



10/2/2024 | 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. Unfinished Business

- a. 2549 Tremont Road (VAR-52-24) - To allow a circular driveway that results in ~~32.3~~ 27.7 percent front yard development coverage, when 25 percent is the limit.
[Postponed at the September 18, 2024 BZAP hearing.]
- b. ~~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.~~ *[Postponed at the September 18, 2024 BZAP hearing.]*

3. New Business

- a. 4000 Horizons Drive (DEV-03-24) - Review of a secondary conditional use and variance to allow for the renovation of existing business offices and digital media production, and to also include a small, high-end restaurant and private bar.

4. Informal Review

- a. Draft 2024 BZAP calendar

5. Updates & Reports

- a. Update from the Community Development Department

6. Adjournment

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: October 2, 2024

Subject: 2549 Tremont Road (VAR-52-24) - To allow a circular driveway that results in ~~32.3~~ 27.7 percent front yard development coverage, when 25 percent is the limit. *[Postponed at the September 18, 2024 BZAP hearing.]*

Overview

At the September 18, 2024 BZAP hearing, the applicant requested postponement so they could explore alternative options for the proposed circular driveway. The Board made recommendations including: reducing the width of the circular driveway, removing a portion of the driveway by the house, and exploring permeable pavement options and additional landscaping. The applicant has submitted a revised plan that reduces the front yard coverage to 27.7 percent (previously 32.3 percent); the circular drive has been reduced by one-foot in width and a portion of the drive was removed near the house (some of which is outside the 50-foot front yard setback). A revised landscape plan has been submitted that includes additional trees and boxwood shrubs in the front yard. The applicant has noted that they plan to work on a more detailed landscape plan, if the project is approved. Should the Board choose to support this application, Staff would recommend a condition that any proposed landscaping plan be subject to review and approval by the City Forester.

Zoning Code Requirements

- To allow a circular driveway that results in 27.7 percent front yard coverage, when 25 percent is the limit.

Attachments

1.	BZAP Staff Report Pics - 2549 Tremont Road
2.	Variance Application - 2549 Tremont Road
3.	BZAP Staff Report - 9.18.24
4.	Updated Site Plan - 9.25.24



2549 Tremont Road

BZAP Staff Report Pictures



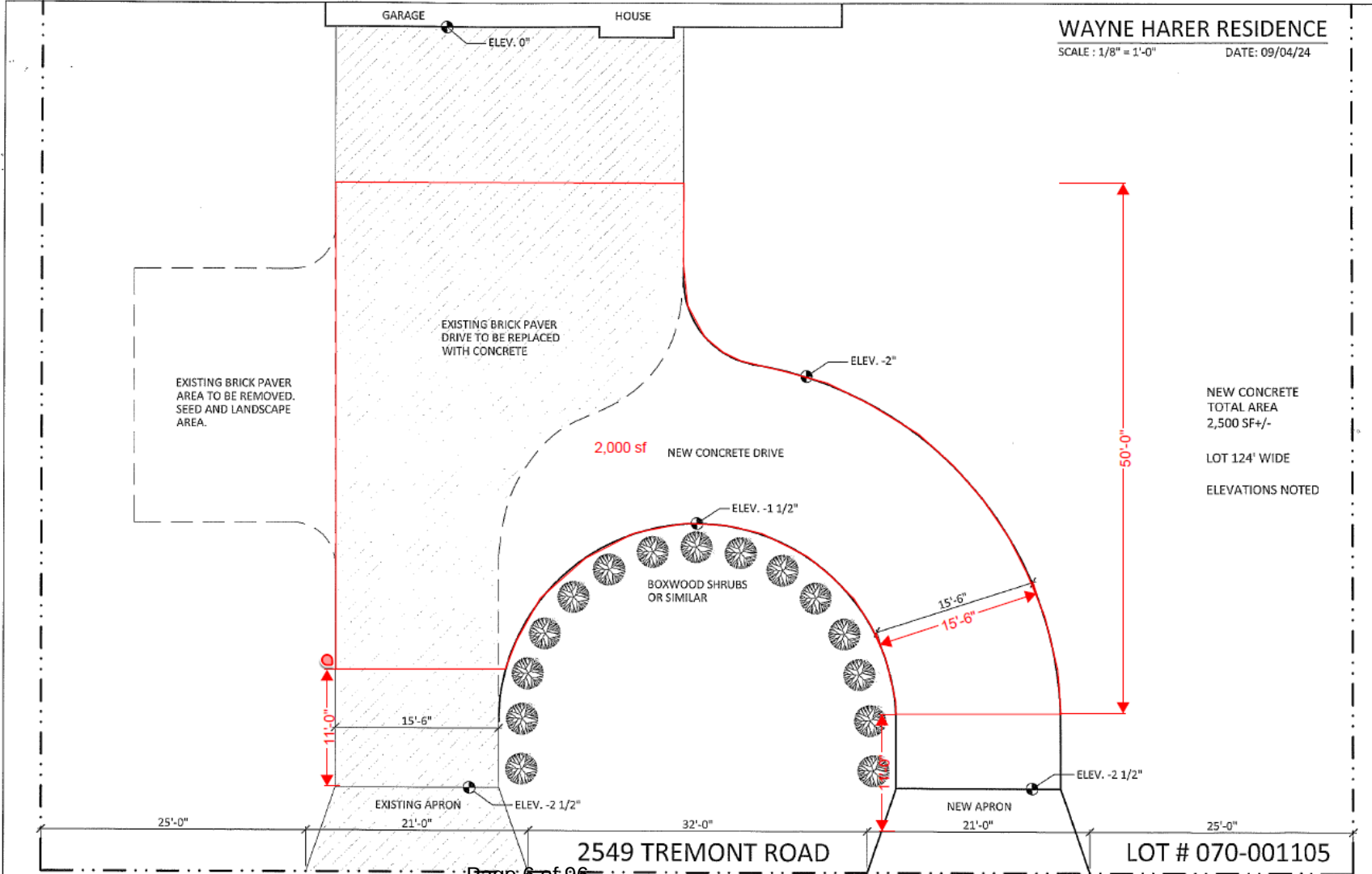
Google Maps ® Aerial – Looking North



Existing Tremont Road Elevation



Proposed Site Plan



Existing Driveway



Existing Roadway Frontage





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



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

Location of property subject to BZAP request:

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 County (Sh)	G.M. [Signature]	8/20/24
2528 Tremont Rd.	(Columbus TND LLC)	Paula Chankh. Ouluo	8/19/24
2542 Tremont Rd.	(Palmer, Nathan C.)	[Signature]	8/19/24
	(OR James D. GALLINA & A.)	[Signature]	8/19/24
2201 W. Love Ave.	Baker, Harold of (Columbus)	[Signature]	8/19/24
2531 Tremont Rd.	Lena Marie LTD.	[Signature]	8/19/24
2559 Tremont Rd.	Mander, James J. JR.	[Signature]	8/19/24
2549 Tremont Rd.	Haker, Wayne B.	[Signature]	8/19/24
Applicant Signature:	Wayne B. Haker		Date: 8/19/24

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

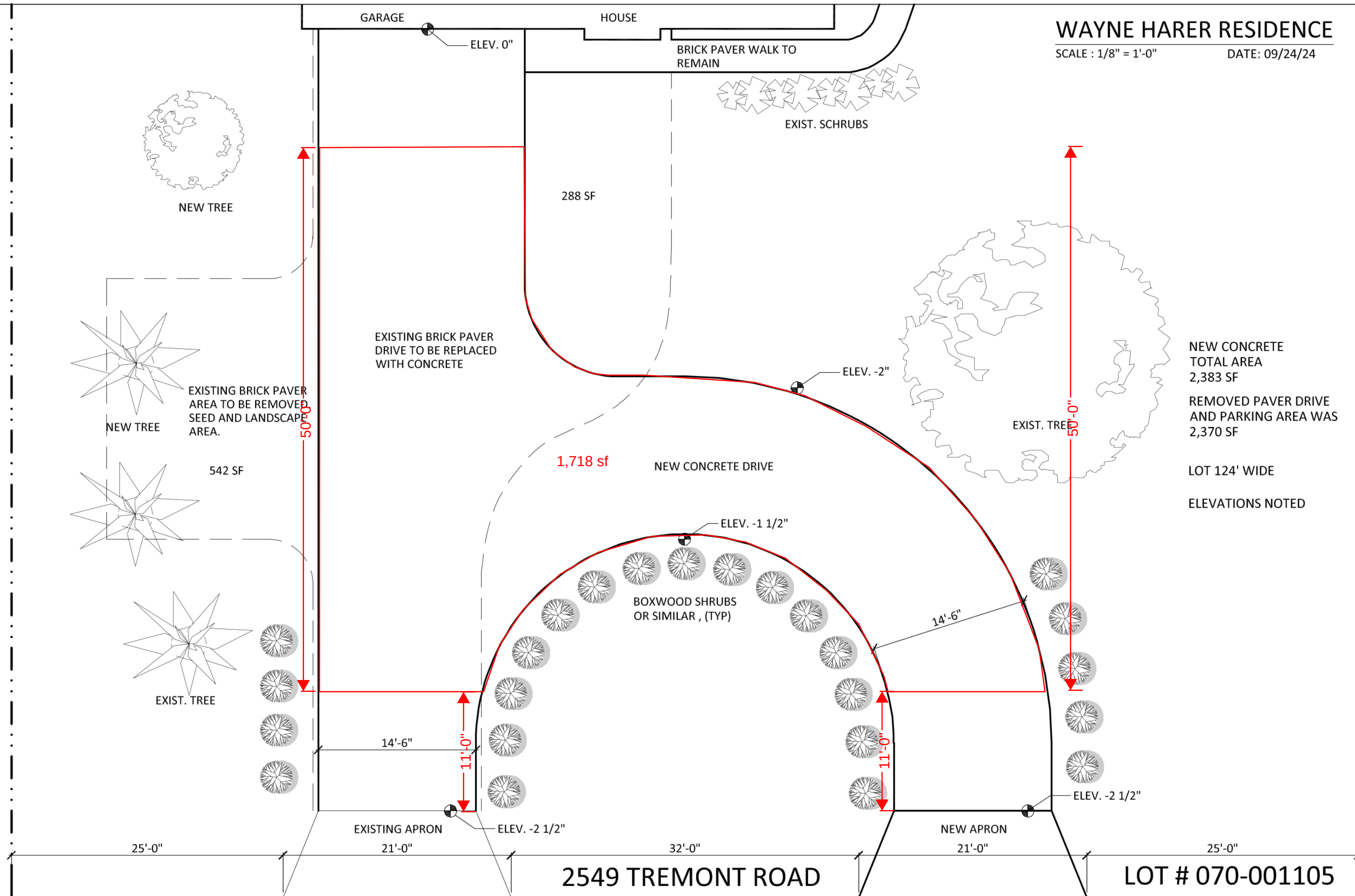
1.	2549 Tremont Rd Variance App
2.	2549 Tremont Road Staff Report Photos



DATE: 09/24/24

LOT # 070-001105

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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

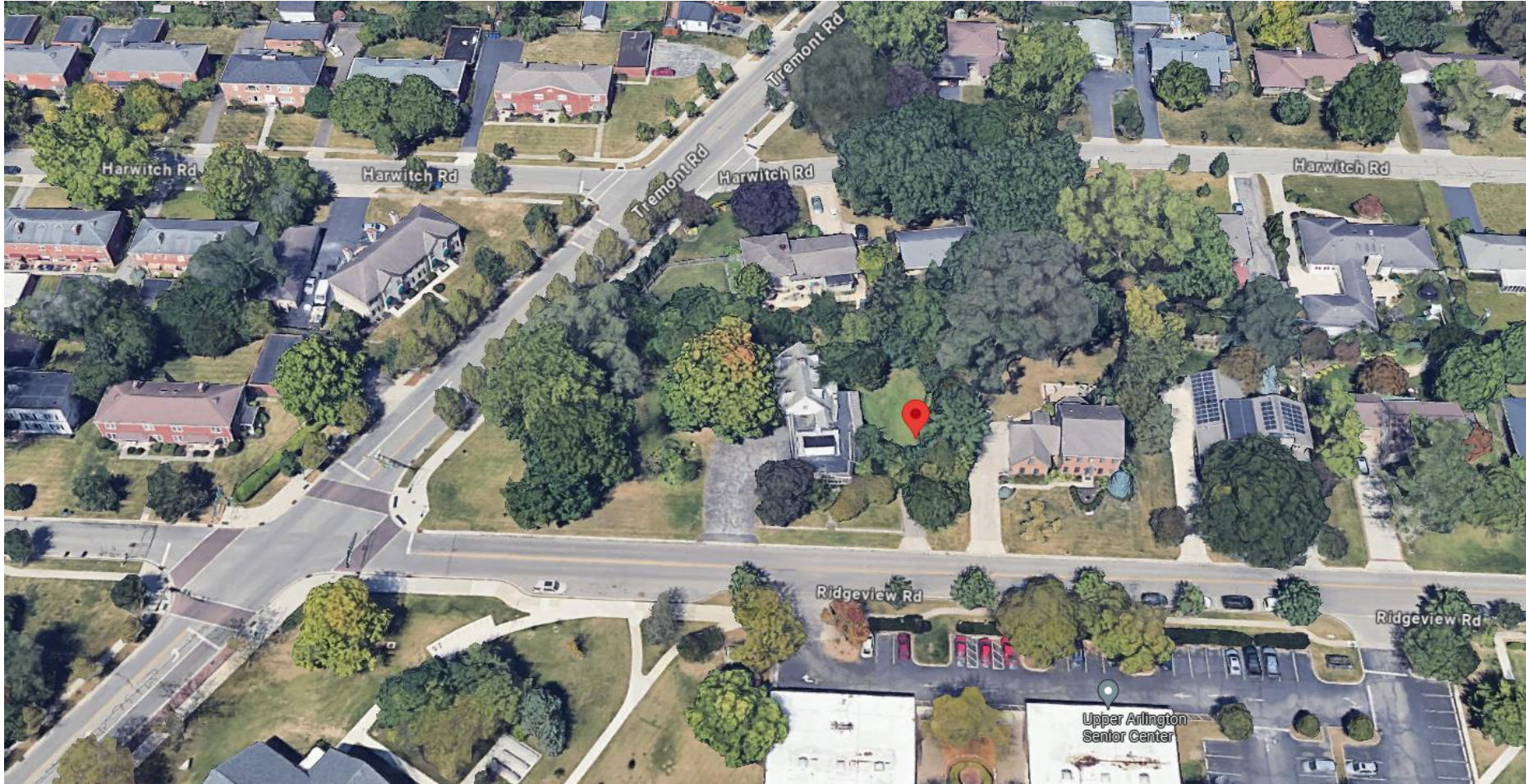


1984 Ridgeview Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



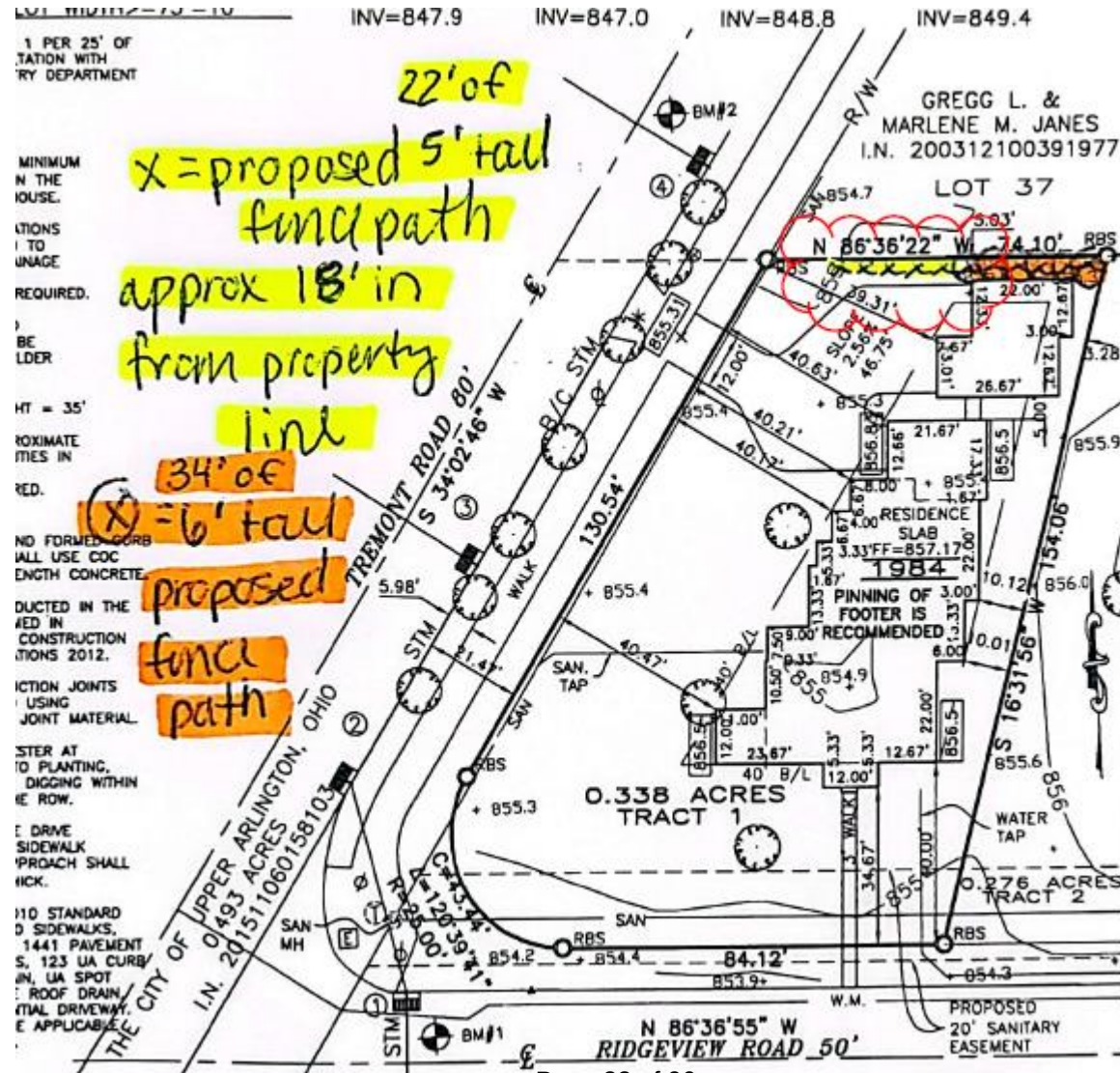
Existing Front Elevations (Ridgeview and Tremont Roads)



Existing North Yard and North Property Line



Proposed Site Plan



Proposed Fence





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.

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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 Mailing /
Contact Address
Site (Property) Address

HERE PROPERTIES LLC
1489 ROXBURY RD
COLUMBUS OH 43212
2955-2985 TREMONT RD

[Submit Address Correction Request](#)
[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
ier 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		

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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 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

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.

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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Edward Corbin
 City, State, ZIP+4®

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

1949 HARWITCH RD

COLUMBUS, OH 43221

D
 1949 HARWITCH RD

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 to review your tax mailing address to ensure you receive
 all other important mailings.

ps.franklincountyohio.gov/redir/Link/Parcel

Manage Property eAlerts

The Treasurer's Office provides a Property eAlerts tool through which
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 change in owner or value is made to their property. 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

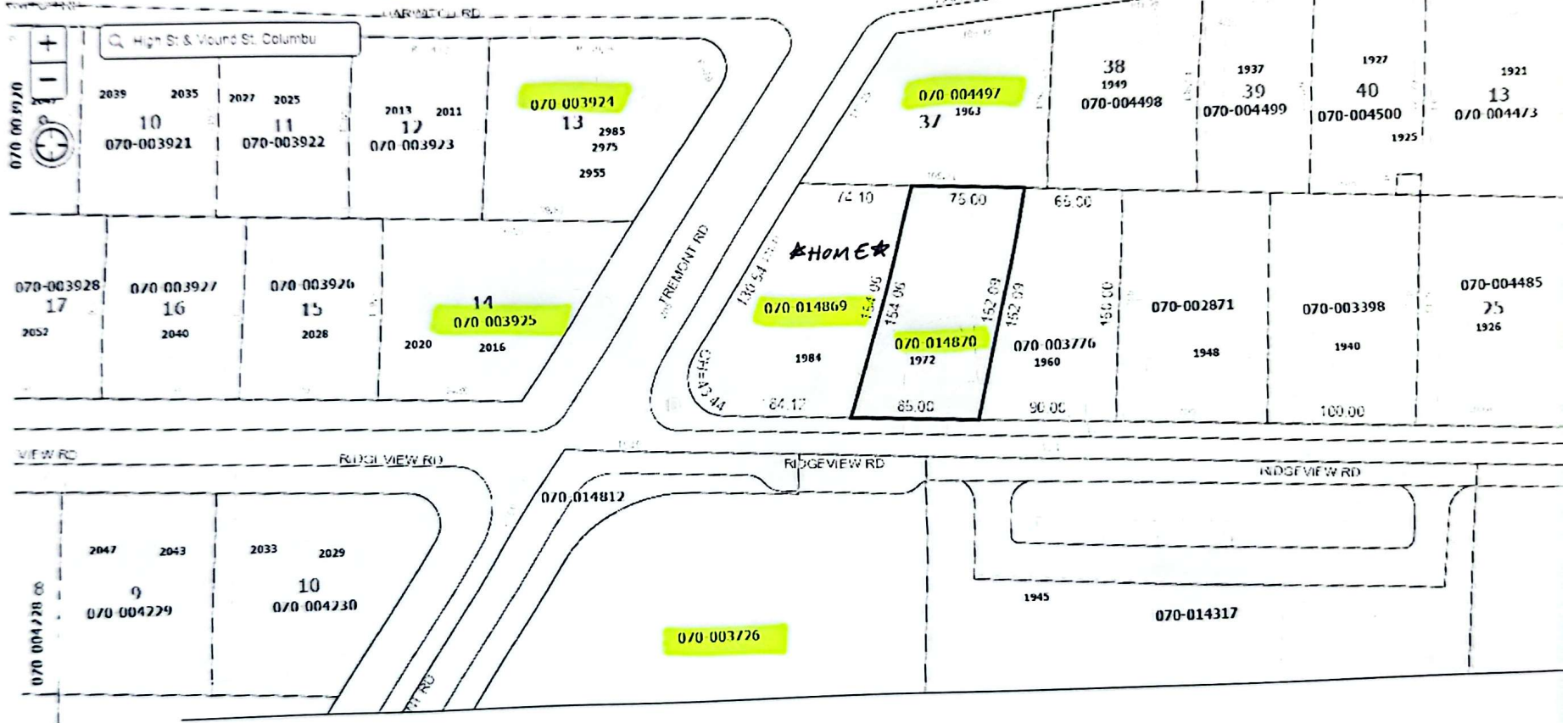
COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

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

Parcel ID: 070-014870-00
BOBB WEBB VII LLC



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.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: October 2, 2024

Subject: 4000 Horizons Drive (DEV-03-24) - Review of a secondary conditional use and variance to allow for the renovation of existing business offices and digital media production, and to also include a small, high-end restaurant and private bar.

Overview

This application proposes the renovation of an existing business office and digital media production building at 4000 Horizons Drive, and to also include a small, high-end restaurant and private bar. The subject property includes two parcels totaling 2.4 acres. It was annexed into Upper Arlington in 1993 and is zoned ORC, Office and Research District; it is located in the Horizons TIF District and Dublin City Schools area. An existing farmhouse-style building, built in 1984 and expanded in 2001, is located on the easternmost parcel and includes slightly more than 23,000 square feet of space--it was initially thought the building had an additional 3,000+ square feet. The building was originally the DeSantis horse barn before being converted to an office. Located mostly on the western parcel are 48 parking spaces which are to remain, and a large wooded area that could be developed in the future. There are several business and professional (medical) offices located nearby including to the west (*Central Ohio Primary Care* and *Arlington Falls*) and south (*Central Ohio Medicine* and *Sequoia Capital*). The Berkley House apartment complex is located to the northwest. Two- and four-family dwellings are located to the north (City of Columbus) and single-family homes to the east on Tarrington Lane.

Existing business offices and digital media production on the west side of the building would be converted into a restaurant and private bar space, totaling 5,891 square feet (25 percent of the building). The restaurant portion would be led by award-winning Chef Jon Mathieson, creating a high-end and intimate dining experience. It would be open Wednesday through Saturday, 6 PM to 10 PM, and include 43 seats, that would 'flip' twice during the evening. It would only be open if reservations were in place. The private bar, with 59 seats, would be open every day from 3 PM to midnight, and it would be for members-only. It is possible that this private bar area would be used for co-working and meeting spaces as well. An outdoor patio may be added, or the existing one improved, in the future. Signage will be in line with the City's sign code.

The remaining offices and digital media production on the first floor, which includes the enclosed stable and arena (10,351 square feet) and producers loft (6,590 square feet) would be renovated and used by the applicant's financial planning company, Golden



Reserve. Approximately 12-15 call center and general office jobs (\$1.5 million payroll) would be added initially, with office hours between 7 AM and 6 PM. An existing studio in the arena would be used for digital media production for the applicant's podcast, radio and television shows.

No changes are proposed to site access either from Horizons Drive, Riverside Drive (further to the west), or West Henderson Road. No major changes are proposed to existing landscaping, but the exterior of the building would be cleaned and any damaged materials would be replaced/repared nearly like-for-like. Previous Fire Code violations were resolved after citations; both the Police Division and Finance Department have been made aware of this application. To date, no comments have been received from the public; a "Ready for Change" sign was posted on the site.

Zoning Code Requirements

The subject property is zoned ORC, Office and Research District, which, per Article 5.03(A)(6) of the City's Unified Development Ordinance (UDO) states: The purpose of this District is to allow offices and research facilities that will contribute to the City's physical pattern of planned, healthy, safe, and attractive neighborhoods. The ORC District should also provide job opportunities and services to residents and contribute to the City's economic stability. Permitted uses in the ORC District are: business and professional offices, research and development, book and periodical publishing, insurance carriers, corporate data centers, survey research firms, bank finance and loan offices, outpatient surgery centers, hospitals, and such permitted uses as are set forth or may in the future be set forth in Table 5-C. At least eighty-five percent (85%) of the gross floor area of any building located in an ORC District shall be exclusively dedicated to one of these permitted uses. The lesser of fifteen percent (15%) of the gross floor area or ten thousand (10,000) square feet of any building located in an ORC District may be dedicated to secondary conditional uses as listed in Table 5-C. Secondary conditional uses shall be subject to the conditional use review process set forth in UDO Subsection 4.05(F).

Business and professional offices, as well as digital media production, are permitted uses in the ORC District; restaurants are a secondary conditional use and a bar is an accessory use to a permitted use (like office). Staff has indicated that the existing and proposed digital media production space is more akin to an office-type use, as opposed to the general radio and TV studio use listed as a prohibited use in the code. While not expressly defined, the existing and proposed production spaces do not include large antennas, satellite-type dishes or large control rooms, which Staff surmised during a recent tour of the building and a review of the broker's photos. Also, the City has previously provided economic development grants to the building's prior tenant, Horizons Companies, for these uses. Per the Ordinance, to allow a restaurant, the office and digital media production components must exceed 85 percent of the floor area of the building. The application proposes approximately 75 percent of the square footage to be dedicated to these permitted uses. For parking, the code would require a minimum of 110 parking spaces but allows for a reduced calculation based on the percentage of uses within the building, as not all of the uses would be active simultaneously. Using this ratio, a minimum of 34 parking spaces are needed. Parking along the shared driveway or on Horizons Drive could also provide additional spaces, as well as off-site parking agreements with adjacent property owners.



Secondary Conditional Use:

Conditional uses are those uses that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by BZAP and granting of conditional use approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity.

- To allow a restaurant in an existing business office and digital media production building.

The following standards shall be considered in the review of conditional use applications:

- a. The conditional use is a permitted conditional use in the district for which it is proposed; *Restaurants are a permitted secondary conditional use in the ORC District.*
- b. The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO; *The proposed restaurant would help attract a new corporate citizen to the City as part of a mixed-use concept within the building. This will indirectly help retain existing businesses within the Arlington Falls and Horizons Drive areas by providing new investment and amenities.*
- c. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; *The proposed restaurant will have limited signage, limited hours and a limited number of seats. While the essential character for the area is office, the restaurant use, with a private bar, is only one-quarter of the existing structure. The structure's exterior materials will be repaired/replaced like-for-like, thus retaining the "look and feel" as exists today.*
- d. The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses; *The proposed restaurant will not serve as a nuisance to any neighbors, in part, due to the small size and limited hours. Trash collection will occur during permitted hours.*
- e. The conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services; *No changes are proposed to existing access, traffic patterns, waste removal, etc.*
- f. The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; *The proposed restaurant, combined with the other proposed uses, will benefit the City in terms of income and property taxes, as well as the Horizons TIF.*
- g. The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors; *Staff does not anticipate excessive traffic, noise, odors, etc. as a result*



of the proposed private restaurant. Care will be needed with the coordination of trash removal so that noise does not disrupt adjacent residential uses.

- h. The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares. *No changes are proposed to existing access.*
- i. The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance. *No changes are proposed that would impact anything of natural, scenic or historic importance.*

The applicant has also responded to each of these items in their application.

Variance:

- *To permit a decrease in the minimum percentage of permitted uses in a building from 85 percent to 75 percent.*

The following factors shall be considered and weighed by BZAP in determining practical difficulty or hardship:

1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions; *The applicant is working with an existing building, that has a unique setup and floor plan, across multiple levels and loft areas. Touring the site, combined with review of the broker photos, clearly show the unique condition of the building.*
2. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; *The proposed restaurant and bar areas are primarily driven by the existing floor plan.*
3. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures; *The requested variance equates to 2,385 square feet of excess uses that are not otherwise permitted, or roughly 10 percent of the building.*
4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance; *The proposal re-purposes and brings new life to an existing building that borders an office park.*
5. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup; *No changes to existing governmental services.*
6. Whether special conditions or circumstances exist as a result of actions of the current or a previous owner; *There are several special conditions that apply to this property, ranging from the original conversion from a horse barn to an office, to the riding area being enclosed, to the property being used for digital media production. The property has also been in some sort of ownership transfer for nearly a decade and has been involved in several financial and legal cases.*



7. Whether the property owner's predicament feasibly can be resolved through some method other than a variance; *The applicant has explored reducing the amount of restaurant and bar space, but the existing floor plan is the primary driver behind the breakdown of proposed uses.*
8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; *Yes, the spirit and intent behind the zoning ordinance would be met.*
9. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. *Staff believes this to be a unique case and would not be readily applicable elsewhere in the community.*

The applicant has also responded to each of these items in their application.

Alternatives:

The applicant has been seeking a property that can accommodate all the proposed uses in an existing building, taking advantage of the energy created via mixed-use and limited intimate spaces. The sprawling nature of the building would allow for the variety of uses proposed. Over the past decade, the property has experienced various potential sales, auctions, lot splits, possible redevelopment, etc., but none have taken hold. Several real estate professionals have noted that a significant investment would be needed to convert the entire building to business and professional offices; Staff would agree based on the site visit and the broker's photos. The restaurant component would require review by the Board because of the use, while the private bar would be permitted as an accessory to the offices. The applicant has explored increasing the amount of office or production space, but the existing floor plan limits its expansion, while providing a workable area for a restaurant and bar.

Staff Recommendation:

Staff is aware of the existing condition of the building, its history, and the required costs to renovate it into business and professional offices. Staff is also aware of the need to diversify existing office parks with additional uses to support tenants and provide needed tax revenue to the City. Economic data indicates that office parks with additional uses, like retail, restaurant, and housing, either within the park or nearby, significantly outperform those that are just strictly office. While Staff historically does not support the reduction of any amount of office space in the community, this property presents a unique challenge that isn't readily applicable elsewhere in Upper Arlington. The applicant is bringing new jobs into the community, revitalizing a building in need of more attention and activity, and a more targeted, destination-type use. Staff is supportive of the application, based on the Findings noted above for the Conditional Use and specifically Findings #1 and #8 for the variance. Staff would offer the following conditions for approval:

- 1) That at least 5,000 SF of office space be in use prior to the opening of the private restaurant and/or bar;
- 2) That any proposed changes to the existing landscaping be approved by the City Forester prior to the removal of any material; and
- 3) That the number of seats inside the building not exceed those listed in this application:



restaurant (43) and private bar (59).

Should this application be approved, any substantial change or modification requested beyond what was approved by the Board, including changes to the size and seating capacities of the bar and restaurant, would have to be reviewed by BZAP.

Attachments

1.	4000 Horizons Dr CU application
2.	4000 Horizons Drive broker photos
3.	BZAP Conditional Use & Variance Response
4.	BZAP Staff Report Pics - 4000 Horizons Drive





24-4138

Conditional Use

Status: Active

Submitted On: 9/11/2024

Primary Location

4000 HORIZONS DR
UPPER ARLINGTON, OH 43220

Owner

GOBO LTD
HORIZONS 4000 COLUMBUS,
OH 43220

Applicant

 Cindy Gilmore
 740-503-6579
 cgilmore@archall.com
 49 E. 3rd Avenue
Columbus, Ohio 43201

BZAP Information

BZAP Case

DEV-03-24

BZAP Review Date

10/02/2024

BZAP Conditions

Status

Pending

Vote Tally

Application Information

Project Description*

The goal is to retrofit a very unique building that was originally built as a barn and renovated to be a production studio into something that can be vibrant for decades to come.

Greg Aler, Owner of Golden Reserve plans to bring 12-15 jobs+ that will bring a \$1.5m payroll that has the potential to grow. These jobs will occupy space that will be used for call center and general office. Hours for office would be 7am-6pm. Additionally, Golden Reserve plans to use the current studio (NE Corner) that is in the previous riding arena will be utilized for a production space for their "The Expedition Retirement Show" that is syndicated in many of the major cities across the country.

The newest studio (East studio) located adjacent to the parking lot will be converted to a private bar use with approximately 50-75 members (Hours: 3pm-12pm) and will also have a high end dining restaurant with an award winning chef, Jon Mathieson, who has started numerous restaurants in the Washington DC and NYC metros. This restaurant would be an intimate dining experience with limited hours and guests. Seating capacity is estimated to be 20 tops with approximately 1-2 turns per night. Hours would be anticipated to be 6pm-10pm Weds-Saturday (Closed Sun, Mon, Tues).

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



It will bring office jobs, it will utilize an existing studio component that is unique to the City and will bring an amenity restaurant and private bar to other tenants and residents in and around Arlington Falls Business Park. Additionally, it will address many of the deferred maintenance items on the exterior of the building making it a much more appealing property.

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



This project maintains and preserves the history of the barn and allows for it to continue to generate income tax revenue to the City. The redevelopment of this property allows for a unique combination of uses for a very challenging site that will bring regional attention to the City with the addition of a new restaurant that can serve as an amenity to the residents and tenants of Upper Arlington. We believe that allowing for a mixed-use plan in the 4000 Horizons property will ensure that other businesses considering Arlington Falls Business Park will find this to be a great amenity for the area, which we hope makes the office neighbors more stable for the long-term. The uses continue to promote the public health, safety, morals, convenience and general welfare of the community by ensuring that this property is occupied and well taken care of for decades to come.

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

The fact that the building is going to be occupied and deferred maintenance items are taken care of (siding, parking lot, landscaping) should have an immediate impact on the look and feel of the building. The impact to the surrounding properties should be minimal other than there will be vehicles in the parking lot several nights a week later in the evening. The dumpster will remain hidden in the back of the property and there will be no loud noises from any of the uses coming from the property.

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

1. For Golden Reserve to be able to able to grow their staff into Upper Arlington
2. For the Expedition Retirement Show to have a permanent studio home and grow its audience (currently syndicated in XX markets)
3. To bring a world renowned chef to Columbus to open the first of its kind experience in the City of Upper Arlington
4. To have a private bar for business executives and entrepreneurs to meet in a private setting.
5. To provide an amenity to the surrounding tenants and residents.



DATE // September 11, 2024

ATTN // Notice to Neighbors of 4000 Horizons Drive, Columbus, OH 43220

RE // Variance Application // Certification of Notice

Neighboring Residents of 4000 Horizons Drive //

Please allow this letter to be notification of the public hearing that will take place on Wednesday, October, 2, 2024 at 6pm.

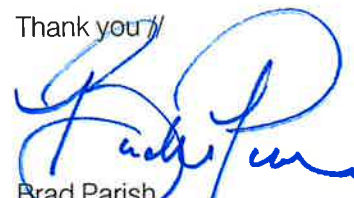
Location: City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

You are receiving this notice, as you are a property owner within 100 feet of the 4000 Horizons Drive address.

The nature of this hearing will be a Conditional Use Application with potential variances, including renovation of existing office space as well as an addition of a small-scale fine-dining and private bar space.

If you have any additional questions regarding this hearing announcement, please Contact the City of Upper Arlington at (614) 583-5070.

Thank you //



Brad Parish
CEO Archall Architects

Certification of Notice

Applicant Name: Archall Architects, LLC

Location of property subject to BZAP request: 4000 Horizons Drive, Columbus, OH 43220

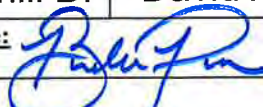
This application will be heard by the Board of Zoning and Planning on: 10/2/2024

Describe activity which requires Board of Zoning and Planning review:

Conditional Use Application with potential variances. Renovation of existing office spaces and addition of small fine dining/private bar space.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. 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:
3155 Rivermill Dr	Brian McNaughton	9589071052701985544548	9/11/2024
3139 Rivermill Dr	Mirza Amjad Baig	9589071052701985544555	9/11/2024
3145 Rivermill Dr	Kelly K Six	9589071052701985544562	9/11/2024
3127 Rivermill Dr	Judith F Wing	9589071052701985544579	9/11/2024
3131 Rivermill Dr #18	Lorie A Burr	9589071052701985544586	9/11/2024
3129 Rivermill Dr #20	Erika Hinkle	9589071052701985544593	9/11/2024
2638 Vassar Pl	Tamned, LLC	9589071052701985544609	9/11/2024
3115 Rivermill Dr #22	Gwyn Eldridge	9589071052701985544616	9/11/2024
3121 Rivermill Dr #23	James R Bean	9589071052701985544623	9/11/2024
3117 Rivermill Dr	Muhammad Khalifa	9589071052701985544630	9/11/2024
3119 Rivermill Dr	Colleen Arnett	7022241000015847124	9/11/2024
3109 Rivermill Dr #26	Lori A Pugh	7022241000015847131	9/11/2024
3107 Rivermill Dr	David A Grimm	7022241000015853316	9/11/2024
Applicant Signature: 			Date: 9/11/2024

Revised: May 2023

Certification of Notice

Applicant Name: Archall Architects, LLC

Location of property subject to BZAP request: 4000 Horizons Drive, Columbus, OH 43220

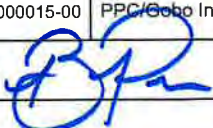
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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
3111 Rivermill Dr	Pamela Kathleen Jansz	7022241000015856706	9/11/2024
3105 Rivermill Dr #28	Brandon C Burns	450907052701905544647	9/11/2024
Horizons Dr - parcel 075-000014-00	PPC/Gobo Investment Partners, LLC	4509071052701905544531	9/11/2024
3937 Tarrington Ln	Jason Testerman	450907052701905544654	9/11/2024
3939 Tarrington Ln	Fawzi A Hidmi	4509071052701905544661	9/11/2024
Horizons Dr - parcel 075-000013-00	City of Upper Arlington Ohio	70222410000015855921	9/11/2024
5000 Horizons Dr- parcel 075-000016-00	PPC/Gobo Investment Partners, LLC	4509071052701905544531	9/11/2024
4040 W Henderson Rd	PPC/Gobo Investment Partners, LLC	4509071052701905544517	9/11/2024
3941 Tarrington Ln	Jamie L Hays	4509071052701905544556	9/11/2024
3163 Rivermill Dr #12	Janet L Cox	4509071052701905544463	9/11/2024
3153 Rivermill Dr	Caixue Zhao Xinran	450907052701905544407	9/11/2024
4100 Horizons Dr	540 Office Center LLC	4509071052701905544494	9/11/2024
4000 Horizons - parcel 075-000015-00	PPC/Gobo Investment Partners, LLC	4509071052701905544524	9/11/2024
Applicant Signature: 			Date: 9/11/2024



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

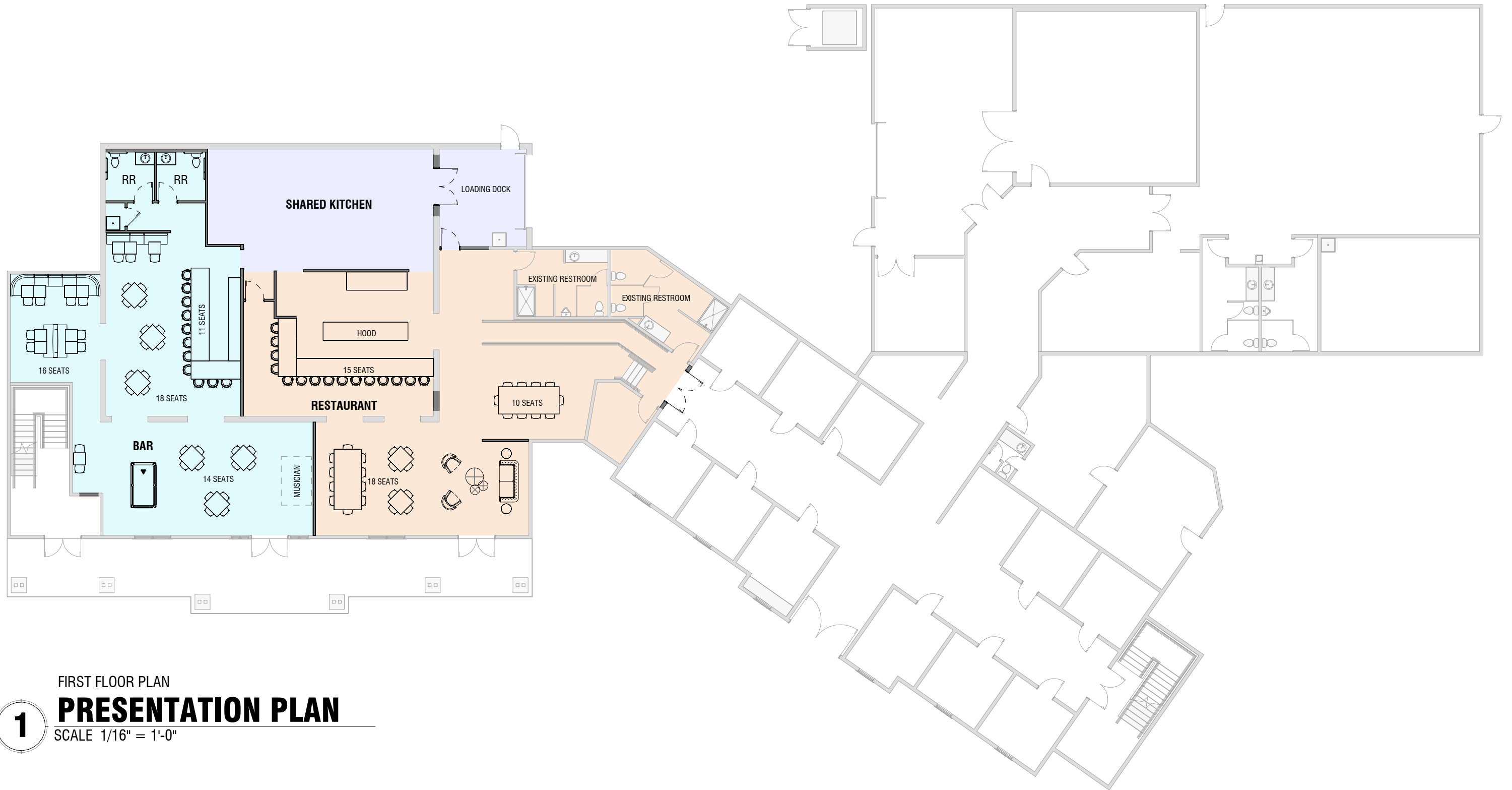
Certification of Notice

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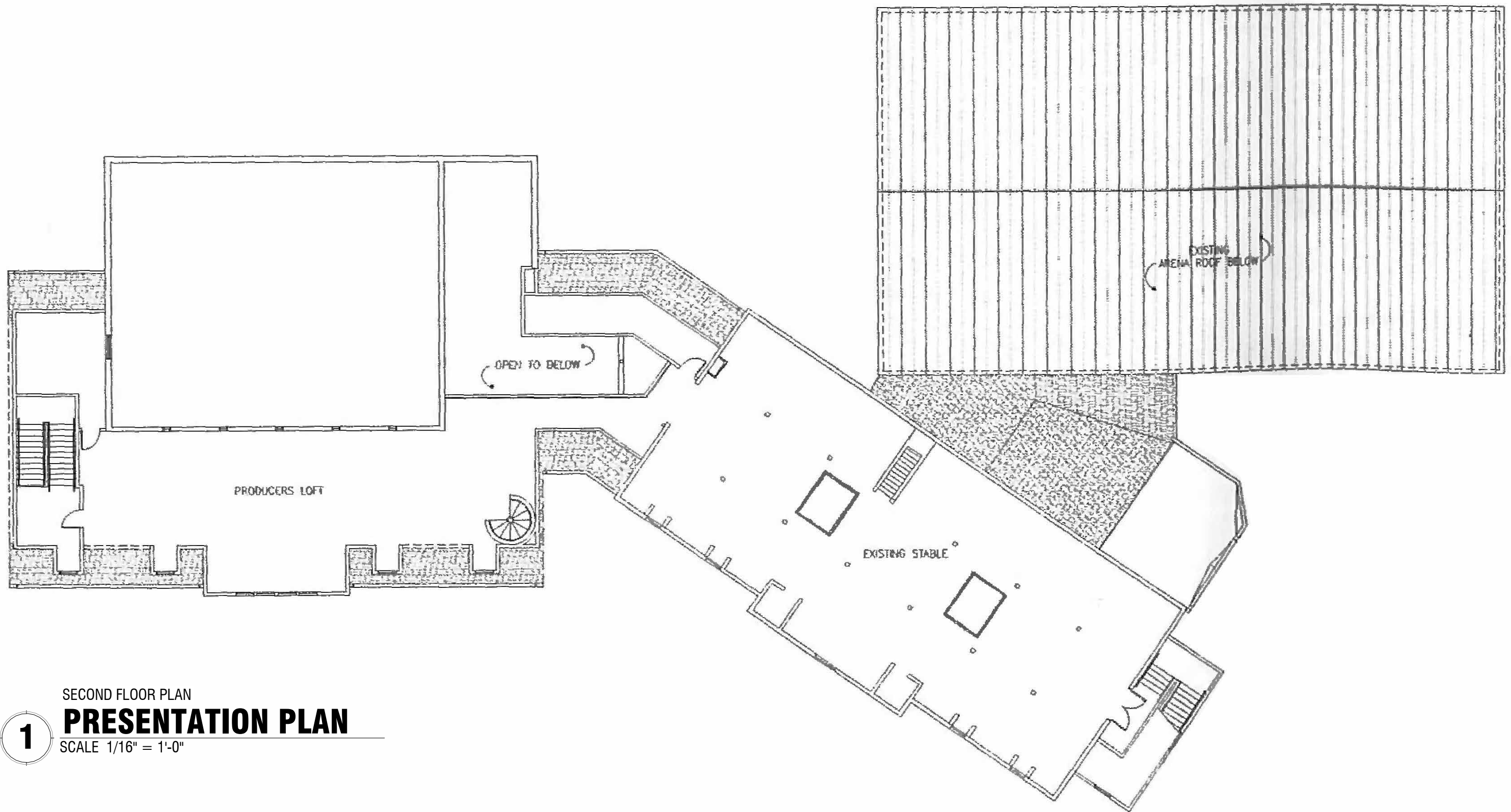
Conditional Use Application with potential variances. Renovation of existing office spaces and addition of small fine dining/private bar space.

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.

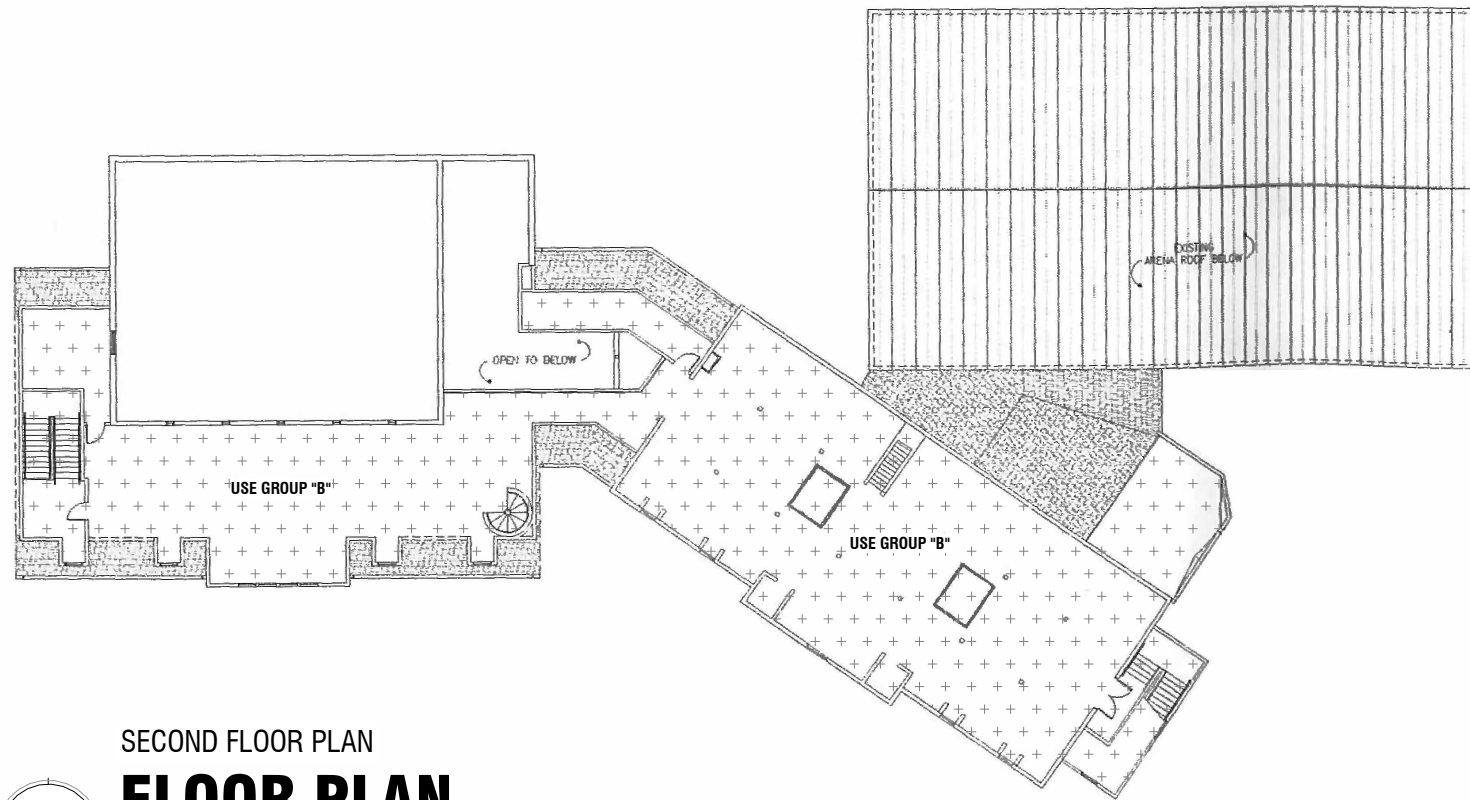
ER



FIRST FLOOR PLAN
1 PRESENTATION PLAN
SCALE 1/16" = 1'-0"



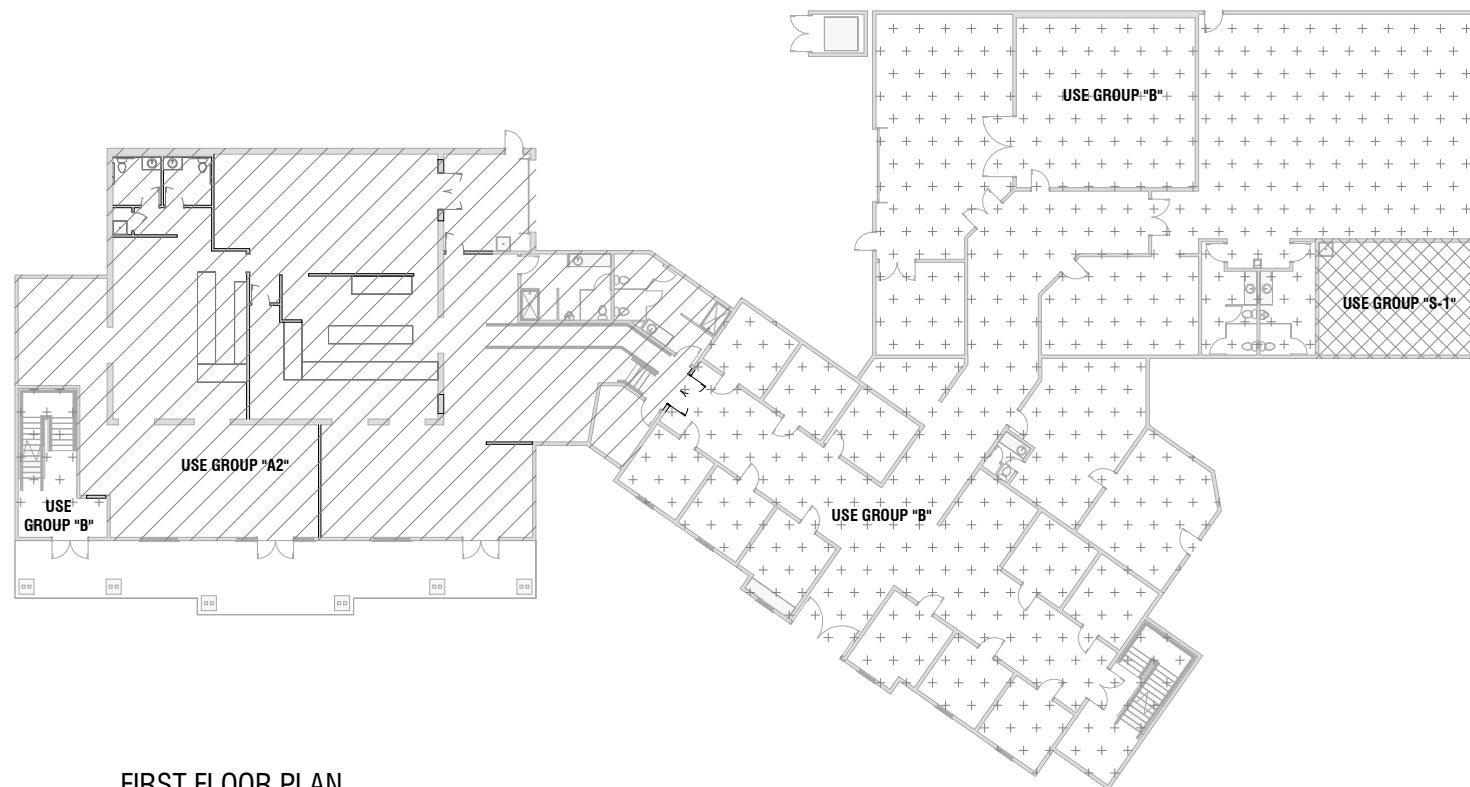
SECOND FLOOR PLAN
1 PRESENTATION PLAN
 SCALE 1/16" = 1'-0"



SECOND FLOOR PLAN

2 FLOOR PLAN

SCALE 1/32" = 1'-0"



FIRST FLOOR PLAN

1 FLOOR PLAN

SCALE 1/32" = 1'-0"

BUILDING AREA:

ASSEMBLY "A2" (FIRST FLOOR):	= 5,891 SF	← 40% OF TOTAL BUILDING AREA
STORAGE "S-1" (FIRST FLOOR):	= 545 SF	
BUSINESS "B" (FIRST FLOOR):	= 10,351 SF	
BUSINESS "B" (SECOND FLOOR):	= 6,590 SF	

TOTAL BUILDING AREA: = 23,377 SF

ALER RESTAURANT - HORIZONS DR.

AREA CALCULATION | 09 | 10 | 2024

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The following standards shall be considered in the review of conditional use applications:

1. The conditional use is a permitted conditional use in the district for which it is proposed;
 - a. Restaurant establishments are a permitted secondary conditional use within the ORC per table 5-C of the Codified Ordinances. Currently the site is zoned ORC / Office and Research District
2. The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO;
 - a. The conditional use is consistent with the goals and objectives of the Master Plan by expanding social opportunities while respecting the community's residential nature. We believe that allowing a mixed-use plan in the 4000 Horizons property will ensure that other businesses considering Arlington Falls Business Park see an area with amenities, leading to long-term stability of office neighbors. The uses continue to promote the public health, safety, morals, convenience and general welfare of the community by ensuring that this property is occupied and well taken care of for decades to come.
3. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 - a. Proposed renovations will maintain the character and integrity of the building and surrounding landscape. Any modifications to the exterior will be cosmetic and intended only to revive a property that has been under-utilized in recent years.
4. The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses;
 - a. The proposed conditional use will not be hazardous and will not impact surrounding neighboring uses due to small seating capacity and limited business hours.
5. The conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services;
 - a. The existing facility has good vehicular access from public streets as well as access to public utilities and public services such as police and fire. The proposed conditional use should not impact current conditions of the existing facility.
6. The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
 - a. No additional public costs are required for public facilities and services based on the proposed conditional use.
7. The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

- a. Due to the small seating capacity and limited business hours, odors and fumes will not be a detriment to the surrounding properties.
- 8. The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares; and
 - a. Current vehicular access conditions are to remain in place. We do not anticipate current conditions will interfere with surrounding public thoroughfares due to small seating capacity and limited business hours.
- 9. The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.
 - a. Proposed renovations for the proposed use will maintain the character and integrity of the building and surrounding landscape. Any modifications to the exterior will be cosmetic and intended only to revive a property that has been under-utilized in recent years.

The following factors shall be considered and weighed by BZAP in determining practical difficulty or hardship:

- 1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions;
 - a. There are no special conditions regarding the existing facility and topography. The proposed conditional use will reduce the existing office use to 75% of the facility and increase the secondary use to 25% of the facility.
- 2. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
 - a. Without the increase of the secondary use the proposed concept of the restaurant does not meet the objectives and goals of the owner. The increase in area allows a unique private dining experience while maintaining a sophisticated bar experience for neighboring properties.
- 3. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
 - a. The proposed use maintains the existing building area and does not impact the land or adjacent structures.
- 4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
 - a. The character of the adjacent neighborhoods will not be impacted due to seating capacity and business hours. Additionally, the proposed conditional use will allow the existing building to be a contributing amenity to the community and revitalize a structure that has suffered from deferred maintenance over several years.

5. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;
 - a. The variance will not affect government services to the facility. Trash pickup will remain in its current location.
6. Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;
 - a. No special conditions exist as a result of the current or a previous owner.
7. Whether the property owner's predicament feasibly can be resolved through some method other than a variance;
 - a. Reducing the restaurant area will not meet the goals of the owner in providing a unique dining experience for the community.
8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or
 - a. The spirit of the zoning requirement was to provide an Office and Research facility for the community. The variance does not negate the initial intent of having an Office use on the property. Instead the variance enhances the community with an alternative use, increasing the attractiveness of the remaining portions of the property.
9. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.
 - a. No special privileges will be granted to the owner with this variance request. The variance pertains to an existing facility and the community's need to activate an under-contributing building.

4000 Horizons Drive

BZAP Staff Report Pictures



Secondary Conditional Use:

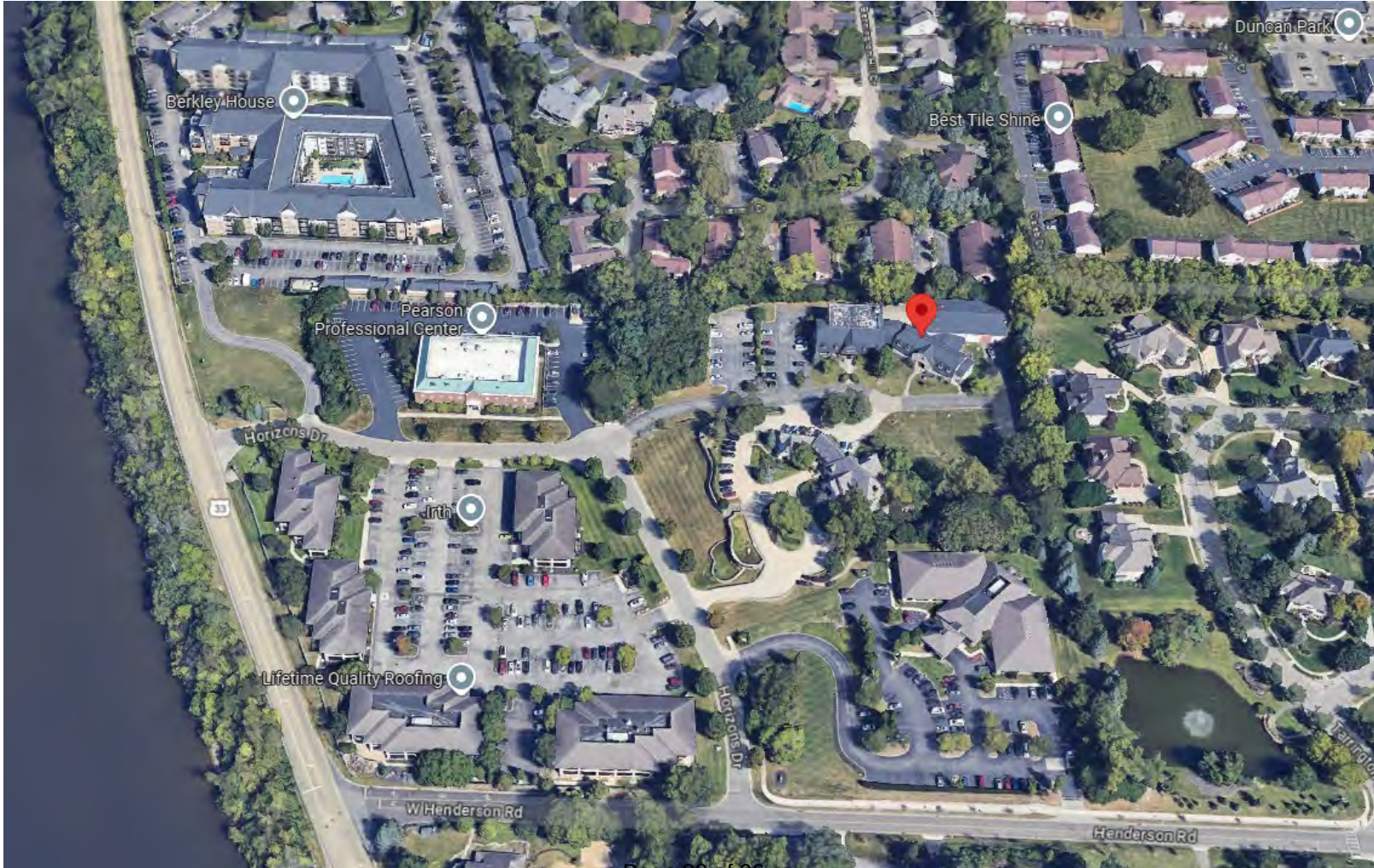
Restaurant

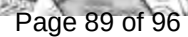
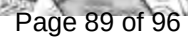
Variance:

Decrease from 85% Permitted Uses to 75%



Google Maps ® Aerial – Looking North





Existing Horizons Drive Elevation

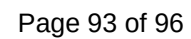


Existing Site Photos

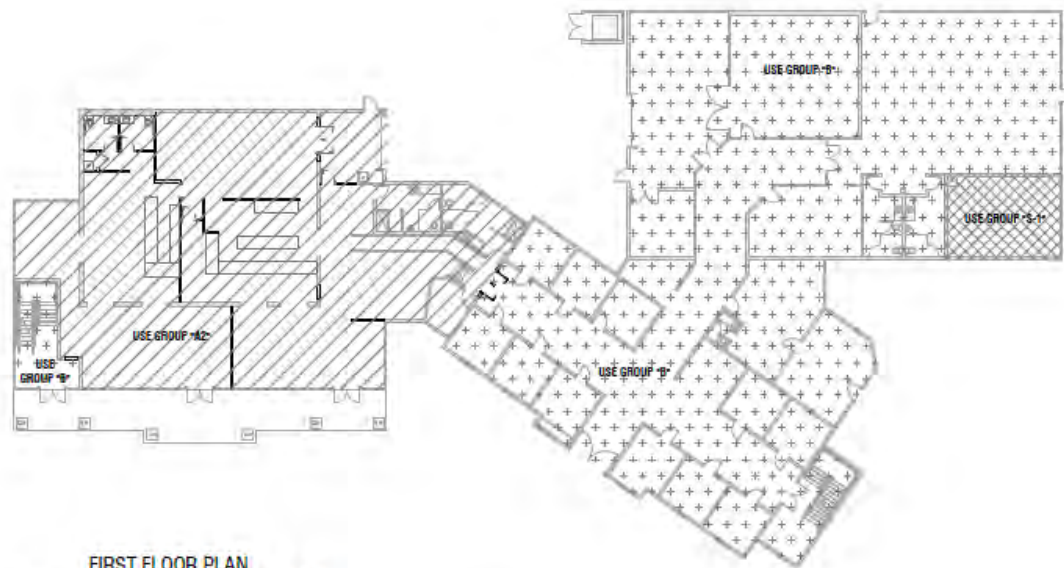


Existing Site Photos





Proposed Office/Production Plan



FIRST FLOOR PLAN
1 FLOOR PLAN
SCALE 1/32" = 1'-0"



SECOND FLOOR PLAN
2 FLOOR PLAN
SCALE 1/32" = 1'-0"



Data

4000 Horizons Drive Proposed

<u>Existing Use per Auditor</u>	<u>SF</u>	<u>Proposed Use</u>	<u>SF</u>	<u>%</u>	<u>Zoning</u>
<i>Retail</i>	2,520	<i>Restaurant/Bar</i>	5,891	25%	Accessory/Secondary CU
<i>Retail</i>	4,400	<i>Office/Production (1)</i>	10,351	44%	Business/Professional Office
<i>Office</i>	10,033	<i>Office/Production (2)</i>	6,590	28%	Business/Professional Office
<i>Office</i>	6,781	<i>Storage</i>	545	2%	Business/Professional Office
<i>Office</i>	3,052				
Total	26,786		23,377	100%	



2025 Meeting Calendar

	Formal Application Deadline at 5 PM	Informal BZAP Work Session Wednesday at 6 PM	Formal BZAP Hearing Date Wednesday at 6 PM
January	12-18-24	01-08-25	01-22-25
February	01-22-25	02-05-25	02-19-25
March	02-19-25	03-05-25	03-26-25
April	03-19-25	04-09-25	04-23-25
May	04-16-25	05-07-25	05-21-25
June	05-21-25	06-04-25	06-25-25
July	06-18-25	07-02-25	07-16-25
August	07-23-25	08-06-25	08-20-25
September	08-20-25	09-03-25	09-17-25
October	09-17-25	10-01-25	10-15-25
November	10-22-25	11-05-25	11-19-25
December	<i>Recess</i>	<i>Recess</i>	<i>Recess</i>

- All formal applications must be submitted by **5 PM on the listed deadline date**. Incomplete applications may not be scheduled for the upcoming BZAP hearing. All informal items for a BZAP Work Session must be submitted one week before the meeting. All applications are to be submitted via the Upper Arlington online application system: tinyurl.com/uapermits
- Applications that must be submitted one week prior to the listed application deadline date: **zoning map amendment/rezoning, zoning text amendment, and minor subdivision/lot split.**
- BZAP agendas and staff reports are posted on the City's public meeting portal: <https://upperarlingtonoh.portal.civicclerk.com/>
- All meetings are held at **6 PM in the Council Chamber at the Municipal Services Center, 3600 Tremont Road** unless otherwise noted. On-site parking is available on the west and east sides of the building. Overflow parking may occur on adjacent residential streets or at The Ohio State University Golf Course across Tremont Road.
- The BZAP meeting can be observed on Zoom: <https://zoom.us/j/98181639938>
- BZAP meeting minutes can be viewed via the City's document management system: library.municode.com/oh/upper_arlington/munidocs/munidocs
- Please feel free to e-mail the City's Planning Division at planning@uaoh.net if you have any questions or comments.