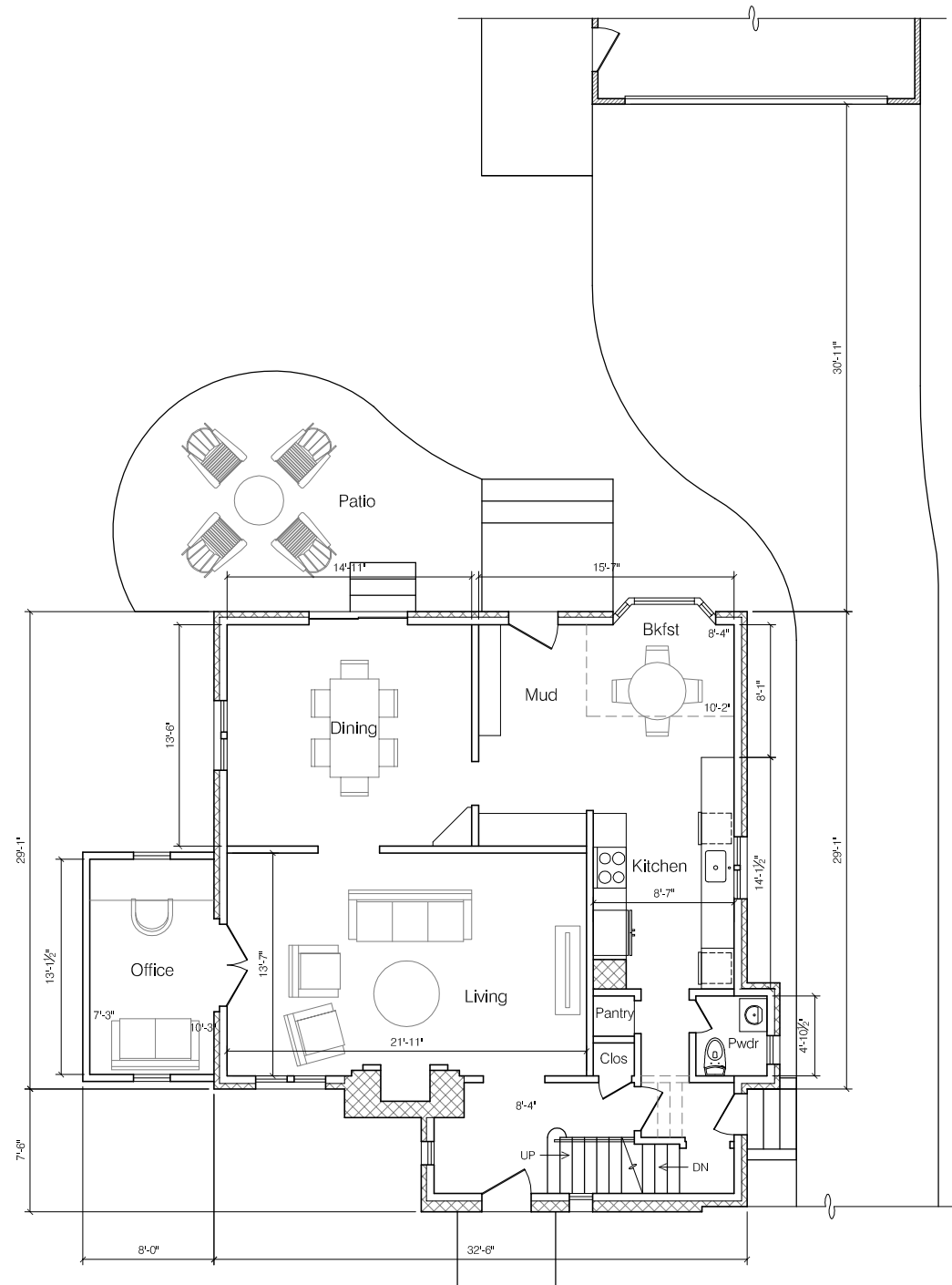
LANDINGS:
 Decking: Timbertech Legacy.
 Guardrails: Timbertech Radiance Rail.

WINDOWS: All windows to be replaced.
 Install lead tape to create muntin
 patterns.

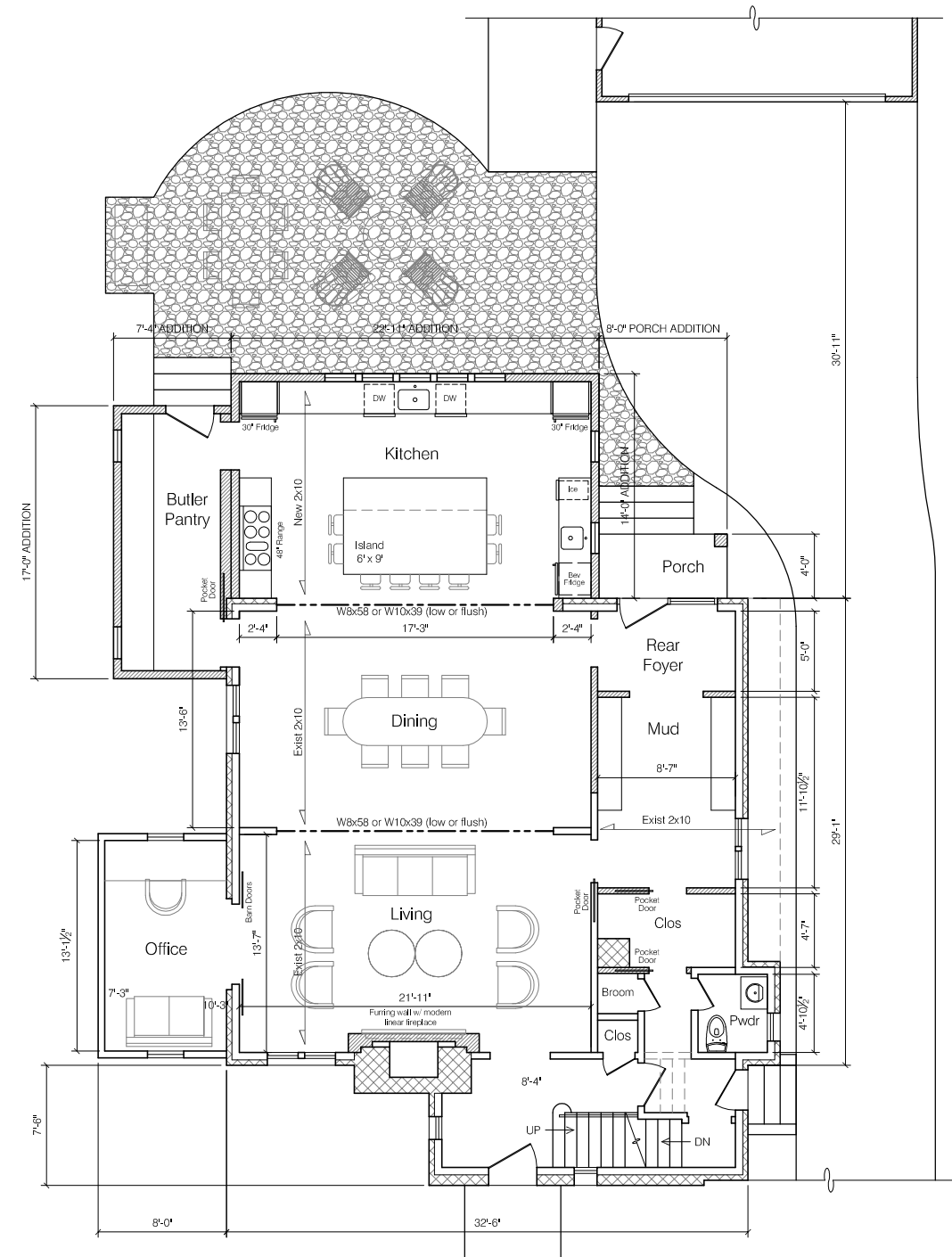
EXTERIOR ELEVATIONS - W/ ADDITION

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

2463 Coventry Road
 August 24, 2024



FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED

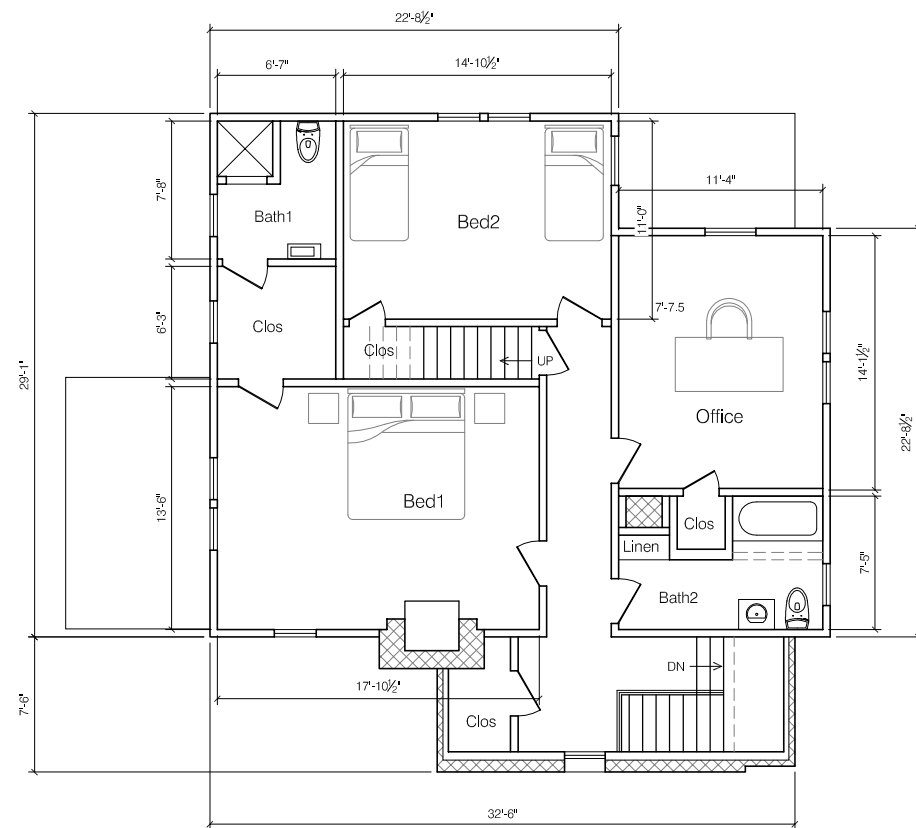


FIRST FLOOR PLANS

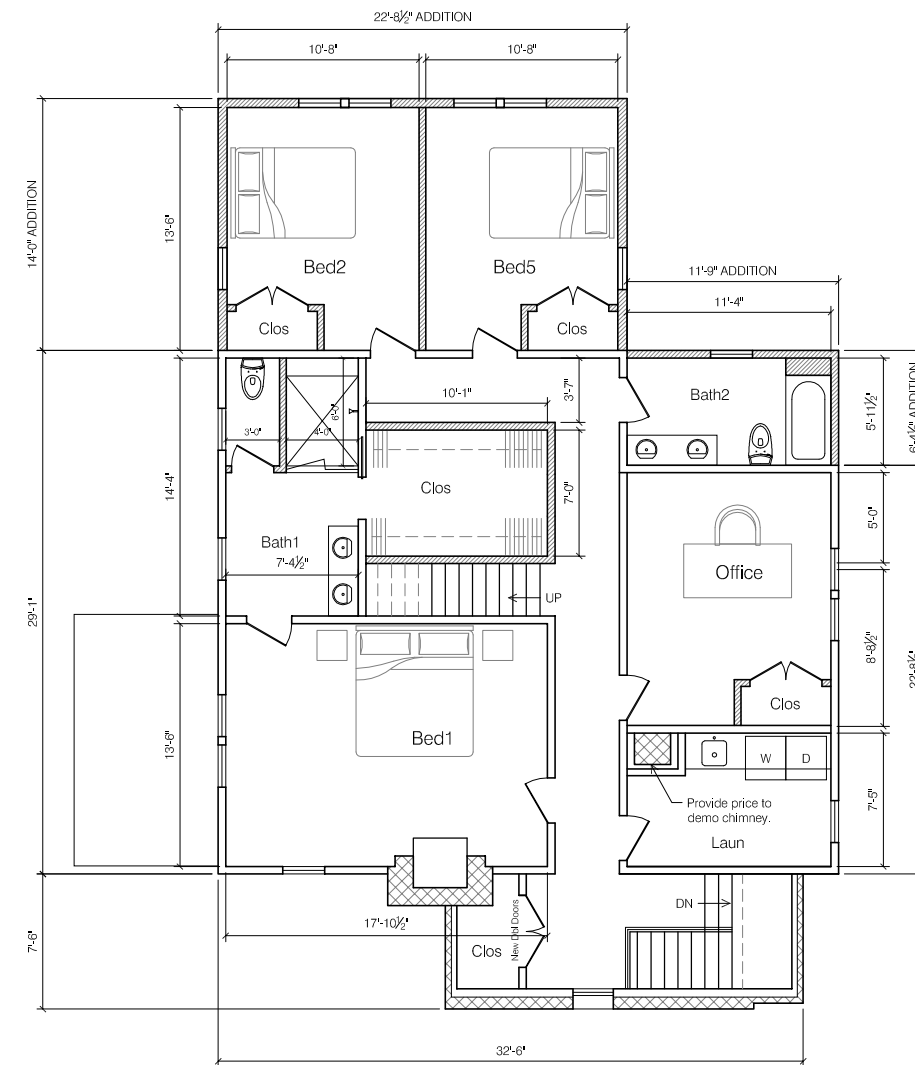
Scale: 3/32" = 1'-0"

2463 Coventry Road

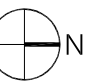
August 24, 2024



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED

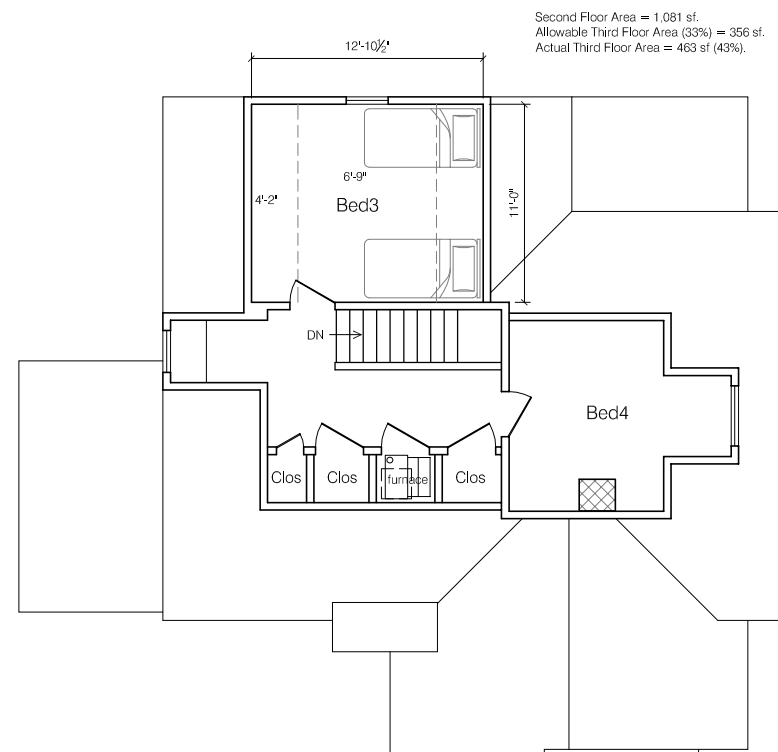


SECOND FLOOR PLANS

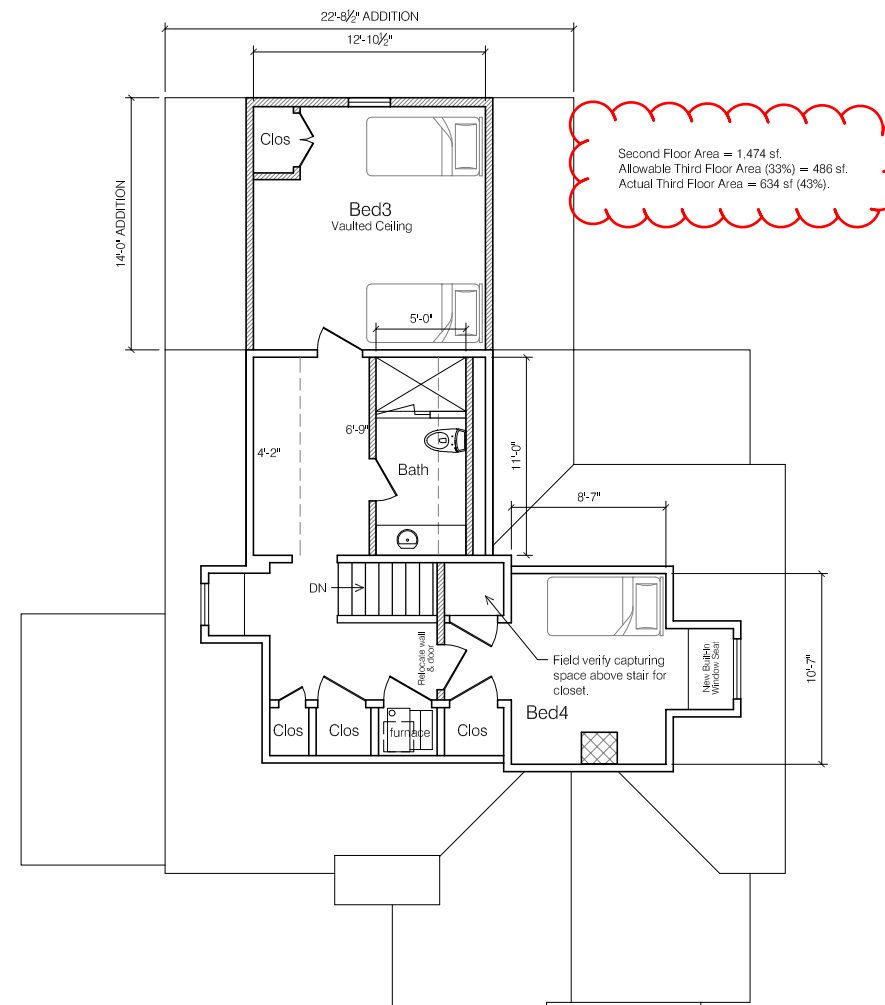
Scale: 3/32" = 1'-0"

2463 Coventry Road

August 24, 2024



THIRD FLOOR - EXISTING



THIRD FLOOR - PROPOSED



THIRD FLOOR PLANS

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

2463 Coventry Road

August 24, 2024

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2463 Coventry Road

Describe activity which requires Board of Zoning and Planning review:

Variance to reduce the side yard setback, increase building & lot coverage.

This application will be heard by the Board of Zoning and Planning on: September 18, 2024

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2470 Coventry Road	Andrew & Brooke Christman	9589-0710-5270-1116-4644-93	8-23-24
2447 Coventry Road	Ilene Kunin	9589-0710-5270-1999-4339-06	8-23-24
2457 Coventry Road	Randall & Karen Moore	9589-0710-5270-1999-4338-76	8-23-24
2471 Coventry Road	Bradley & Krista Etheridge	9589-0710-5270-1999-4339-37	8-23-24
2477 Coventry Road	Luke & Meredith Allen	9589-0710-5270-1999-4338-90	8-23-24
2432 Southway Drive	Nicole Spretnak	9589-0710-5270-1999-4338-69	8-23-24
10725 Falls Pointe Drive	Robert & Nicole Elias	9589-0710-5270-1999-4339-20	8-23-24
2440 Southway Drive	Robert & Nicole Elias	9589-0710-5270-1999-4338-83	8-23-24
2444 Southway Drive	Robert Barnett	9589-0710-5270-1999-4338-52	8-23-24
2448 Southway Drive	Louis & Myra Spisak	9589-0710-5270-1999-4339-13	8-23-24
Applicant Signature:			Date: 8/23/24

NOTICE:

Date: August 20, 2024

To:

Please be advised that Adam & Anne Edwards have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2463 Coventry Road, Upper Arlington, Ohio 43221.

The zoning variance requests are as follows:

Request variance to reduce the south side yard setback from 8'-0" to 4'-7".

Request variance to increase building coverage from 29% (2,234 sf) to 30% (2,282 sf).

Request variance to increase lot coverage from 50% (3,852 sf) to 53% (4,084 sf).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, September 18, 2024 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Parker'.

Brenda Parker (Architect)
On behalf of Adam & Anne Edwards

2463 Coventry Road

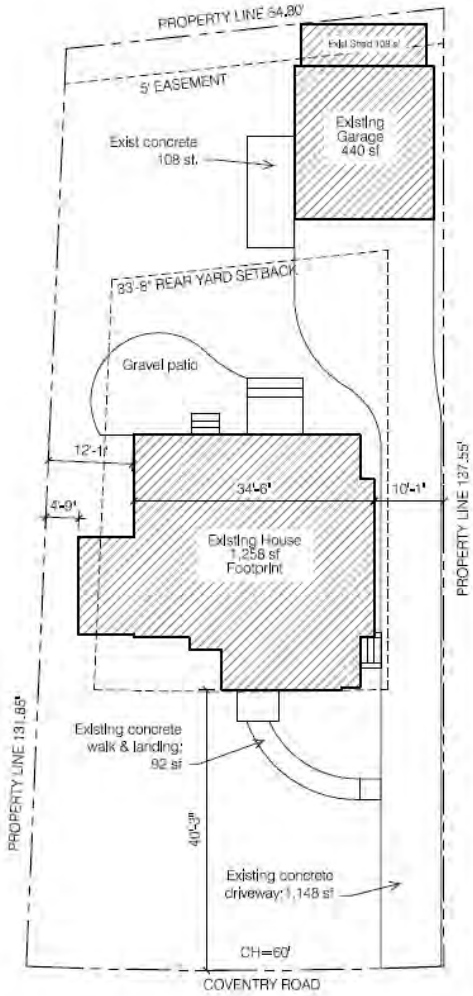
BZAP Staff Report Pictures



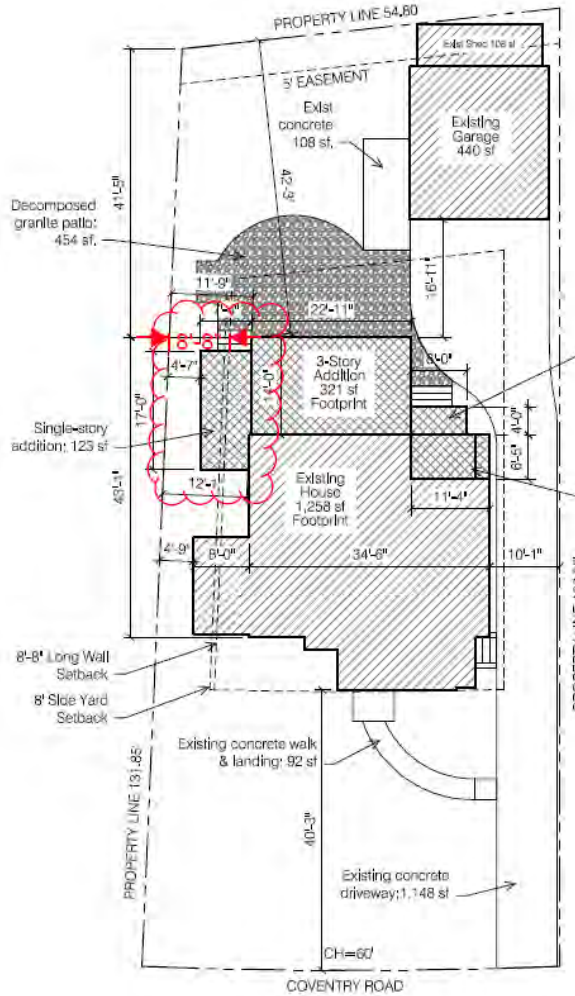
Google Maps ® Aerial – Looking North



Existing and Proposed Site Plan



SITE PLAN - EXISTING



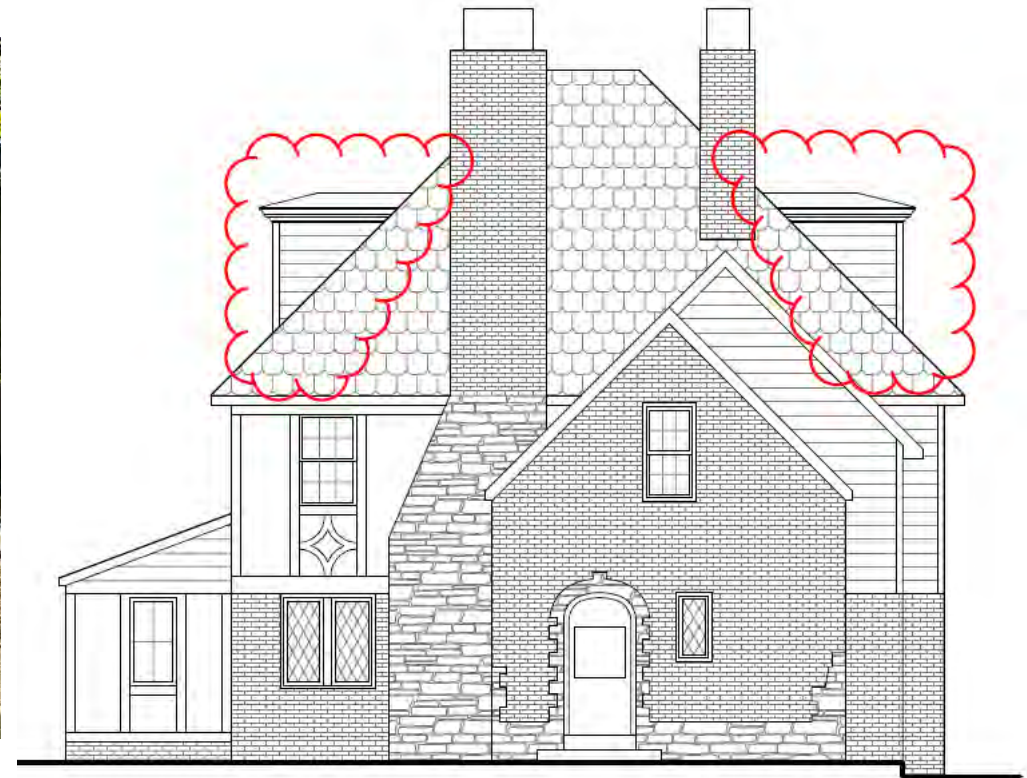
SITE PLAN - NEW WORK

ZONING R1-C
Lot Area = 7,705 sf
Side Yard=8'-0"
Rear Yard=33'-8"
Bldg Coverage: 2,282 sf (30%)
Allowable: 2,234 sf (29%)
Lot Coverage: 4,084 sf (53%)
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REQUEST VARIANCE
1. To reduce the south side yard setback from 8'-0" to 4'-7".
2. Reduce the south long wall setback from 8'-8" to 4'-7".
2. Increase building coverage from 29% to 30%.
3. Increase allowable third floor area from 488 sf (33%) to 634 sf (43%).



Existing and Proposed Coventry Road Elevation



Existing and Proposed South Side Elevation



Existing Rear Elevation



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: September 18, 2024

Subject: 1984 Ridgeview Road (VAR-54-24) - To allow a five-foot tall wooden fence to project up to 22 feet into the 40-foot platted front yard setback, which is not permitted.

Site Description/History

The subject property, 1984 Ridgeview Road, is located at the northeast corner of Tremont and Ridgeview Roads, and is zoned R-1c, One-Family Residence District. It has 150 feet of frontage along Tremont Road with a 40-foot building setback line and 84 feet of frontage on Ridgeview Road, also with a 40-foot building setback. The property narrows to 74 feet wide along the north property line. It is the westernmost property from a minor subdivision/lot split of 0.90 acres that occurred last year. [As part of the reconstruction of Tremont Road, Council permitted the original parcel to be subdivided into three to-be-determined lots via ordinance.] The property currently has active construction of a new home; the applicant was at the May BZAP hearing with a separate request for a side yard encroachment of the new home, but ultimately a redesign resulted in not needing a variance and the application was withdrawn; the property meets all zoning requirements. Tremont Elementary School and the Upper Arlington Senior Center are located to the south.

The applicant submitted Fence Permit #24-3374 on July 25th for a new six-foot wooden privacy fence along the north property line, but it was denied due to height and location restrictions for fences in the front yard.

Proposal

Since the submittal of the permit application, the applicant has revised the plan for fencing along the north property line. The fence would transition from a six-foot fence behind the 40-foot building setback to a five-foot fence that would project 22 feet into the front yard setback. The fence would be solid wood, with a cap and trim style. No landscaping plan was provided with the application.

Zoning Code Requirements

- To allow a five-foot wooden fence to project up to 22 feet into the front yard, which is not permitted ([Article 6.09](#)).

The property directly to the north, 1963 Harwitch Road, was approved (via BZ-70-03) to



construct a five-foot privacy fence that would project up to 17.5 feet into the Tremont Road front yard setback. This approval included conditions on the location and the requirement to screen the fence with landscaping, year-round. In conversations with this property owner, Staff understands that the property owner desires to replace this fence with a five-foot, open-style aluminum fence in a similar location, which is a more typical style of fencing that is seen in front yards around the community.

Alternatives

The applicant could reduce the height of the fence to 42 inches and limit the projection of the fence into the front yard to 15 feet, which would meet the code requirements for front yard fences. However, there is already a front yard fence that was permitted for the property to the north and the applicant's proposal is similar to this neighboring fence, although it would project farther into the front yard.

Requested Action and Findings

Staff has reviewed the plans, discussed with the applicant, and visited the site. In this case, Staff recognizes that there is an existing condition of a fence along this shared property line that has been in place for nearly two decades. However, Staff also notes that it is uncommon for a five-foot, opaque style fence to be approved in a front yard because it disrupts the open viewshed along the street. The proposed fence would also encroach up to 4.5 feet past the existing approved fence. Staff would support this application under the following conditions:

- 1) That the fence within the platted Tremont Road front yard setback be an open style;
- 2) That a landscape plan be submitted for installation in front of the fence;
- 3) That the fence not project more than 17.5 feet into the front yard; and
- 4) That the applicant explore a single-shared fence installation along the property line with the northern neighbor.

Should the Board offer a motion on the application, Staff would recommend Findings #4 and #9 for consideration.

Attachments

1.	1984 Ridgeview Rd Variance App
2.	BZAP Staff Report Pics - 1984 Ridgeview Rd





24-3817

Variance Application

Status: Active

Submitted On: 8/21/2024

Primary Location

1984 RIDGEVIEW RD
UPPER ARLINGTON, OH 43221

Owner

Mark Besanceney
Ridgeview Road 1984 Upper
Arlington, OH 43221

Applicant

 Ace Fence& Deck
 740-653-3325
 permits@fenceinstall.com
 400 S Broad St
Lancaster, Ohio 43130

Variance Information

Describe Variance Request

We are asking for a 5' tall fence to be installed exceeding the buildline

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?

Neighbors current fence exceeds the buildline, current client would like to create uniformity and privacy along the property line

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

No

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

No

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

Yes

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

No, without the variance the side yard is not usable unless a 3.5' tall fence is installed which is not feasible in this situation. Due to the fact that it would not create uniformity or create privacy from the existing properties.

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

ORDER NO. WEB01-JOB11

REVISIONS	DESCRIPTION
3/13/24	ADDED TAPS & EASEMENTS (JI)
4/19/24	NEW FND(AEL)
5/23/24	DETACHED GARAGE/TREES ADDED
5/31/24	DRIVE FINALIZED (NV)
5/31/24	ADD 2ND FRONT YARD COVERAGE (JI)

DATE: 12/13/23

FOR BOB WEBB HOUSE STYLE BESANCENEY/FRAUMENI RESIDENCE COUNTY OF FRANKLIN
LOT/SUBDIVISION RIDGEVIEW ROAD R19 T1 S4 0.338 ACRE CITY/TWP OF UPPER ARLINGTON
ADDRESS 1984 RIDGEVIEW ROAD

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

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

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

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

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

MAXIMUM BUILDING HEIGHT = 35'

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

GENERAL NOTES:

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

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

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

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

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

STANDARD DRAWINGS: 2010 STANDARD
CURB AND GUTTER, 2300 SIDEWALKS,
2179 BACKFILL IN ROW, 1441 PAVEMENT
AND UTILITY CUT REPAIRS, 123 UA CURB
OPENING FOR ROOF DRAIN, 124 SPOT
CURB DETAIL, 2320 PIPE ROOF DRAIN,
2201 STANDARD RESIDENTIAL DRIVEWAY.
OTHER DRAWINGS MAY BE APPLICABLE
DEPENDENT ON PROJECT.

22' of
x = proposed 5' tall
fence path
approx 18' in
from property
line
34' of
X = 6' tall
proposed
fence
path

ZONING INFORMATION

PARCEL ID 070-0014869

LAND USE 510-ONE FAMILY DWELLING ON PLATTED LOT

TAX DISTRICT R-1C

ZONING DISTRICT 2512 OF UPPER ARLINGTON CSD

SCHOOL DISTRICT 070-CITY OF UPPER ARLINGTON

* STABILIZE CONSTRUCTION ENTRANCE.

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

LOT SQUARE FOOTAGE = 14722.6 S.F.
FRONT YARD SQUARE FOOTAGE: 4939.5 S.F. (RIDGEVIEW ROAD)
FRONT YARD SQUARE FOOTAGE: 5116.6 S.F. (TREMONT ROAD)

FRONT YARD COVERAGE (RIDGEVIEW ROAD)
PERMITTED = 3680.65 (25% FRONT YARD)
SHOWN = 73.94 (1.50%) (SIDEWALK AREA)

FRONT YARD COVERAGE (TREMONT ROAD)
PERMITTED = 1279.15 (25% FRONT YARD)
SHOWN = 1233.2 (24.10%) (DRIVEWAY AREA)

BUILDING COVERAGE
PERMITTED = 4269.55 (29% OF LOT)
SHOWN = 3328.00 (22.61%)

DEVELOPMENT COVERAGE
PERMITTED = 6625.17 (45% OF LOT)
SHOWN = 4832.15 (32.82%)

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

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

LEGEND



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



Scott D. Grunel 05/31/24
SCOTT D. GRUNEL, P.S.
REGISTERED SURVEYOR NO. 8047 DATE



5' TALL Cedar Cap N Trim Fence
with Caps

due to grade or ground.



**6FT Tall Cedar Cap N
Trim Privacy Fence
w/ caps**

Revised: May 2023

Certification of Notice

Applicant Name: ACE FENCE & DECK LLC

Location of property subject to BZAP request: 1984 Ridgeview Road

This application will be heard by the Board of Zoning and Planning on: 09-18-24

Describe activity which requires Board of Zoning and Planning review:

Install a 5' tall fence to exceed the build line along the back property line on the Tremont Road side of 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:
1963 Harwitch Rd	Gregg Janes	9589 0710 5270 2092 1250 40	8-21-24
1972 Ridgeview Rd	Bobb Webb	9589 0710 5270 2092 1250 33	8-21-24
2955-2985 Tremont	Here Properties LLC	9589 0710 5270 2092 1250 19	8-21-24
2900 Tremont	BOE UA	9589 0710 5270 2092 1250 26	8-21-24
1984 Ridgeview	Mark Besanceney	9589 0710 5270 2110 0699 81	8-21-24
2014-2020 Ridgeview	MCINFRY LLC	9589 0710 5270 2110 0699 98	8-21-24
Applicant Signature: <i>Angie Adkins</i>			Date: 8-21-24

Parcel ID: 070-003924-00
 HERE PROPERTIES LLC

Map Routing: 070-N166 -013-00
 2955-2985 TREMONT RD

Land Profile
 Residential
 Commercial
 Improvements
 Permits
 Mapping
 Sketch
 Photo

OWNER

Owner
 HERE PROPERTIES LLC

Owner Mailing /
 Contact Address
 1489 ROXBURY RD
 COLUMBUS OH 43212
Submit Address Correction Request

Site (Property) Address
 2955-2985 TREMONT RD
Submit Site Address Correction Request

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

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

Columbus, OH 43212

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 and Fees \$5.58

Sent To

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

City, State, ZIP+4®

1489 Roxbury Rd
 HERE Properties

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

Transfer Price \$899,900
 Instrument Type GW
 Parcel Count 1

2023 TAX STATUS

Property Class C - Commercial
 Land Use 401 - APARTMENTS 4 TO 19 FAMILY
 Tax District 070 - CITY OF UPPER ARLINGTON
 School District 2512 - UPPER ARLINGTON CSD [SD Income Tax]
 City/Village UPPER ARLINGTON CITY
 Township
 Appraisal Neighborhood X2102000
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2023: No 2024: No
 Homestead Credit 2023: No 2024: No
 Rental Registration Yes
 Rental Exception No
 Board of Revision No
 Zip Code 43221
 Pending Exemption No

COMPARE YOUR HOME VALUE

Value Comparison

[Compare Your Home Value](#)

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

RD
 V PL EXT 2

ge on the Treasurer's Website
 cently satisfied or refinanced your mortgage, please visit
 k to review your tax mailing address to ensure you receive
 and other important mailings.

<https://franklincountyohio.gov/redir/Link/Parcel/070->

[Manage Property Alerts](#)

office provides a Property eAlerts tool through which a
 er can sign up to receive an automated email alert
 hange in owner or value is made to their property record.
 bove button to sign up for or manage your Property eAlerts.

Map
 el Summary

AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFI

Land Profile	Parcel ID: 070-003925-00	Map Routing: 070-N164
Residential	MCINFRY LLC	2014-2020 RIDG
Commercial	OWNER	
Improvements	Owner	MCINFRY LLC
Permits	Owner Mailing /	4278 EDGEHILL DR
Mapping	Contact Address	COLUMBUS OH 43220
Sketch		<i>Submit Mailing Address Connection Request</i>
Photo	Site (Property) Address	2014-2020 RIDGEVIEW RD
StreetSmart		<i>Submit Site Address Connection Request</i>
Aerial Photos	Legal Description	RIDGEVIEW RD MOUNTVIEW PL EXT -2 14 BLK 226
Transfers		

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To 4278 Edgehill
 Street and Apt. No., or PO Box No. McInfray LLC
 City, State, ZIP+4®

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



on the Treasurer's Website

ntly satisfied or refinanced your mortgage, please
 review your tax mailing address to ensure you rec
 other important mailings.

s.franklincountyohio.gov/redir/Link/Parcel/070-

Manage Property eAlerts

ice provides a Property eAlerts tool through which a
 can sign up to receive an automated email alert
 ige in owner or value is made to their property record.
 re button to sign up for or manage your Property eAle.

p
 Summary

2023 TAX STATUS

Property Class	C - Commercial
Land Use	401 - APARTMENTS 4 TO 19 FAMILY
Tax District	070 - CITY OF UPPER ARLINGTON
School District	2512 - UPPER ARLINGTON CSD [SD Income Tax]
City/Village	UPPER ARLINGTON CITY
Township	
Appraisal Neighborhood	X2102000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2023: No 2024: No
Homestead Credit	2023: No 2024: No
Rental Registration	Yes
Rental Exemption	No
Board of Revision	No
Zip Code	43221
Pending Exemption	No

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Value Comparison

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Compare your property value to other properties in your neighborhood.
 View statistics comparing values in Franklin County taxing districts,
 school districts, municipalities, and to other regions.

Parcel ID: 070-004498-00
 Land Profile CORBIN EDWARD F
 Residential
 Commercial OWNER
 Improvements Owner CORBIN EDWARD F
 CORBIN NIKI D
 Permits Owner Mailing / 1949 HARWITCH RD
 Mapping Contact Address COLUMBUS OH 43221

Map Routing: 070-004498-00
 1949 HARWITCH RD

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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 \$5.58

Sent To

1949 Harwitch Rd
 Street and Apt. No., or PO Box No. Edward Corbin
 City, State, ZIP+4®

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

1949 HARWITCH RD

Columbus, Ohio 43221

D
 1949 HARWITCH RD

Visit the Treasurer's Website
 If you are currently satisfied or refinanced your mortgage,
 please review your tax mailing address to ensure you receive
 all other important mailings.

ps.franklincountyohio.gov/redir/Link/Parcel

Manage Property eAlerts

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 you can sign up to receive an automated email notification when a
 change in owner or value is made to their parcel. Click the
 "Sign Up" button to sign up for or manage your eAlerts.

ap

Summary

MOST RECENT TRANSFER

Transfer Date DEC-23-2020
 Transfer Price \$442,000
 Instrument Type SU
 Parcel Count 1

2023 TAX STATUS

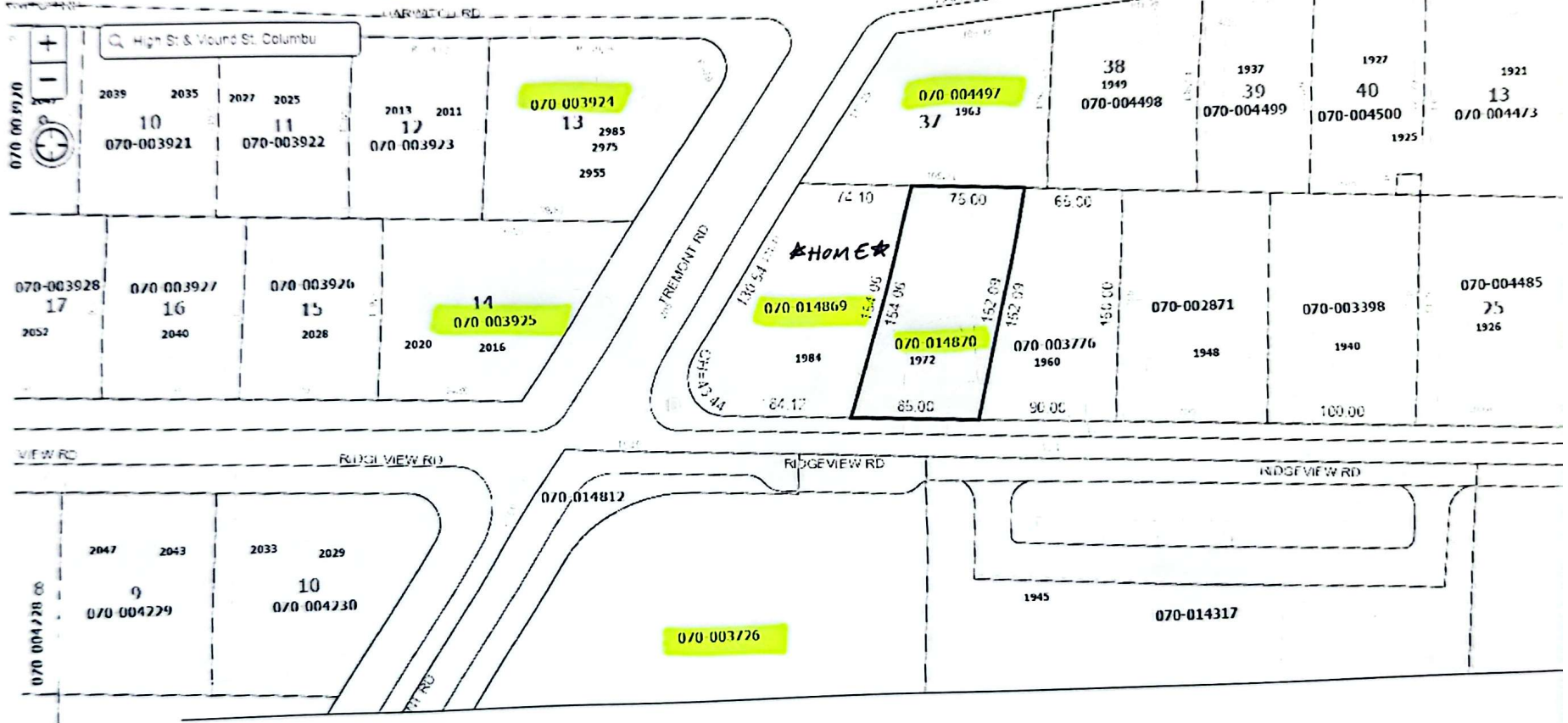
Property Class R - Residential
 Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
 Tax District 070 - CITY OF UPPER ARLINGTON
 School District 2512 - UPPER ARLINGTON CSD [SD Income Tax]
 City/Village UPPER ARLINGTON CITY
 Township
 Appraisal Neighborhood 02114000
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2023: Yes 2024: Yes
 Homestead Credit 2023: No 2024: No
 Rental Registration
 Rental Exception
 Board of Revision No
 Zip Code 43221
 Pending Exemption No

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August 21, 2024

Subject: Variance Application

Dear Property Owner:

The City of Upper Arlington Board of Zoning Appeals will hold a Public Hearing at 6:00p.m. on Wednesday, September 18, 2024, at the Upper Arlington Municipal Service Center located at 3600 Tremont Road, Columbus, OH 43221 to consider the following:

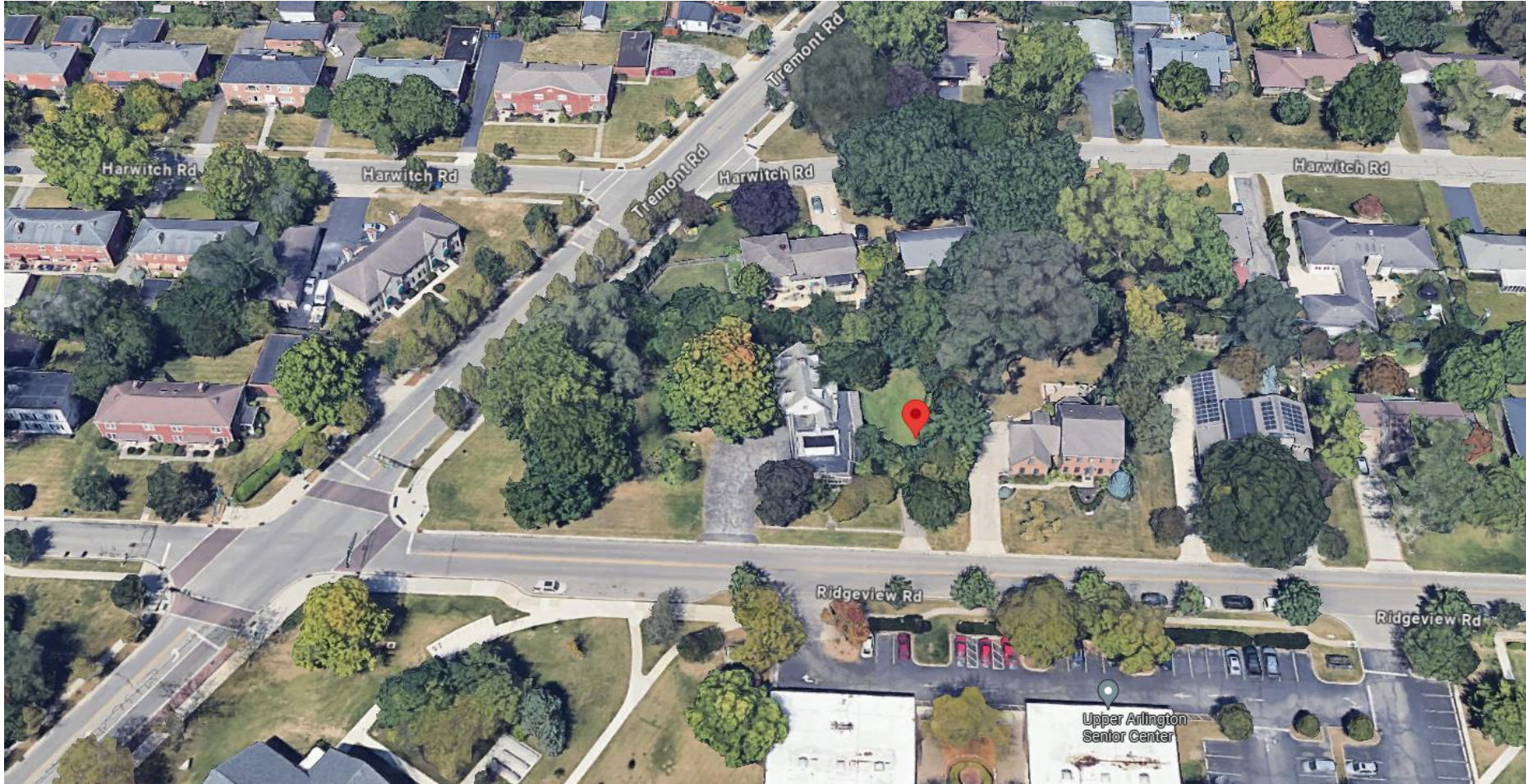
An application for variance filed by Ace Fence & Deck LLC c/o Rob Bruno, 400 S Broad Street, Lancaster for the property located at 1984 Ridgeview Road, owned by Mark Besanceney. This application requests a variance to allow the construction of a fence that exceeds the build line and at a height taller than permitted.

1984 Ridgeview Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



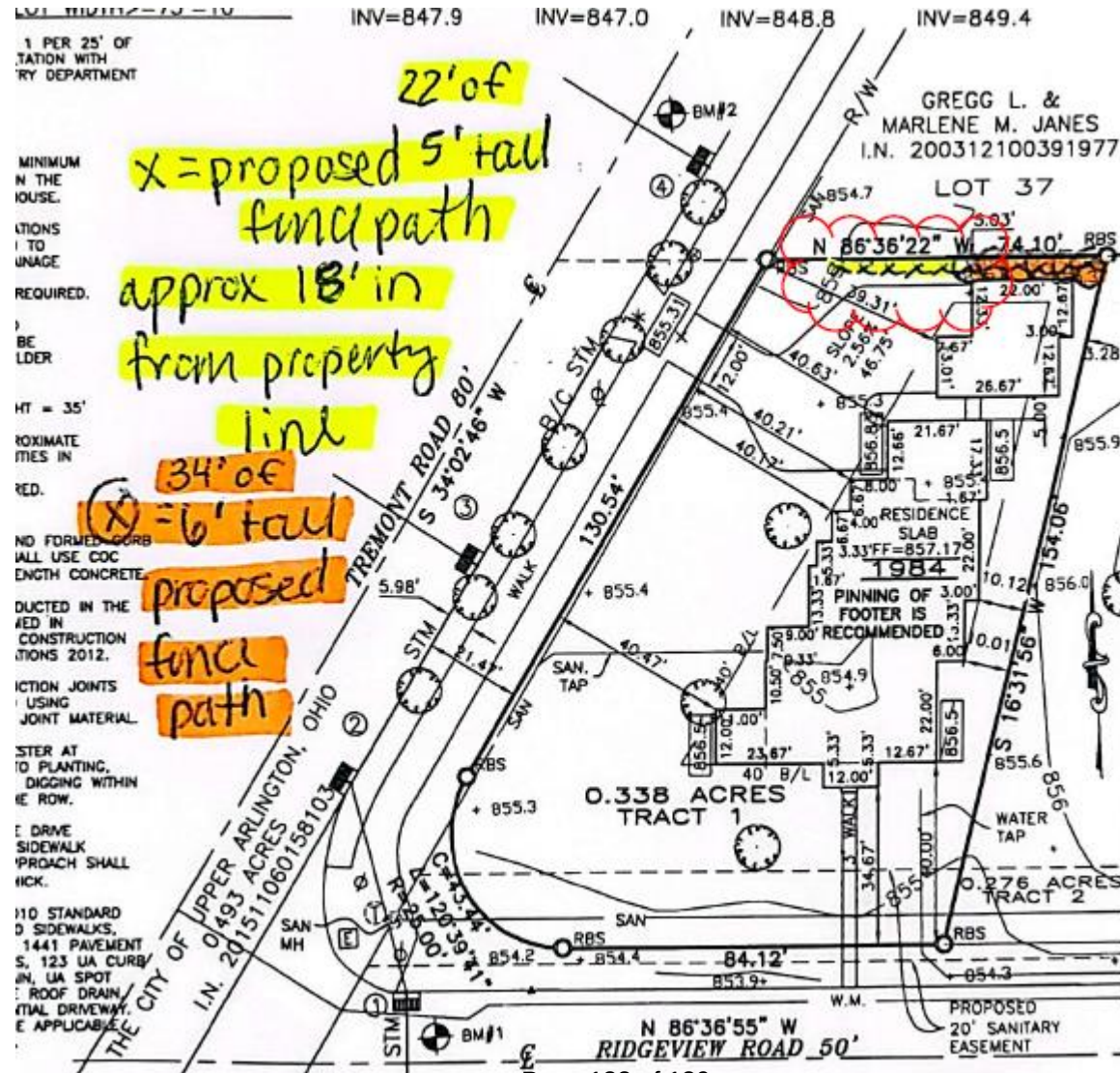
Existing Front Elevations (Ridgeview and Tremont Roads)



Existing North Yard and North Property Line



Proposed Site Plan



Proposed Fence

