



11/20/2024 | 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. Review of the October 16, 2024 BZAP meeting minutes.
- b. Review of the 2025 Board of Zoning and Planning calendar.
- c. 2481 Farleigh Road (VAR-57-24) - To allow a detached garage to be 20'-8" in height, in lieu of the 17-foot maximum.
- d. 2243 Brixton Road (VAR-58-24) - To allow an open breezeway that would encroach up to 14'-7" into the 33'-9" rear yard setback, allowing for the connection of the home to an existing detached garage.
- e. 4471-78 Masters Drive (VAR-59-24) - To allow an eight-foot tall wood privacy fence to be installed parallel to Riverside Drive and entirely within the 30-foot western setback and eight-foot northern setback. A replacement six-foot tall wood privacy fence would be installed along the northern property line, entirely within the eight-foot setback (future).
- f. 2897 Pickwick Drive (VAR-61-24) - To allow a one-story addition to encroach up to 2.6 feet into the 10-foot minimum side yard setback and up to 5.7 feet into the 13.1-foot side yard longwall setback.
- g. 1845 Glenn Avenue (VAR-62-24) - To allow a detached garage that is 660 square feet in size, where 579 square feet is the maximum limit.
- h. 2225 Dorset Road (VAR-66-24) - To allow a detached garage to be 20'-3" above average grade, in lieu of the 17-foot height limit.

3. Variance/Conditional Uses

- a. 1871 Ardwick Road (VAR-60-24) - To allow a one-story addition and covered porch to encroach up to 9'-8" into the 35-foot rear yard setback.

- b. 3070 Oakridge Road (VAR-65-24) - To allow a front porch to project up to 9'-10" into the 40-foot front yard, in lieu of the six-foot permitted projection, a one-story addition to encroach up to 3'-1" into the 30.9-foot rear yard setback and a balcony to encroach up to 5'-6" into the 20-foot setback.
- c. 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.

4. Development/Site Plans

- a. Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.

5. Adjournment

10/16/2024 | 6:00 PM

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

Members Present: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Bill Westbrook

Members Absent: Shannon Tolliver

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

1. Call to Order/Roll Call

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

Mr. Carpenter moved, seconded by Mr. Barringer, to excuse Shannon Tolliver.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Bill Westbrook

VOTING NAY: None

ABSENT: Shannon Tolliver

ABSTAIN: None

The motion carried (6-0).

2. Consent Agenda

a. Approve the September 18, 2024 and October 2, 2024 meeting minutes.

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



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

The motion carried (6-0).

3. Variance/Conditional Uses

- a. **1911 Suffolk Road (VAR-56-24) - To allow a partially constructed fireplace to encroach eight inches into the 10-foot setback and be 4'-1" from the house, where a 15-foot setback from a building is required.**

Mr. Milam provided an overview of the project, which was brought to the attention of Staff via an anonymous complaint. A building permit was issued to continue work on the fireplace and construct a covered patio. During the review process, Staff approved the covered patio, but not the fireplace because it is freestanding and encroached into the side yard setback and was less than 15 feet from the home. The Chief Building Official and the Fire Marshall both reviewed the fireplace and are comfortable with the placement of the fireplace because it is a special type that can be located closer to structures. Mr. Milam noted that they did receive a signed letter of support from neighbors and Staff is supportive of the application.

Mr. Westbrook asked if there were penalties for work done without a permit, if discovered. Mr. Milam said permit fees are doubled.

Ms. Mitchell said she thinks it is important that the most impacted neighbor is supportive. Mr. Barringer and Mr. Westbrook said that because it is a new type of fireplace, they are supportive.

Mr. McGrath asked if the City can still inspect the fireplace; Mr. Milam confirmed.

In response to Ms. Mitchell's invitation to speak, there were no questions or comments from the public.

Mr. Carpenter moved, seconded by Mr. Westbrook, to approve the 1911 Suffolk Road (VAR-56-24) application.

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



City of Upper Arlington

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ABSENT: Shannon Tolliver
ABSTAIN: None

The motion carried (6-0).

- b. POSTPONED - 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. [Postponed from October 2, 2024 meeting.]**

Mr. Carpenter moved, seconded by Mr. Westbrook, to postpone indefinitely the 4000 Horizons Drive (DEV-03-24) application.

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

The motion carried (6-0).

4. Development/Site Plans

- a. Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.**

Mr. Milam explained how the sign code applies to mixed-use zones; a graphics plan is required in lieu of the sign code. Staff have encouraged the applicant to submit a comprehensive view of the signage. He provided an overview of the graphics plan, noting that some of the signage is in close proximity to a single-family home. Staff also requested that the signage all be consistently halo-lit, rather than a mix of internally-illuminated and halo-lit. Staff also noted that the free-standing sign may be in the area which would be taken for a roundabout at Five Points. The applicant agreed to move the sign so it would not be impacted by the potential roundabout.

Ms. Mitchell asked if there were any plans to add additional landscaping. Mr. Milam said there are not.

Mr. Carpenter asked if the free-standing monument sign was illuminated. Mr. Milam said it was internally-illuminated. Mr. Milam confirmed that the old sign was also illuminated, in response to a question from Mr. Westbrook. He said he would prefer they all be halo-lit.



City of Upper Arlington

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In response to Ms. Mitchell's invitation to speak, there were no questions or comments from the public.

Mr. Carpenter asked if there were notification requirements; Mr. Milam said there are not. Mr. Carpenter agreed that the west-side sign being internally-illuminated is too harsh and does not feel like it needs to be illuminated at all. He would like he would like to hear from the applicant, who is not present. Ms. Mitchell and Mr. Westbrook agreed.

Mr. Carpenter moved, seconded by Mr. Westbrook, to postpone the Fifth Third, 1669 Fishinger Road (DEV-04-24) application to November 20, 2024.

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

The motion carried (6-0).

5. Updates & Reports

a. Updates from the Community Development department.

Mr. Milam provided the following update:

- NBC4 News aired a news clip about Envision Henderson on October 16th, 2024.
- The Development Department is presenting to City Council on October 21, 2024 regarding the Envision Henderson project. They do not anticipate any zoning changes.
- A neighborhood meeting is being held tonight with Columbia Gas on their planned Upper Arlington projects. The City will launch their own information campaign shortly. The stations will be built first, followed by the lines.
- Sciota Villas will begin demolition shortly.

6. Adjournment

Mr. Westbrook moved, seconded by Mr. McGrath, to adjourn.

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



City of Upper Arlington

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ABSENT: Shannon Tolliver
ABSTAIN: None

The motion carried (6-0) and the meeting was adjourned at 6:49 pm.

ATTEST:

CHAIR:



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.
- 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.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 2481 Farleigh Road (VAR-57-24) - To allow a detached garage to be 20'-8" in height, in lieu of the 17-foot maximum.

Site Description/History

The subject property, 2481 Farleigh Road, is located on the south side of the street, just east of Leeds Road. It measures 100' x 135', similar to other properties in the neighborhood, and is identified as Lot #12 in the Mountview Place subdivision from 1941. The property is zoned R-1c, One-Family Residence District, and is developed with a stone and stucco ranch home that was built in 1953. The house does not have a basement; it has multiple roof planes and dormer windows on its elevations. A driveway on the west side of the property leads to a two-car detached garage built in 1954. The rear yard is enclosed with mature bushes and trees. The applicant purchased the property just a few weeks ago.

Proposal

The proposal includes the construction of a 2.5-car detached garage at the southwest corner of the property, five feet from the rear property line (due to an easement) and three feet from the west side property line. The garage measures 32'-4" wide and 22' deep (712 square feet) with an 18-foot wide door and small man door. It is 20'-8" in height, above the 17-foot height limit, and has a plate height of 8'-4" per code. The elevations indicate horizontal siding with a large window dormer facing the street. The first floor includes parking for two vehicles, storage, and stairs; the second floor contains an exercise room and separate attic storage. All coverage limits: building, detached garage, development, and front yard development are compliant with City standards. Existing mature landscaping and solid fencing are to remain. A window is proposed on the second floor of the east and west elevations. [Staff is concerned that the western-facing second floor window may induce privacy concerns from the adjacent neighbor since it looks directly down into their backyard. The applicant has offered to add a film or utilize an etched glass to keep light coming in.]

Zoning Code Requirements

- To allow a detached garage that is 20'-8" tall, when 17 feet is the maximum height limit ([Article 6.09](#)).

Alternatives



In order to avoid the variance, the applicant could eliminate the proposed second floor exercise room and reduce the height of the garage by 3'-8". However, because the house does not have a basement, an addition would be needed for the proposed use, which would likely necessitate building and development coverage variances. The same coverage issue would result if an accessory structure were considered. The proposed height is within the range recently approved by the Board for second floor space in detached garages (19 to 22 feet).

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal adds a second floor exercise room to a proposed detached garage instead of a first or second floor addition to the existing house, which would likely need at least two variances. The new detached garage is 3'-8" taller than the limit, but is within the height range approved by the Board (Finding #4). The height is also at the mid-sections of the garage, which limit its massing and scale (Finding #4). The roof slopes away from the rear yard neighbor as well, which limits looming impacts. For these reasons, Staff recommends conditional approval of this variance request with the condition that the west-facing second floor window includes film or etched glass and that existing landscaping be maintained (or replaced if destroyed).

Attachments

1.	Variance Application - 2481 Farleigh Road
2.	BZAP Staff Report Pics - 2481 Farleigh Road





24-4797

Variance Application

Status: Active

Submitted On: 10/21/2024

Primary Location

2481 FARLEIGH RD
UPPER ARLINGTON, OH 43221

Owner

Aric and Kourtney Dewald
FARLEIGH 2481 COLUMBUS, OH
43221

Applicant

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

BZAP Information

BZAP Case

VAR-57-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Detached Garage

Findings of Fact for Approval/Denial

Variance Request

To permit a detached garage to be 20'-8" in height, in lieu of the 17-foot maximum limit.

BZAP conditions

Variance Information

Describe Variance Request ?

To Construct a garage with exercise room above that is 20'-8" tall whereas 17' is permitted

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 home is all slab on grade w/exception of small addition to the rear by previous owner. The home is also a one story home, so there is minimal functional storage space in the home or a usable space for an exercise room . We can also not build a stair to code to access the second floor space, without increasing the height of the garage.

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, other garages in the district have been allowed to increase their height to accomodate the stair access and to allow for the living space over a garage as is permitted by the zoning code.

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, in fact the existing garage is in poor condition (my clients just purchased the home) and is in need of replacement. In addition the existing garage is over the 5' easement and the new garage will be moved forward to be out of the easement.

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, given the lack of basement space, and the owner's previous additions that maximized lot coverages this is the best solution, other than adding a second floor. We feel that a second floor would not be cost effective but more importantly negatively impact the essential character of the home.

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

Because of the difficulties noted above to have storage/additional living space this is the only reasonable solution.

Dear Ms. Torija,

We recently moved into the house at 2481 Farleigh Road, across from the house that you own at 2480 Farleigh Rd.

We would like to tear down the current garage and rebuild a garage with is 20'-8" so that we can have a finished second floor to use as a gym, since there is only one basement room in the house. The maximum height for a garage is 17', so we will be requesting a variance for the additional 3'8" at the Board of Zoning and Planning meeting at 6 p.m. on November 20.

This letter is to let you know that we are going to request this.

We hope to meet you at some point.

Sincerely,

Kourtney & Aric Dewald

Revised: May 2023

Certification of Notice

Applicant Name: Aric and Kourtney Dewald / Juliet Bullock Architects

Location of property subject to BZAP request: 2481 Farleigh Road

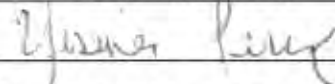
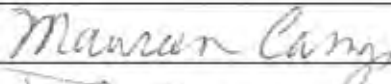
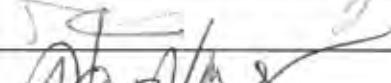
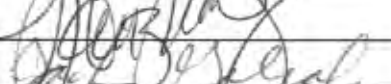
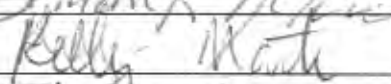
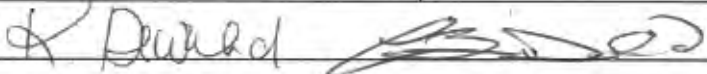
This application will be heard by the Board of Zoning and Planning on: November 20th

Describe activity which requires Board of Zoning and Planning review:

To permit our new detached garage to be 20'-8" high in lieu of the required 17' maximum.

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:
2494 Farleigh Rd	Katherine Smith/Yesenia Perez		10/14/24
2480 Farleigh Rd	Angel Torija	9589 0710 5370 0610 6140 83	
8338 Chippenham Drive Dublin Ohio	Angel Torija (actual address)	←	
2495 Fareigh Rd	Maureen Campion		10/14/24
2465 Farleigh Rd	Ryan Niemic		10/15/2024
2464 Edington Rd	Linda Heinzerling		10/21/24
2490 Edington Rd	Jack & Lynn Giljahn		10/14/24
2500 Edington Rd	Stewart & Sandra McKissick		10/14/2024
2470 Farleigh Rd	Todd & Kelly Marti		10/14/24
			10-14-24
Applicant Signature:			Date: 10/21/24



TRI VILLAGE FINANCE
1391 GRANDVIEW AVE
COLUMBUS, OH 43212-9998
(800) 275-8777

10/16/2024 08:32 AM

Product	Qty	Unit Price	Price
Mailer 10.5 x 16	1	\$1.69	\$1.69
Envelope 6X9	1	\$0.59	\$0.59
USPS Grnd Advtg	1		\$6.30

Brooklyn, NY 11232
Weight: 0 lb 6.70 oz
Estimated Delivery Date
Sat 10/19/2024

Tracking #:
9500 1152 8246 4290 5302 33
Insurance
Up to \$100.00 Included

Total \$0.73

First-Class Mail® 1
Letter
Dublin, OH 43016
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 10/18/2024
Certified Mail® \$4.85
Tracking #:
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Total \$14.16

Grand Total: \$14.16

Credit Card Remit
Card Name: VISA
Account #: XXXXXXXXXXXX6195
Approval #: 016366
Transaction #: 365
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AL: VISA CREDIT

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data rates may apply. You may also
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1-800-222-1811

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Dublin, OH 43016 TRI VILLAGE FINANCE

Certified Mail Fee \$4.85
Extra Services & Fees (check box, add fee to postage)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$1.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.73

Total Postage and Fees \$0.73

\$0.73

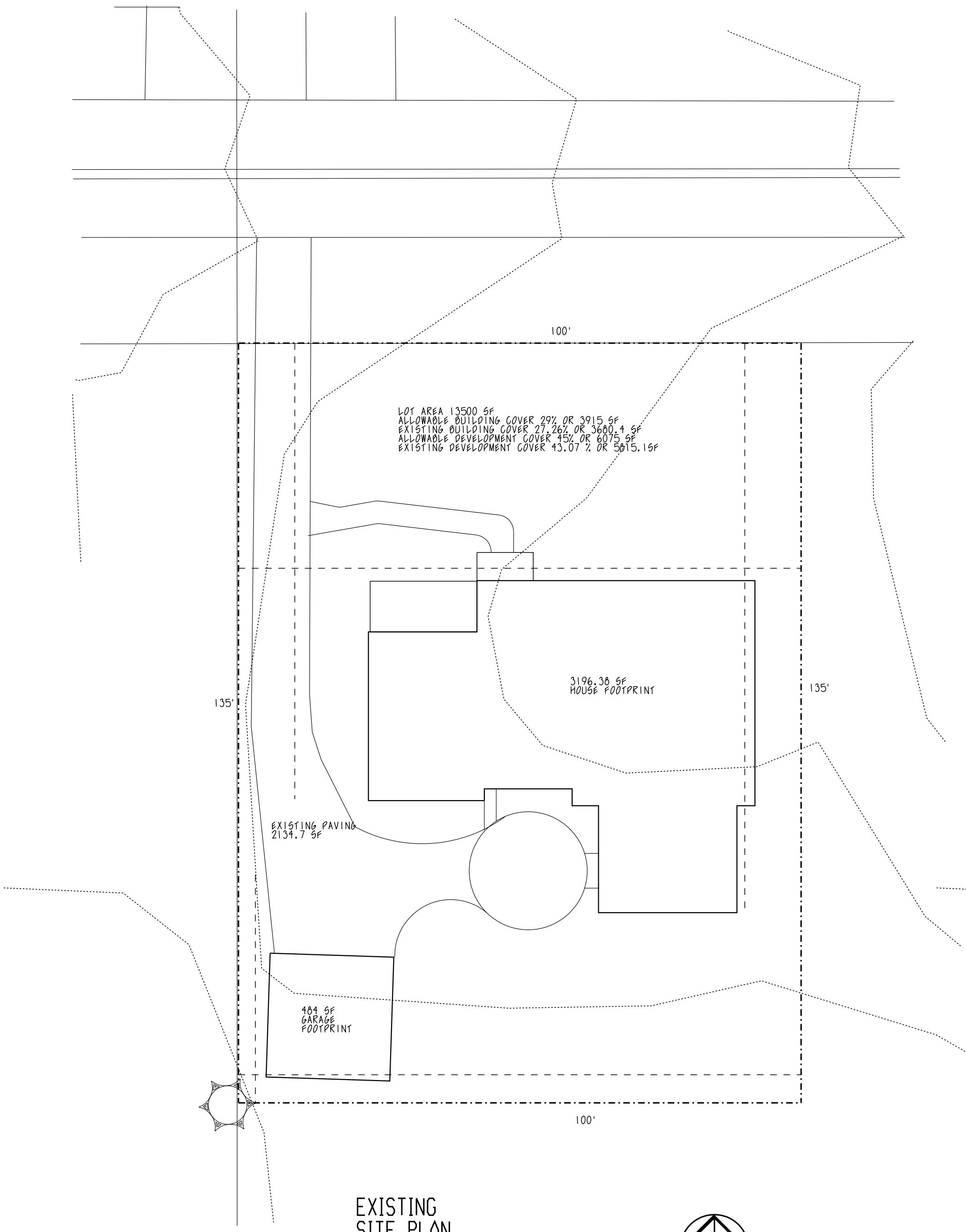
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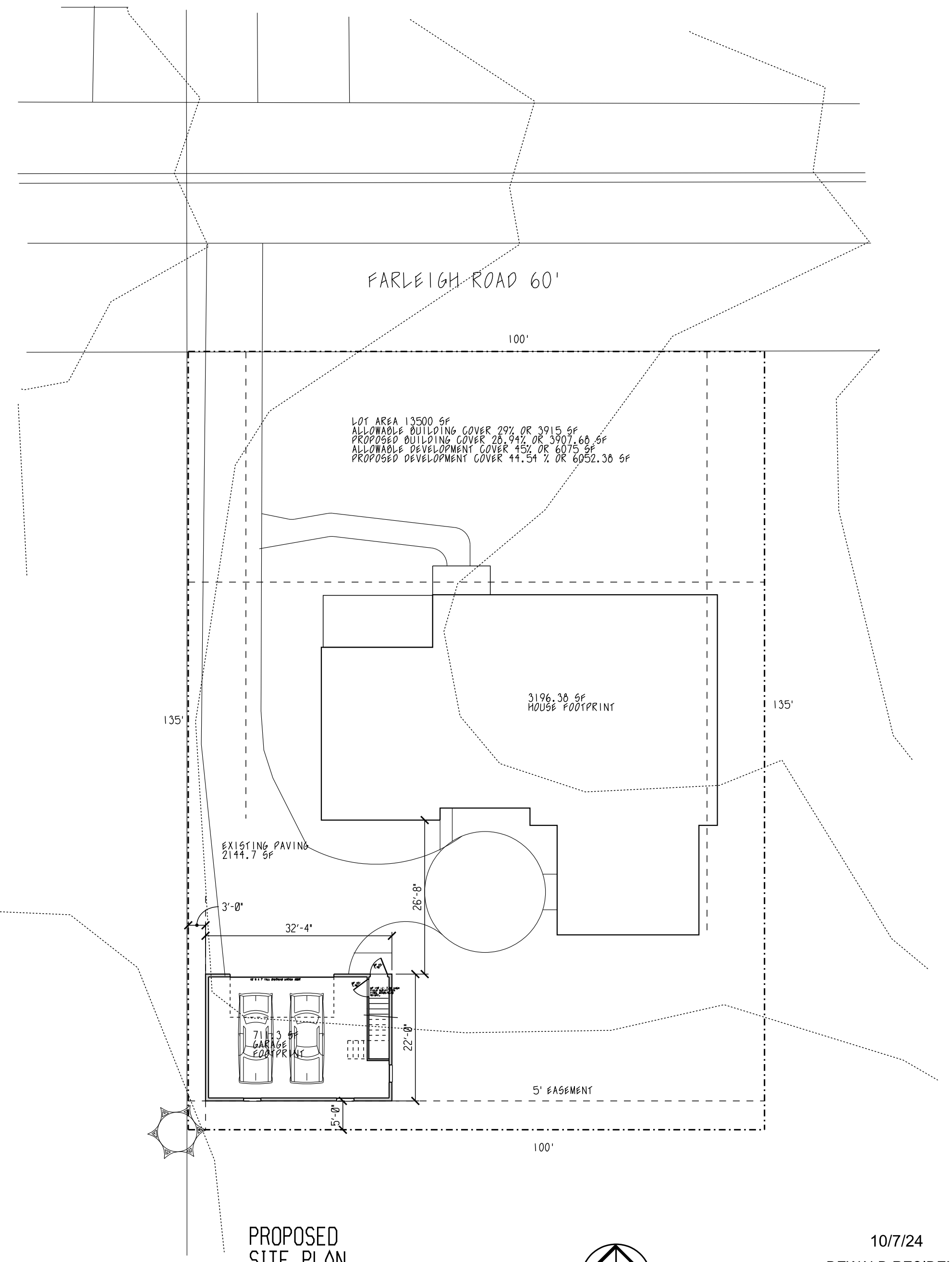
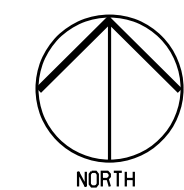
City, State, ZIP+4[®]

See Reverse for Instructions

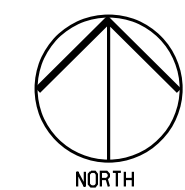
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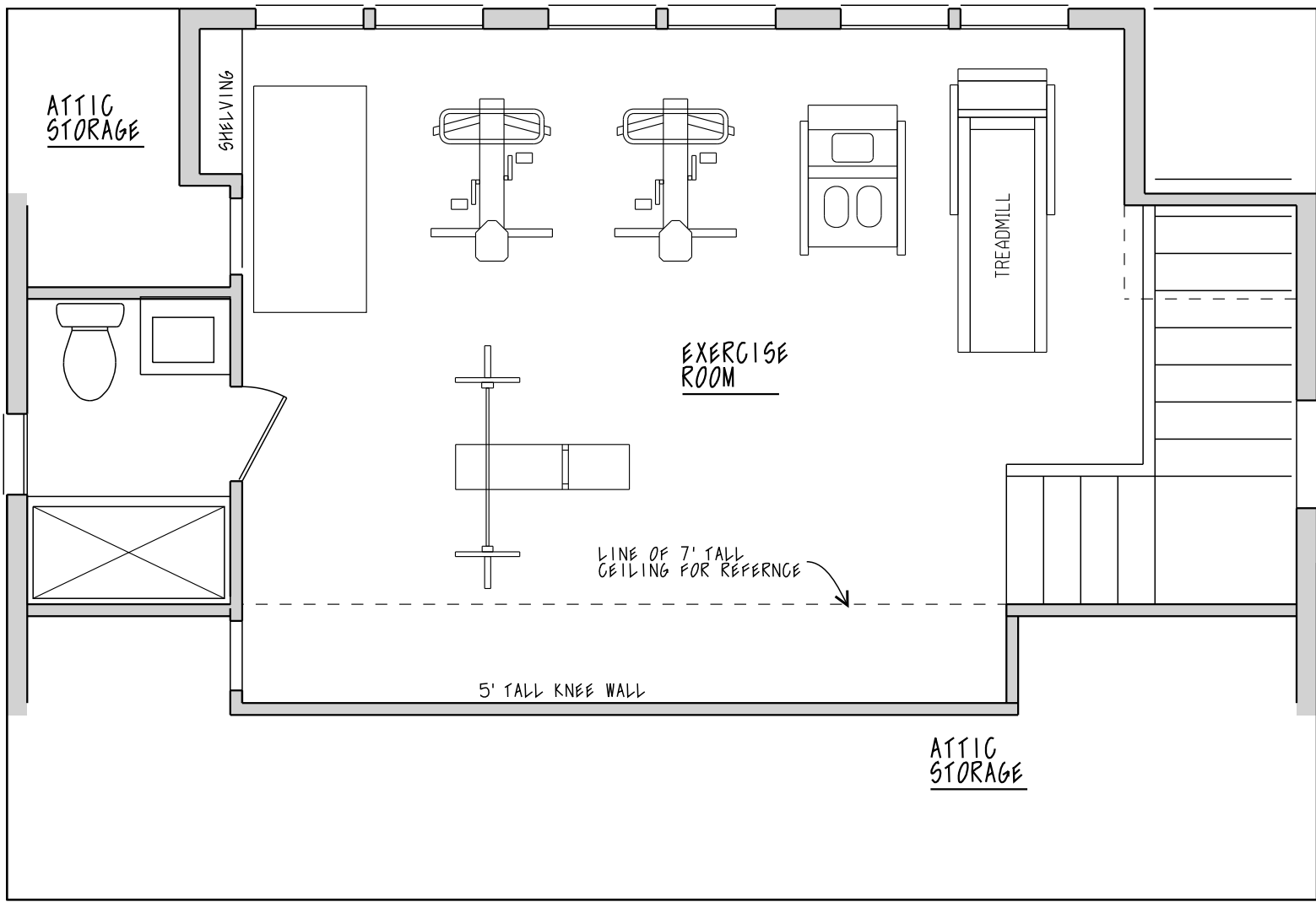
EXISTING
SITE PLAN
SCALE: 1/16" = 1'-0"



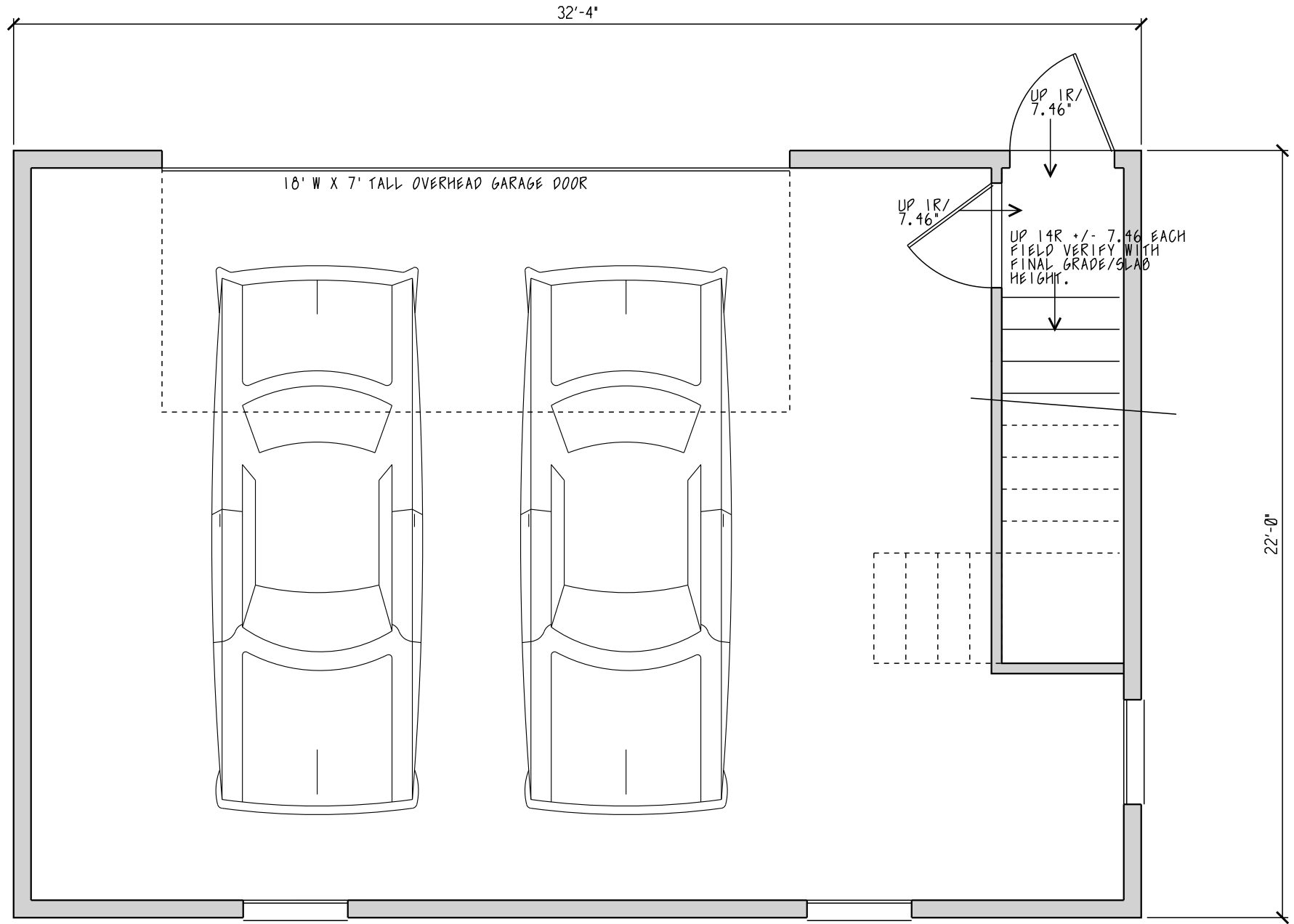
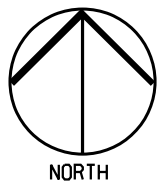
PROPOSED
SITE PLAN
SCALE: 1/16" = 1'-0"



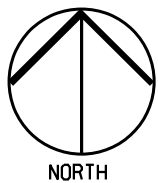
10/7/24
DEWALD RESIDENCE
2481 FARLEIGH ROAD
UPPER ARLINGTON OHIO



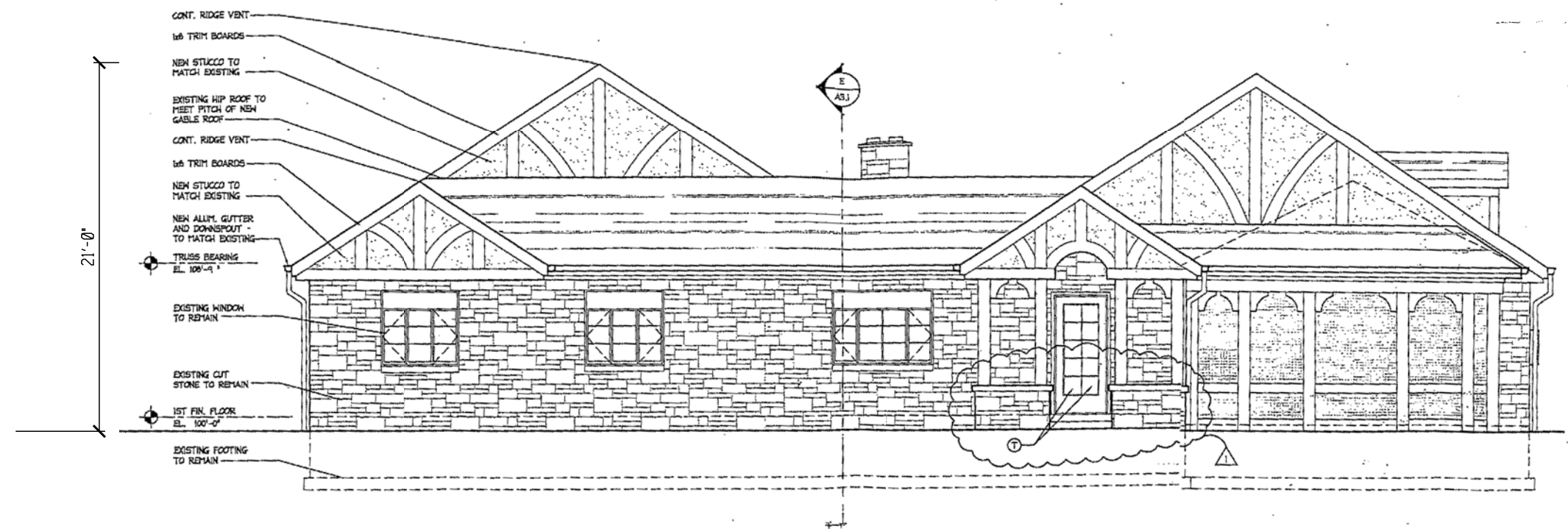
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SCALE: 1/4" = 1'-0"



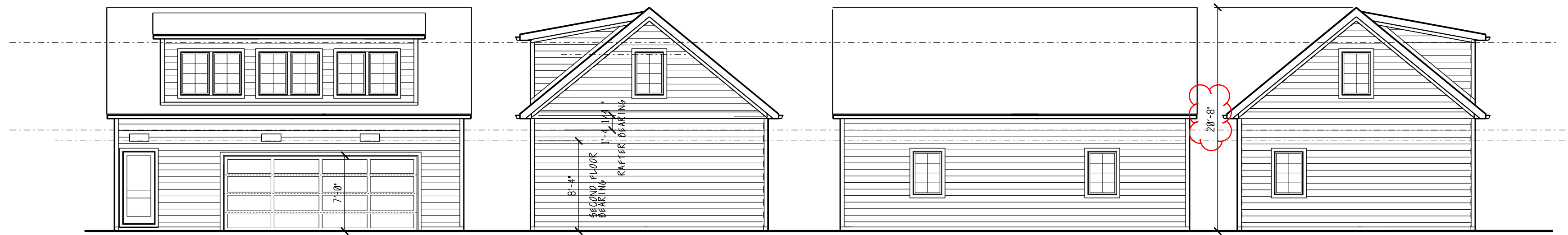
PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



10/7/24
DEWALD RESIDENCE
2481 FARLEIGH ROAD
UPPER ARLINGTON OHIO



EXISTING HOUSE
ELEVATION
SCALE: 1/8" = 1'-0"



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

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

SOUTH GARAGE
ELEVATION
SCALE: 1/8" = 1'-0"

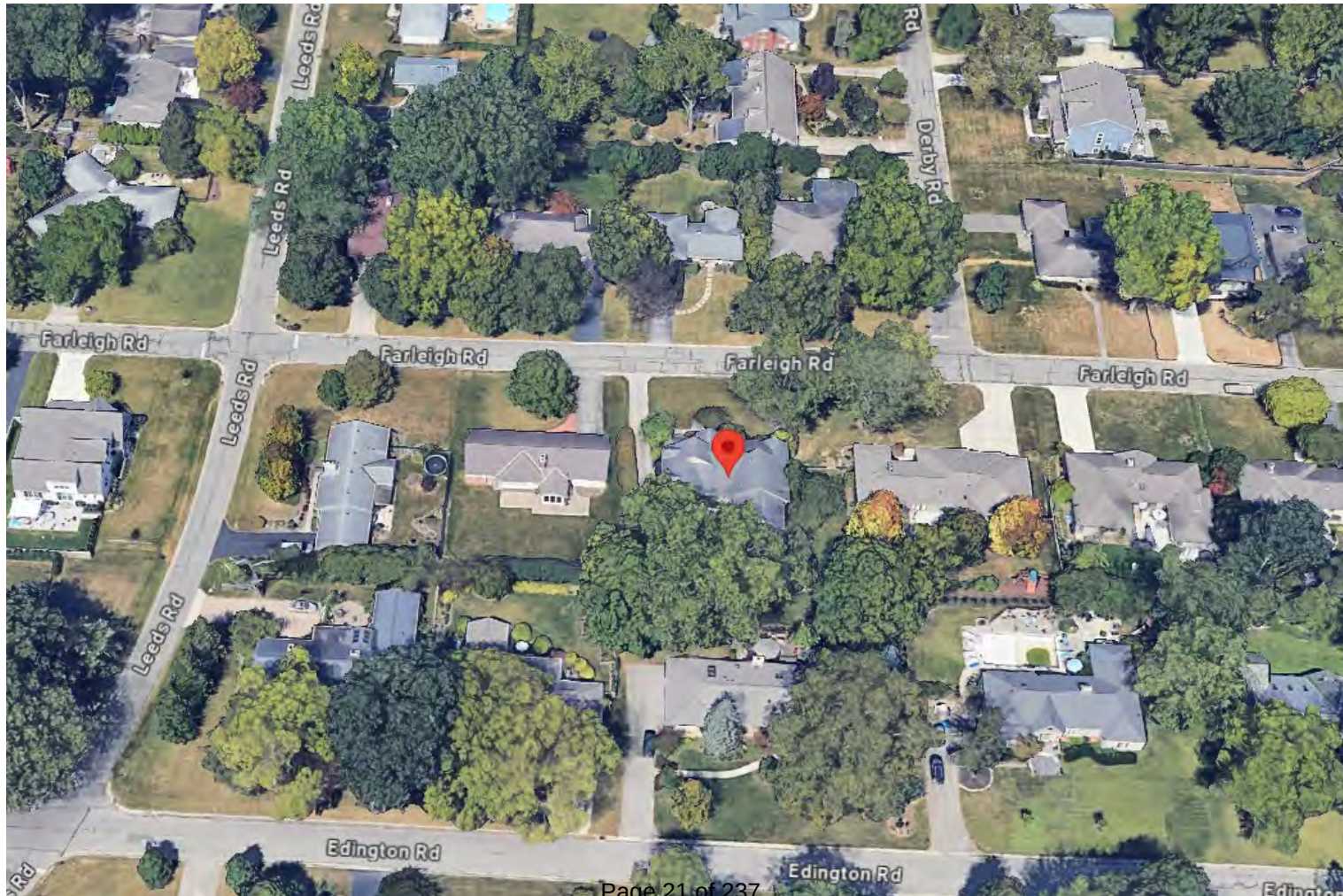
EAST GARAGE
ELEVATION
SCALE: 1/8" = 1'-0"

2481 Farleigh Road

BZAP Staff Report Pictures | Variance



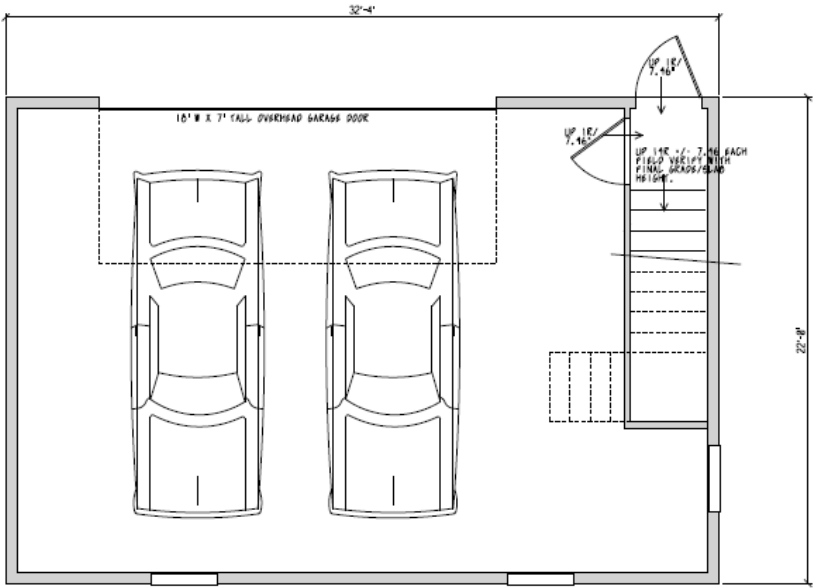
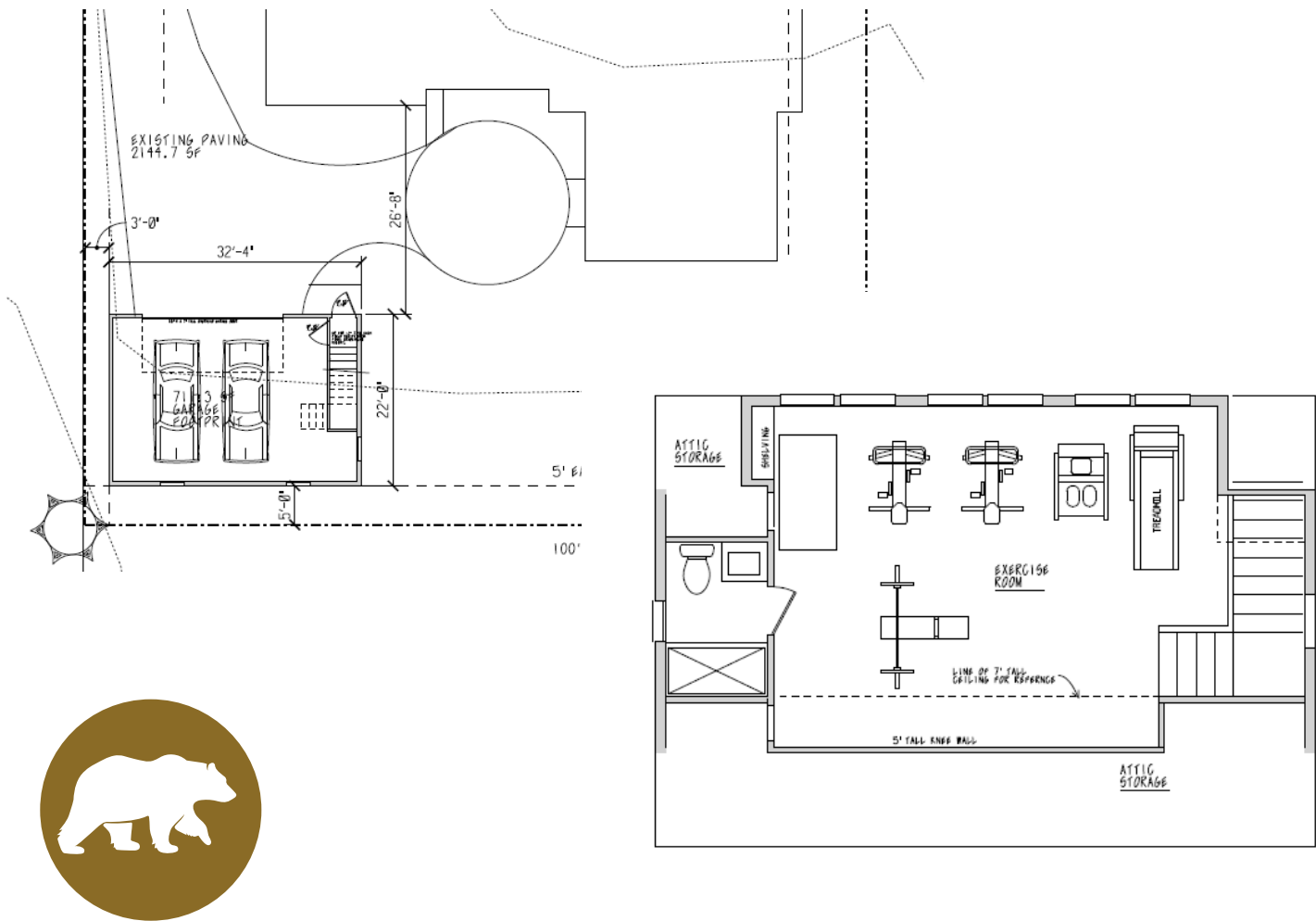
Google Maps ® Aerial – Looking North



Site Photos



Proposed Site and Floor Plans



Proposed Elevations



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 2243 Brixton Road (VAR-58-24) - To allow an open breezeway that would encroach up to 14'-7" into the 33'-9" rear yard setback, allowing for the connection of the home to an existing detached garage.

Site Description/History

The subject property, 2243 Brixton Road, is located on the south side of the street, mid-block between Mountview and Redding Roads. It measures 90' x 135', larger than others on the block as it is Lot #21 and half of #22 of the Upper Arlington subdivision from 1934. The property is zoned R-1c, One-Family Residence District, and is developed with a two-story brick and stucco home that was built in 1938. A narrow driveway on the west side of the site leads to a two-car detached garage that was built in 1988. The rear yard is enclosed with six-foot tall wood and four-foot tall black aluminum fencing, and mature evergreen landscaping. The applicant purchased the property in May 2022; a significant construction project is underway which includes two additions, a new swimming pool and hot tub.

Proposal

The proposal includes the construction of an open-sided breezeway that would connect a new rear hall to the existing two-car detached garage. It would be a continuation of a new roof for the rear hall that would connect to the detached garage, utilizing several new columns. At its furthest point, the breezeway would encroach almost 15 feet into the rear yard. The project is part of a larger scope, which includes a new front office, expanded kitchen, rear covered porch, swimming pool and hot tub. The plan is near the maximum development coverage ratio.

Zoning Code Requirements

- To allow an open breezeway that would encroach up to 14'-7" into the 33'-9" rear yard setback, allowing for the connection of the home to an existing detached garage (Article 5.02).

Alternatives



The applicant could simply make the structure detached and a variance would not be needed. However, the applicant feels that connecting the structures with the breezeway makes the most sense functionally, structurally, and aesthetically.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant. Due to the location of the home and detached garage, as well as existing fencing and landscaping, the proposed open-sided breezeway would not be visible from the street. It helps to provide a useful and protected entry into the back of the home and blends well with the proposed design of the expanded kitchen, rear hall and covered porch (Finding #4). Existing landscaping and fencing mitigate views of the proposed structure. For these reasons, Staff recommends that this application be approved. Should the breezeway be enclosed in the future, a variance from BZAP would be necessary.

Attachments

1.	Variance Application - 2243 Brixton Road
2.	BZAP Staff Report Pics - 2243 Brixton Road





24-4815

Variance Application

Status: Active

Submitted On: 10/22/2024

Primary Location

2243 BRIXTON RD
UPPER ARLINGTON, OH 43221

Owner

UFFMAN JOSHUA CHRISTIAN
BRIXTON 2243 COLUMBUS, OH
43221

Applicant

 Brett Harper
 614-486-7707
 bharper@matrka.com
 1211 Chesapeake Ave
Columbus, Ohio 43212

BZAP Information

BZAP Case

VAR-58-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To permit an open breezeway that would encroach up to 14'-7" into the 33'-9" rear yard setback, allowing for the connection of the home to an existing detached garage.

BZAP conditions

Variance Information

Describe Variance Request ?

As apart of the larger renovation, the owners would like to attach the home to the existing detached garage with an open air breezeway. The breezeway would encroach 10' into the 33'-9" rear 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 proximity of the existing detached garage to the main house is such that the proposed covered structure would allow for weather protection as well as creating an aesthetically ideal architectural connection between the two structures.

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. Infact the rear yard neighbor has a similar feature.

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, there would be no detriment to the character of the neighborhood. The breezeway would be an incredible architectural detail, it is also completely hidden from street view.

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?

We believe a free-standing structure, which is an alternative, would be less ideal for the overall integration of architectural elements. So yes, we believe this variance request is the best option for the client.

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

Yes.



M A T R K A
G R O U P

10/22/2024

Re: Variance Request at 2243 Brixton Rd

Dear Neighbor:

The owners of 2243 Brixton Rd are seeking a variance to allow the creation of an open-air breezeway that would connect the existing detached garage to the main house. Because the breezeway is connected to the main house it is considered a 10' encroachment into the 33'9" rear setback line.

This is a formal notice per the city's requirements to notify neighbors of the BZAP meeting on November 20th to discuss our request.

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.

You are welcome to view a copy of the submitted plans at the Community Development Department, 3600 Tremont Road, or online: <https://upperarlingtonoh.viewpointcloud.com/>.

Thank you,

Brett Harper
Principal

Matrka Group LLC

Revised: May 2023

Certification of Notice

Applicant Name: Brett Harper - Matrka Group LLC

Location of property subject to BZAP request: 2243 Brixton Rd

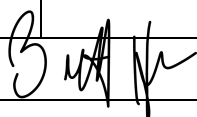
This application will be heard by the Board of Zoning and Planning on: Nov 20, 2024

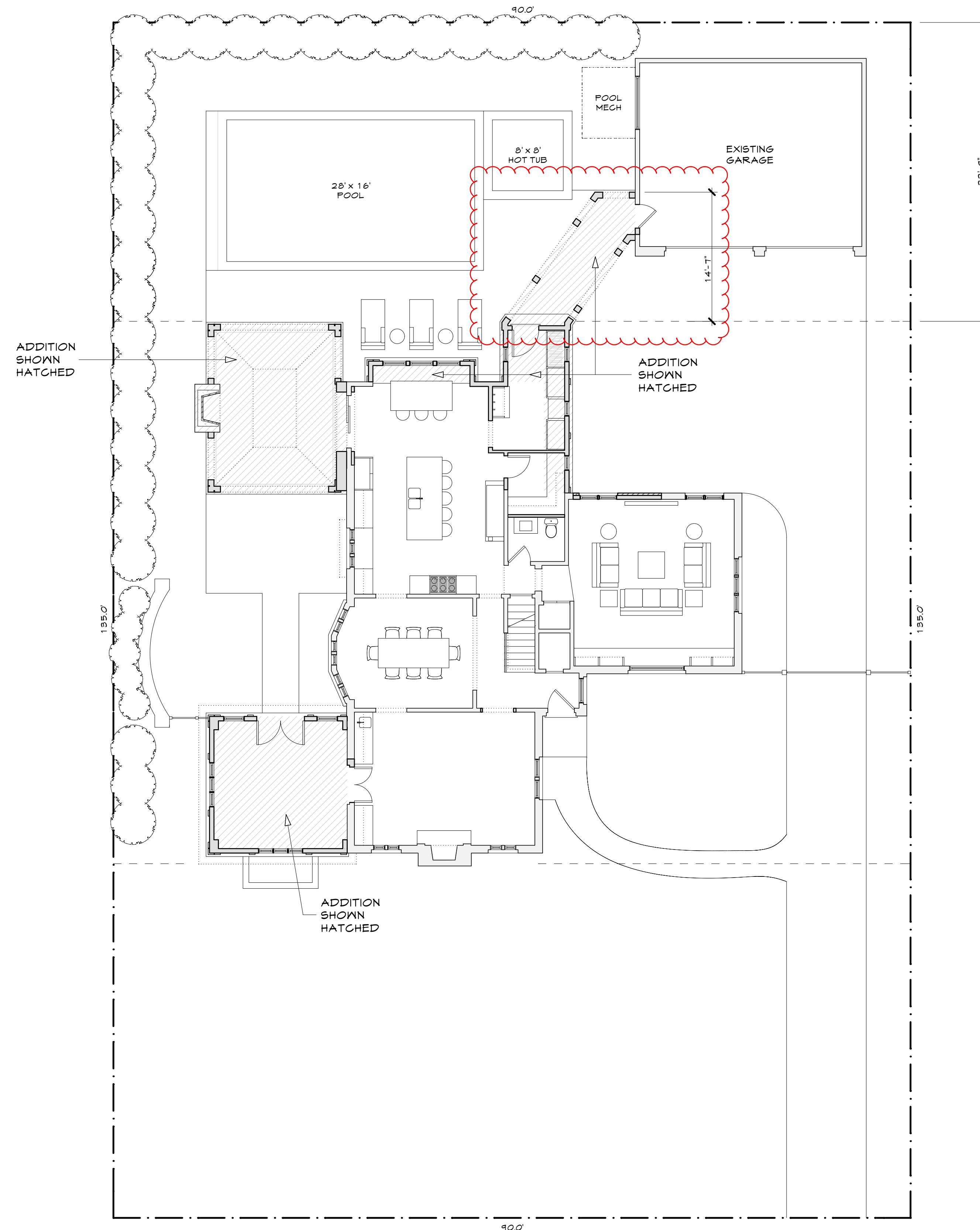
Describe activity which requires Board of Zoning and Planning review:

Owner would like to create a open air breezeway to connect existing detached garage to main house. Because the breezeway to connected to house, it encroaches 10' into setback.

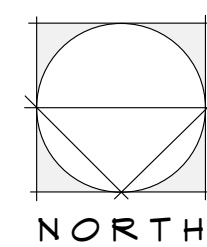
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website 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:
2231 Canterbury RD	Pesavento	9589 0710 5270 2301 9353 78	10.22.24
2252 Brixton Rd	Pratt	9589 0710 5270 2301 9353 85	10.22.24
2261 Brixton Rd	Rees	9589 0710 5270 2301 9353 92	10.22.24
2251 Brixton Rd	Fortier	9589 0710 5270 2301 9354 08	10.22.24
2231 Brixton Rd	2231 Brixton LLC	9589 0710 5270 2301 9354 15	10.22.24
2221 Brixton Rd	Houser	9589 0710 5270 2301 9354 22	10.22.24
2230 Abington Rd	Brill	9589 0710 5270 2301 9354 39	10.22.24
2236 Abington Rd	Laudick	9589 0710 5270 2301 9354 46	10.22.24
2244 Abington Rd	Keegan	9589 0710 5270 2301 9354 53	10.22.24
2252 Abington Rd	Teach	9589 0710 5270 2301 9354 60	10.22.24
2260 Abington Rd	Assad	9589 0710 5270 2301 9354 77	10.22.24
2268 Abington Rd	Denehy	9589 0710 5270 2301 9354 84	10.22.24
Applicant Signature: 			Date: 10.22.24



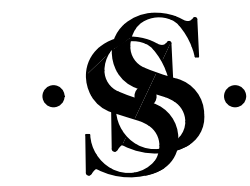
PROPOSED SITE PLAN w/ WALKWAY
SCALE: 1/8" = 1'-0"



THE DIAZ RESIDENCE

2243 BRIXTON ROAD

UPPER ARLINGTON, OHIO



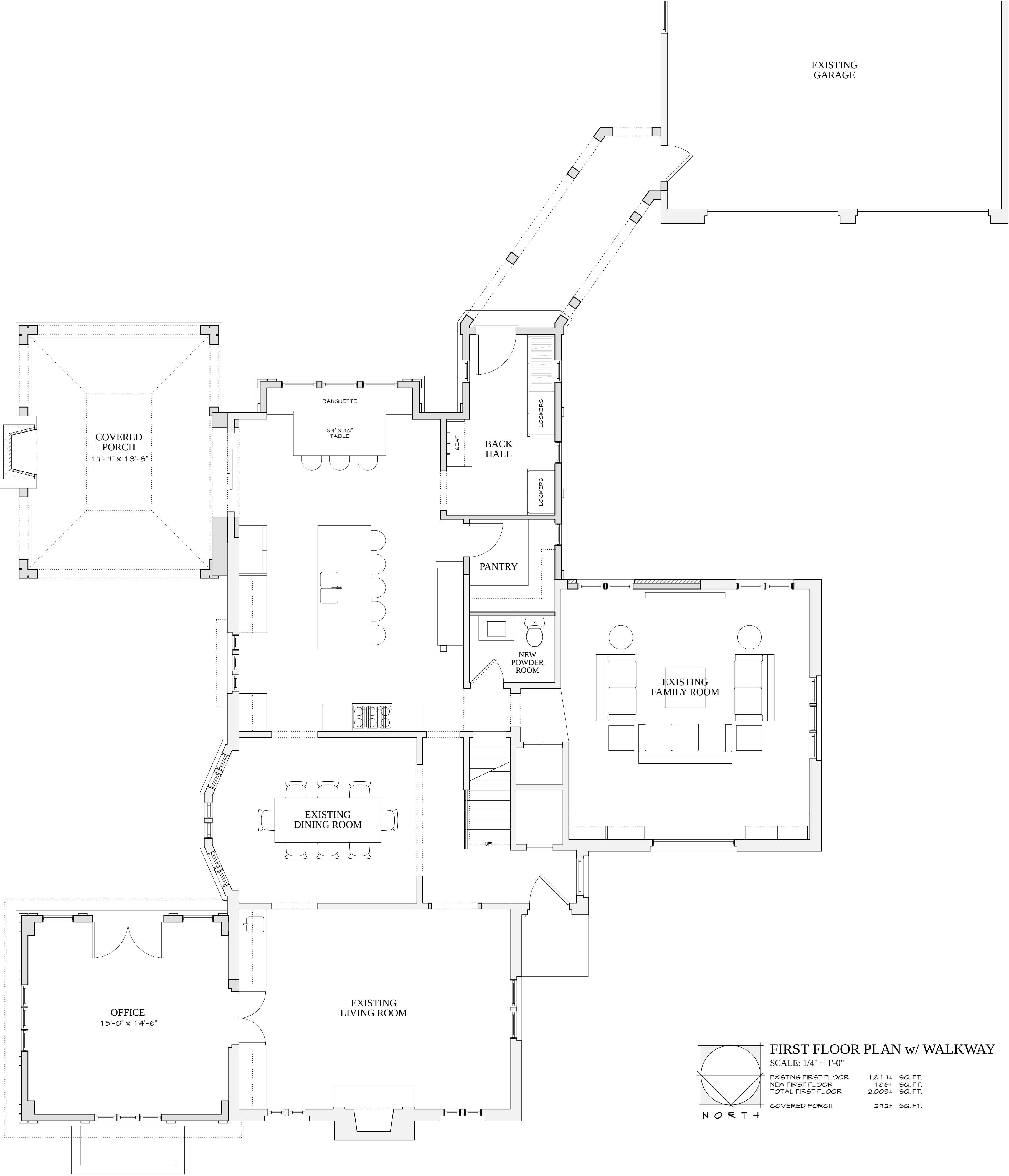
STOCK & STONE

ARCHITECTS • LLC

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

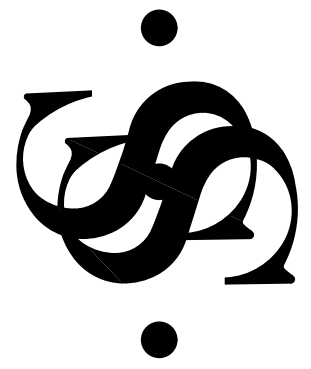
LOT AREA = 12,150.0 SQ. FT.

PRINCIPLE BUILDING REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
DEVELOPMENT COVER PERMITTED	6,015.0 SQ. FT. (50% W/ POOL)	4,654.2 SQ. FT. (38.3%)	6,074.2 SQ. FT. (49.9% W/ POOL)
BUILDING COVER PERMITTED	3,523.5 SQ. FT. (29.0%)	2,472.5 SQ. FT. (20.3%)	3,066.6 SQ. FT. (25.2%)
PERMITTED HEIGHT	35.0 FT.	25.1 FT.	25.1 FT.
MAX. NUMBER OF STORIES	2.5	2.0	2.0
FRONT YARD DEPTH	40.0 FT.	41.2 FT.	41.2 FT.
MIN. REAR YARD	33.8 FT.	36.2 FT.	33.83 FT.
MIN. SIDE YARD	10.0 FT.	14.8 FT.	10.5 FT.
MIN. SIDE YARD SUM	20.0 FT.	33.8 FT.	29.5 FT.



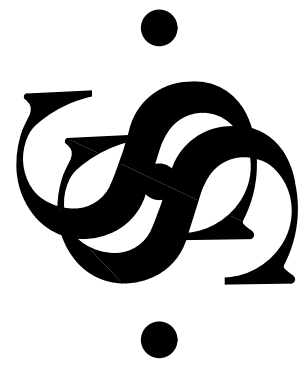
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ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF STOCK & STONE ARCHITECTS LLC AND MAY NOT BE USED, DUPLICATED, OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

STOCK & STONE
ARCHITECTS • L L C
3686 North High Street Columbus, Ohio 43214 614.261.5810



THE DIAZ RESIDENCE
2243 BRIXTON ROAD
UPPER ARLINGTON, OHIO

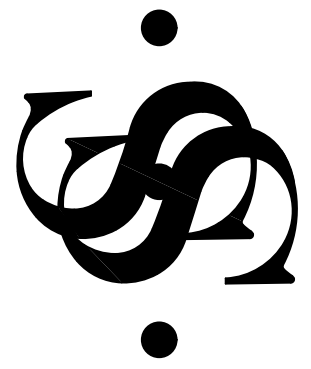
DATE: 10/14/24



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



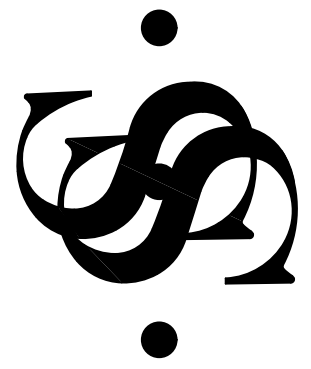
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



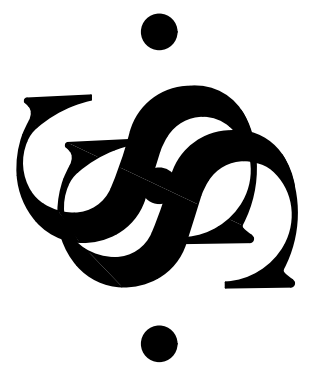
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PARTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



PROPOSED EAST ELEVATION w/ WALKWAY
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION w/ WALKWAY
SCALE: 1/4"=1'-0"







2243 Brixton Road

BZAP Staff Report Pictures | Variance



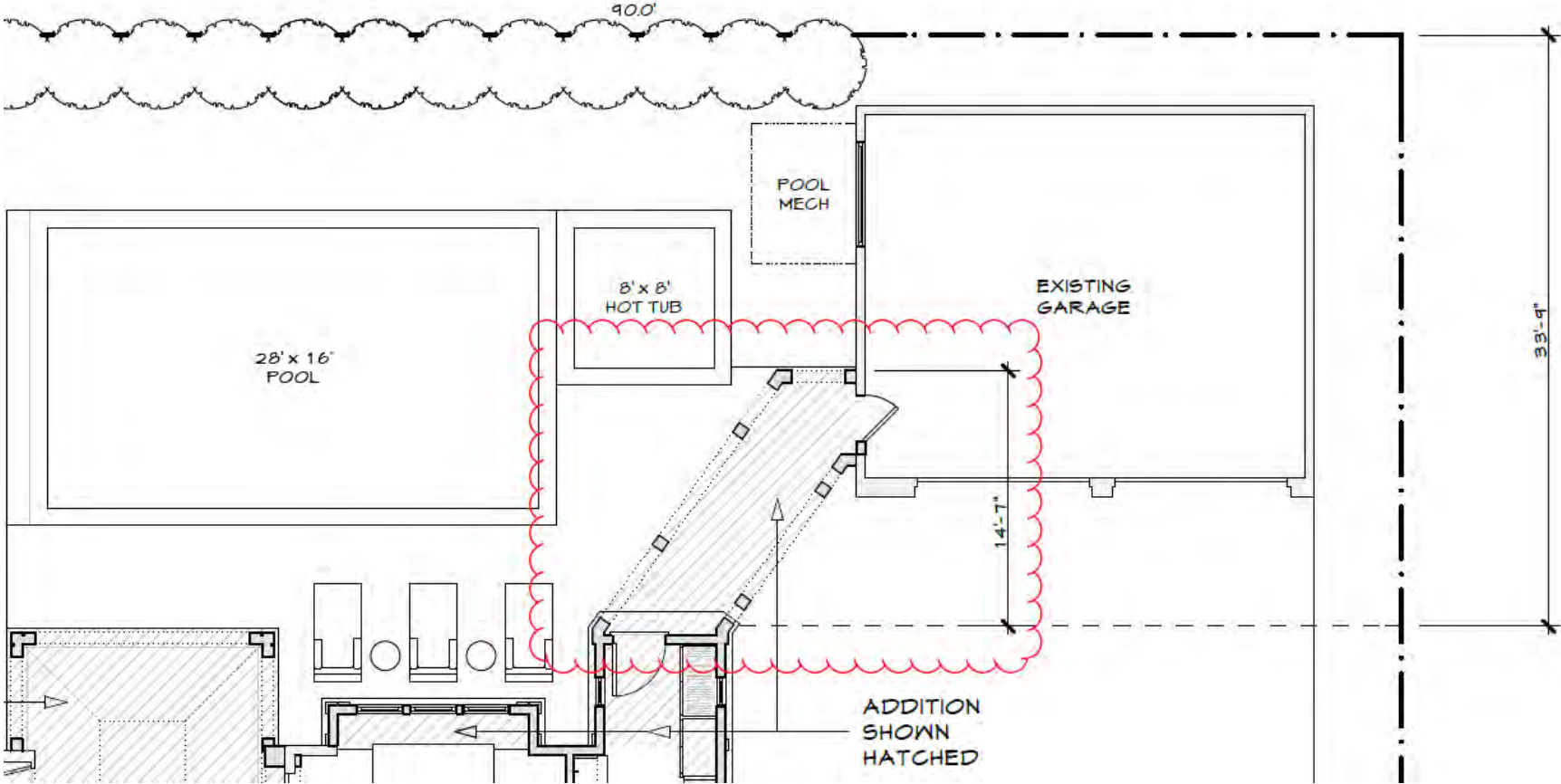
Google Maps ® Aerial – Looking South



Existing Brixton Road Elevation and Detached Garage



Proposed Site Plan



Proposed Rendering



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 4471-78 Masters Drive (VAR-59-24) - To allow an eight-foot tall wood privacy fence to be installed parallel to Riverside Drive and entirely within the 30-foot western setback and eight-foot northern setback. A replacement six-foot tall wood privacy fence would be installed along the northern property line, entirely within the eight-foot setback (future).

Site Description/History

Masters Court is located at the northern terminus of Masters Drive, just northeast of the McCoy Road and Riverside Drive intersection, south of Wyandot Park. The area includes two four-unit condominium buildings accessed via a shared driveway located south of the buildings. The 1.2-acre property is zoned RCD, Residential Community Development District, and was approved by City Council in 1972. As part of the approved development text, there is a 30-foot western setback from Riverside Drive and an eight-foot northern setback from Wyandot Park and adjacent single-family homes. Masters Drive and Masters Court dedications and easements occurred in 1986 and 2015. A six-foot tall wood fence exists in the proposed location of the replacement fence along Riverside Drive; a six-foot tall wood shadowbox fence was replaced within the past few years directly to the south and adjacent to Riverside Drive. A six-foot tall wood fence exists along the north property line.

The applicant attended the July 10, 2024, BZAP Work Session to introduce and discuss the proposal. The plan originally included three different eight-foot tall fence segments: two were perpendicular to Riverside Drive (along both the north and south property lines) and one was parallel to it. [The segment adjacent to the shared driveway (south) and the acoustic panels were removed from the proposal due to cost.]

Proposal

The proposal includes installing an eight-foot tall wood privacy fence along the western property line, directly behind the Riverside Drive shared-use path that connects Masters Drive to Wyandot Park. The segment would run for 135 feet (same location as existing) and is a board-on-board style. Landscaping is not proposed on the west side of the fence, but the existing mature trees located on the east side would remain, which provide additional screening. The fence is being requested primarily as a sound buffer, but would also help block views of busy vehicular traffic. A six-foot tall wood privacy fence, also board-on-board, would be installed along the north property line for 400 feet in the future and is a replacement.



Zoning Code Requirements

- To allow an eight-foot tall wood privacy fence to be installed parallel to Riverside Drive and entirely within the 30-foot western setback and the eight-foot northern setback. A six-foot tall wood privacy fence would be installed along the northern property line, entirely within the eight-foot setback (future)(Article 6.09).

Alternatives

The applicant attended the July Work Session with a plan that included three eight-foot tall fence segments, each with sound-absorbing acoustic panels. The plan has been revised to keep the eight-foot tall fence proposed adjacent to Riverside Drive, to decrease the northern fence to six feet tall, and eliminate the acoustic panels. In order to avoid the variance, the applicant could choose to replace the fence along Riverside Drive in the same height, location and style, and remove the northern fence from the application.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The changes made based on feedback from the Board are positive and work to reduce impacts on adjacent property. The proposed fence along Riverside Drive will not be imposing on users of the shared-use path or passers-by on the road because of its setback and design. The proposed fence along the northern property line is typical for more residential property and would not be out of character for the area since it is already present (Finding #4). For these reasons, Staff recommends that this application be approved.

Attachments

1.	Variance Application - Masters Drive
2.	Masters Drive history
3.	BZAP Staff Report Pics - Masters Drive fence





24-4725

Variance Application

Status: Active

Submitted On: 10/16/2024

Primary Location

4477 MASTERS RD
UPPER ARLINGTON, OH 43220

Owner

Robert & Marcia Gano
MASTERS DR 4477 COLUMBUS,
OH 43220

Applicant

 Jayne Vandenburg
 614-203-3686
 jayneandy@live.com
 4478 Masters Drive
Columbus, Ohio 43220

BZAP Information

BZAP Case

VAR-59-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Fence

Findings of Fact for Approval/Denial

Variance Request

To allow an eight-foot tall wood privacy fence to be located entirely in the 30-foot side yard setback, behind the Riverside Drive shared-use path.

BZAP conditions

Variance Information

Describe Variance Request ?

Due to extreme traffic noise, we are requesting permission to install a new 8' high board on board wood fence along the west edge of the property. This west edge abuts the bike path and Riverside Drive - there is no residential property outside of the fence.

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 increase in traffic on Riverside Drive is an annoyance inside the home and in the backyard. It is barely possible to have a conversation outdoors during rush hour.

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

Unknown.

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

There is no adjoining residential property outside the fence - only a public bike path and Riverside Drive.

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

Yes, we have explored various types of fencing, however it appears that the height is a key factor in reducing noise.

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

The increase in traffic noise has a detrimental affect on the value of this condominium.

Revised: May 2023

Certification of Notice

Applicant Name: Jayne M. Vandenburg, Landscape Coordinator for Condo Asso.

Location of property subject to BZAP request: 4477 Masters Drive, Upper Arlington, 43220

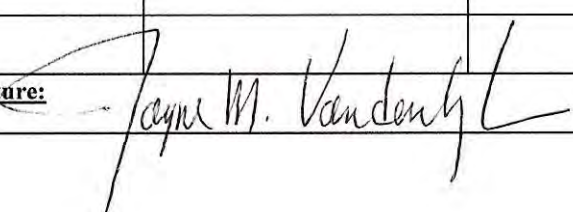
This application will be heard by the Board of Zoning and Planning on: Nov. 20, 2024

Describe activity which requires Board of Zoning and Planning review:

Due to increased traffic noise, we request permission to install an 8' high wood board & batten fence on west side of condominium property, bordering the public bike path and Riverside Drive.

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.

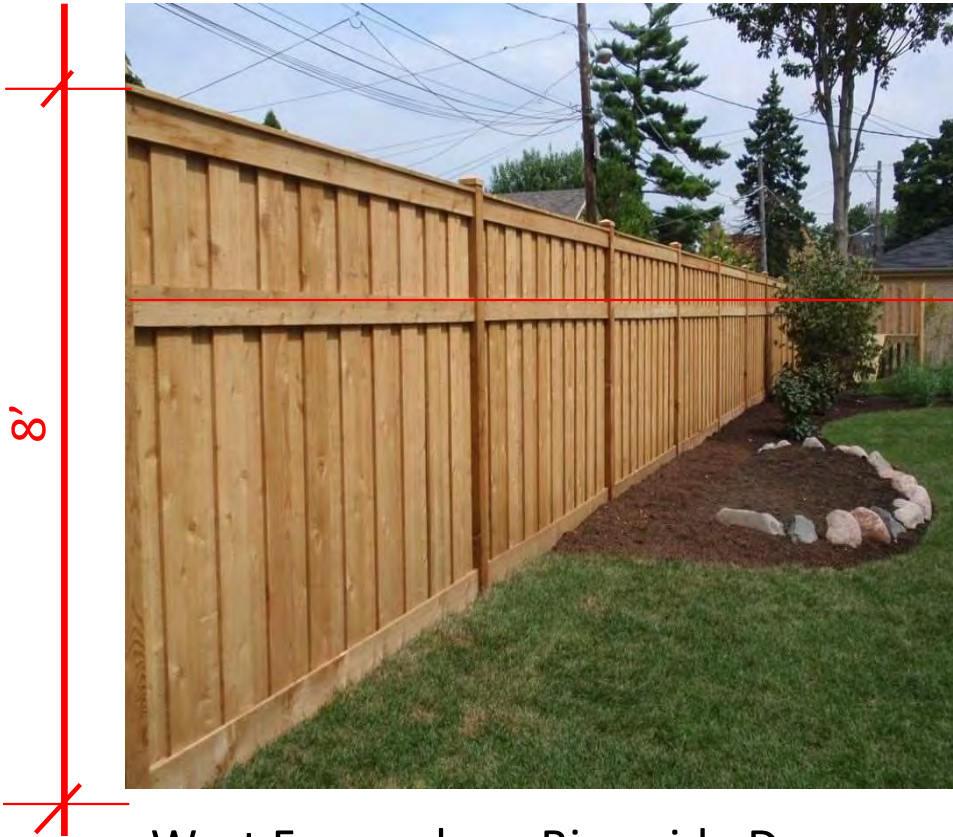
Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2853 Helston Rd.	Michael & Caroline Sexton	9589071052701117271076	10/16/24
4515 Helston Ct.	Dodge Andreal & Vascelius Brooke	9589071052701117271069	10/16/24
2925 Northwest Blvd.	Wallace F. Ackley Co.	9589071052701117271052	10/16/24
4471 - 4478 Masters Dr,	All residents are part of MCCA	and are collectively paying for the new fence.	
Applicant Signature: 			Date: <u>10/16/24</u>

Master Court Condominium Association

Variance Request for 8' high fence along Riverside Drive

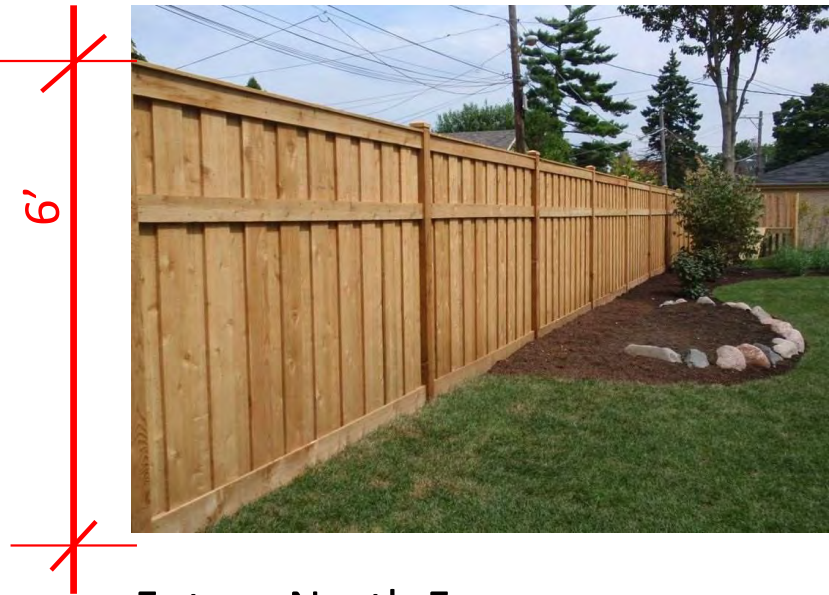
10/2024



West Fence along Riverside Dr.

Board on board at 8H for acoustics

Proposed fence would be board on board wood with natural finish.



Future North Fence

Vertical slats at 6'H (non-acoustic)

ELEVATION – Both Sides of fence are the same.

October 2024

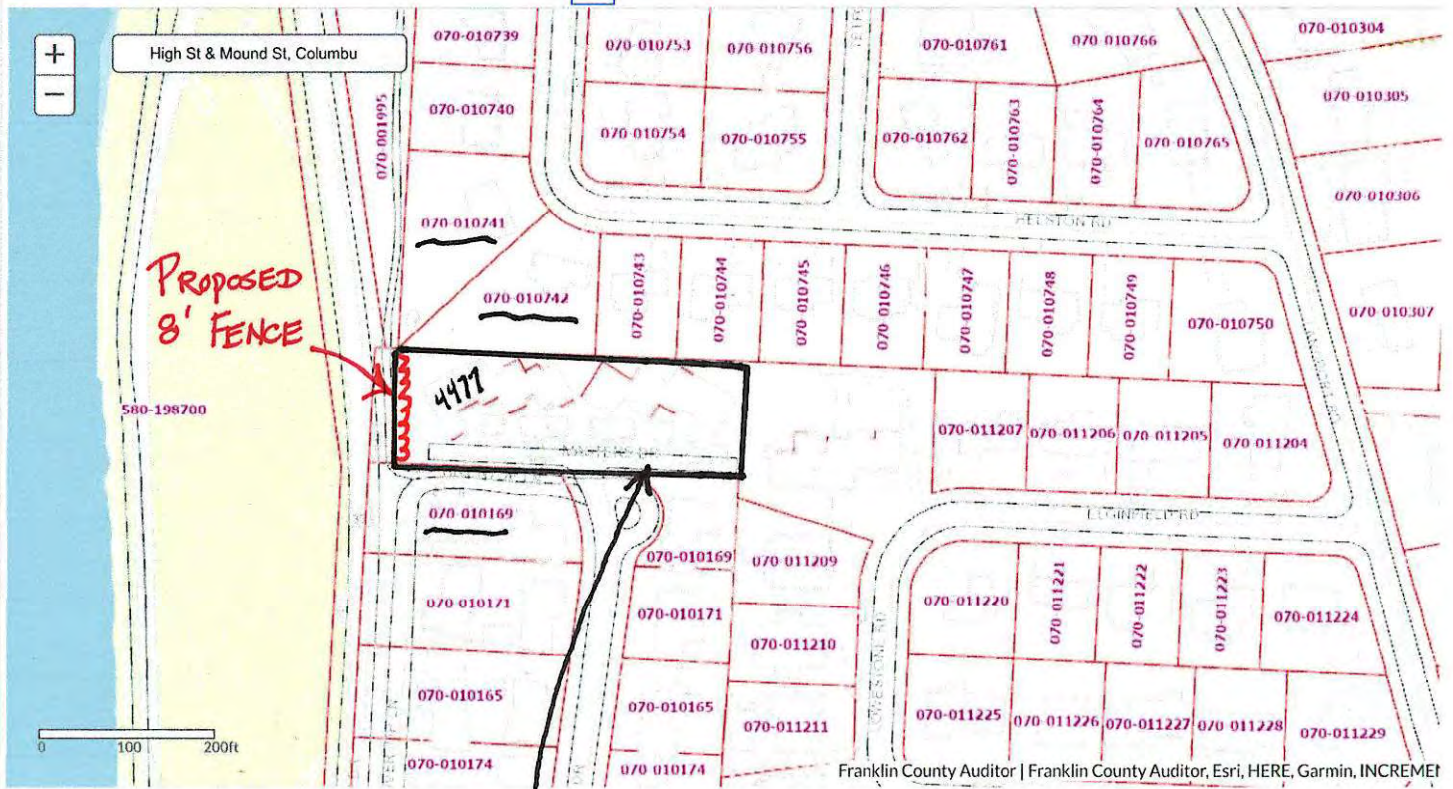
AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL



MASTERS COURT CONDO ASSO.
4471 - 4478 MASTERS DR.

Parcel #070-014263	Robert & Marcia Gano, 4477 Masters Drive (part of Master Court Condo Asso.)
Parcel #070-010742	Michael & Caroline Sexton, 2853 Helston Rd.
Parcel #070-010741	Dodge Andreal & Vascelius Brooke, 4515 Helston Ct.
Parcel #070-010169	Rental Property Owned by Wallace F. Ackley Co., 2925 Northwest Blvd.

PARCEL PLAN
Oct. 2024

A Boundary Survey prepared for and certified to:

Margaret Eichel

Legal Description: Situated in Ohio, County of Franklin, City of Upper Arlington, Being 1.259 Acres in Quarter Township 1, Township 1, Range 19, United States Military Lands

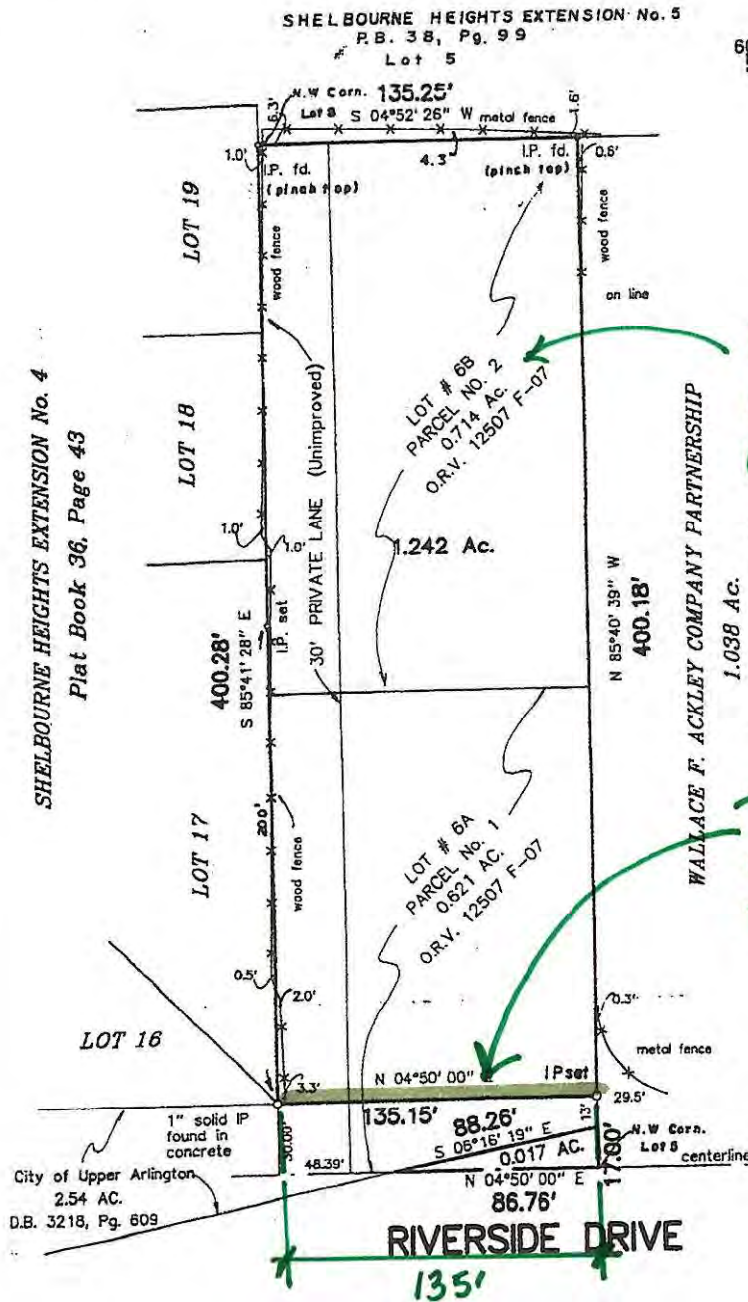
Applicant:**Posted Address:** 4472 Masters Court, Upper Arlington, Ohio

SHELBOURNE HEIGHTS EXTENSION No. 5
P.B. 38, Pg. 99

Lot 5

60' 30' 0' 60'
Scale: 1" = 60'
Date: 2-26-2002

SHELBOURNE HEIGHTS EXTENSION No. 4
Plat Book 36, Page 43



MASTERS COURT
CONDO ASSO.
(4471-4478
MASTERS DR.)

PROPOSED BOARD
ON BOARD WOOD
FENCE AT 8' HIGH



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the centerline of Riverside Drive as South 04 degrees 50 minutes 00 seconds West per ORV 12507 F07

Myers Surveying Co., Inc.

By *Albert J. Myers*
Professional Surveyor

Myers Order No. - 15-02/21/02 Rec.

Field
RonDWG
94Ltr.
94

Ck.

SITE PLAN

OCT. 2024

2020

Jayne M. Vandenburg
4478 Masters Drive
Columbus, OH 43220
Jayneandy@live.com

October 20, 2024

Michael & Caroline Sexton
2853 Helston Road
Upper Arlington, OH 43220
T: 614-288-4007

Subject: **New Fence along the Bike Path**

Dear Michael and Caroline,

I am the Landscape Coordinator for the Masters Court Condominium Association (MCCA), behind you. We spoke several years ago when you contributed to the removal of a dead tree adjacent to the property line – which we greatly appreciated!

We are preparing to replace the wood fence along our west property line which borders the Bike Path and Riverside Drive. Due to the increased traffic noise, we would like to install an eight-foot high wood board & batten fence which will hopefully block some of the noise. Six-foot high fencing is the norm, so the City requires a variance to go higher. As a part of the variance application, the City requires that we inform neighbors within 100' of this fence, so that you are aware of our request and the upcoming Zoning & Panning meeting when it will be discussed.

The meeting will be on Wednesday, November 20, 2024, 6:00 PM at the Upper Arlington Municipal Center.

Please feel free to contact me directly if you have questions on this.

Many thanks!

Sincerely,

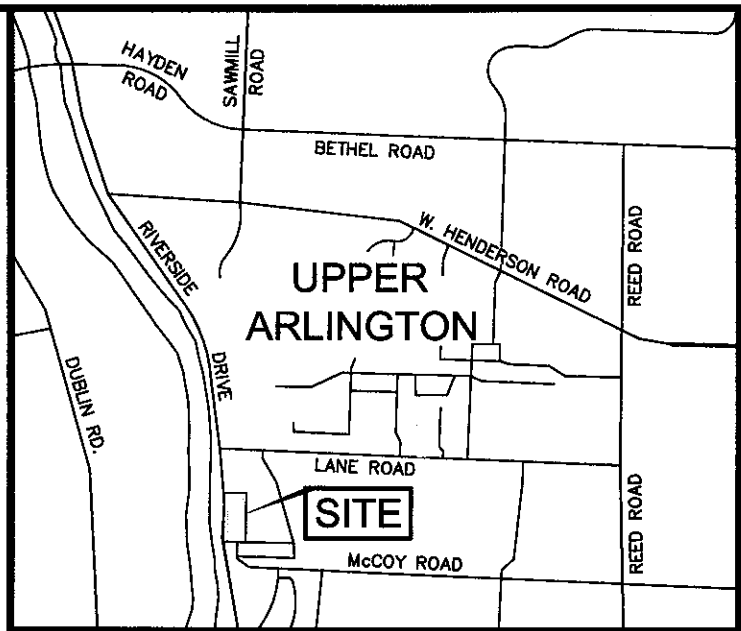
Jayne M. Vandenburg
MCCA Landscape Coordinator
C: 614-203-3686

Via Certified Mail

MASTERS DRIVE AND EASEMENTS DEDICATION PLAT

PLAT BOOK 119 PG 28

201508130112366
Pgs: 2, \$149.00 T28150058336
08/13/2015 2:38PM HMC
Terry J. Brown
Franklin County Recorder



LOCATION MAP
NO SCALE

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, in Quarter Township 1, Fractional Township 1 North, Range 19 West, United States Military Lands being a resubdivision of Lots 1 through 5, inclusive, of the Partition of the Porter J. McCoy and Anna McCoy Farms by the Franklin County Court of Common Pleas, Case Nos. 87757 & 87758 and being 0.998 acre of land and being a portion of Parcels 1 through 6, conveyed to Masters Drive SMA, LLC (50% Interest), by deed of record in Instrument 201211010165549 and to Kirk Masters Drive, LLC (50% Interest), by deed of record in Instrument 201301030001271, said portion of said Parcel 6 being a resubdivision of Lots Nos. 1 and 2 of the plat entitled Amended Plat of Shelbourne Heights, of record in Plat Book 36, page 61, all records being referenced to the Recorder's Office, Franklin County, Ohio:

In consideration of approval of this plat, we/I understand and agree to fulfill our obligations and responsibilities reflected in the Subdivider's Agreement and the Subdivision Regulations of the City of Upper Arlington, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the Subdivider's Agreement.

The undersigned, MASTERS DRIVE SMA, LLC, an Ohio limited liability company, owner of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "MASTERS DRIVE AND EASEMENTS DEDICATION PLAT", a right-of-way and easements dedication plat, and does hereby accept this plat of same and dedicates to the City of Upper Arlington as such all or parts of the Drive and easements shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off street parking and loading requirements of the City of Upper Arlington, Ohio for the benefit of themselves, and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, MASTERS DRIVE SMA, LLC, an Ohio limited liability company, by STANFORD M. ACKLEY, Sole Member, has hereunto set his hands this 22 day of June, 2015.

MASTERS DRIVE SMA, LLC,
an Ohio limited liability company
695 Kenwick Road,
Columbus, Ohio 43209

By STANFORD M. ACKLEY, Sole Member

Before me, a Notary Public in and for said State, personally appeared STANFORD M. ACKLEY, Sole Member of MASTERS DRIVE SMA, LLC, an Ohio limited liability company Owner, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of MASTERS DRIVE SMA, LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 22 day of June, 2015.



The undersigned, KIRK MASTERS DRIVE, LLC, an Ohio limited liability company, owner of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "MASTERS DRIVE AND EASEMENTS DEDICATION PLAT", a right-of-way and easements dedication plat, and does hereby accept this plat of same and dedicates to the City of Upper Arlington as such all or parts of the Road, Drive and easements shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off street parking and loading requirements of the City of Upper Arlington, Ohio for the benefit of themselves, and all other subsequent owners or assigns taking title from, under or through the undersigned.

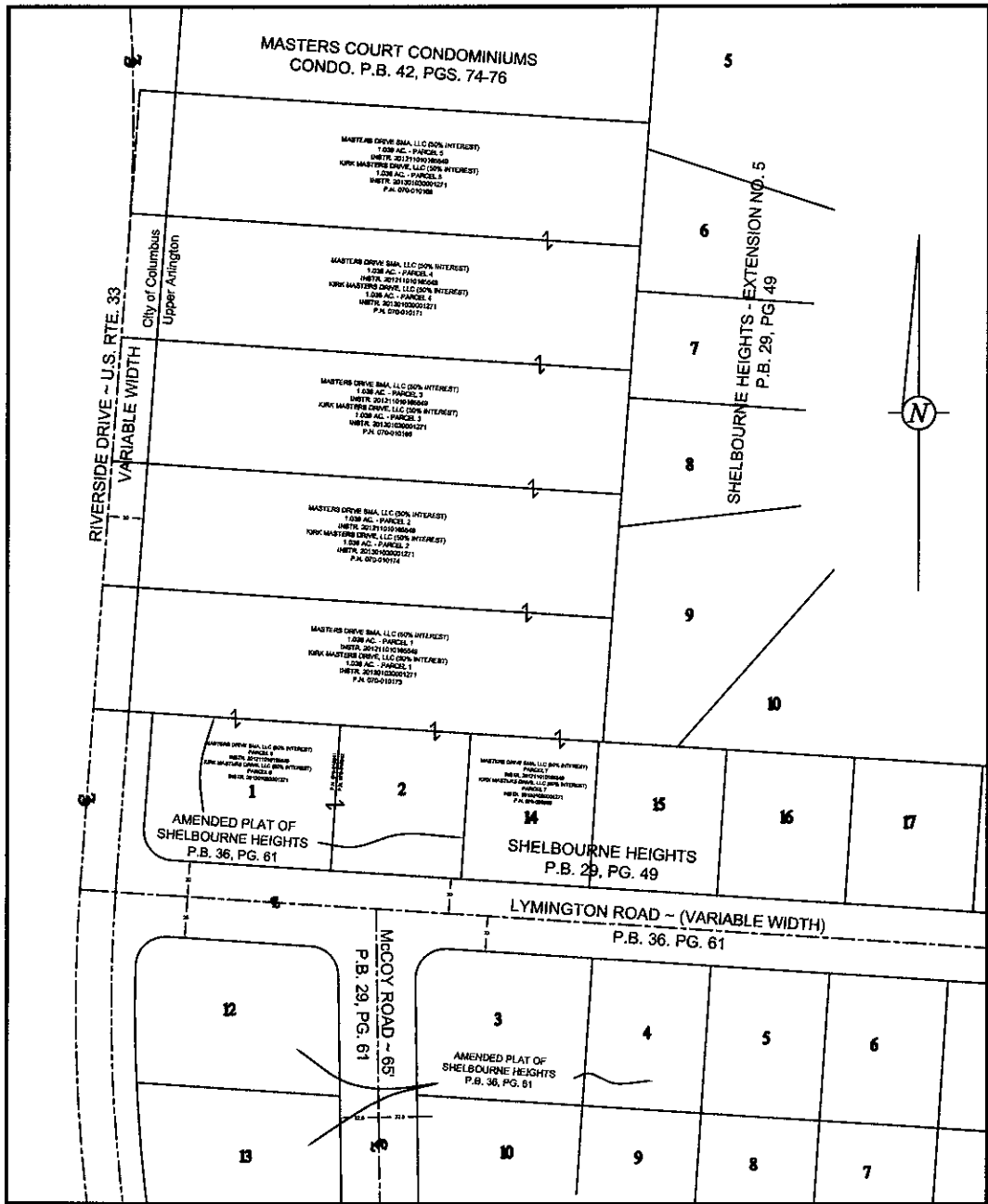
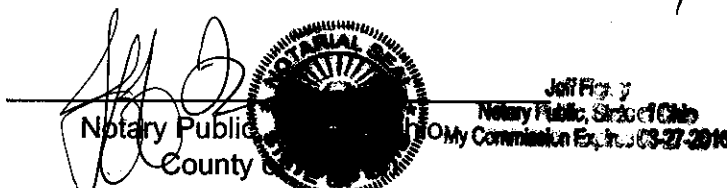
In Witness Whereof, KIRK MASTERS DRIVE, LLC, an Ohio limited liability company, by GILMAN D. KIRK, JR., Manager has hereunto set his hands this 22 day of June, 2015.

KIRK MASTERS DRIVE, LLC,
an Ohio limited liability company
2125 Ackley Place,
Columbus, Ohio 43219

By GILMAN D. KIRK, JR., Member

Before me, a Notary Public in and for said State, personally appeared GILMAN D. KIRK, JR., Member of KIRK MASTERS DRIVE, LLC, an Ohio limited liability company Owner, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of KIRK MASTERS DRIVE, LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 22 day of June, 2015.



NOT TO SCALE

NOTES:

Easements are granted to the public and to all owners of this development, where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. Easement defined as "Recreational Easement" is for pedestrian/bike path use only.

EASEMENT RELEASE

The current alignment of Masters Drive does not match the historic alignment as shown on the unrecorded plat and subsequent easement declaration recorded in Instrument 201301090004322. When this plat is officially recorded, the City of Upper Arlington releases its interests as defined in the easement recorded in Instrument Number 201301090004322.

Surveyed and Platted By

C.F. BIRD & R.J. BULL, INC.
Consulting Engineers & Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless other-wise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: —○—. Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —●—.

BASIS OF BEARINGS: Basis of bearings is the centerline of Lane Road, being N 87 01' 12" W, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (CORS 96), and all other bearings are based upon this meridian.

FLOOD ZONE:

Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Maps, Panels 161 & 162 of 468, Franklin County, Ohio and Incorporated Areas, Map Nos. 39049C0161 K & 39049C0162 K (Effective Dates: June 17, 2008).



By Kevin L. Baxter - Ohio Surveyor No. 7697

Date:

Approved this 22 day of June, 2015

Approved this 22 day of June, 2015

Approved this 24 day of June, 2015

Approved this 30 day of June, 2015

Approved this 28 day of June, 2015

Approved and accepted by Administrative Action No. 1-2015, passed by the Upper Arlington City Council on the 22 day of June, 2015, wherein the Drive and easements dedicated herein are accepted by the City of Upper Arlington. Previously approved by Ordinance No. 161-86.

Approved this 1 day of July, 2015

Transferred this 13 day of August, 2015

Filed for record this 13TH day of Aug, 2015, at 2:38 P.M.

Fee \$ 149.00 File No. 201508130112366 Terry J. Brown
Recorder, Franklin County, Ohio

Recorded this 13TH day of Aug, 2015, in Plat Book 119, Pages 28 & 29.

Margaret S. Cumberland
Deputy Recorder, Franklin County, Ohio

R/W Area 0.998 Ac. - (Masters Drive)
Lots 0.000 Ac. - (0 Lots)
Reserves 0.000 Ac. - (0 Reserves)

R.O.W. Dedication 0.001 Acre within Lot 1 - P.N. 070-010941
0.204 Acre within Lot 2 - P.N. 070-010942
0.145 Acre within Parcel 1 - P.N. 070-010173
0.145 Acre within Parcel 2 - P.N. 070-010174
0.145 Acre within Parcel 3 - P.N. 070-010165
0.145 Acre within Parcel 4 - P.N. 070-010171
0.213 Acre within Parcel 5 - P.N. 070-010169
Total 0.998 Acre for R/W Dedication

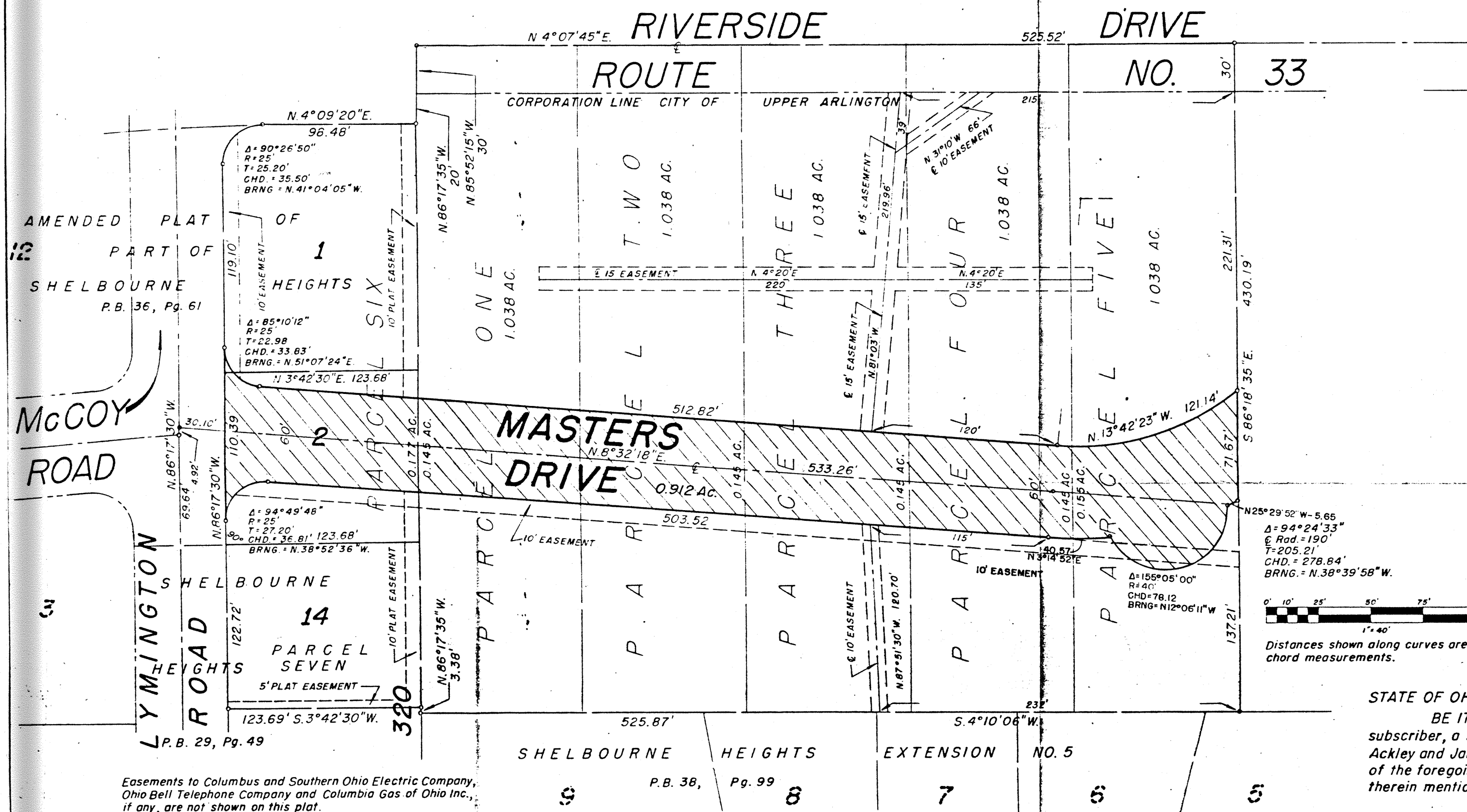
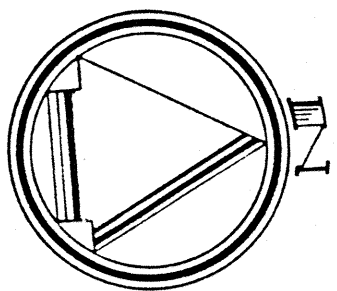
Total Site Area 0.998 Acre

MASTERS DRIVE
AND EASEMENTS DEDICATION PLAT

SHEET 1 OF 2

SHEET 2 OF 2

DEDICATION OF MASTERS DRIVE



We, the undersigned, Stanford M. Ackley and Irma L. Ackley, owners of 0.912 Acre, in the City of Upper Arlington, Franklin County, Ohio, do hereby certify that the attached plat correctly represents our plat entitled "DEDICATION OF MASTERS DRIVE", and do hereby accept this plat of same, and dedicate to public use all of MASTERS DRIVE as shown hereon, being part of Section No. 1, Range 19, United States Military Lands.

Said 0.912 Acre being part of PARCELS ONE through SIX, as the same are shown of record in Warranty Deed to Stanford M. Ackley and Irma L. Ackley of record in Deed Vol. 3252, Page 66; PARCELS ONE through FIVE each containing 1.038 acres, by deed, and said PARCEL SIX being all of Lots 1 and 2 of the AMENDED PLAT OF PART OF SHELBOURNE HEIGHTS, as the same is shown of record in Plat Book No. 36, Page 61; PARCEL SEVEN of the above mentioned deed of record in Vol. 3252, Page 66, being all of Lot 14, Block 320, of SHELBOURNE HEIGHTS, as the same is shown of record in Plat Book 29, Page 49, all references are to records in the Recorder's Office, Franklin County, Ohio.

Easements for public and quasi-public services, now containing storm and sanitary sewers, and possibly other services, are hereby reserved hereon for the operation and maintenance of said services and all public and private utilities, above and beneath the surface of the ground, upon the above mentioned seven parcels.

IN WITNESS WHEREOF, Stanford M. Ackley and Jane Kirk Ackley, his wife, and Irma L. Ackley, a widow, have hereunto signed their names this day of _____, A.D. 1986.

Signed and acknowledged in the presence of:

Stanford M. Ackley
5770 Clark State Rd.

Jane Kirk Ackley
5770 Clark State Rd.

Irma L. Ackley
2125 Ackley Pl.

Witnesses to signatures.

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this _____ day of _____ A.D. 1986, before me, the subscriber, a notary public in and for said county, personally came the above named Stanford M. Ackley and Jane Kirk Ackley, his wife, and Irma L. Ackley, a widow, and acknowledged the signing of the foregoing dedication of plat to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My Commission expires _____

Notary Public, Franklin County, Ohio.

Transferred this _____ day of _____ A.D. 1986.

Auditor, Franklin County, Ohio.

Filed for record this _____ day of _____ A.D. 1986, at _____ M.

JOSEPH W. TESTA
Recorder, Franklin County, Ohio.

Recorded in PLAT BOOK _____ PAGE _____
on this _____ day of _____ A.D. 1986.
FEE _____ INSTRUMENT NO. _____

by _____
Deputy Recorder.

I hereby certify that I have surveyed the above premises, prepared the foregoing plat and that said plat is correct.



Harry L. Greene, Reg. Surveyor 4058.
2160 Tremont Ctr., Columbus, Ohio.

Approved this _____ day of _____ A.D. 1986

W. MARTIN HOSACK, Director of Development
City of Upper Arlington, Ohio

Approved and accepted by Ordinance No. 161-86, passed by the City Council, City of Upper Arlington, Ohio, on this 13th day of October A.D. 1986, and MASTERS DRIVE and the Easements as shown hereon and located within the limits of the City of Upper Arlington, Ohio, and herein dedicated to public use, are hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio. Title of ownership of all lands to be dedicated to the public and hereby accepted as such is free and unencumbered.

PRISCILLA D. MEAD
President, City Council,
City of Upper Arlington, Ohio.

RICHARD A. KING
City Manager,
City of Upper Arlington, Ohio.

MASTERS DRIVE

DEVELOPMENT NAME: Master's Drive
PLAT NUMBER: 219 = street dedication
ZONING: RCD-2a
ORDINANCE: 37-72

SPECIAL REQUIREMENTS

1. See Colonial Village Notes.
2. Planning Commission approved the concept of development and noted that any development of this parcel would include the relocation of McCoy Road so that it would intersect with Riverside Drive further north.

AMENDMENTS

Description	Ordinance No.	Approval Date
-------------	---------------	---------------

Amended
11/17/72
ORD 85-72

R CD-3
Ord. 63-83
2-27-84

RCD-2A

R-3

R-2A

R-1B

OFFICIAL ZONING MAP CITY OF UPPER ARLINGTON, OHIO

adopted by ordinance 73-72 Mayor *James M. Bunch* City Clerk *Barbara M. Bunch*



REVISIONS

NO.	DATE	DESCRIPTION
1	10/11/72	ADOPTED
2	10/11/72	ADOPTED
3	10/11/72	ADOPTED
4	10/11/72	ADOPTED
5	10/11/72	ADOPTED
6	10/11/72	ADOPTED
7	10/11/72	ADOPTED
8	10/11/72	ADOPTED
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98	10/11/72	ADOPTED
99	10/11/72	ADOPTED
100	10/11/72	ADOPTED

October 9 1972

13
19

Council Minutes, May 8, 1972

Ordinance No. 37-72 was advertised in the Tri-Village News in accordance with the provisions of C.O. 1195.03 (1) April 4, 11 and 18, 1972 with the third reading and public hearing scheduled for the regular Council meeting of May 8, 1972.

At the Planning Commission meeting of April 3, 1972, it was agreed to recommend City Council the passage of Ordinance No. 37-72 with the stipulation that the way be the minimum thirty-one foot back of curb to back of curb.

ORDINANCE NO. 37-72

TO CHANGE THE ZONING MAP OF THE CITY
OF UPPER ARLINGTON, AS HEREIN PROVIDED

which was read for the third time.

Mr. Stanford Ackley, developer, presented to Council site plans of the proposed development and sketches denoting the design of the proposed buildings. Mr. Ackley explained that the main north/south street which would be constructed to the City minimum thirty-one foot standard, would have a sixty foot right-of-way and that the City would have an option for a ten year period to pick this up at no charge, the City in the event McCoy Road would be extended in a northerly direction as proposed in the "Crossroads of Riverside Drive" report. The extension of McCoy Road would be completed at no expense to Mr. Ackley. Mr. Ackley stated further that two driveways running west from the main north/south street would be thirty-one feet wide and would intersect with a twenty-two foot north/south drive. Mr. Ackley said that he felt this to be adequate to provide access for emergency vehicles to the buildings fronting on Riverside Drive.

Mr. Ackley commented that the forty proposed units would be one, two and three family with two bedrooms each, and one or two stories.....the architecture of the apartments would have the look of single-family residences... that parking will be the "pocket" type, noting that some method of screening would be used to conceal the rear of the apartments from the adjoining residential area on the east

Mr. Ackley maintained that due to the type of apartments planned which will rent or lease for approximately \$300 per month, there would not be a substantial increase in the density of the area which would create an additional burden on the schools noting that most tenants would be older couples without children, widows, etc. He went on to say that he estimated that overall the City would realize an income between \$400 to \$500 per year per unit

Mr. John Guenin, 2781 Lymington Road, acted as spokesman for the group of area residents that were present in opposition to the rezoning. Mr. Guenin stated that there were two main objections to the rezoning:

1. The traffic generated by the apartment complex would add to the traffic hazard which already exists at the intersection of McCoy Road and Riverside Drive, noting that at times traffic is backed up on McCoy to Lymington Road.
2. The southeast lot of this parcel of land is the last residential lot on Lymington Road and residents of Langport Valley want this used for a single family residence.

Mr. Don Tomblin, 2786 Alliston Court and Mrs. Carol Prince, 2808 Lymington Road, stated that they were in favor of the development of this land as proposed by Mr. Ackley and as shown on the plans.

Discussion was held regarding the feasibility of deadending Lymington Road with a cul-de-sac to prevent traffic from McCoy and the apartments from entering the street. By a show of hands, it was indicated that the majority of the residents would prefer Lymington Road to deadend where it intersects with McCoy Road.

Mr. Holland noted that the Planning Commission and Council had approved the concept outlined in the Riverside Drive report that any development

Council Minutes, May 8, 1972

of this parcel of land would include the relocation of McCoy Road so it would intersect with Riverside Drive further north. Mr. Holland maintained that deadending Lymington Road would act only as an interim solution and could possibly create a greater traffic hazard on Folkstone Road where the traffic would be diverted.

After further discussion, motion was made by Mr. Holland, seconded by Mr. Eckelberry, that Ordinance No. 37-72 be passed as read.

VOTING AYE: Messrs. Sickles, Smith, Moore, Atkinson, Eckelberry, Holland and Glander.

VOTING NAY: None.

motion carried.

and so the ordinance was duly passed as read.

SAFETY COMMITTEE

All Councilmen received copies of the Safety Committee meeting minutes of May 5, 1972.

Mr. Sickles, Chairman of the Safety Committee, reported the following:

1. Ordinance No. 43-72 - To Enact C.O. 583.02 (g), Relative to Suspicious Persons

Ordinance No. 43-72 was introduced at the regular Council meeting of April 24, 1972 and was prepared at the request of the Safety Committee after they had reviewed a suggested amendment to C.O. 583.02 submitted by the Police Division that would aid them in effecting narcotic arrests in the City.

ORDINANCE NO. 43-72

TO ENACT C.O. 583.02 (g), RELATIVE TO SUSPICIOUS PERSONS

which was read for the second time.

2. Fabrics Unlimited of Columbus, Inc.

At the Council meeting of April 24, action was tabled on an appeal made by Mr. Holland regarding the approval by the Board of Zoning Adjustment for two parking variances for Fabrics Unlimited of Columbus, Inc., 3590 Riverside Drive, in order that the plans for the parking area and entrances to the shopping center, which had been submitted to Council by Mr. Max Holzer, could be reviewed by the Committee.

The Committee reviewed the overall plans which included landscaping, building placement and parking spaces of the shopping center. It was noted that the number of parking spaces required for this type of operation is forty-three and that the plans showed only twenty-six.....fifteen to the rear of Fabrics Unlimited and eleven at the front of the establishment. The Committee, after discussion unanimously recommended that the parking variance be allowed subject to approval of the deceleration lane by the State Highway Department.

motion was made by Mr. Holland, seconded by Mr. Sickles, to take the appeal from the table and consider the matter at this time.

motion carried unanimously.

Mr. Sickles moved, seconded by Mr. Eckelberry, to uphold the Board of Zoning Adjustment's February 22, 1972 approval of the two parking variances granted to Fabrics Unlimited of Columbus, Inc., subject to the approval of the deceleration lane by the State Highway Department and on the condition that the parking spaces be completed by August 1, 1972 and that the temporary use of the facilities on the property tract be terminated on August 1, 1972.

motion carried unanimously.

DEVELOPMENT NAME: Colonial Village (formerly Scioto Trails,
4490 Riverside Drive)

PLAT NUMBER: unplatted

ZONING: RCD-3

ORDINANCE: 63-83

SETBACKS: 30' west
8'-0" east side of site
8'-0" north side of site

SPECIAL REQUIREMENTS

1. That a plan for the location of the refuse containers be presented for approval by the City Manager.
 2. That the height of light standards be limited to 10' and to a foot candle output of 1.
 3. That the final placement of the entrance wall be subject to approval of the City Manager.
 4. That a revised landscape plan be prepared for review and approval by a subcommittee of the Board of Zoning and Planning.
 5. That the size of the water storm sewer and sanitary lines on the site be provided and acceptable to the Director of Engineering Services.
 6. That the nature and type of development in the recreation area be specified.
-

AMENDMENTS

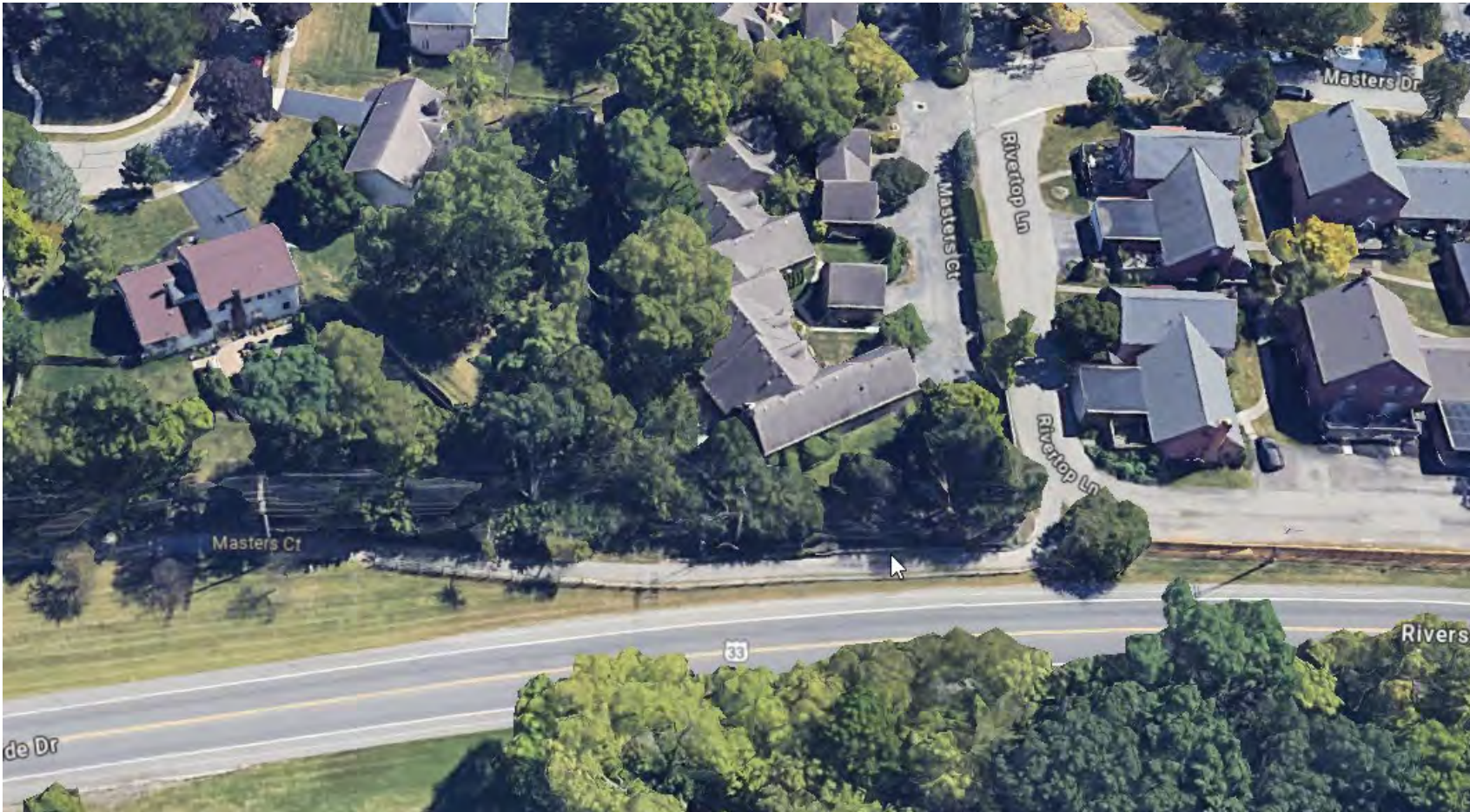
Description	Ordinance No.	Approval Date
Overall Design - Master's Drive dedication	181-85	4/28/86

4478 Masters Drive

BZAP Staff Report Pictures | Variance



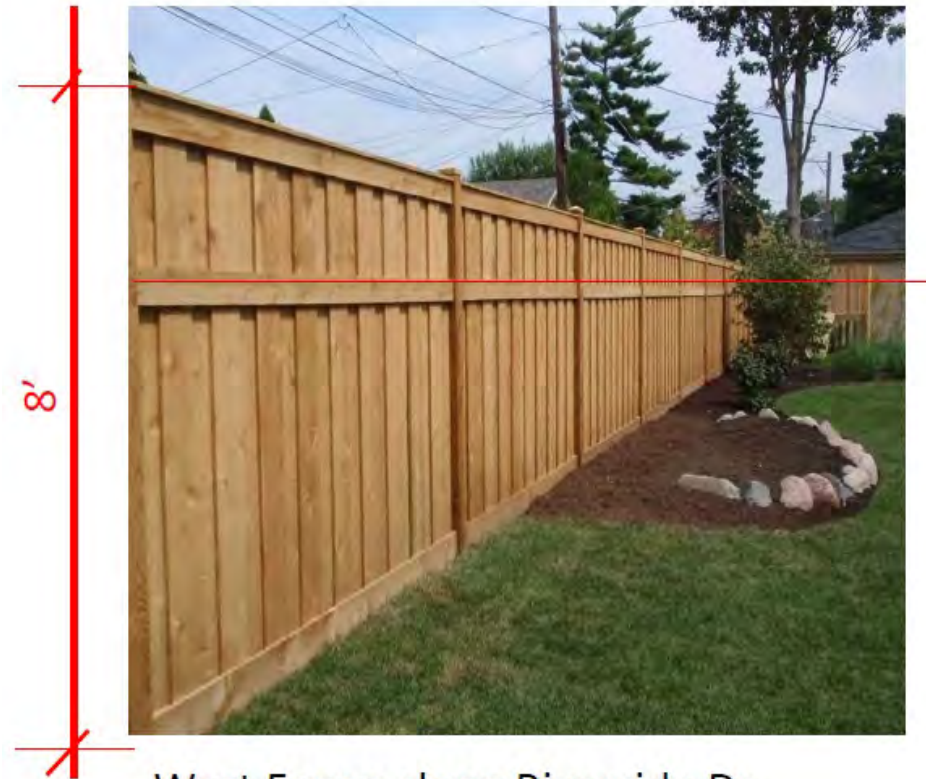
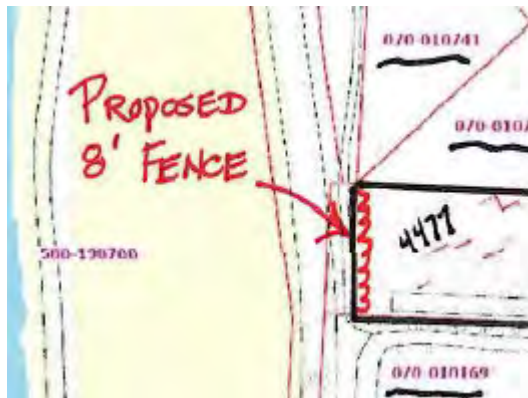
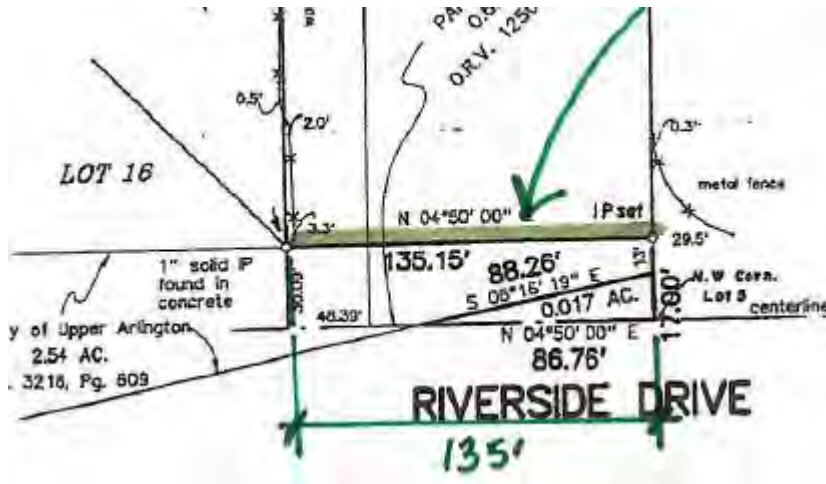
Google Maps ® Aerial – Looking East



Existing Fence



Proposed Site Plan and Fence Elevation



West Fence along Riverside Dr.
Board on board at 8H for acoustics



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 2897 Pickwick Drive (VAR-61-24) - To allow a one-story addition to encroach up to 2.6 feet into the 10-foot minimum side yard setback and up to 5.7 feet into the 13.1-foot side yard longwall setback.

Site Description/History

The subject property, 2897 Pickwick Drive, is located on the west side of the street, mid-block between Ridgeview and Zollinger Roads. It measures 95' x 166', similar to others in the neighborhood, and is zoned R-1b, One-Family Residence District. It was platted as Lot #12 of the Bower Estates in 1958 and has a 40-foot building setback line, upon which the house sits. A 16-foot tall ranch-style home sits roughly six feet above street level and was built in 1959; it was purchased by the applicant in January 2021. A driveway on the north side of the property leads to a two-car attached garage. Mature bushes and trees are located throughout the side and rear yard, which is enclosed with four-foot tall chain-link and six-foot wood fencing.

In May 1987, the Board approved side yard setback variances for an addition and porch enclosure that encroached 1'-1" into the 10-foot minimum side yard setback (28-87).

Proposal

The proposal includes the construction of a one-story addition on the northwest corner of the home, behind the attached garage. An existing enclosed porch, granted via variance, would be removed, as would an existing deck, to make room for the addition. The 423-square foot addition includes vinyl siding and is 13'-7" tall, below the height of the home. The addition continues the existing plane of the home but is 20 feet longer and includes several windows, plus a change in material from the existing stucco to the siding. It would extend to the end of the existing deck. A new deck and patio are also proposed, which would require the removal of some existing landscaping, and would be on the south side of the addition. All coverage ratios are compliant with City standards.

Zoning Code Requirements

- To allow a one-story addition to encroach up to 2.6 feet into the 10-foot minimum side yard setback (Article 5.02); and



- To allow a one-story addition to encroach up to 5.7 feet into the 13.1-foot side yard longwall setback (Article 5.02).

[Staff has asked the applicant to confirm the above numbers because the home might be further away from the north property line than indicated on the proposed site plan, which would reduce the severity of the requested variances. This is based on the past variance and from GIS data.]

Alternatives

The applicant is proposing to continue the existing plane of the home, similar to what the Board granted in 1987. The applicant looked at shifting the addition away from the property line, but the floor plan was negatively impacted, and large family room windows would be blocked or have to be eliminated. Based on City data, the home may be further from the north property line than indicated in the application.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The plan is generally modest in nature and continues the existing plane and setback of the home, which were previously granted by the Board. The addition is well-designed and blends with existing character of the home (Finding #4). It is not visible from the street and mature landscaping will mitigate views for the adjacent neighbor. If the setbacks are confirmed to be the same or greater than what was provided in the application, Staff would recommend that this application be conditionally approved, subject to the existing landscaping being maintained (or replaced if destroyed).

Attachments

1.	Variance Application - 2897 Pickwick Drive
2.	BZAP Staff Report Pics - 2897 Pickwick Dr





24-4764

Variance Application

Status: Active

Submitted On: 10/18/2024

Primary Location

2897 PICKWICK DR
UPPER ARLINGTON, OH 43221

Owner

Jordan & Sarah Leopold
PICKWICK 2897 COLUMBUS, OH
43221

Applicant

 George Cleary
 614-795-0126
 office@clearycompany.com
 989 Old Henderson RD
A
Columbus, OH 43220

BZAP Information

BZAP Case

VAR-61-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Side Yard & Longwall

Findings of Fact for Approval/Denial

Variance Request

To permit a one-story addition to encroach up to 2.6 feet into the 10-foot minimum side yard setback and up to 5.7 feet into the 13.1-foot side yard longwall setback.

BZAP conditions

Variance Information

Describe Variance Request ?

We are proposing a single-story addition on the rear of a single story home that will require two variance requests - Extending the home's sidewall that is currently over the side yard 10' setback by 2.6' and a variance to Article 11-6-01, 40' Side Wall Length. Requesting a 58.7' side wall.

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?

Setback variance - The existing sidewall is currently 2.6' over the side yard 10' setback. We are requesting maintain that line. For design continuity with the existing house and ease and cost of construction. Side Wall Length Variance - For design continuity with the existing house and ease and cost of construction. Moving the addition to within the setback would block the home's view of the backyard.

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

No – The majority of homes on the block around the home that are built over the 10' side yard setback. There are also many homes on the block around the home that have sidewalls exceeding 40'. 2919 Pickwick Dr. sidewall is 52.2', 2965 Pickwick Dr. sidewall is 70', 2914 Halstead Rd. sidewall is 45.5' and 2936 Halstead Rd. sidewall is 48.1'

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

No - The character of the neighborhood is that of single story homes built in the 1960's. Most homes on the block around the home that are built over the 10' side yard setback and there are also many homes on the block around the home that have sidewalls exceeding 40'. The proposed addition maintains the character of the home and the neighborhood

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 - By altering the design of the addition, it adversely affect the character and use of the existing home.

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

Yes - The addition will increase the useability and value of the home.

Revised: May 2023

Certification of Notice

Applicant Name: Jordan and Sarah Leopold

Location of property subject to BZAP request: 2897 PICKWICK DR, COLUMBUS OH 43221

This application will be heard by the Board of Zoning and Planning on: 11-20-2024

Describe activity which requires Board of Zoning and Planning review:

Proposed single-story addition on the rear of a signal story home that will require two variance requests - Extending the home's sidewall that is currently over the side yard 10' setback by 2.6' and a variance to Article 11-6-01, 40' Side Wall Length. Requesting a 58.7' side wall.

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:
2924 HALSTEAD RD COLUMBUS OH 43221	SMAJLOVIC DINO OR AMINA	9589 0710 5270 2183 5740 54	10/18/2024
2914 HALSTEAD RD COLUMBUS OH 43221	BATES TODD J OR BARBARA J	9589 0710 5270 2183 5740 78	10/18/2024
2902 HALSTEAD RD COLUMBUS OH 43221	LUSTNAUER MILTON O JR OR BONNIE L	9589 0710 5270 2183 5740 85	10/18/2024
2892 HALSTEAD RD COLUMBUS OH 43221	HAVER LUKE A OR GINA N	9589 0710 5270 2183 5740 92	10/18/2024
2880 HALSTEAD RD COLUMBUS OH 43221	MCMAHON MARY ECHARD	9589 0710 5270 2183 5741 08	10/18/2024
2875 PICKWICK DR COLUMBUS OH 43221	KOENIG CHRISTOPHER OR SARAH	9589 0710 5270 2183 5741 22	10/18/2024
2885 PICKWICK DR COLUMBUS OH 43221	KLAUSING ANDREW OR ANN	9589 0710 5270 2183 5741 39	10/18/2024
2909 PICKWICK DR COLUMBUS OH 43221	WOLF JUSTIN D OR LISA	9589 0710 5270 2183 5741 46	10/18/2024
2919 PICKWICK DR COLUMBUS OH 43221	YONTZ DEBORAH R TR	9589 0710 5270 2183 5741 53	10/18/2024
2906 PICKWICK DR COLUMBUS OH 43221	BERGEN KEVIN R OR PAMELA A	9589 0710 5270 2183 5741 60	10/18/2024
2896 PICKWICK DR COLUMBUS OH 43221	SWARTZ CHRISTOPHER OR SALLY	9589 0710 5270 2183 5741 77	10/18/2024
2884 PICKWICK DR COLUMBUS OH 43221	COSS CHRIS OR ORWICK SHELLEY	9589 0710 5270 2183 5741 84	10/18/2024
Applicant Signature:			Date:



REMODEL
DESIGN
BUILD

989A Old Henderson Rd, Columbus, OH 43220
+1 614.459.4000 clearycompany.com

10/18/2024

To Whom It May Concern,

I hope this letter finds you well. My name is John Hamlett, and I am a team member with The Cleary Company, a design-build remodeler serving homeowners in Central Ohio. We are currently collaborating with your neighbors, Jordan and Sarah Leopold, who reside at 2897 Pickwick Drive, Upper Arlington, OH 43221.

I am writing to inform you about a variance request we are pursuing with the City of Upper Arlington to allow for the construction of an addition to the rear of the Leopold home. The existing structure is currently within the city's required 10-foot side yard setback, and the proposed addition will extend along this same line. Specifically, the side wall of the home will be increased from 38 feet to 58 feet 8 inches, exceeding the city limit of 40 feet for side walls. Homes being in the side yard setback or having side walls longer than 40 feet are not uncommon in the area.

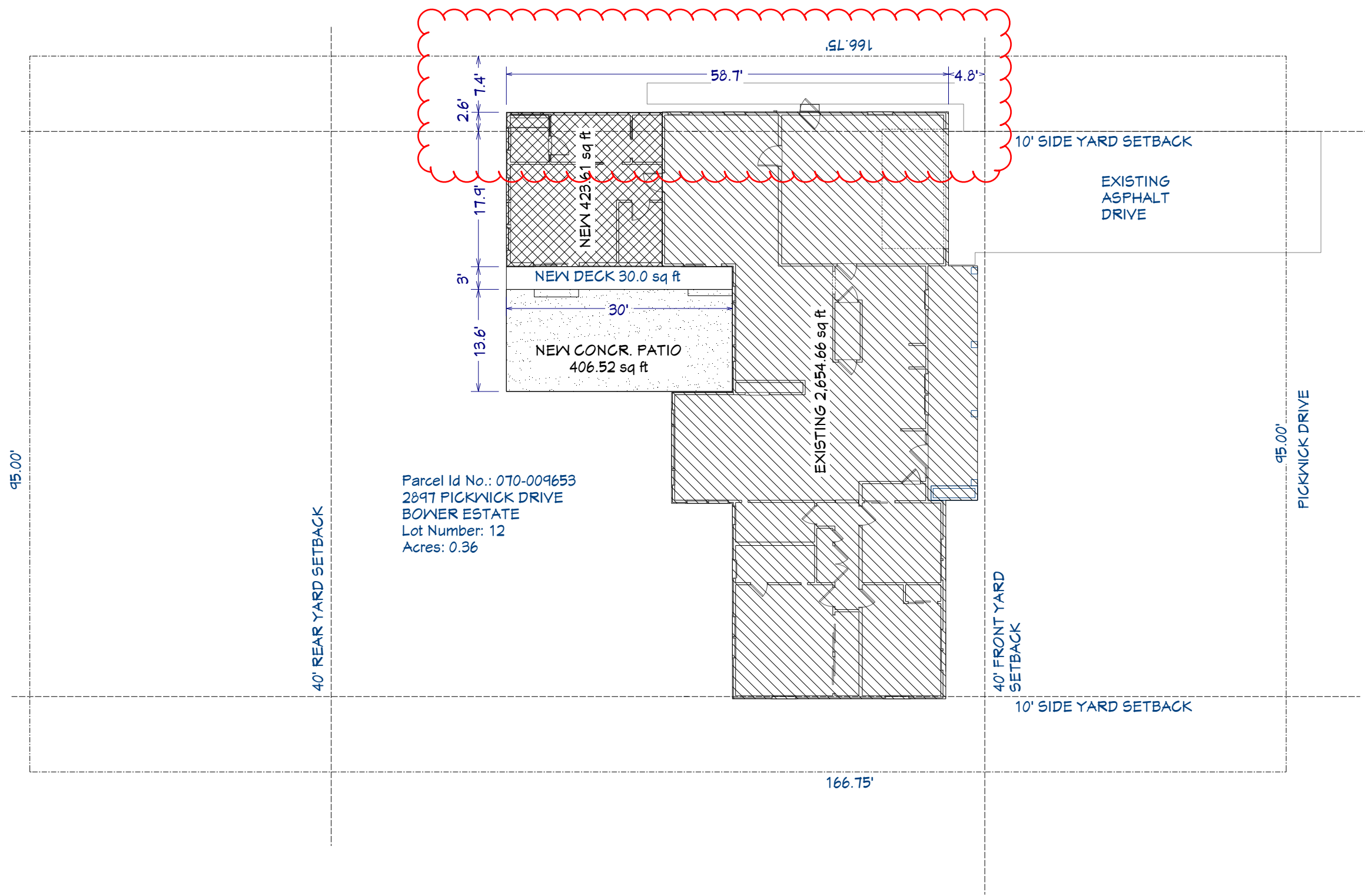
As part of the variance request process, the homeowner is required to notify neighbors within 100 feet of the property line.

The application for variance will be reviewed by the Board of Zoning and Planning (BZAP) on **November 20, 2024**. The BZAP meetings begin at 6 PM and will be held at the Upper Arlington Municipal Services Center, located at 3600 Tremont Road, Upper Arlington, Ohio, 43221.

Thank you for taking the time to read this letter. If you have any questions about this process or need further information, please feel free to contact me.

Sincerely,
John Hamlett
The Cleary Company
614-459-4000.

creative dependable trustworthy



Parcel Id No.: 070-009653
2897 PICKNICK DRIVE
BOWER ESTATE
Lot Number: 12
Acres: 0.36

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Company representative.



THE CLEARY COMPANY
EST. 1994

DRAWINGS PROVIDED BY:

THE CLEARY COMPANY
989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

LEOPOLD RESIDENCE
2897 PICKNICK DRIVE UPPER ARLINGTON, OH 43221

SITE PLAN

REVISIONS	
NO.	DATE
ISSUE DATE: 10/17/2024	
PROJECT NUMBER: PROJECT #2897-C-24	
SCALE: 1" = 15'	
SHEET NO. S1	



Front West Elevation



Rear East Elevation



North Side Elevation



Elevation 12



DRAWINGS PROVIDED BY:
THE CLEARY COMPANY
989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

LEOPOLD RESIDENCE
2897 PICKWICK DRIVE UPPER ARLINGTON, OH 43221
EXTERIOR ELEVATIONS

REVISIONS	
NO.	DATE

ISSUE DATE:
10/17/2024
PROJECT NUMBER:
PROJECT #2897-C-24
SCALE:
1/8" = 1'

SHEET NO.
A2



LEOPOLD PROJECT 2024



DRAWING INDEX	
LABEL	TITLE
C	COVER SHEET
S1	SITE PLAN
A1	NEW FLOOR PLAN
A2	EXTERIOR ELEVATIONS

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989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

LEOPOLD RESIDENCE
2897 PICKWICK DRIVE UPPER ARLINGTON, OH 43221

COVER SHEET

REVISIONS	
NO.	DATE

ISSUE DATE:

10/17/2024

PROJECT NUMBER:

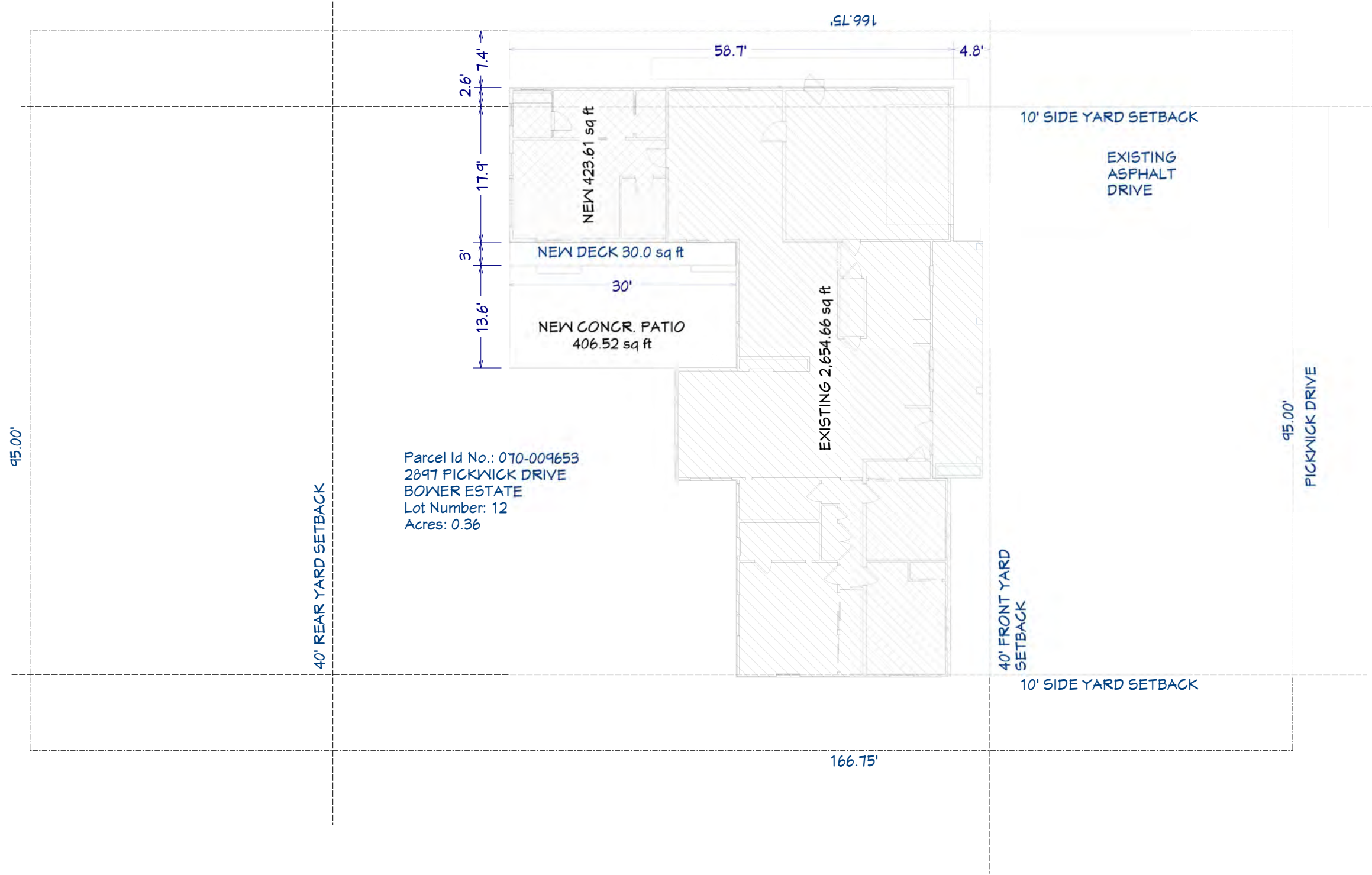
PROJECT #2897-C-24

SCALE:

N/A

SHEET NO.

C



Parcel Id No.: 070-009653
2897 PICKNICK DRIVE
BOWER ESTATE
Lot Number: 12
Acres: 0.36

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DRAWINGS PROVIDED BY:

THE CLEARY COMPANY
989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

LEOPOLD RESIDENCE

2897 PICKNICK DRIVE UPPER ARLINGTON, OH 43221

SITE PLAN

REVISIONS	
NO.	DATE

ISSUE DATE: 10/17/2024
PROJECT NUMBER: PROJECT #2897-C-24
SCALE: 1" = 15'

SHEET NO.

S1



Front West Elevation



Rear East Elevation



North Side Elevation



Elevation 12



DRAWINGS PROVIDED BY:
THE CLEARY COMPANY
989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

LEOPOLD RESIDENCE
2897 PICKWICK DRIVE UPPER ARLINGTON, OH 43221
EXTERIOR ELEVATIONS

REVISIONS	
NO.	DATE

ISSUE DATE:
10/17/2024
PROJECT NUMBER:
PROJECT #2897-C-24
SCALE:
1/8" = 1'

SHEET NO.
A2

2897 Pickwick Drive

BZAP Staff Report Pictures | Variance



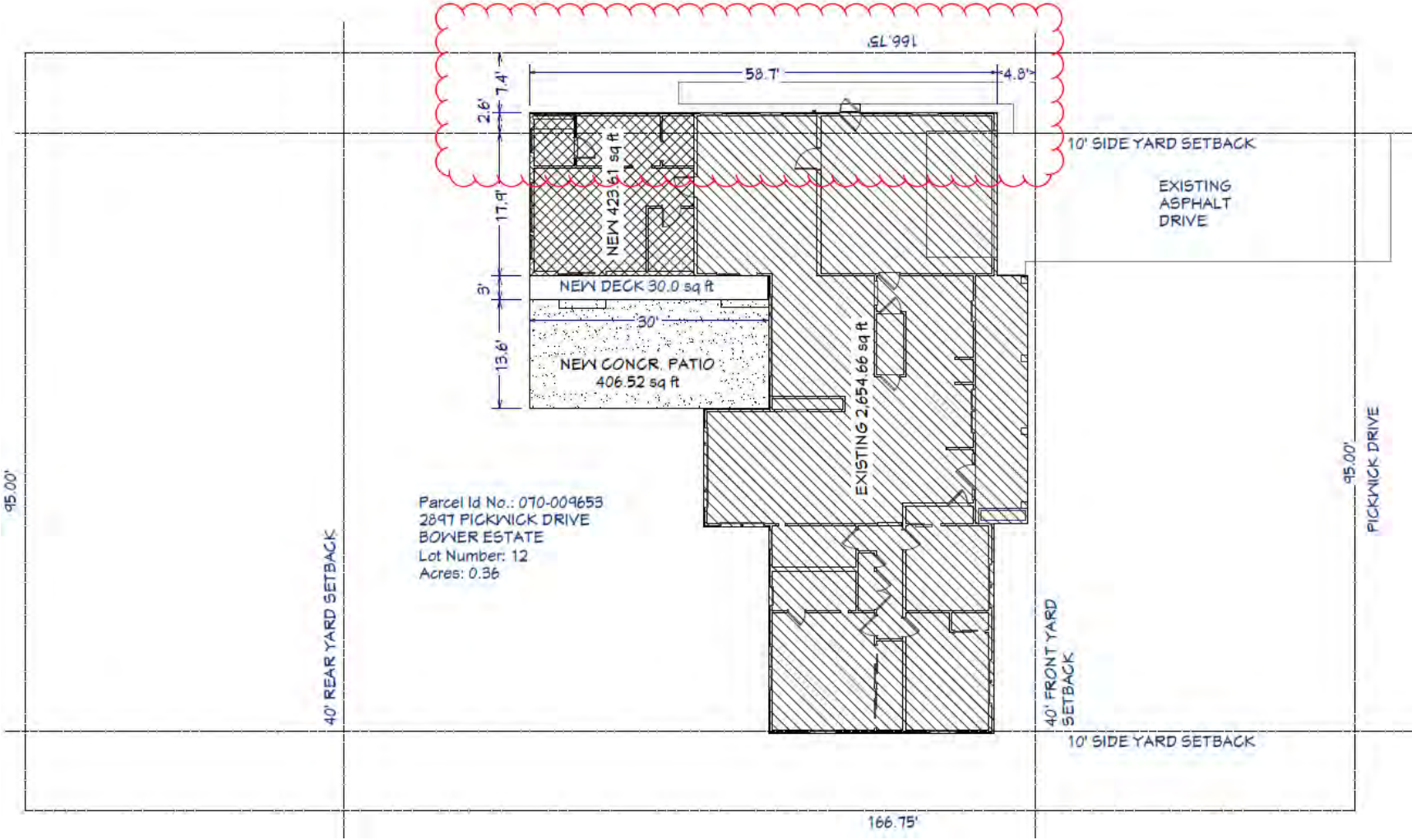
Google Maps ® Aerial – Looking North



Site Photos



Proposed Site Plan



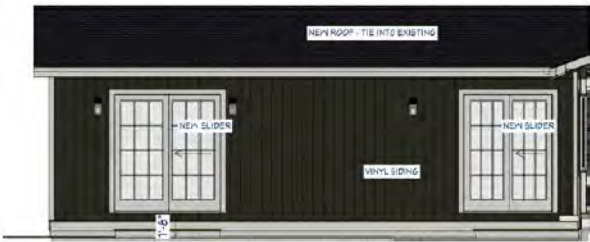
Proposed Elevations



Rear East Elevation



North Side Elevation



Elevation 12



Proposed and Existing Rear Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 1845 Glenn Avenue (VAR-62-24) - To allow a detached garage that is 660 square feet in size, where 579 square feet is the maximum limit.

Site Description/History

The subject property, 1845 Glenn Avenue, is located on the west side of the street, mid-block between Stanford and Tremont Roads. The property is zoned R-1c, One-Family Residence District, and is identified as Lot #15 of the Kingswood subdivision from 1936. It is slightly irregular in shape, with 60 feet of frontage and 137 feet of depth. A 1.5-story Cape Cod-style home sits along the 40-foot setback line and was built in 1953. A driveway on the north side of the site leads to a two-car detached garage, also built in 1953. The rear yard is enclosed with six-foot tall wood and four-foot tall black aluminum fencing, and mature landscaping; the existing detached garage is somewhat visible from the street. The applicant purchased the property in June 2023.

Proposal

The proposal includes the renovation and expansion of the existing detached garage from 531 square feet in size to 660 square feet. The 5'-8" x 22'-9" (129 square feet) expansion would be for a wood shop and storage. The existing stucco exterior would be maintained/expanded; the roof height of the structure would increase to 16'-7" with the plate at 9'-4" per code. Existing compliant setbacks would be maintained. A new patio is proposed on the west side of the addition; a landscape plan was submitted as well. All coverage limits are compliant with City standards.

Zoning Code Requirements

- To allow a detached garage that is 660 square feet in size, where 579 square feet is the maximum limit (Article 6.09).

Alternatives

The applicant has looked to reduce the square footage of the proposed addition so that a variance would not be needed. However, this is simply too small and the applicant wishes not to construct an addition onto the home. The proposal exceeds the codified limits by 81 square



feet. The applicant also does not wish to build it as an accessory structure, which would likely take up more of the rear yard area.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant. Typically, Staff is not supportive of detached garages that exceed the permitted size limits. However, that stance typically applies to an extra garage bay for a vehicle, not for extra storage or wood shop, like what is proposed here. The additional square footage of the detached garage will not be visible from the street and will look just like a detached garage from the adjoining property (Finding #4). Staff believes this to be a better solution for the applicant than constructing a home addition or utilizing an accessory structure. For these reasons, Staff recommends that this application be conditionally approved: 1) That the proposed wood shop be used for hobby purposes only and not as a commercial enterprise; and 2) That good neighbor guidelines be followed when using noise-producing equipment or tools in or around the wood shop.

Attachments

1.	Variance Application - 1845 Glenn Avenue
2.	BZAP Staff Report Pics - 1845 Glenn Avenue





24-4835

Variance Application

Status: Active

Submitted On: 10/23/2024

Primary Location

1845 GLENN AV
UPPER ARLINGTON, OH 43212

Owner

Ian Garbarine
GLENN 1845 COLUMBUS, OH
43212

Applicant

 John Patterson
 614-841-9460
 residentialdesign@msn.com
 P.O. Box 77
Powell, Ohio 43065

BZAP Information

BZAP Case

VAR-62-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Detached Garage

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 660 square feet in size, where 579 square feet is the maximum limit.

BZAP conditions

Variance Information

Describe Variance Request ?

The owner wishes to add 5'-8" to the south side of the existing garage so that he can have a small woodworking shop.

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 garage is very small and needs repair to the existing block wall on the north side of the garage. At the time that the addition is added to the garage, the owner plans to repair the North wall of the garage and raise the garage wall up to 9'-6" above the garage floor elevation.

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 the variance will not create any special privileges for the owner. We are only asking for 81 sq. ft. more than the 579 sq. ft. that is allowed.

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 garage is at the rear of the lot and does not affect the neighborhood's character. The garage with the proposed addition will be equal to or smaller than the detached garages adjacent to this garage.

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

This is the minimum area needed for the owner to have a small woodworking shop

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

The addition of the garage space will add a reasonable return on the investment since the existing garage is so small.

Revised: May 2023

Certification of Notice

Applicant Name: John Patterson

Location of property subject to BZAP request: 1845 Glenn Ave. Columbus, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: 11-20-24

Describe activity which requires Board of Zoning and Planning review:

Owner wishes to add 5'-8" on to South wall of existing garage. The addition will increase garage square footage to 660 square feet, which is 81 square feet over the allowed area of 579 square feet.

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

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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:
1860 Wyandotte Rd. Columbus, Ohio 43212	Patricia & Greg Schmidt	9589071052702248761245	10-23-24
632 Netta Dr. Broomfield Co. 80023	Jeffrey & Hope Stewart	9589071052702248761252	10-23-24
1850 Glenn Ave. Columbus, Ohio 43212	Armand & Jennifer Mastropietro	9589071052702248761269	10-23-24
1842 Glenn Ave. Columbus, Ohio 43212	David & Lauren Williams	9589071052702248761276	10-23-24
1842 Glenn Ave. Columbus, Ohio 43212	Raif & Dianna Webster	9589071052702248761283	10-23-24
1826 Glenn Ave. Columbus, Ohio 43212	Robert & Bonnie James	9589071052702248761290	10-23-24
1861 Glenn Ave. Columbus, Ohio 43212	Jason & Stefannie Kesler	9589071052702248761313	10-23-24
1853 Glenn Ave. Columbus, Ohio 43212	Jeremy & Amy Grayem	9589071052702248761320	10-23-24
1835 Glenn Ave. Columbus, Ohio 43212	Kevin & Jennifer Taylor	9589071052702248761337	10-23-24
1720 Tremont Rd. Columbus, Ohio 43212	John & Tina Gray	9589071052702248761344	10-23-24
1868 Wyandotte Rd. Columbus, Ohio 43212	Catherine Braun & Christopher Manion	9589071052702248761351	10-23-24
4371 Seahouse Lane Groveport, Ohio 43125	Rebecca Hoover	9589071052702248761368	10-23-24
2292 Swansea Rd. Columbus, Ohio 43221	Jillian & Benajmin Wheat	9589071052702248761375	10-23-24
Applicant Signature: John Patterson			Date: 10-23-24

Revised: May 2023

Certification of Notice

Applicant Name: John Patterson

Location of property subject to BZAP request: 1845 Glenn Ave. Columbus, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: 11-20-24

Describe activity which requires Board of Zoning and Planning review:

Owner wishes to add 5'-8" on to South wall of existing garage. The addition will increase garage square footage to 660 square feet, which is 81 square feet over the allowed area of 579 square feet.

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2292 Swansea Rd. Columbus, Ohio 43221	Jillian & Benajmin Wheat	9589071052702248761375	10-23-24
Applicant Signature: John Patterson			Date: 10-23-24

Variance Request

Property: 1845 Glenn Ave.

Oct. 23 2024

Columbus, Ohio 43212

Variance Application: A zoning variance increasing the allowed area of a detached garage
from 579 sq. ft. to 660 sq. ft.

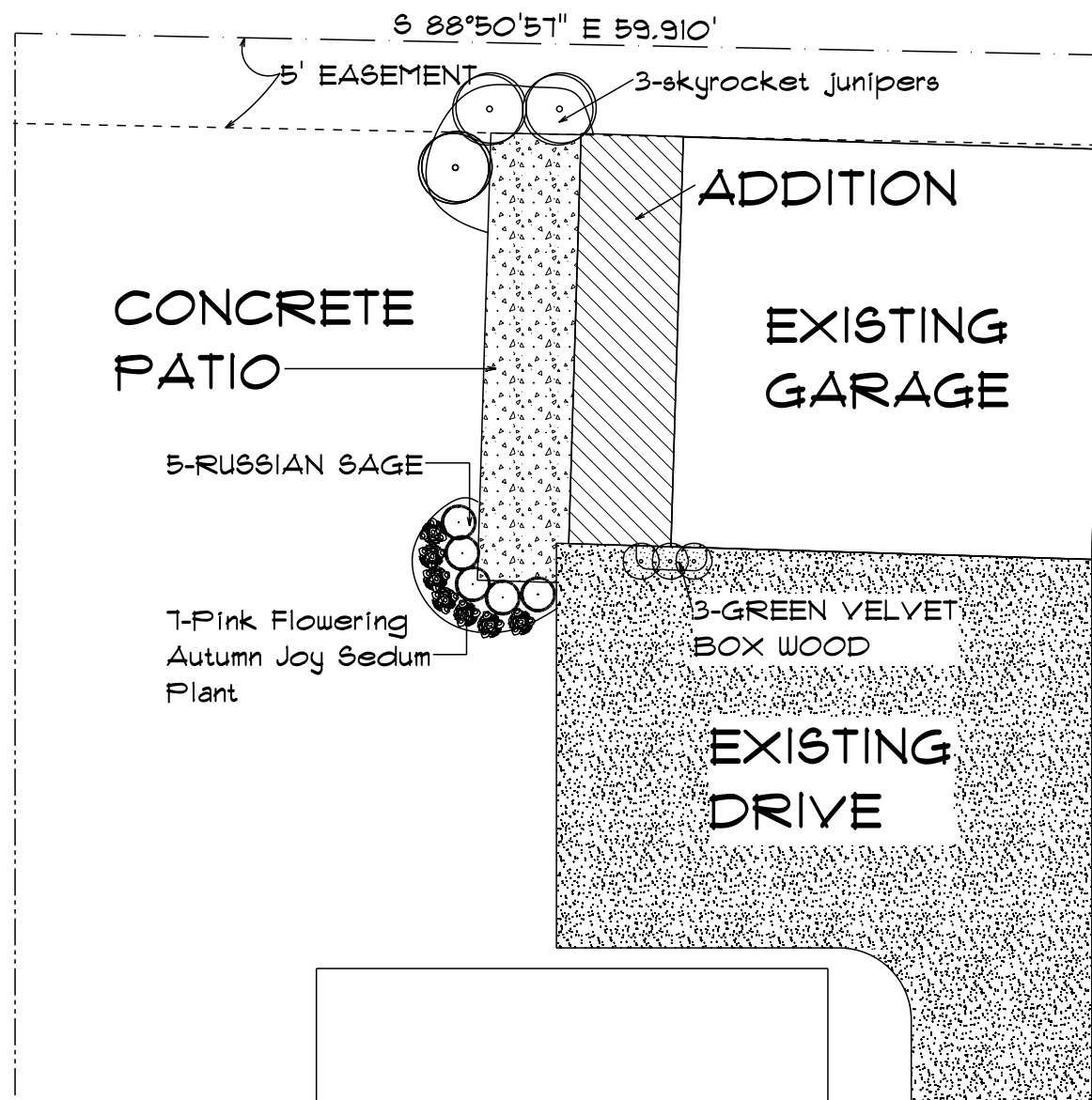
The owners of the above referenced address, are seeking a zoning variance of 81 sq. ft. for the addition to their 2 car detached garage so that the owner can have a small wood working shop in the garage. The addition will consist of a 5'-8" addition along the south wall of the garage.

This letter is to notify you of the variance meeting scheduled for November 20 at 6:00 PM at
3600 Tremont Rd. Upper Arlington, Oh. 43221.

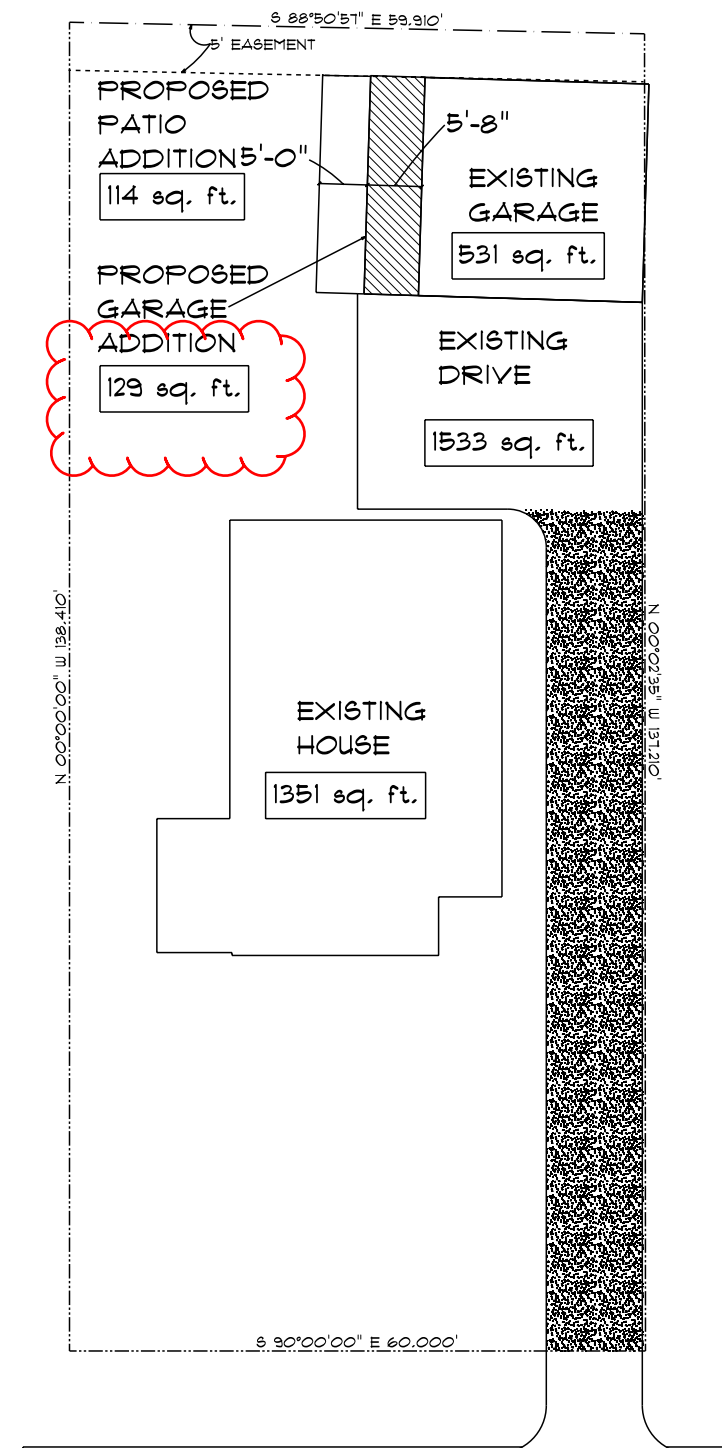
Best Regards



John Patterson



AREA CALCULATIONS	
DESCRIPTION	AREA IN SQ. FT.
LOT AREA	8276.4
MAX. BUILD COVERAGE	2400.2
MAX. DEVELOPMENT COVERAGE	4138.2
EXISTING HOUSE AND GARAGE AREA	1882.0
PROPOSED HOUSE AND GARAGE AREA	2125.0
EXISTING DEVELOPMENT COVERAGE	3415.0
PROPOSED DEVELOPMENT COVERAGE	3658.0
MAX. DETACHED GARAGE AREA 8276.4X7%	579.0
EXISTING DETACHED GARAGE AREA	531.0
PROPOSED GARAGE AREA	660.0



1 OF 4

DRAWN BY: JF

SCALE: NOTED

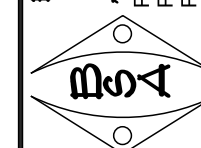
DATE: 8/13/24

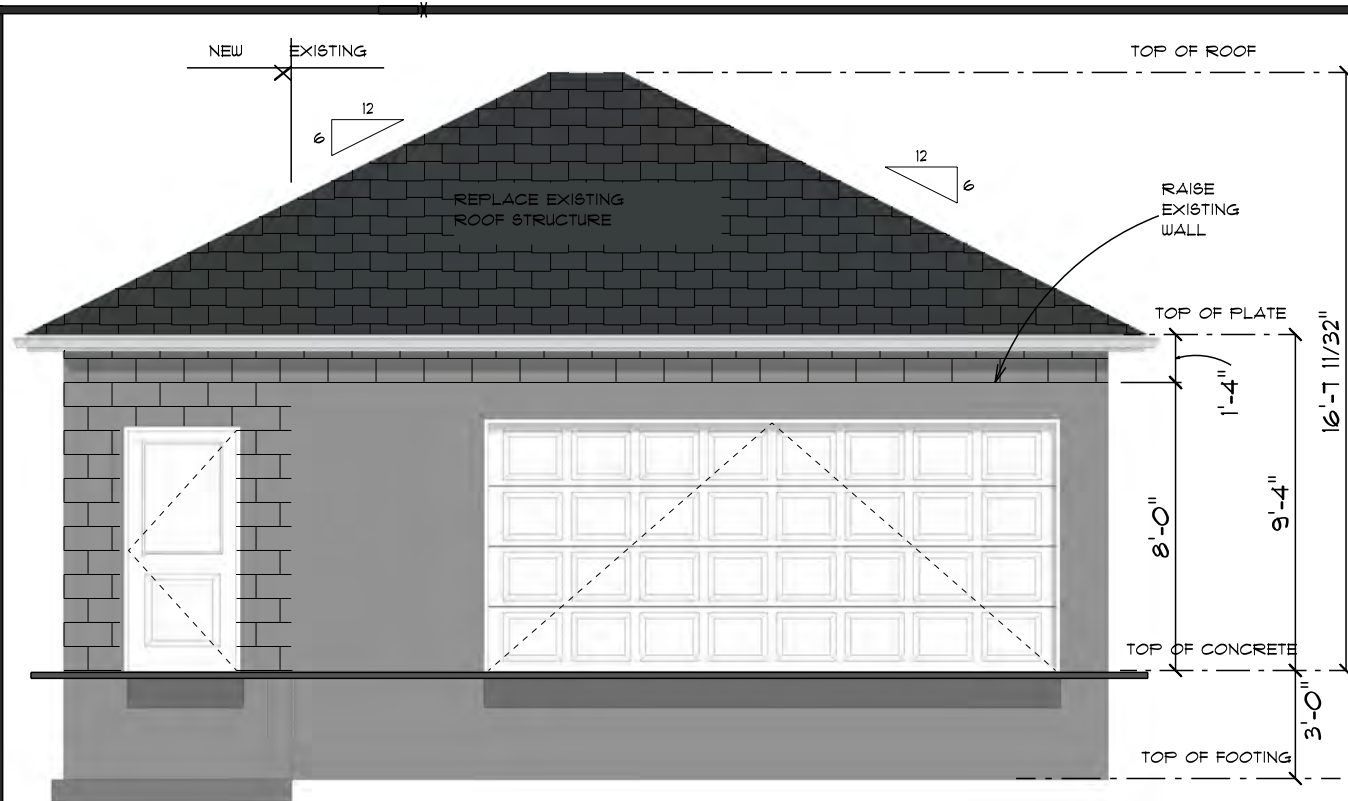
GARBARINE GARAGE ADDITION

1845 GLENN AVE.
COLUMBUS, OHIO 43212
PARCEL # 070-003014-00

Building
Service &
Associates

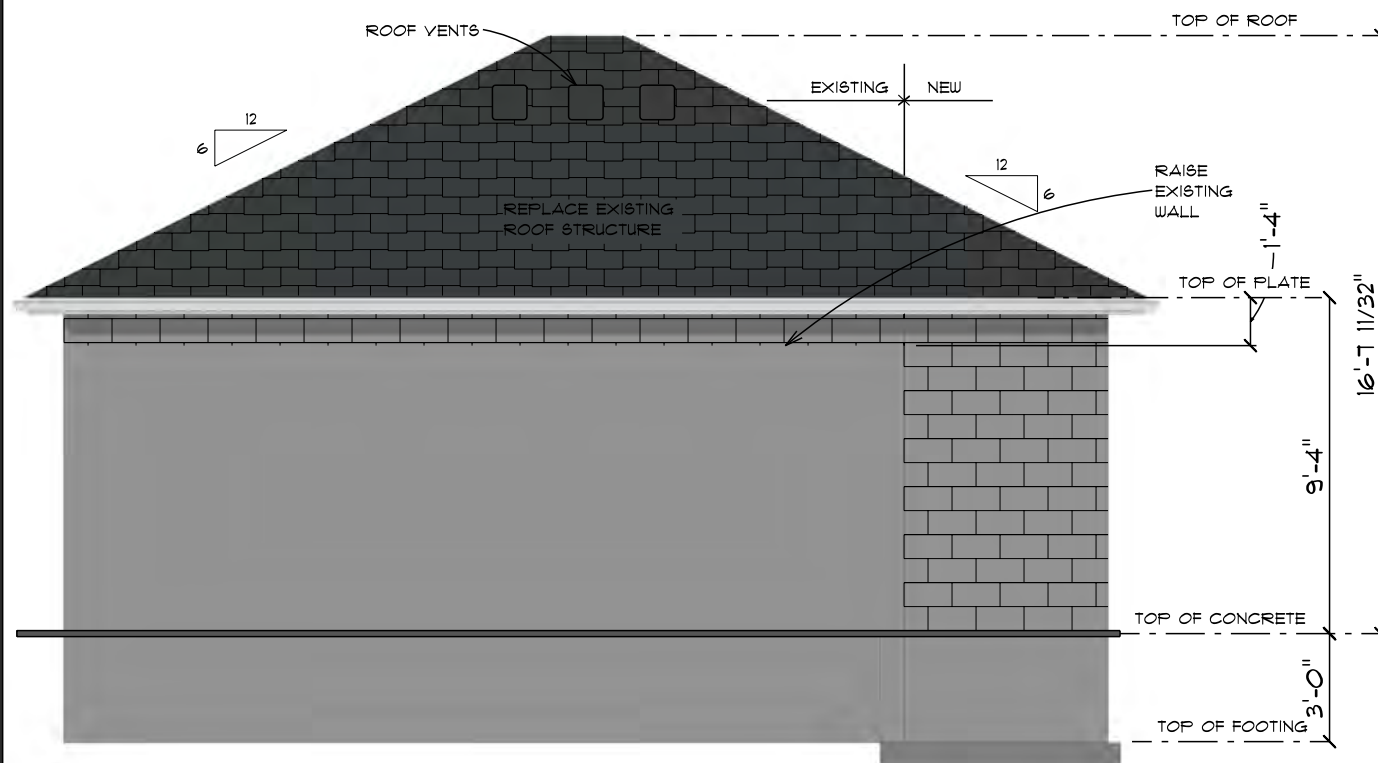
P.O. BOX 77
POWELL, OHIO 43065
PH: 614-841-9460
FAX: 614-841-9415
E-MAIL: RESIDENTIALDESIGN@MSN.COM





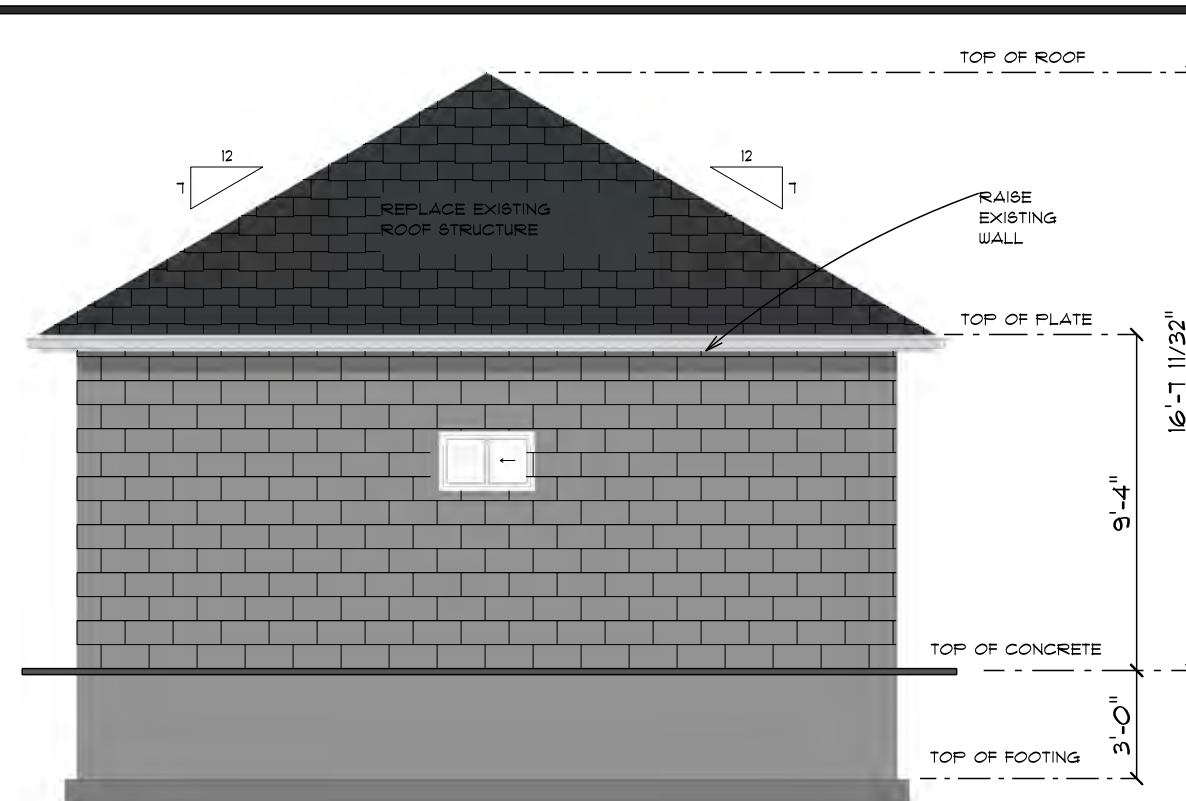
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



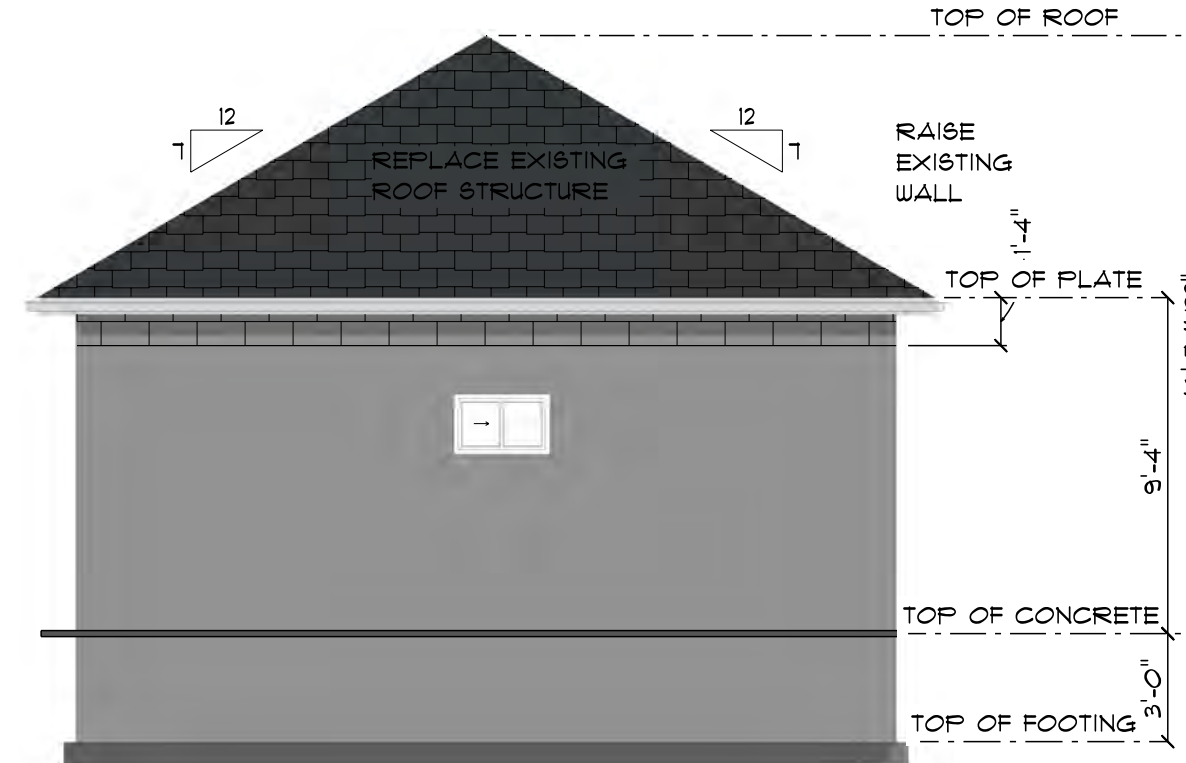
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

4 OF 4

DRAWN BY: JF

SCALE: NOTED

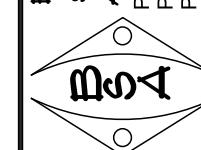
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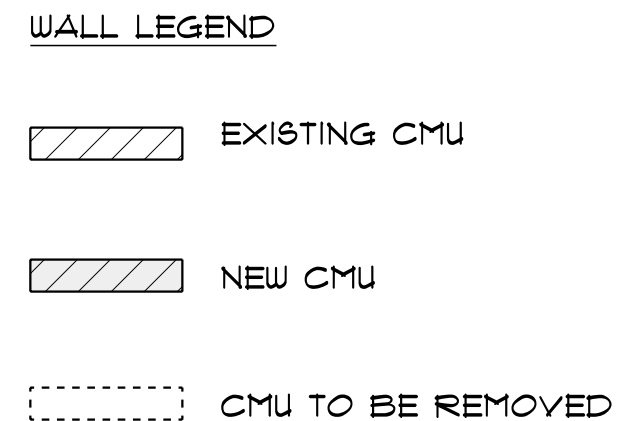
GARBARINE GARAGE ADDITION

1845 GLENN AVE.
COLUMBUS, OHIO 43212
PARCEL # 070-003014-00

Building
Service &
Associates

P.O. BOX 77
POWELL, OHIO 43065
PH: 614-841-9460
FAX: 614-841-9415
E-MAIL: RESIDENTIALDESIGN@MSN.COM





1845 Glenn Avenue

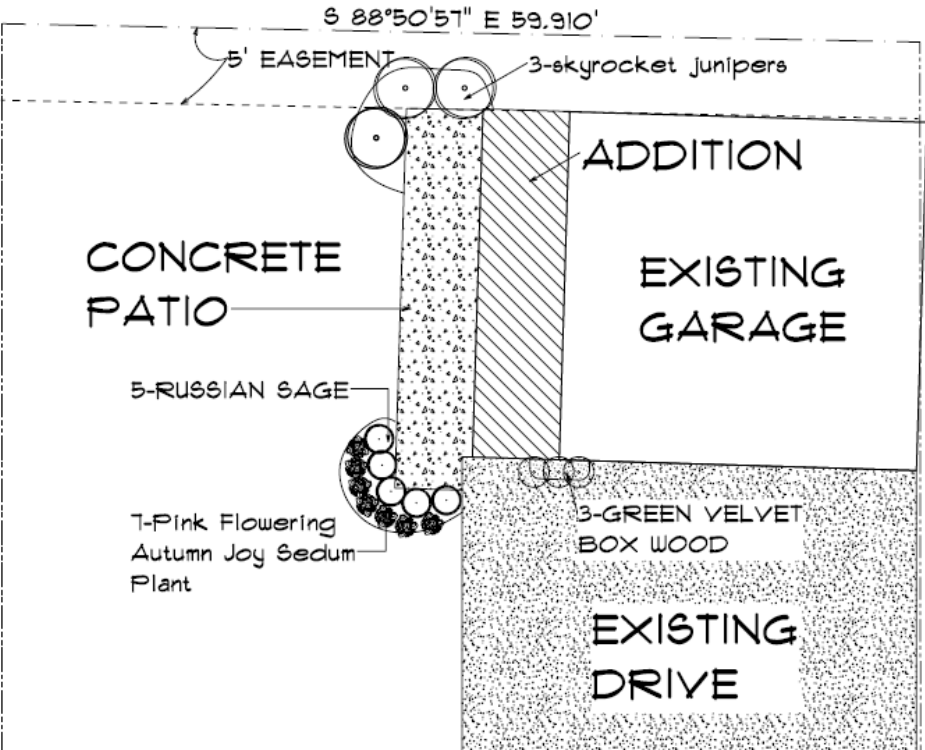
BZAP Staff Report Pictures | Variance



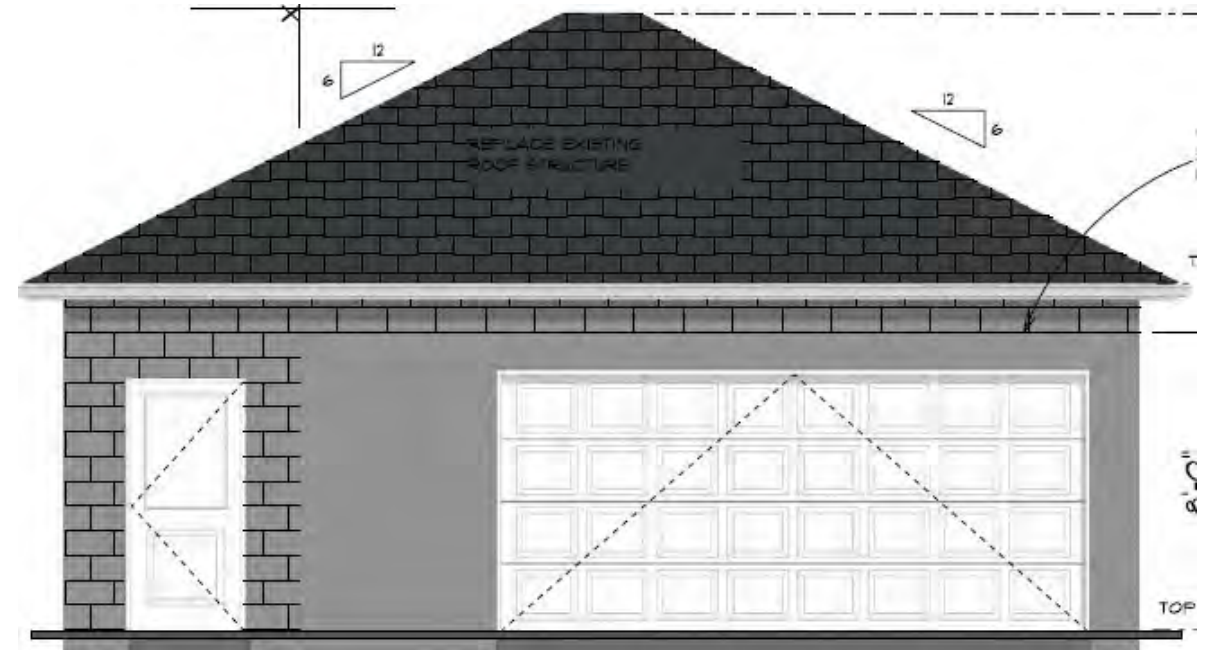
Google Maps ® Aerial – Looking North



Existing Glenn Avenue Elevation with Proposed Site Plan



Existing Detached Garage and Proposed Front Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 2225 Dorset Road (VAR-66-24) - To allow a detached garage to be 20'-3" above average grade, in lieu of the 17-foot height limit.

Site Description/History

The subject property, 2225 Dorset Road, is located on the south side of the street, between Mountview and Redding Roads, just west of the Tremont Shopping Center. It measures 120' x 135', twice the size of others in the neighborhood, because it was originally platted as two lots: #17 and #18 from a subdivision platted in 1941. The property is zoned R-1c, One-Family Residence District, and includes a stone and stucco mid-century, split-level home built in 1957. A driveway on the west side of the property leads to the attached rear-load garage; a shed is located at the end of the driveway. The property is enclosed with a four-foot tall chain link fence on the side of the property and a six-foot tall vinyl fence along the rear. The applicant purchased the property in October 2020.

Building Permit #24-4728 was recently submitted and included construction of a one-story addition, front porch, and covered patio. The proposed detached garage was submitted but later removed from the plan due to the required variance. The plan also includes the removal of the existing deck, patios, walkways, and storage shed. The neighbor to the west, at 2235 Dorset Road, received variance approval last year for a covered porch that encroached into the side and rear yards (VAR-32-23).

Proposal

The proposal includes the construction of a two-car detached garage at the southwest corner of the property, five feet from the rear property line (due to an easement), and three feet from the west side property line. The garage measures 24' wide and 24' deep (528 square feet) with a 16-foot wide door and a small 'man door' facing the yard. It is 20'-3" in height above average grade, above the 17-foot height limit, and has a nine-foot plate height per code. At its highest point above the garage door, it is 22 feet tall, but then slopes down to 13 feet at the rear due to its proposed skewed roof; it is also to be built into the existing hillside, further limiting the height above grade. The elevations indicate stone on the lower section of the front elevation with stucco on the front upper level and sides. Only one large window is proposed on the front elevation, above an awning. The first floor includes parking for two vehicles and stairs; the second floor contains a fitness room. All coverage limits: building, detached garage, development, and front yard development comply with City standards. Existing mature landscaping and solid fencing are to remain.



Zoning Code Requirements

- To allow a detached garage that is 20'-3" tall above average grade, when 17 feet is the limit ([Article 6.09](#)).

Alternatives

In order to avoid the variance, the applicant could eliminate the proposed second floor fitness room and reduce the height of the garage by 3'-3". However, the height is within the range of those recently approved by the Board for second floor space in detached garages (19 to 22 feet) and takes advantage of the change in grade at the rear of the property. A detached structure would be considered, but would result in additional building and development coverage, as well as taking up more space in the rear yard.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal adds a second floor fitness room to a proposed detached garage that is built into the rear hillside and matches the mid-century modern style of the home (Finding #4). The new garage is 3'-3" taller than the limit but is at the lower end of the range of the heights approved by the Board. The additional height is also at the front of the garage, which limits its massing, scale, and impact on adjacent property (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	Variance Application - 2225 Dorset Road
2.	BZAP Staff Report Pics - 2225 Dorset Road





24-4832

Variance Application

Status: Active

Submitted On: 10/23/2024

Primary Location

2225 DORSET RD
UPPER ARLINGTON, OH 43221

Owner

Matthew & Meghan Terwilliger
DOREST 2225 COLUMBUS, OH
43221

Applicant

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

BZAP Information

BZAP Case

VAR-66-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Detached Garage

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage to be 20'-3" above average grade, in lieu of the 17-foot height limit.

BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to increase the height of the detached garage from 17'-0" to 20'-3".

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 property at 2225 Dorset Road consists of a rectangular lot 125' wide x 135' deep. There is an existing split-level 2-story house nearly centered on the lot. The lot slopes from the east to the west such that grade on the east side accesses the main level and grade at the west side accesses the lower level. The house has an attached 2-car garage integrated into the footprint of the lower level. The garage is accessed via a driveway down the west side of the property off Dorset to an autocourt. The autocourt provides maneuverability to gain access into the garage which faces the rear property line. There is an existing shed in the southwest corner of the property nestled into the slope from the autocourt back up to the main grade level. The owners propose to remove the existing shed and construct a new 2-car detached garage.

The new detached garage will be 24' wide and 22' deep. The design of the garage roof is intended to accentuate the mid-century modern characteristics of the main house renovations and additions with a single-slope shed roof with the low side at the south adjacent to the neighboring property and the high side facing the autocourt and house. The owners would like to construct a second floor on the detached garage for a fitness space. The owners of the property are super tall and the ceilings in the existing house are super short. This is the reason why the owners are vaulting the ceiling in the main level and replacing the entire roof structure at the upper level. Unfortunately, there is no way to raise the ceiling heights in the lower level and basement spaces for the fitness space. Therefore, the new second floor of the garage will give them a high-ceiling space. The stair to access the second floor is within the garage footprint. The roof slope is 2-1/2/12 which is the minimum slope allowable for asphalt shingles. The resulting height is 20'-3" from the average grade. The garage will be nestled into the sloped yard similar to the existing shed.

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 garage is modest in size. The height increase is not extreme. The highest part of the structure is internal to the property and faces the existing house. The roof design will complement the mid-century aesthetic of the house.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The height at the south side adjacent to the neighbors is 13'. Detached garages in the rear yard is a typical development pattern for this part of Upper Arlington.

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?

A single-story garage was considered in the beginning stages of design to comply with the height limitations. However, this approach did not provide enough space to replace both the storage they were losing by removing the shed and providing adequate fitness space. The footprint of the garage could have been expanded, but there is an existing tree to the east of the garage that the owners are trying to save. The two-story garage was therefore the best arrangement to obtain the desired storage and fitness space.

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

Approving the increase in garage height will allow for saving the existing tree in the rear yard. It will provide this property with additional useable space without taking up a large amount of open space in the rear yard.

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2225 Dorset Road

Describe activity which requires Board of Zoning and Planning review:

Variance to increase the height of a detached garage from 17'-0" to 20'-3"

This application will be heard by the Board of Zoning and Planning on: November 20, 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:
2240 Dorset Road	Peter & Kathryn Eberle	9589 0710 5270 1999 4343 23	10/24/2024
2299 Dorset Road	Midway Ohio Properties	9589 0710 5270 1999 4343 85	10/24/2024
2224 Dorset Road	Herbert Gillen	9589 0710 5270 1999 4344 46	10/24/2024
2216 Dorset Road	Marilyn Brown	9589 0710 5270 1999 4343 30	10/24/2024
2208 Dorset Road	Jacob & Emily Rego	9589 0710 5270 1999 4343 92	10/24/2024
3011 Oldham Road	Marty & Jordan Assmann	9589 0710 5270 1999 4344 53	10/24/2024
2235 Dorset Road	Douglas & Deborah Bosner	9589 0710 5270 1999 4343 47	10/24/2024
2211 Dorset Road	Werner & Katherine Margard	9589 0710 5270 1999 4344 08	10/24/2024
2200 Dorset Road	Mobile Home Residence 33 LLC	9589 0710 5270 1999 4344 60	10/24/2024
2201 Dorset Road	Davy & Gregory Ciolli	9589 0710 5270 1999 4343 54	10/24/2024
2811 Redding Road	Joanna Modla	9589 0710 5270 1999 4344 15	10/24/2024
Applicant Signature: 			Date: 10/24/24

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2225 Dorset Road

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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:
2214 Northam Road	Stuart & Sue Eagleson	9589 0710 5270 1999 4343 61	10/24/2024
2222 Northam Road	Robert & Theresa Robenalt	9589 0710 5270 1999 4344 22	10/24/2024
2230 Northam Road	Margaret Henderson & Katherin Leffler	9589 0710 5270 1999 4344 84	10/24/2024
2238 Northam Road	William & Ruthmarie Mitsch	9589 0710 5270 1999 4343 78	10/24/2024
2246 Canterbury Road	Anthony & Heather Miller	9589 0710 5270 1999 4344 39	10/24/2024
2206 Northam Road	Samuel Han & Sooyeon Kang	9589 0710 5270 1999 4344 77	10/24/2024
Applicant Signature: 			Date: 10/24/24

NOTICE:

Date: October 24, 2024

To:

Please be advised that Matt & Meg Terwilliger have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2225 Dorset Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:

Request variance to increase the height of the detached garage from 17'-0" to 20'-3".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, November 20, 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", with a stylized flourish at the end.

Brenda Parker (Architect)
On behalf of Matt & Meg Terwilliger

GENERAL INFORMATION

Address: 2225 Dorset Road
Upper Arlington, Ohio 43221
Parcel: 070-001883-00

Scope of Project: The project consists of the following:

- Replacement of existing roof structure at two-story portion of house.
- Reconfiguration of upper level for bedrooms & bathrooms.
- Vaulted ceilings at main level of house.
- Interior renovation at main level for kitchen & powder room.
- New family room addition at rear (replaces existing 3-Season room).
- New covered patio addition at rear w/ fireplace.
- New front entrance portico with new tiered walkway.
- New retaining walls and hardscape steps to transition grades at rear.
- New detached garage submitted separately due to height requiring a zoning variance.
- Exterior improvements to include new windows & painting.

Existing Main Level: 1,252 sf
Existing Upper Level: 1,282 sf
Family Room Addition: 324 sf

Covered Patio Addition: 413 sf
New Front Portico Addition: 115 sf
New Detached Garage: 528 sf

ZONING: R-1C

Number of Floors	Actual	Zoning Req't
Existing:	2	1 to 2.5 flr (35')
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	16,200 sf	n/a
Lot Width:	120'	n/a
Addition Setbacks	Actual	Zoning Req't
Side Yard East:	22'-2"	10'-0"
East Long Wall Setback		11'-8"
Rear Yard South:	44'-8"	33'-9"
Building Cover Limit	Actual	Zoning Req't
Bldg Cover:	4,105 sf (25%)	4,698 sf (29%) Meets zoning
Development Cover Limit	Actual	Zoning Req't
Dvprmt Cover:	6,894 sf (43)	7,290 sf (45%) Meets zoning
Detached Garage	Actual	Zoning Req't
Detached Garage Size:	528 sf	870 sf
Garage South Setback:	5'-0"	5'-0"
Garage West Setback:	3'-0"	3'-0"
Garage Height:	20'-3"	17'-0"
		Requires variance

SHEET INDEX

A1.0	Site Plan & General Info	A4.1	Overall Sections
A2.0	Foundation Plan	A4.2	Overall Sections
A2.1A	Main&Upper Demo Plan	A4.3	Overall Sections
A2.1B	Main&Upper New Work Plan	A5.1	Wall Sections
A2.2A	Roof Framing Plan	A5.2	Wall Sections
A2.2B	Roof Plan	A5.3	Wall Sections
A3.1	Exterior Elevations	A6.1	Detached Garage Plans
A3.2	Exterior Elevations	A6.2	Detached Garage Elevations
A3.3	Exterior Elevations	A6.3	Detached Garage Sections
A3.4	Exterior Elevations	A7.1	Main&Upper Level Finish Plan
		A7.2	Main&Upper Level Ceiling Plan
		A8.1	Interior Elevations
		E.1	Main&Upper Electric Plan
		E.2	Detached Garage Electric Plan
		HP.1	Main & Upper HVAC/Plumb

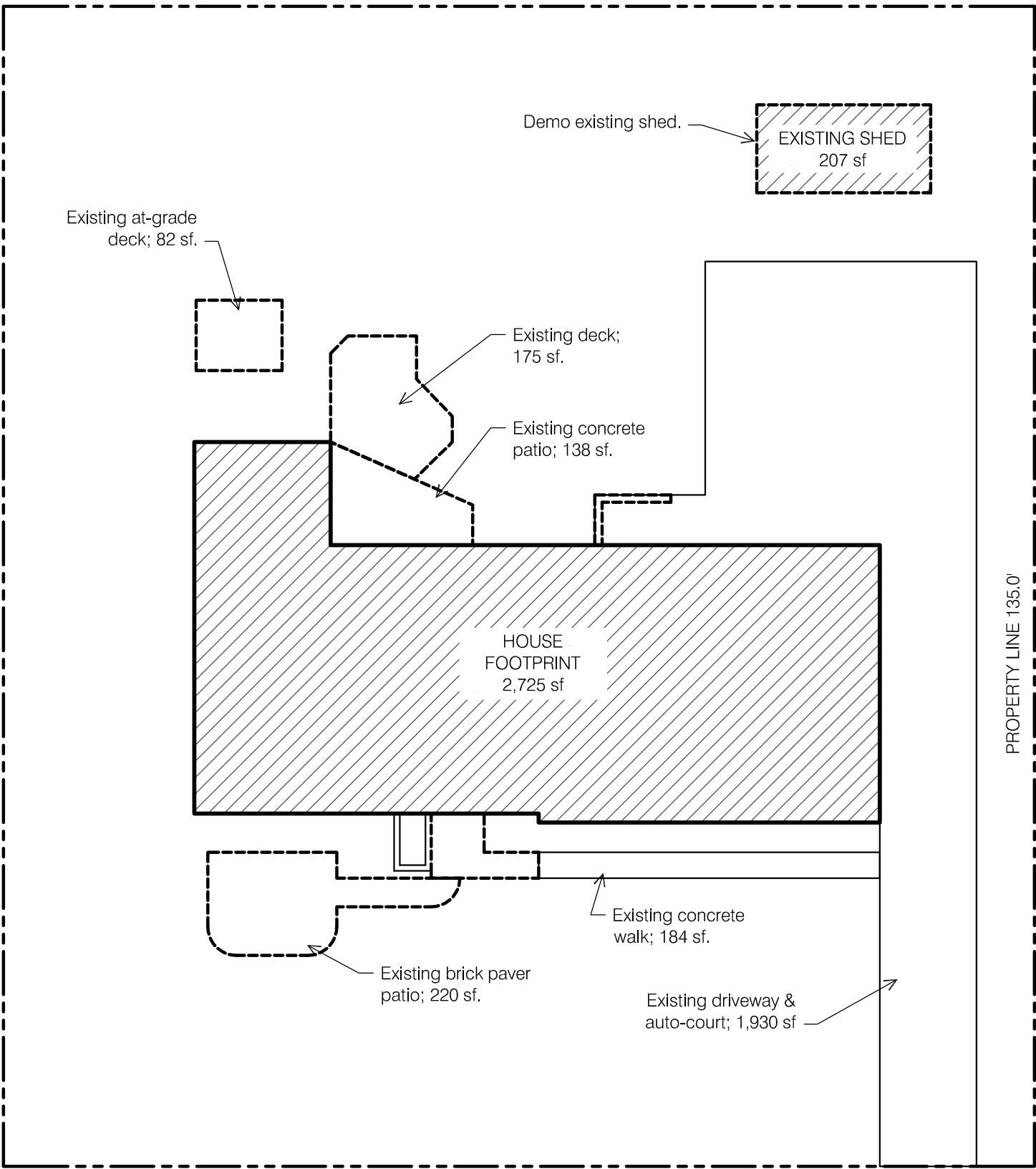
DESIGN CRITERIA

2019 Residential Code of Ohio
Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000;
air-entrained 5%-7%

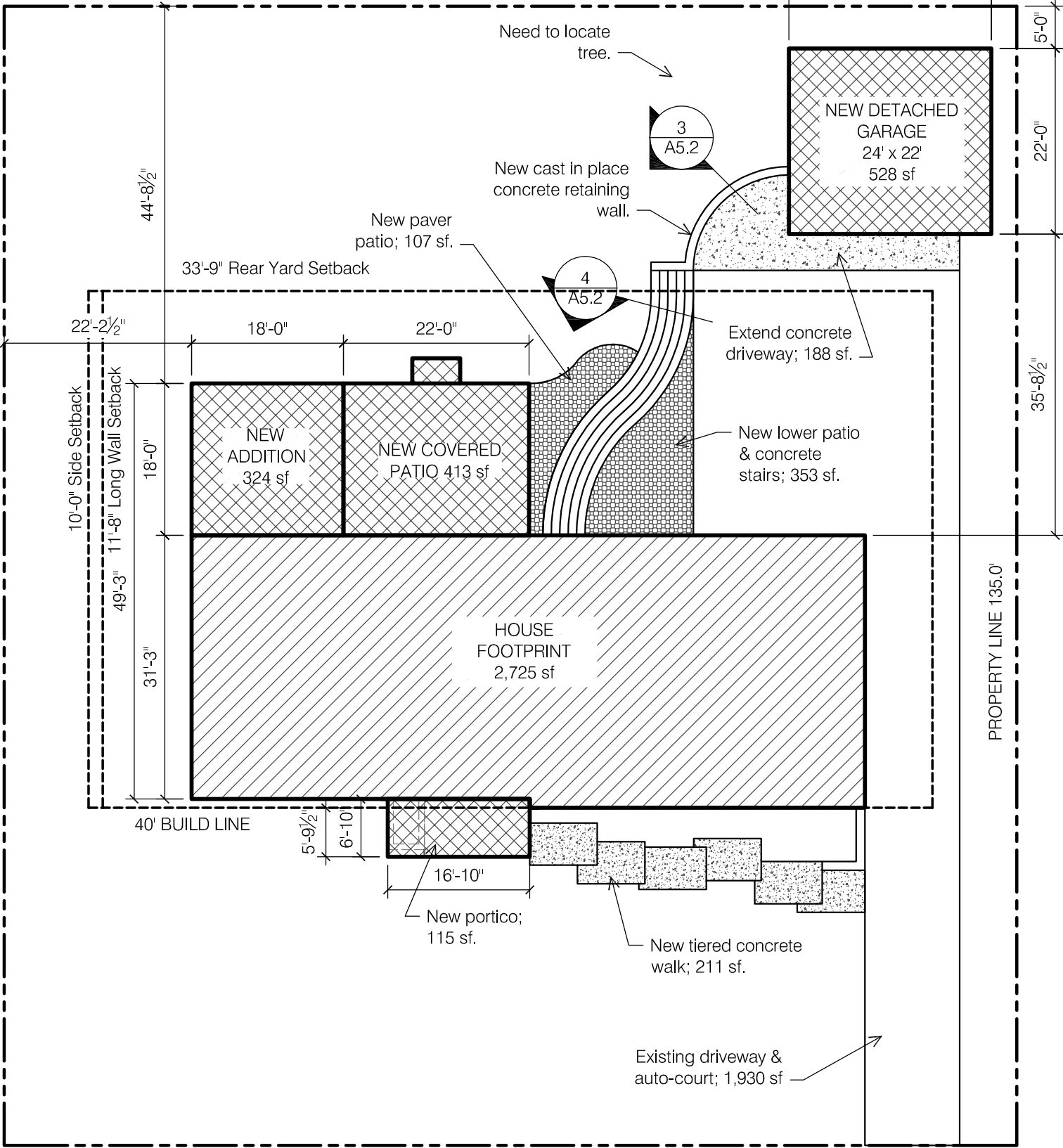
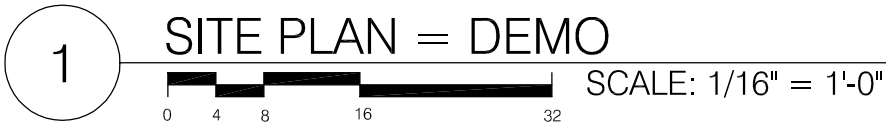
2225 Dorset Road
Upper Arlington, Ohio 43221

Owner:
Tervilliger Residence
2225 Dorset Road
Upper Arlington, Ohio 43221

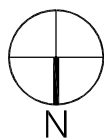
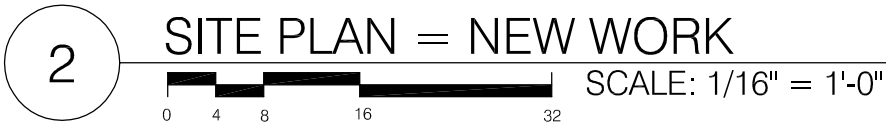
Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com



DORSET ROAD



DORSET ROAD



seal/signature



rev. date description

key plan

issue date October 16, 2024

phase

issued for Permit Set

project number 2225 DR

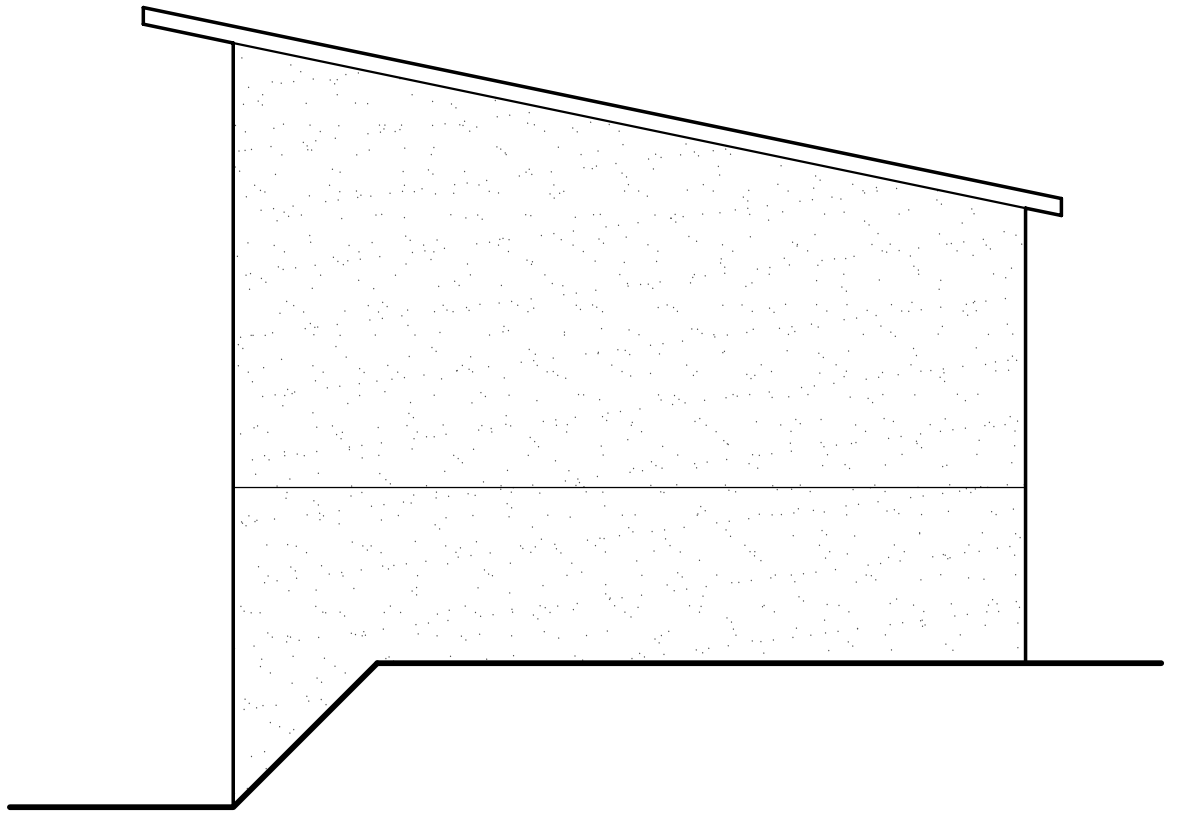
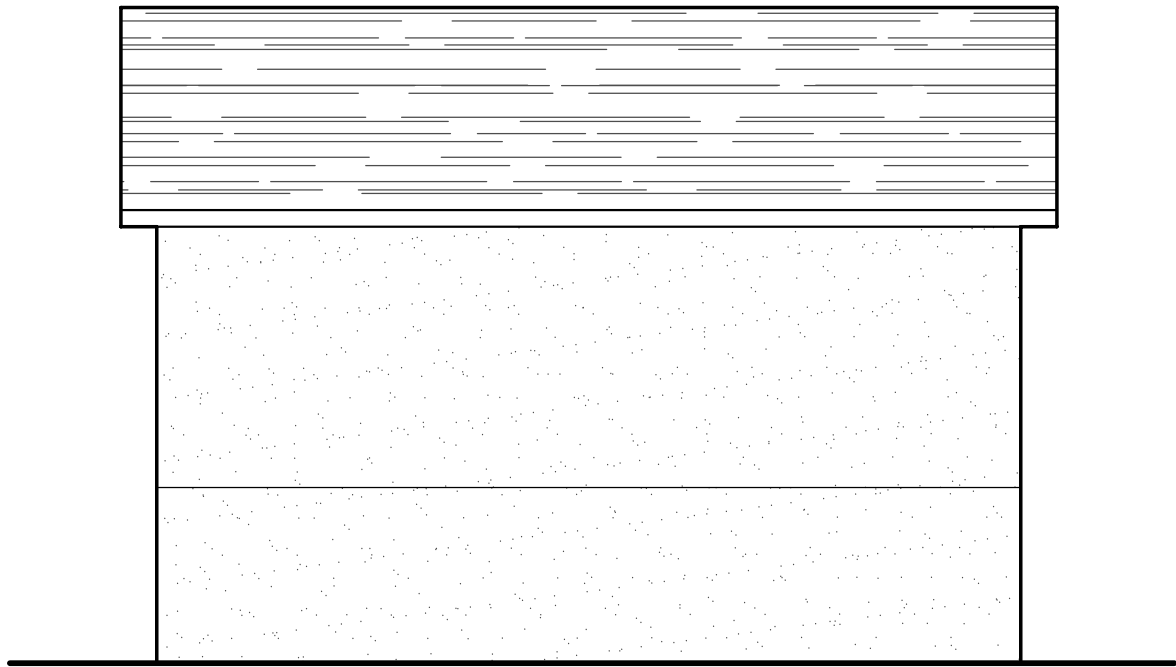
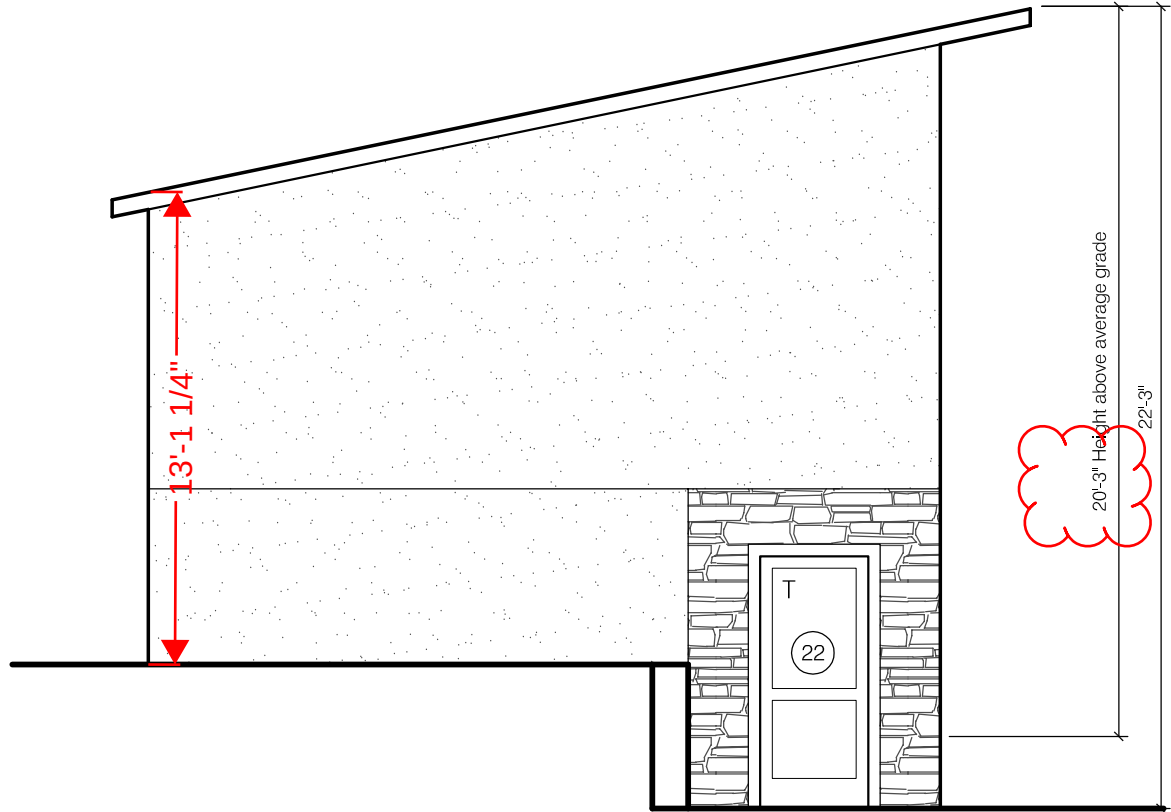
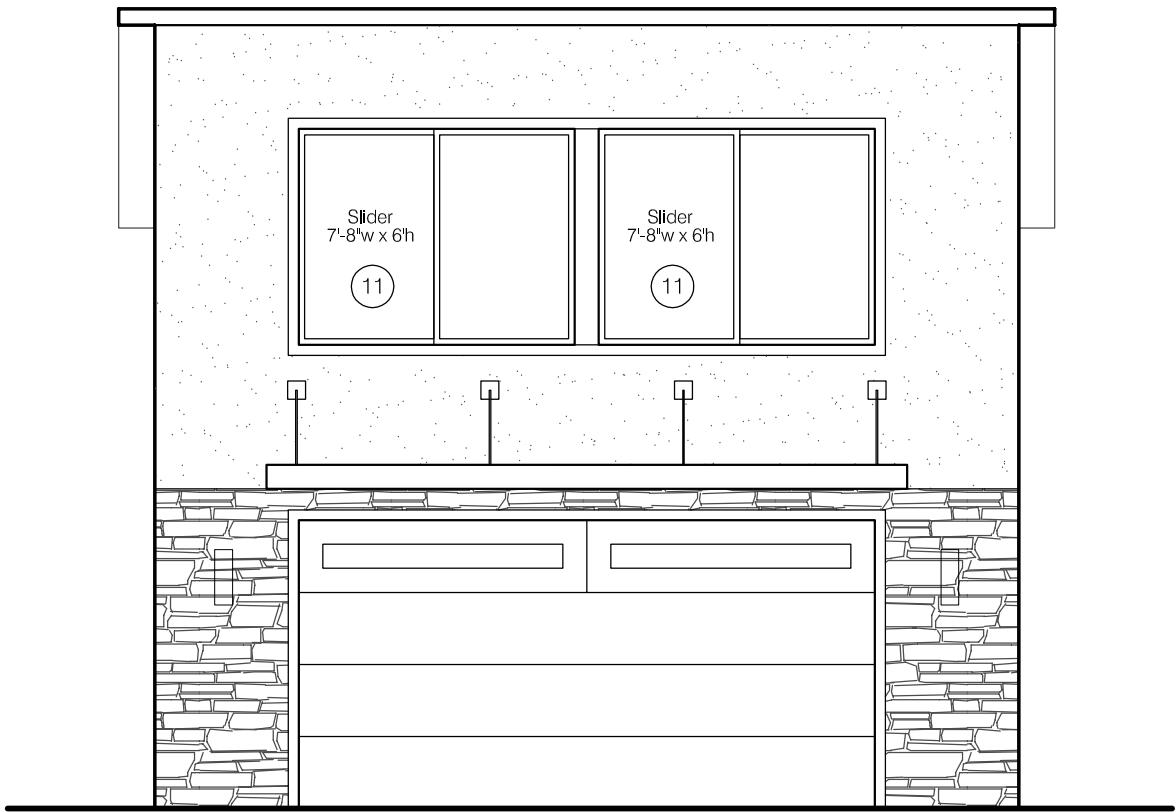
sheet title

SITE PLAN &
GNRL INFO

sheet number

A1.0

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES	EXTERIOR MATERIALS		
2225 DORSET ROAD	01	Replacement window; field verify size	Match Existing	All existing windows to be replaced.	Body (House): All existing stucco to be painted with Elastomeric paint (no primer).New stucco at upper level replacement walls.Three-coat stucco w/ expanded metal lath on weather barrier on OSB sheathing. Texture of new stucco to match existing as close as possible. Paint with Elastomeric paint (no primer).	Soffit: Replace all existing soffits w/ new wood plank soffit (product TBD). 2" continuous linear vent (black) adjacent to fascia.	
New Construction Windows to be Marvin Essential Fiberglass (interior & exterior). Exterior & Interior Color: Selected by Owner. Hardware Finish: Selected by Owner. Glass: LoE-272 with Argon (0.28 u-value)	02	(5'-8"w x 5'-0"h Slider w/ 2' transom)	SLIDING	Bed2 & Bed3 - 2 locations Meet egress 5.7 sf Tempered, labeled glass			
	03	Single (3'-0" x 5'-0" w/ 2' transom)	CASEMENT	Bath2 - 1 location Tempered, labeled glass			
	04	(7'-8"w x 5'-0"h Slider)	SLIDING	Bed1 - 1 location Meet egress 5.7 sf			
	05	(5'-8"w x 5'-0"h Slider)	SLIDING	Bath1 - 1 location Tempered, labeled glass			
	06	(1'-6"w x 5'-0"h)	PICTURE	Bath3 - 1 location			
French Sliding Door Assembly to be Marvin Essential Fiberglass. Front Door Assembly to be modern style pivot door. Swing doors to be Therma-Tru Smooth Star S2600.	07	(5'-8"w x 5'-0"h Slider)	SLIDING	Bed4 - 1 location Meet egress 5.7 sf	Body (Addition): Addition to consist of Windsor trim, painted.	Gutter: Replace all existing gutters & downspouts w/ new 6" aluminum ogee gutter & 4" downspouts.	
	08	(3'-6"w x 3'-0"h Awning)	AWNING w/ gas struts	Kitchen - 1 location - field verify size Tempered, labeled glass			
	09	(5'-8"w x 3'-0"h Slider)	SLIDING	Bed1 - 1 location			
	10	(5'-8"w x 3'-0"h Slider)	SLIDING	Bed1 & Bed2 - 2 locations			
	11	(7'-8"w x 6'-0"h Slider)	SLIDING	Garage - 2 locations			
	12	(Window Assembly) 2'-8" x 6'-0" at ends, 3'-4" x 6'-0" at middle	CSMT, PICTURE, CSMT	Living - 1 location - field verify size Tempered, labeled glass	Stone (Garage): Dutch Quality cultured stone Limestone Ohio Tan on concrete wall.	Covered Patio:Posts: Windsor 3/4" x 7-1/4" trim on treated 6x6 post. Miter corners. No base trim or top trim. Paint to match siding. Layered Windsor trim at beam wrap. Ceiling: Wood plank ceiling system. Fireplace: Cultured stone on CMU masonry fireplace. Raised hearth w/ limestone cap. Concrete mantel.	
	13	(8'-9"w x 3'-10"h Trapezoid)	PICTURE	Family Gable - 2 locations Fabricate window after opening is framed			
	14	(10'-0"w x 3'-20"h Picture)	PICTURE	Upper level hall clerestory - (3)locations Field verify size			
	21	Front Door Assembly 3'-0" x 7'-0" door + 18" sidelight	Front Door	Modern style pivot door; field verify size Tempered labeled glass			
	22	Swing Door 2'-8" x 7'-0"	Swing door - Garage	Half light - FLUSH GLAZED - 1 location Tempered labeled glass			
	23	Sliding Door Assembly (2) 3'-0" x 7'-0" panels	Sliding door	Full light - 6 locations Tempered labeled glass	Roof: Replace existing asphalt shingle roof on main level w/ new asphalt single roof. New roof at upper level & garage to be asphalt shingle roofing on full layer ice/water shield for low slope roof (2-1/2/12). New roof at family room addition to be asphalt shingle roofing w/ ice/water shield for 4' at eaves. New roof at covered patio & front portico to be membrane roofing on tapered insulation 1/4"/ft slope.	Front Portico:Posts: Windsor 3/4" x 5-1/2" trim on treated 4x4 post. Miter corners. No base trim or top trim. Paint to match siding. Windsor trim at beam wrap. Ceiling: Wood plank ceiling system.	
	24	Fixed Door Panels 3'-0" x 7'-0"	Fixed door	Full light - 3 locations Tempered labeled glass			
	31	Skylight: 22"w x 36"h - field verify	FIXED	Kitchen - 2 locations Tempered labeled glass			



2225 Dorset Road
Upper Arlington, Ohio 43221

Owner:
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Upper Arlington, Ohio 43221

Architect:
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rev. date description

key plan

issue date October 16, 2024

phase

issued for Permit Set

project number 2225 DR

sheet title

GARAGE
ELEVATIONS

sheet number

A6.2

Owner:
Terwilliger Residence
2225 Dorset Road
Upper Arlington, Ohio 43221

Architect:
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Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

seal/signature



rev.	date	description
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key plan

issue date
October 16, 2024

phase

Issued for
Permit Set

project number
2225 DR

sheet title

GARAGE
PLANS

sheet number

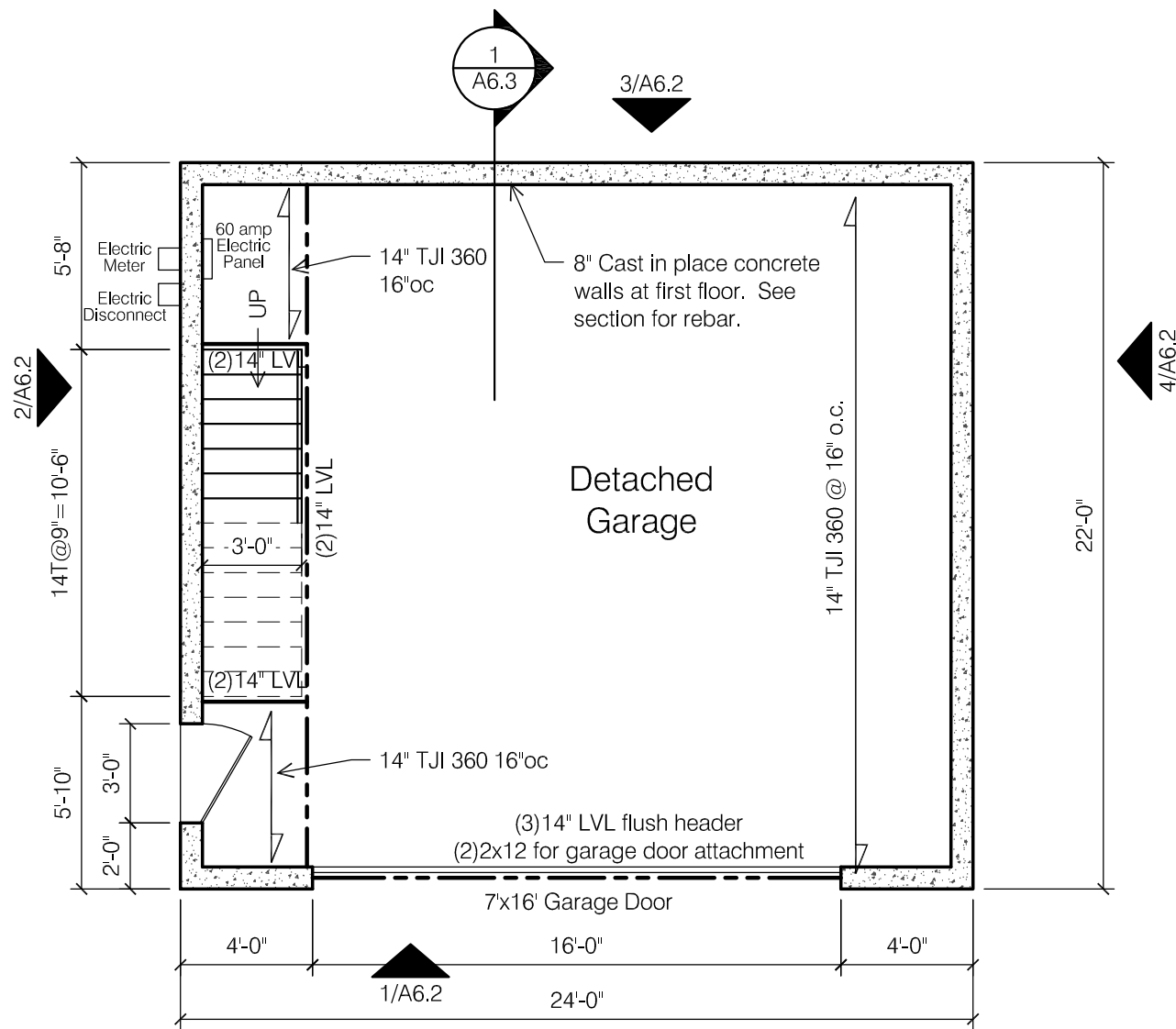
A6.1

WALL LEGEND:

- | | | | |
|--|---|--|--|
| | Demo existing wall or component as noted. | | New 8" cast-in-place concrete walls. |
| | Existing masonry wall. | | New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced fiberglass batt insulation; 1/2" gypsum wallboard at interior. |
| | New 8" CMU foundation wall. | | New 2x4 wood stud wall @ 16" o.c. At exterior walls, fill cavities w/ R13 kraft-faced fiberglass batt insulation. 1/2" gypsum wallboard at renovation side. (1/2" cement board at shower walls). |
| | Existing 2x4 wood stud wall @ 16" o.c. At exterior walls, fill exposed cavities w/ R13 kraft-faced fiberglass batt insulation. 1/2" gypsum wallboard at renovation side. (1/2" cement board at shower walls). | | |

GENERAL NOTES:

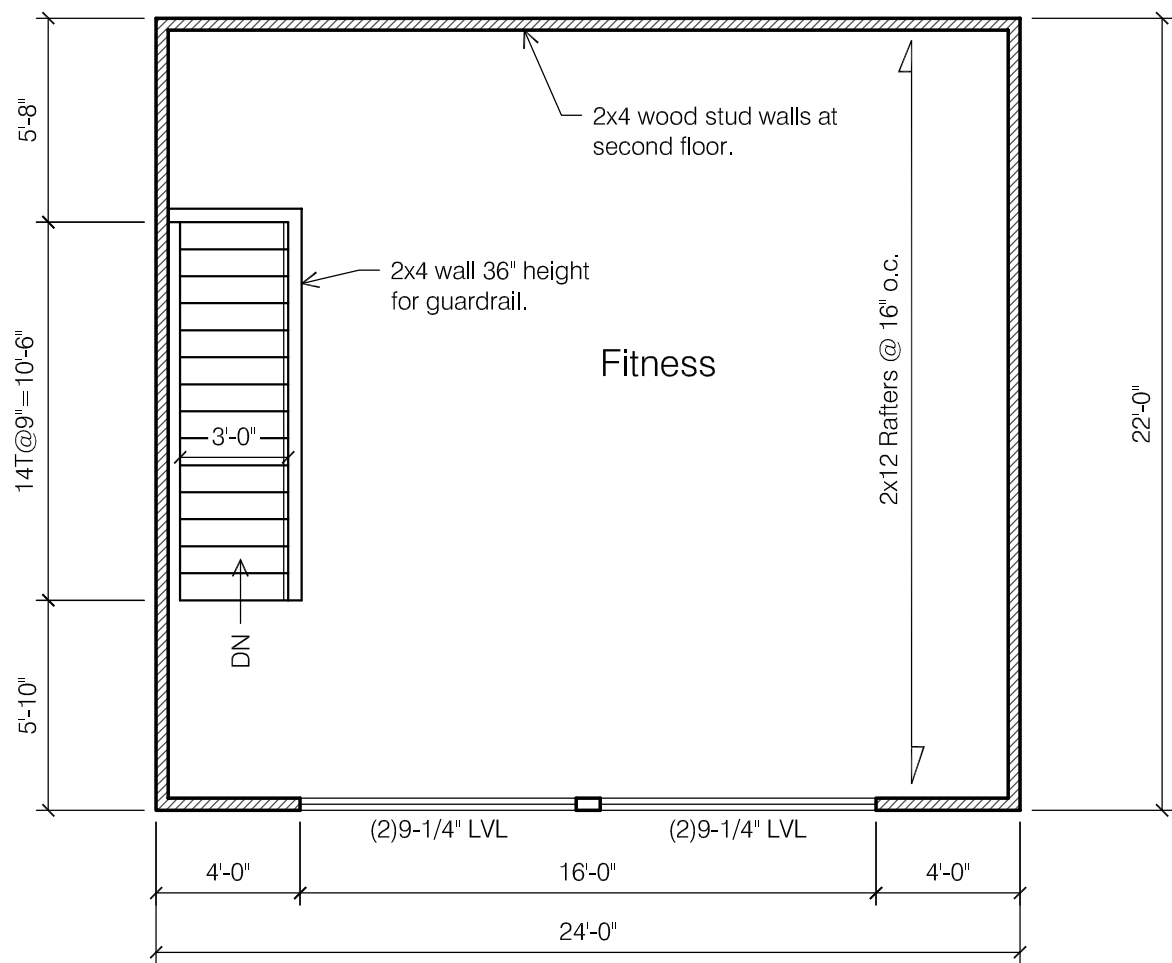
- All dimensions are to finished face of drywall.
- See Sheet A5.1 for Fireblocking requirements.
- All structural framing members are to be fastened per RCO Table 602.3.
- Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7.
- All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
- All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
- Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1

DETACHED GARAGE FIRST FLOOR PLAN

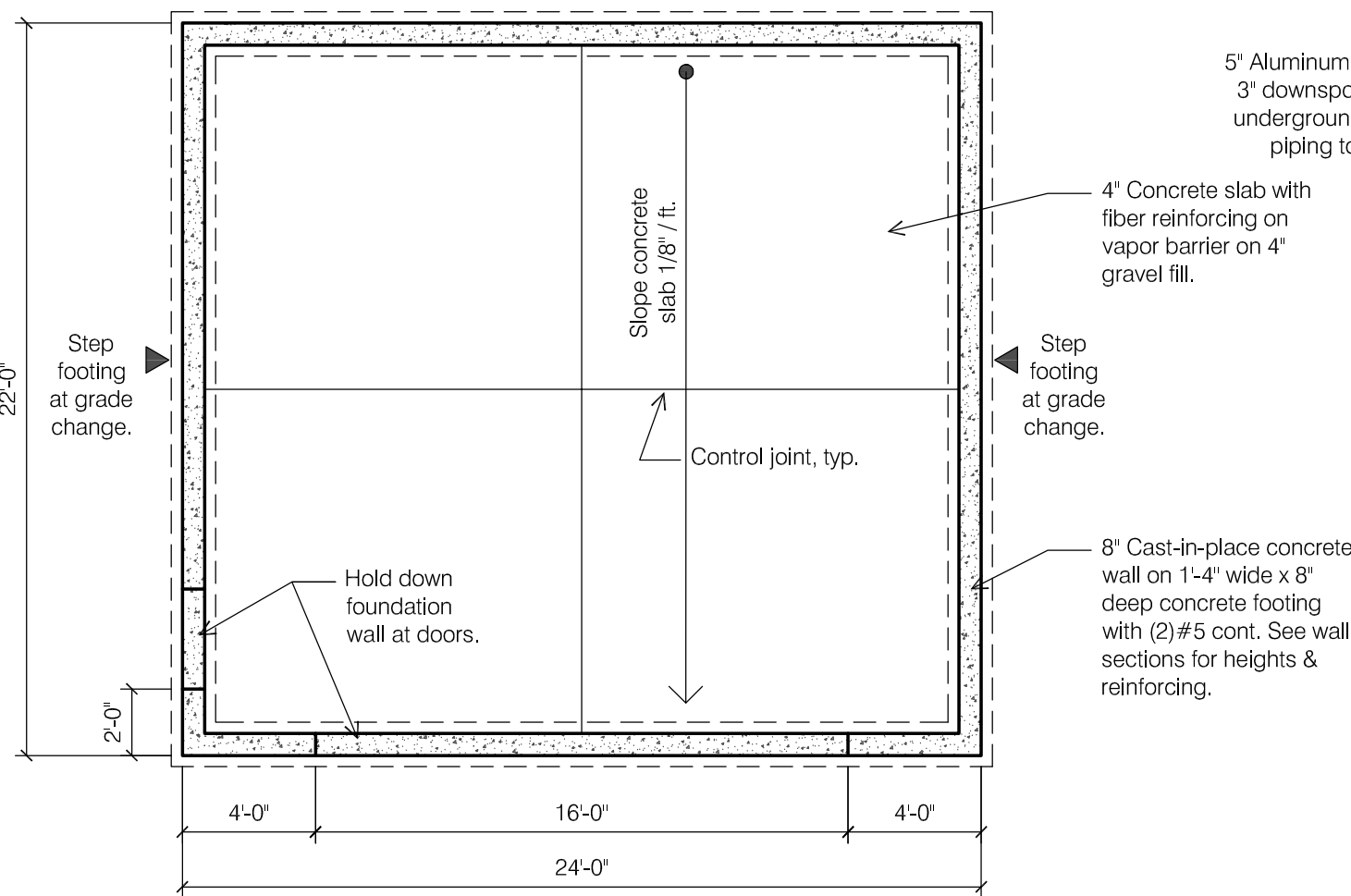
SCALE: 3/16" = 1'-0"



2

DETACHED GARAGE SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



3

DETACHED GARAGE FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

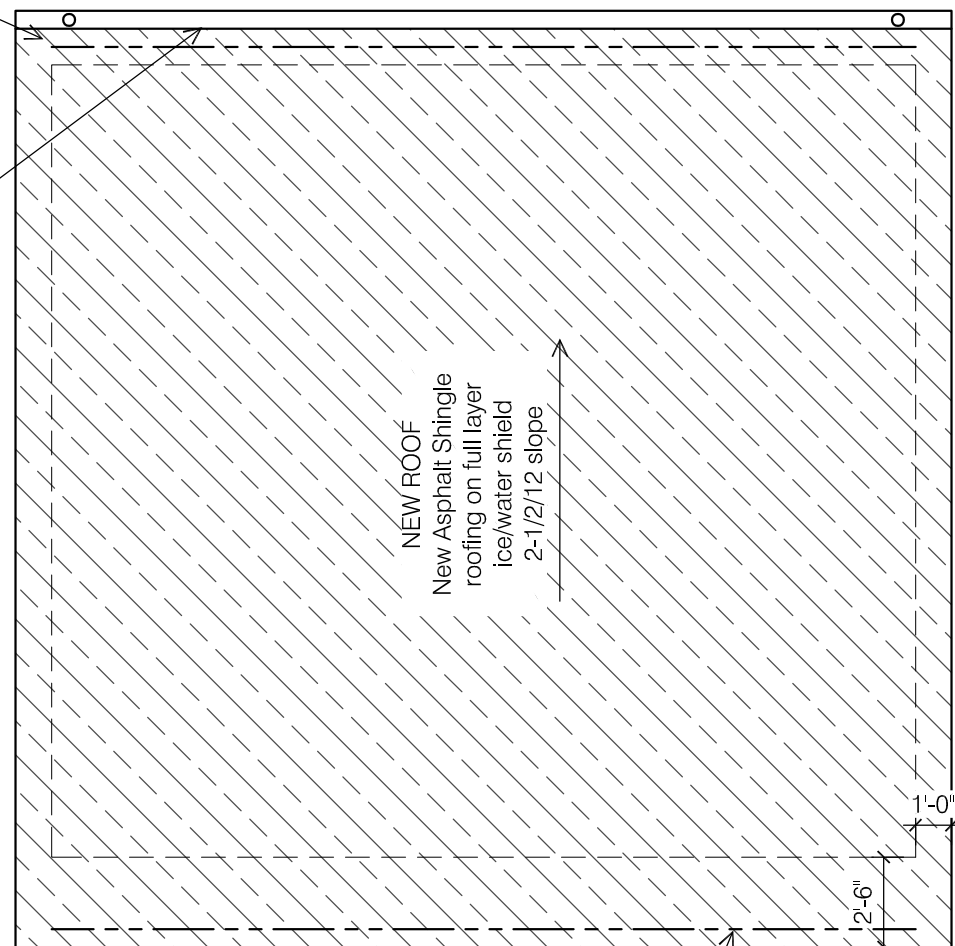


Dashed line indicates 2" continuous linear soffit vent.

5" Aluminum ogee gutter, 3" downspouts. Drain to underground PVC storm piping to street curb.

4" Concrete slab with fiber reinforcing on vapor barrier on 4" gravel fill.

8" Cast-in-place concrete wall on 1'-4" wide x 8" deep concrete footing with (2)#5 cont. See wall sections for heights & reinforcing.



4

DETACHED GARAGE ROOF PLAN

SCALE: 3/16" = 1'-0"



2225 Dorset Road

BZAP Staff Report Pictures | Variance



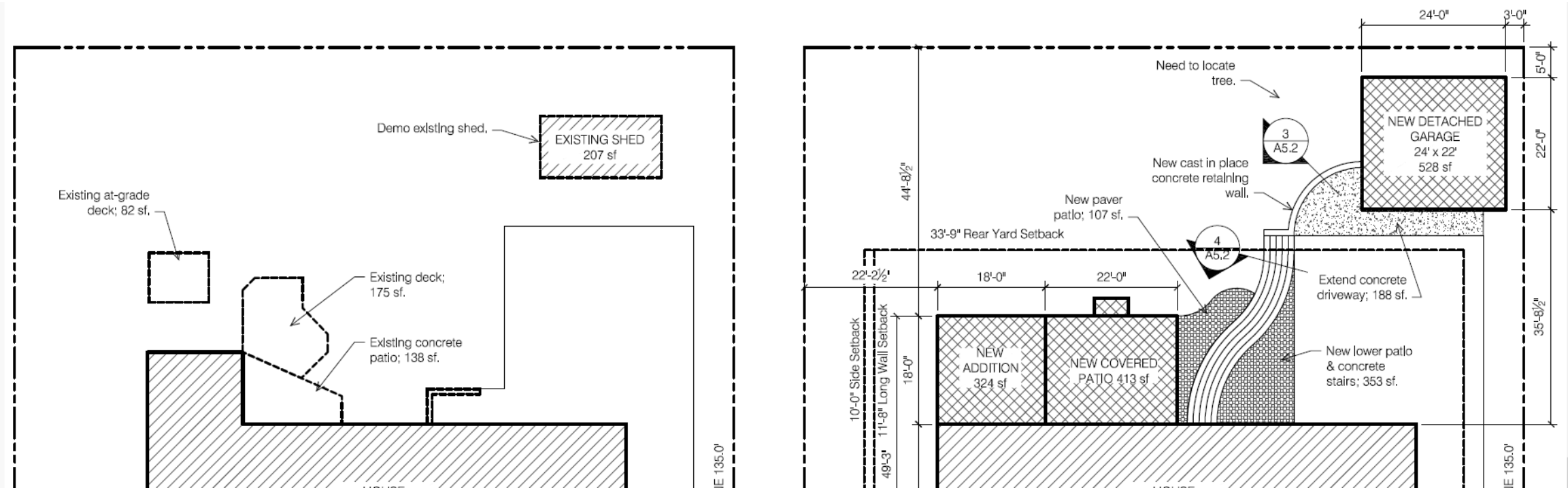
Google Maps ® Aerial – Looking South



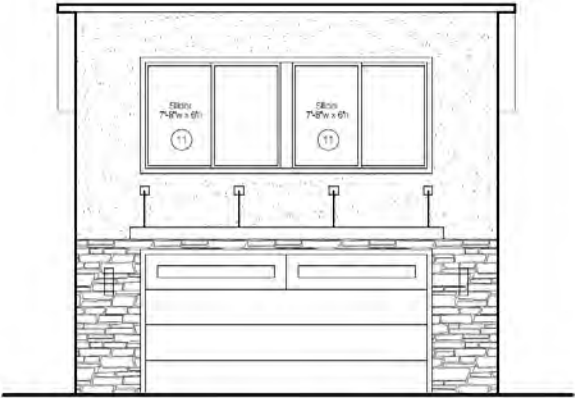
Site Photos



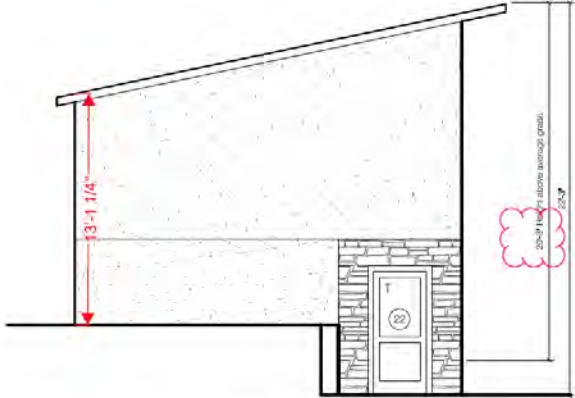
Existing and Proposed Site Plan



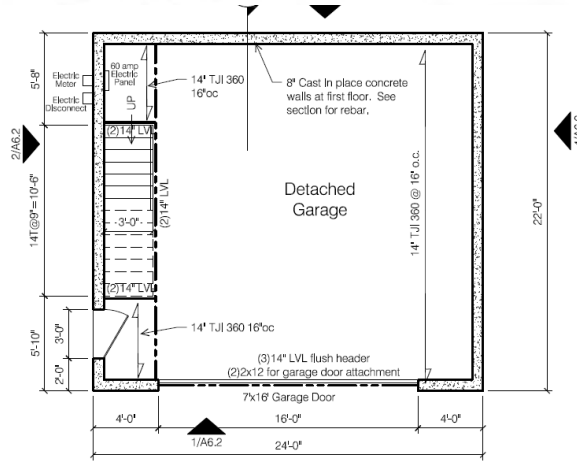
Proposed Detached Garage



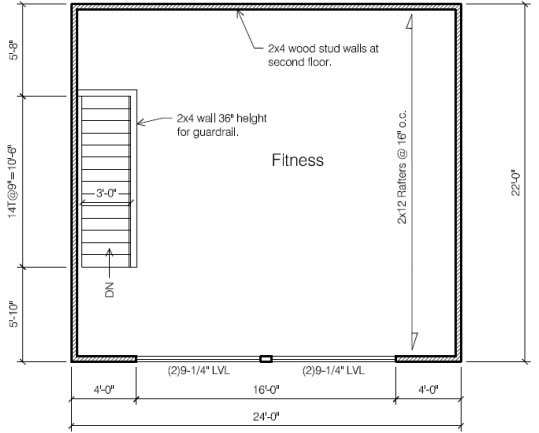
1 DETACHED GARAGE NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 DETACHED GARAGE EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 DETACHED GARAGE FIRST FLOOR PLAN



2 DETACHED GARAGE SECOND FLOOR PLAN



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 1871 Ardwick Road (VAR-60-24) - To allow a one-story addition and covered porch to encroach up to 9'-8" into the 35-foot rear yard setback.

Site Description/History

The subject property, 1871 Ardwick Road, is located at the southwest corner of Ardwick and Waddington Roads and is zoned R-1b, One-Family Residence District. It has 140 feet of frontage on Ardwick Road and 112 feet on Waddington Road, where a driveway leads to a two-car attached garage. It is platted as Lot #42 of the Williamsburg Estates subdivision from 1962. A 24-foot tall, two-story stone and siding home sits along the 25-foot Ardwick Road setback and 40-foot Waddington Road setback. The home sits roughly seven feet into the rear yard (nonconforming). Several mature trees/bushes are located throughout the property; there is a combination of six-foot tall white and four-foot tall chain-link fencing on the periphery of the property. An existing storage shed at the southwest corner is to remain, but the 582-square foot deck is to be removed. The home was built in 1966 and purchased by the applicant in June 2001.

Proposal

The proposal includes the construction of one-story family room addition with a covered porch onto the south side of the home. It measures 15'-2" in height and includes siding to match the home. The family room measures 569 square feet, of which 206 square feet is located in the rear yard. The covered porch measures 465 square feet, of which 155 square feet is located in the rear yard; 58 square feet are beyond the permitted projection. The addition is 25.29 feet from the rear property line, 2.5 feet further than the existing residence. Building, development, and front yard development ratios are all compliant, as are the side yard longwall setback and rear yard profile. Existing fencing and landscaping are to be maintained.

Zoning Code Requirements

- To allow a one-story addition to encroach up to 9'-8" into the 35-foot rear yard setback (Article 5.02); and
- To allow a covered porch to project up to 9'-8" into the rear yard, when only a six-foot projection is permitted (Article 6.01).



Alternatives

The applicant has explored other options for this project. The original plan had a larger footprint and encroached two feet further into the rear yard, but was scaled back and pushed more toward the south. This reduced the amount of encroachment into the rear yard, but cut more into open space behind the home.

Requested Action and Findings

Staff reviewed the application and plans, visited the site and discussed it with the applicant. The original plan has been scaled back to reduce the encroachment into the setback, but still encroaches 2.5 feet further than existing site conditions. The existing floor plan drives the space layout for the addition, and the proposed expansion is sensible (Finding #6). The proposed addition and covered porch blend well with the house, and will not be readily visible from the street (Finding #4). Due to existing landscaping, views from adjacent property are mitigated as well. For these reasons, Staff recommends that this application be conditionally approved, subject to the existing landscaping being maintained (and replaced if destroyed).

Attachments

1.	Variance Application - 1871 Ardwick Road
2.	BZAP Staff Report Pics - 1871 Ardwick Road
3.	1871 Ardwick Rd. - Site Plan - revised calc





24-4822

Variance Application

Status: Active

Submitted On: 10/22/2024

Primary Location

1871 ARDWICK RD
UPPER ARLINGTON, OH 43220

Owner

PRITCHARD KATHALINE E
ARDWICK 1871 COLUMBUS,
OH 43220

Applicant

 Pat Scales Remodeling
 614-505-6084
 info@patscalesremodeling.com
 2339 W Dublin Granville Road
Columbus, OH 43235

BZAP Information

BZAP Case

VAR-60-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To permit a one-story addition and covered porch to encroach up to 11'-3" into the 35-foot rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request ?

The homeowners are seeking a variance to allow for the construction of a living room addition and covered patio that would extend 9' 7-1/2" beyond the required 35' rear yard setback on the west side of the property.

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 practical difficulty stems from the unique orientation of the home on a corner lot. While the city designates the west side of the property as the "rear yard," the home is actually oriented to face north, with the functional backyard situated to the south. This discrepancy has created challenges in planning the addition, as the existing home is already in violation of the rear yard setback, extending 7' 3" beyond it, with the existing deck extending 12' 3" beyond the setback. The proposed addition must tie into the kitchen / hearth room to maintain a functional flow between living spaces, and no other feasible location on the property would allow for this connection without significant disruption to the primary bedroom and bathroom area.

Additionally, the current layout poses daily functional challenges for the homeowners. The kitchen lacks sufficient storage, with only one small pantry closet available. The existing plan is choppy, with poor traffic flow between the living room, kitchen, and outdoor space, making it difficult to entertain more than a few people at a time. The proposed addition would address these issues by providing a larger pantry and improving circulation between these areas, creating a more welcoming and functional space. Without the variance, these improvements will not be possible as the space cannot be built wide enough. These conditions are specific to this property and are not generally applicable to other properties within the same zoning district.

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 the variance will not confer a special privilege denied to other properties within the same zoning district. The request is based on the unique orientation and existing layout of the home, rather than a desire to exceed the setback requirements for personal advantage. The variance is necessary to create a functional addition that ties into the existing living spaces, and the proposed extension will actually encroach less into the setback than the existing deck. The homeowners have also minimized the impact of the addition, ensuring it maintains a 25' distance from the property line, which helps preserve the integrity of the zoning regulation and does not provide an undue privilege compared to neighboring properties.

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

No, the essential character of the neighborhood will not be substantially altered. The addition will extend less into the setback than the existing deck and will maintain a 25' distance from the property line. Furthermore, the west property line is currently lined by tall pine trees, which will shield the addition from view, minimizing any impact on the adjoining property.

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

Yes, all reasonable alternatives have been thoroughly investigated to ensure that this variance request represents the minimum necessary to achieve a functional addition. The design has been adjusted to minimize the area that extends beyond the rear yard setback while still providing enough space for circulation between the living room, kitchen, dining room, and covered patio. The only other area available for the addition, within the current setbacks, would require tying into the primary bedroom, which is impractical for a living room. The proposed location is the only viable option to connect the living room to the kitchen and hearth room while maintaining the functional flow of the home.

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

Yes, the property can yield a reasonable return and has beneficial use without the variance. However, the homeowners require additional living space to meet their needs, and the variance is necessary to create a functional, cohesive extension of the existing living areas.

Revised: May 2023

Certification of Notice

Applicant Name: Pat Scales Remodeling on behalf of Kathy Pritchard

Location of property subject to BZAP request: 1871 Ardwick Rd. Upper Arlington, OH 43220

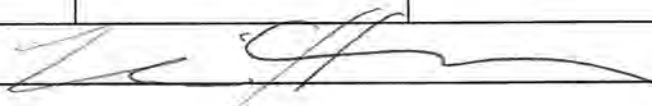
This application will be heard by the Board of Zoning and Planning on: 11/20/2024

Describe activity which requires Board of Zoning and Planning review:

The homeowners are seeking a variance to allow for the construction of a combination living room / informal dining space addition that would extend 9' 7-1/2" beyond the required 35' rear yard setback on the west side of the property.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1886 Ardwick Rd. Upper Arlington, OH 43220	Sarah Turner	9589 0710 5270 1202 5095 34	10/18/24
1876 Ardwick Rd. Upper Arlington, OH 43220	Sheryl Smith	9589 0710 5270 1202 5095 41	10/18/24
1864 Ardwick Rd. Upper Arlington, OH 43220	Anthony & Jennifer King	9589 0710 5270 1202 5095 58	10/18/24
1852 Ardwick Rd. Upper Arlington, OH 43220	John & Celia Blanchong	9589 0710 5270 1202 5095 65	10/18/24
4250 Waddington Rd. Upper Arlington, OH 43220	Ralph & Teresa Ciotola	9589 0710 5270 1202 5095 72	10/18/24
4236 Waddington Rd. Upper Arlington, OH 43220	Daniel & Patricia Bell	9589 0710 5270 1202 5093 98	10/18/24
4256 Gavin Ln. Upper Arlington, OH 43220	James Husted & Kathleen Quinn	9589 0710 5270 1202 5094 04	10/18/24
4242 Gavin Ln. Upper Arlington, OH 43220	Andrew Landgraf & Karie Kennedy	9589 0710 5270 1202 5096 88	10/18/24
4230 Gavin Ln. Upper Arlington, OH 43220	Kamal & Sharmistha Sarma	9589 0710 5270 1202 5096 95	10/18/24
4225 Waddington Rd. Upper Arlington, OH 43220	Kristina Malatesta	9589 0710 5270 1202 5097 01	10/18/24
4237 Waddington Rd. Upper Arlington, OH 43220	Paul & Edith Buerger	9589 0710 5270 1202 5097 18	10/18/24
Applicant Signature: 			Date: 10/18/24



Pat Scales Remodeling
2339 W. Dublin Granville Rd.
Columbus, OH 43235
info@patscalesremodeling.com
10.15.24

Dear Homeowner,

We are writing to inform you that the homeowners at 1871 Ardwick Rd. have submitted a variance request to the City of Upper Arlington's Board of Zoning and Planning (BZAP) for their proposed living room addition and covered patio.

The formal public hearing regarding this variance will take place at 6 PM on Wednesday, November 20, 2024. BZAP meetings are held at the Upper Arlington Municipal Services Center, located at 3600 Tremont Road, Upper Arlington, Ohio, 43221. Details regarding the meeting location and any additional instructions will be included in the Agenda, which will be posted on the City's website at upperarlingtonoh.portal.civicclerk.com prior to the meeting.

For further information or questions, you may contact the City's Planning Division at planning@uaoh.net.
Thank you for your attention to this notice.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pat Scales', with a long horizontal line extending to the right.

Pat Scales, Owner & CEO, Pat Scales Remodeling

OBJECTIVE
THE PROJECT CONSISTS OF A WHOLE HOME REMODEL INCLUDING A LIVING ROOM ADDITION.

HOMEOWNERS
PARCEL ID 070-010542-00
WILLIAM CARROLL 415.505.3030
KATHY FRITCHARD

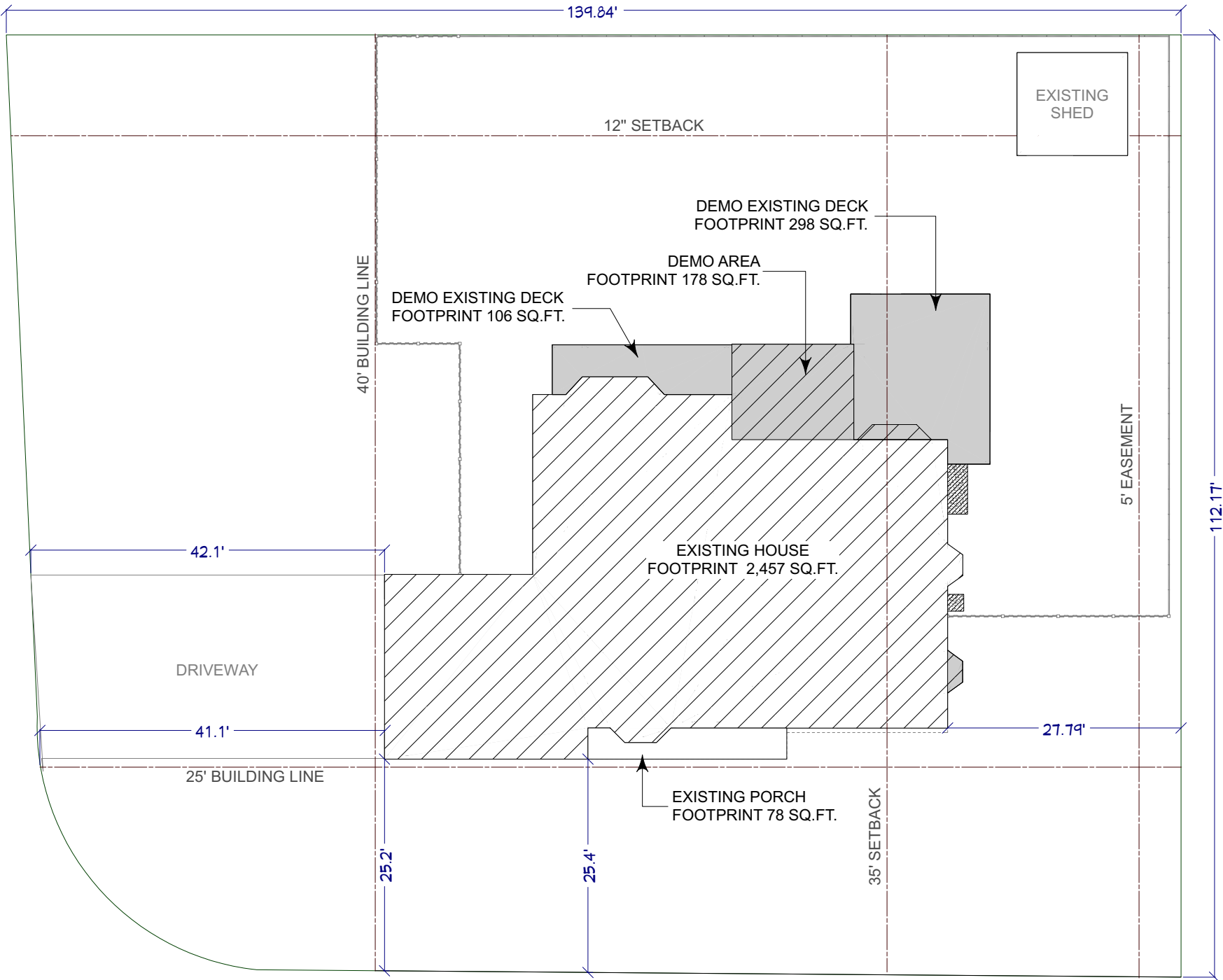
YEAR BUILT 1966
000.000.0000

PERMIT #
ABCD01234, UPPER ARLINGTON

INSPECTIONS
● 614.503.5080, TO SCHEDULE BUILDING
● 614.503.5081, TO SCHEDULE ELECTRICAL
● 614.525.3160, TO SCHEDULE PLUMBING
● ALL INSPECTIONS MUST BE SCHEDULED BY 3 PM IN ORDER TO RECEIVE AN INSPECTION THE FOLLOWING DAY.

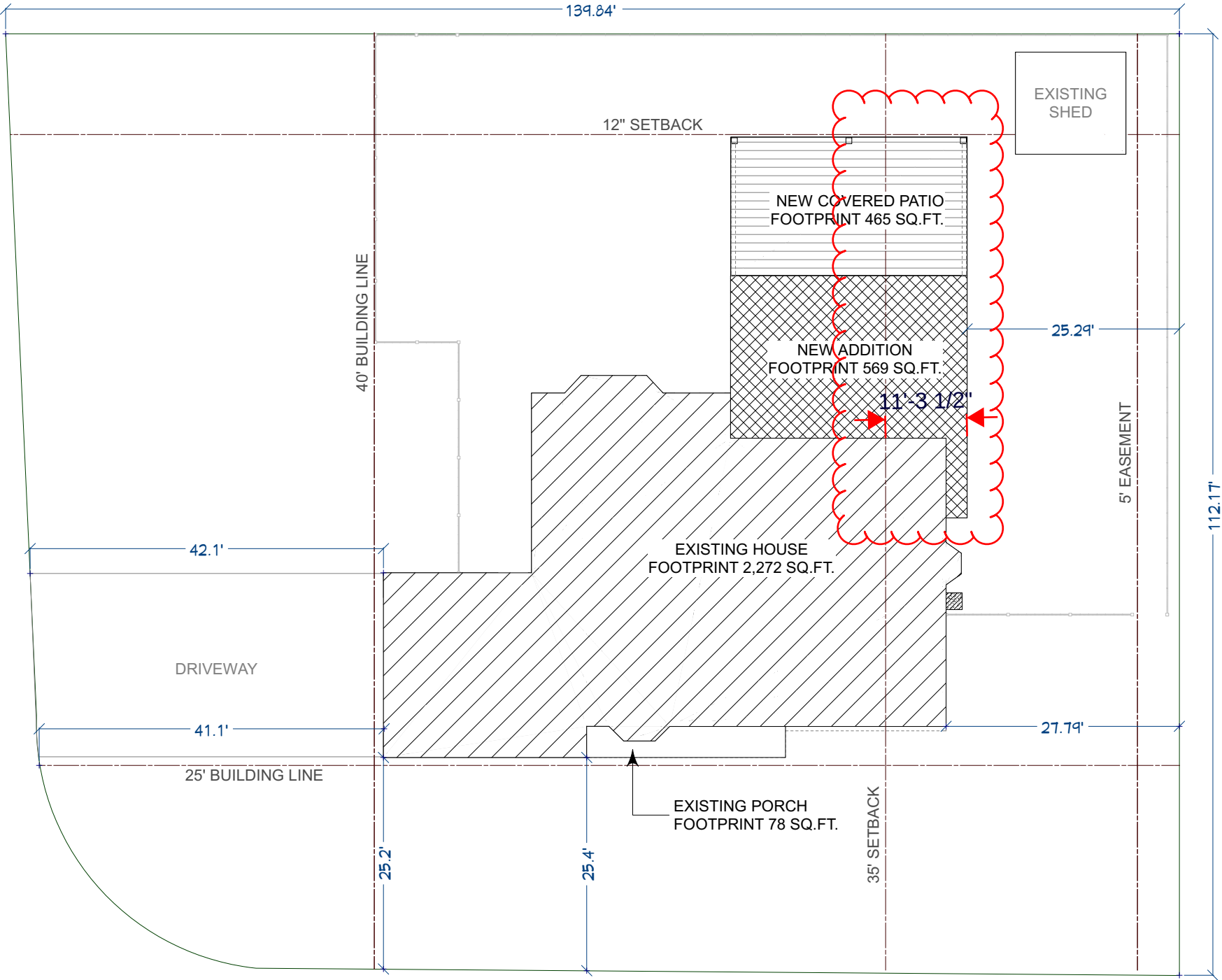
SHEET INDEX
A100 SITE PLAN
A101 EXISTING PLAN
A102 PROPOSED NEW WORK PLAN
A103 EXTERIOR ELEVATIONS
A104 EXTERIOR ELEVATIONS

GENERAL NOTES
EXISTING SIDING EXTERIOR WALLS SHOWN 5-1/2" WIDE; EXISTING BRICK EXTERIOR WALLS SHOWN 8-1/2"
EXISTING INTERIOR WALLS SHOWN 4-1/2" WIDE
2x10 JOISTS RUN FRONT TO BACK
1ST FLOOR FINISHED CEILING @ 96" UNLESS OTHERWISE NOTED
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THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. REPORT ANY DISCREPANCIES WITH THE PLANS TO PAT SCALES REMODELING 614.505.6084
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DRAFTER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.
DRAWING TO SCALE ON ARCH C ONLY
DRAWING SET MUST BE PRINTED IN COLOR



EXISTING SITE PLAN

SCALE: 1/16" = 1'



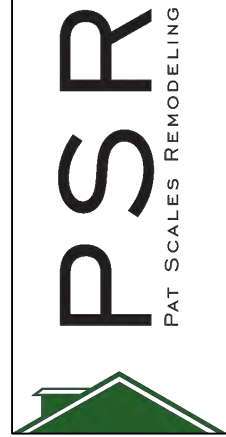
PROPOSED SITE PLAN

SCALE: 1/16" = 1'

1	CONCEPTUAL	MHH	07.22.24
2	ZONING REVISION	MHH	08.29.24
3	CONCEPTUAL R.3	MHH	08.29.24
4	VARIANCE REV.	MHH	10.22.24

SHEET TITLE:
SITE PLAN

CARROLL / PRITCHARD RESIDENCE
1871 ARDWICK RD.
COLUMBUS, OH 43220



TYPE:
ARCH C

DATE:
10/22/2024

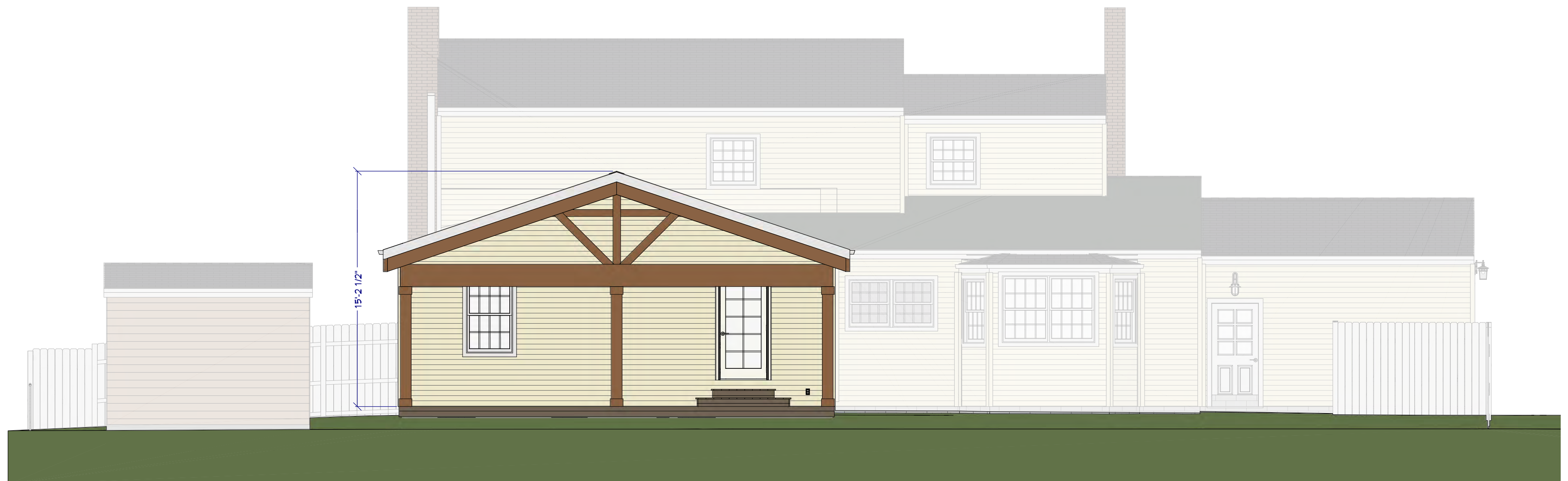
SHEET:
A100



E1 EAST ELEVATION

1 2 4 8

SCALE: 3/16" = 1'



E2 SOUTH ELEVATION

1 2 4 8

SCALE: 3/16" = 1'

1	CONCEPTUAL	MHH	07.22.24
2	ZONING REVISION	MHH	08.29.24
3	CONCEPTUAL R.3	MHH	08.29.24
4	VARIANCE REV.	MHH	10.22.24

EXTERIOR ELEVATIONS

CARROLL / PRITCHARD RESIDENCE
1871 ARDWICK RD.
COLUMBUS, OH 43220



TYPE:

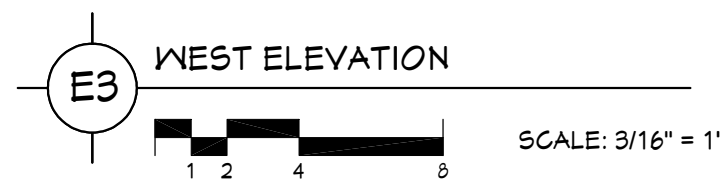
ARCH C

DATE:

10/22/2024

SHEET:

A103



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3	CONCEPTUAL R.3	MHH	08.29.24
4	VARIANCE REV.	MHH	10.22.24

SHEET TITLE:

EXTERIOR
ELEVATIONS

CARROLL / PRITCHARD RESIDENCE

1871 ARDWICK RD.
COLUMBUS, OH 43220



TYPE:

ARCH C

DATE:

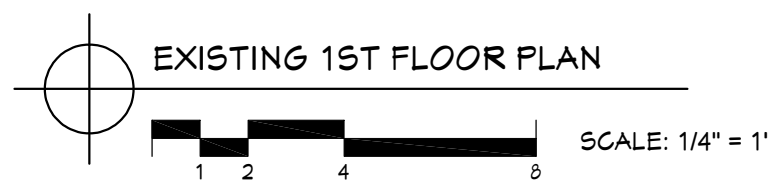
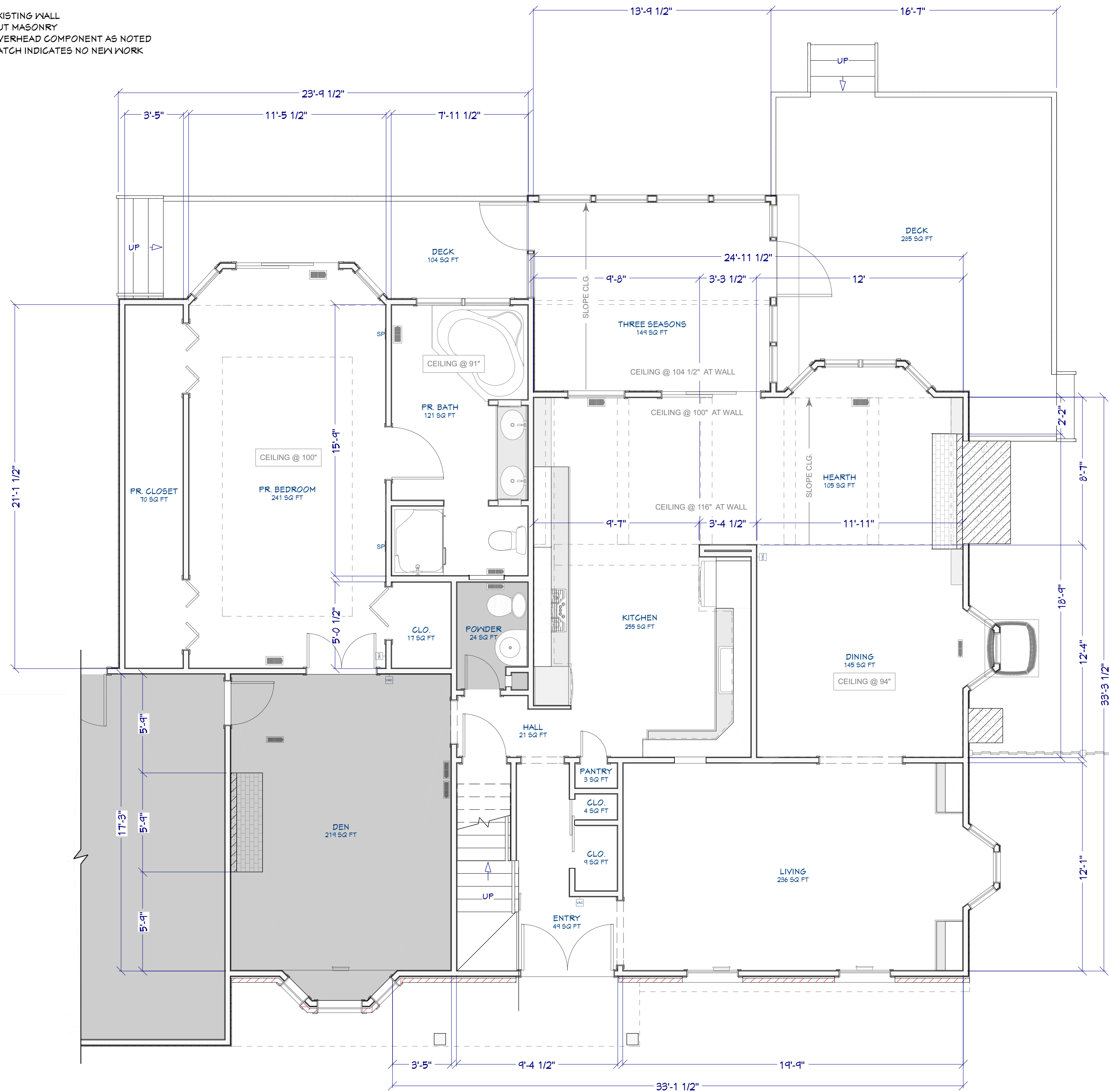
10/22/2024

SHEET:

A104

LEGEND

- EXISTING WALL
- CUT MASONRY
- OVERHEAD COMPONENT AS NOTED
- HATCH INDICATES NO NEW WORK



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2	ZONING REVISION	MHH	08.29.24
3	CONCEPTUAL R.3	MHH	08.29.24
4	VARIANCE REV.	MHH	10.22.24

SHEET TITLE:
**EXISTING 1ST
FLOOR PLAN**

CARROLL / PRITCHARD RESIDENCE
1871 ARDWICK RD.
COLUMBUS, OH 43220



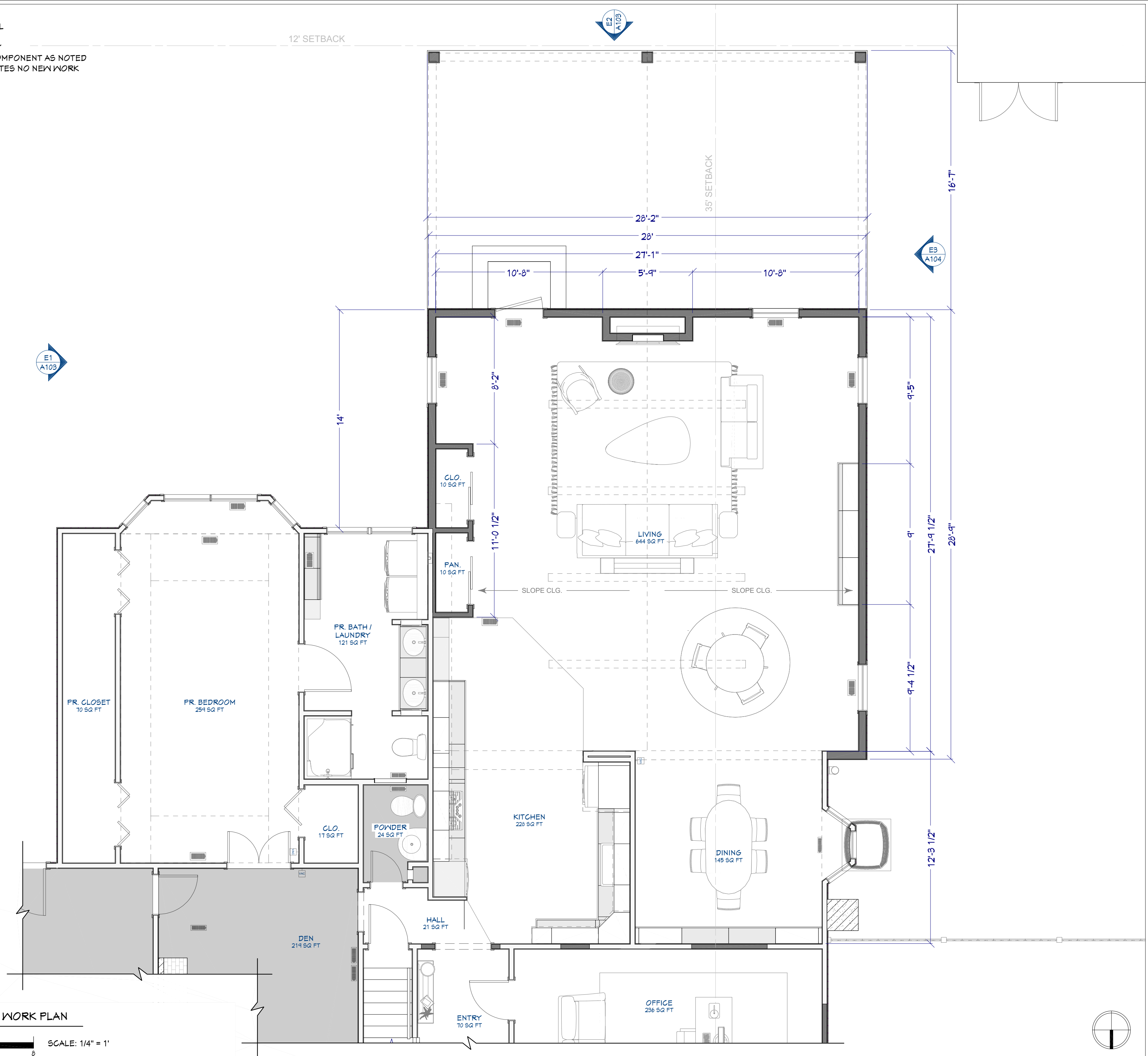
TYPE:
ARCH C
DATE:
10/22/2024
SHEET:
A101

LEGEND

- EXISTING WALL
- NEW WALL
- CUT MASONRY
- OVERHEAD COMPONENT AS NOTED
- HATCH INDICATES NO NEW WORK

PROPOSED NEW WORK PLAN

SCALE: 1/4" = 1'



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2	ZONING REVISION	MHH	08.29.24
3	CONCEPTUAL R.3	MHH	08.29.24
4	VARIANCE REV.	MHH	10.22.24

SHEET TITLE:
**PROPOSED NEW
WORK PLAN**

CARROLL / PRITCHARD RESIDENCE
1871 ARDWICK RD.
COLUMBUS, OH 43220



TYPE:
ARCH C
DATE:
10/22/2024
SHEET:
A102

1871 Ardwick Road

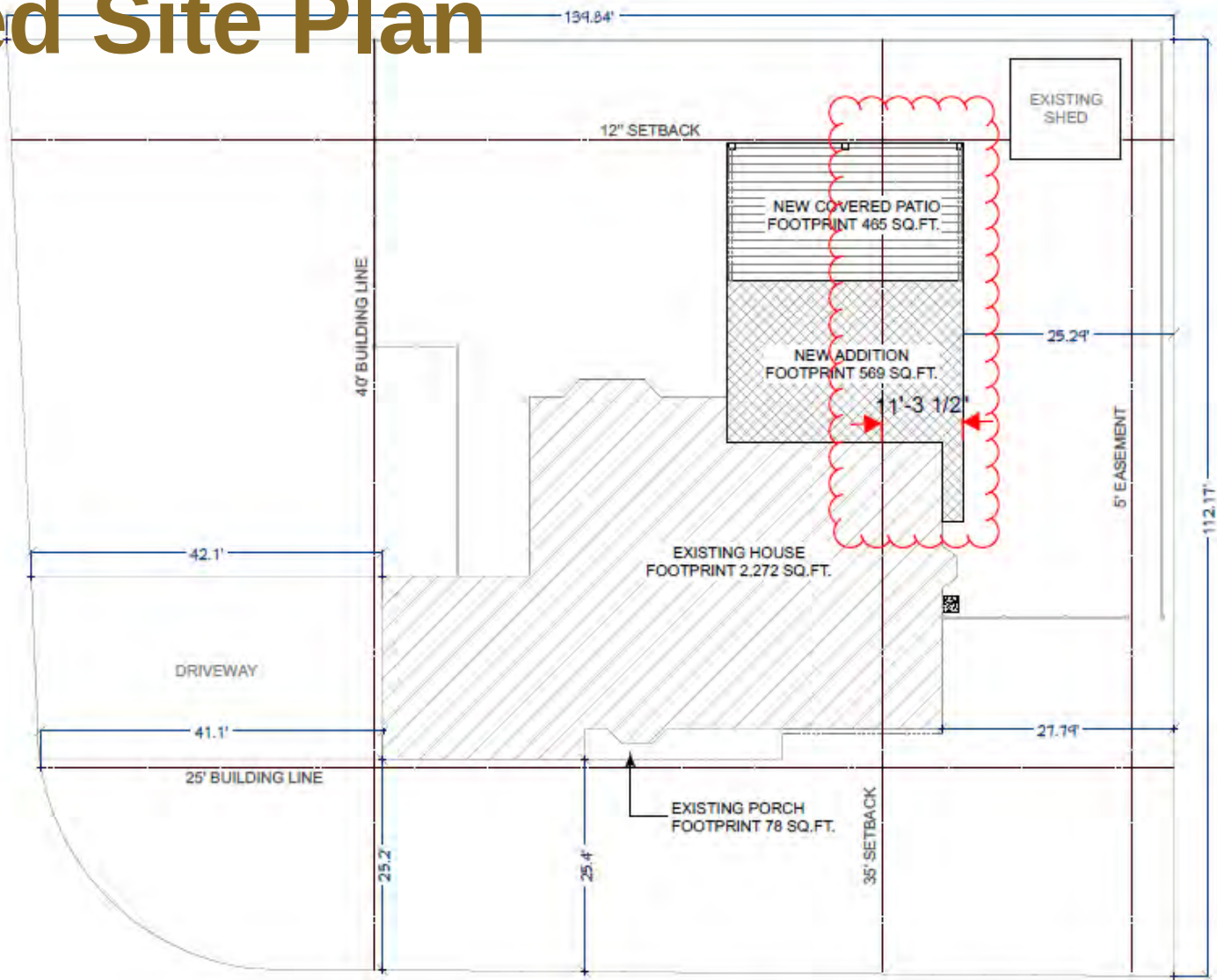
BZAP Staff Report Pictures | Variance



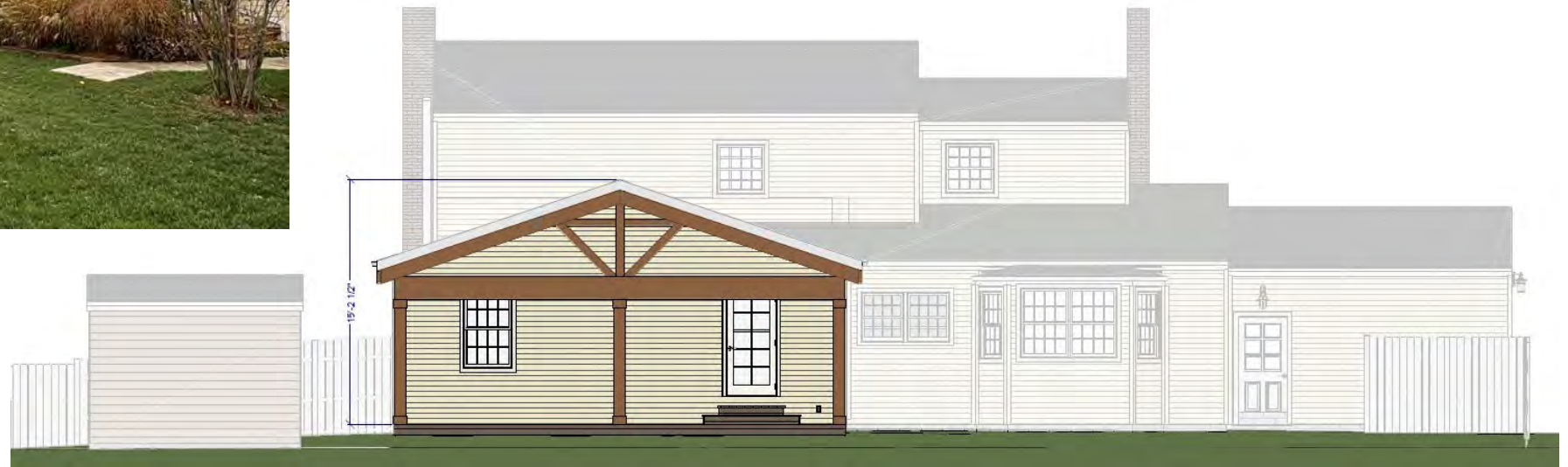
Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing and Proposed South Elevation



Existing and Proposed West Elevation



OBJECTIVE
THE PROJECT CONSISTS OF A WHOLE HOME REMODEL INCLUDING A LIVING ROOM ADDITION.

HOMEOWNERS
PARCEL ID 070-010542-00
YEAR BUILT 1966

PERMIT #
ABCD01234, UPPER ARLINGTON

INSPECTIONS

- 614.503.5080, TO SCHEDULE BUILDING
- 614.503.5081, TO SCHEDULE ELECTRICAL
- 614.525.3160, TO SCHEDULE PLUMBING

ALL INSPECTIONS MUST BE SCHEDULED BY 3 PM IN ORDER TO RECEIVE AN INSPECTION THE FOLLOWING DAY.

SHEET INDEX

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- A101 EXISTING PLAN
- A102 PROPOSED NEW WORK PLAN
- A103 EXTERIOR ELEVATIONS
- A104 EXTERIOR ELEVATIONS

GENERAL NOTES

EXISTING SIDING EXTERIOR WALLS SHOWN 5-1/2" WIDE; EXISTING BRICK EXTERIOR WALLS SHOWN 8-1/2" WIDE
EXISTING INTERIOR WALLS SHOWN 4-1/2" WIDE

2x10 JOISTS RUN FRONT TO BACK

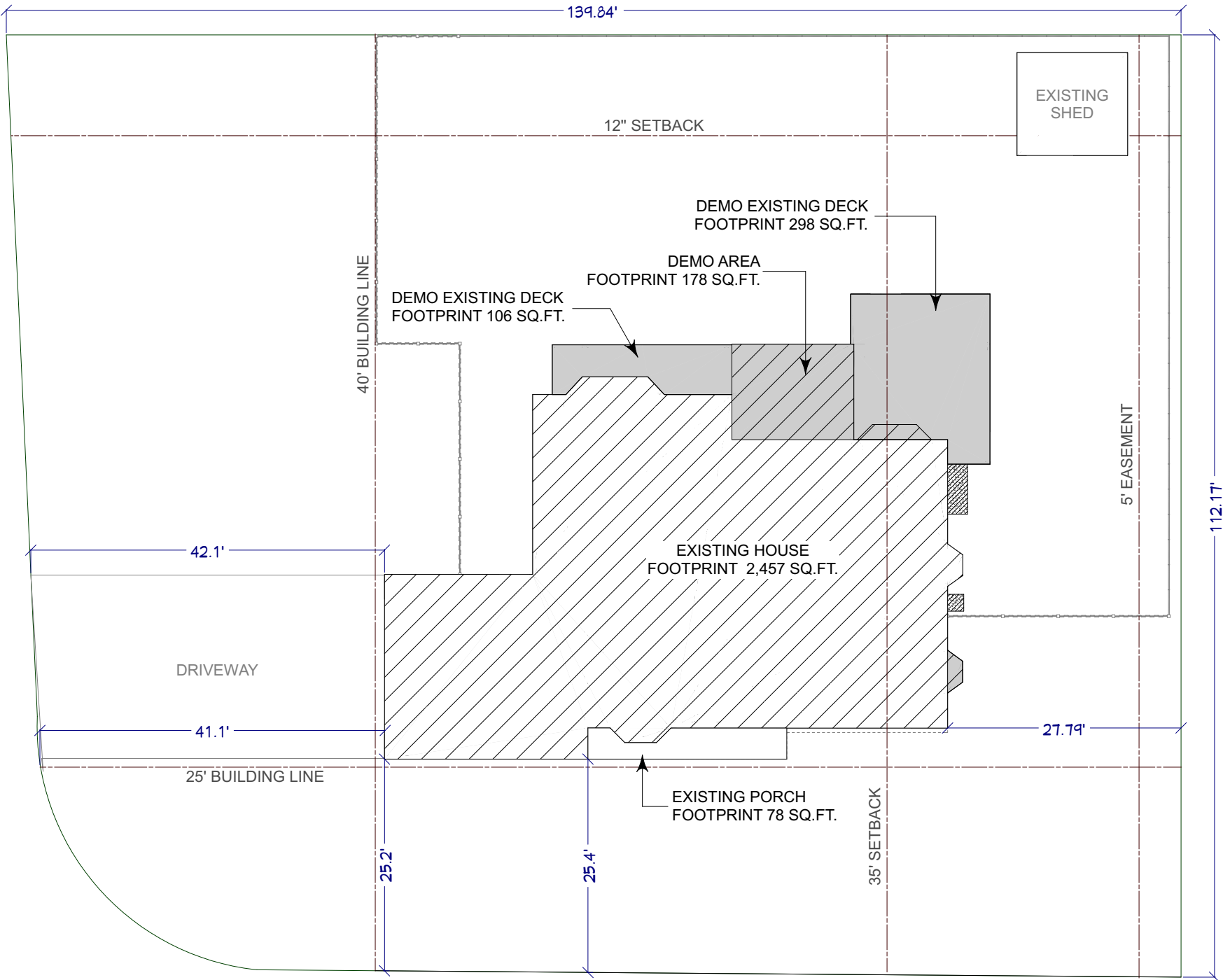
1ST FLOOR FINISHED CEILING @ 96" UNLESS OTHERWISE NOTED

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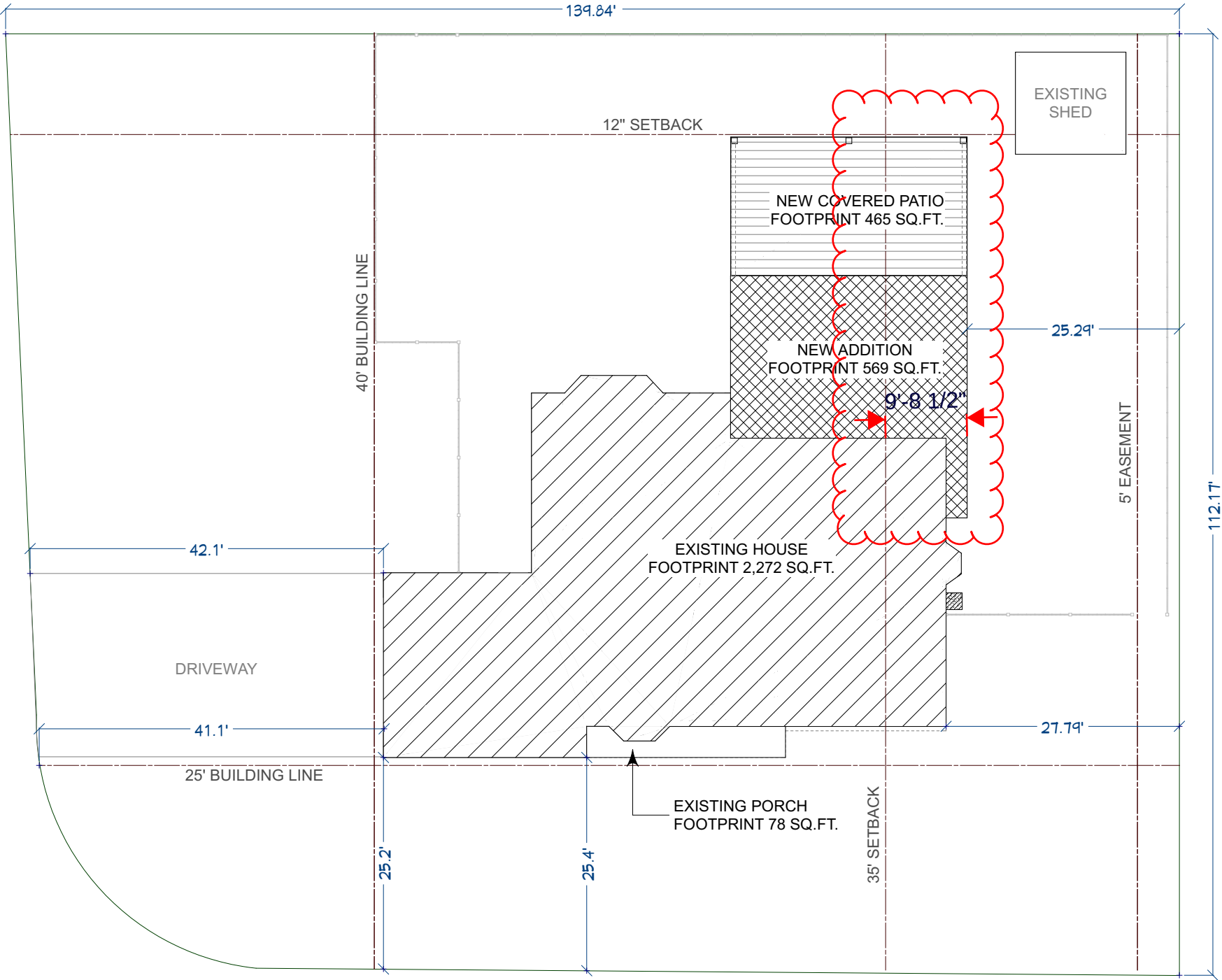
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DRAWING TO SCALE ON ARCH C ONLY
DRAWING SET MUST BE PRINTED IN COLOR



EXISTING SITE PLAN

SCALE: 1/16" = 1'



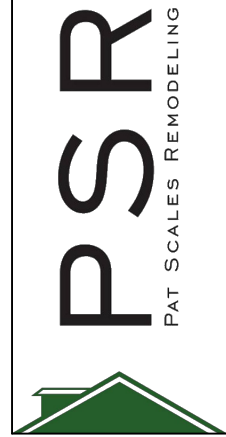
PROPOSED SITE PLAN

SCALE: 1/16" = 1'

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2	ZONING REVISION	MHH	08.29.24
3	CONCEPTUAL R.3	MHH	08.29.24
4	VARIANCE REV.	MHH	10.22.24

SHEET TITLE:
SITE PLAN

CARROLL / PRITCHARD RESIDENCE
1871 ARDWICK RD.
COLUMBUS, OH 43220



TYPE:
ARCH C

DATE:
10/22/2024

SHEET:
A100

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 3070 Oakridge Road (VAR-65-24) - To allow a front porch to project up to 9'-10" into the 40-foot front yard, in lieu of the six-foot permitted projection, a one-story addition to encroach up to 3'-1" into the 30.9-foot rear yard setback and a balcony to encroach up to 5'-6" into the 20-foot setback.

Site Description/History

The subject property, 3070 Oakridge Road, is located on the east side of the street, just south of Bridgeview Road, and is zoned R-1c, One-Family Residence District. It has 90 feet of frontage with a 40-foot building setback, and irregular depths of 121 feet on the north side and 165 feet on the south. It was platted as a portion of Lot #8 in the Oak Ridge Park subdivision from 1950. The property slopes ten feet from the house down to the southeast property line, toward a large, wooded ravine that drops another 24 feet to the south. A brick and siding ranch-style home sits near the middle of the property and was built in 1960; it was purchased by the applicant in July 2024. The rear of the property has several mature trees and irregular fence segments installed by adjacent neighbors.

Proposal

The proposal includes the construction of several additions: a new front porch with an entrance and TV room, an expanded garage, a new library, a kitchen and dining room with a covered porch, and a rear primary bathroom and closet. A second-floor office is proposed above the dining room and includes a small terrace, utilizing the same roof pitch, but in a starkly different architectural style. The front porch would project nearly ten feet into the front yard, the rear addition would encroach three feet into the rear yard, and the second floor terrace does not meet the required (double) side yard setback (for privacy). The height of the home would increase from 15'-3" to 16'-7" along the main ridge line, and up to 24'-4" above grade for the second floor level. The additions all include siding to match the house; ship-lap will be used on one elevation of the closet. Building, development, and front yard development ratios comply with City standards, as do the side yard longwall and rear yard profile.

Zoning Code Requirements

- To allow a one-story addition to encroach up to 3'-1" into the 30.9-foot rear yard setback (Article 5.02);

- To allow a front porch to project up to 9'-10" into the 40-foot front yard, in lieu of the six-foot permitted projection (Article 6.01); and
- To allow a balcony to encroach up to 5'-6" into the 20-foot side yard setback (Article 7.17).

Note: The City's third-party architect reviewed the plans because a second floor addition is being proposed and since Staff identified design concerns. The architect agreed and stated: *Even though the roof pitches match, the architectural style of the addition is completely different than the style of the original. I would ask for a completely different massing strategy.*

Alternatives

The applicant has considered a variety of options and plans for the home, including reducing/adjusting the floor plan. A survey was obtained to verify previous plans. The existing placement of the home limits additional development and the applicant values retaining the ranch-style character of the home. A larger front porch is proposed to provide a better protected entry into the home and to 'break up' the massing of the home. The second floor terrace provides an outside space for the office and is designed to view the ravine without significantly impacting the privacy of adjacent properties.

Staff did originally express concern with the design of the second floor. However, no changes have been made; different views of the structure were provided. Staff did speak with an immediate neighbor who was supportive of the request.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. The house's location, topography, irregular lot shape, and desire to retain a ranch-style character are all factors present to consider. While three variances are requested, they are fairly minimal and do not substantively impact adjacent properties. The proposed front porch adds an amenity to the front of the home while helping to reduce the massing. The second floor terrace, where a variance is required due to privacy (double the typical setback), is not completely viewable from the street or adjacent property but is a departure from the design from the existing home, and therefore is concerning to Staff. The rear yard variance is generally the result of a shortened north property line. Should the Board choose to support this application, Staff would recommend the above Findings #3 and #4 be considered.

Attachments

1.	Variance Application - 3070 Oakridge Road
2.	20241104 Revised Site Measurements
3.	BZAP Staff Report Pics - 3070 Oakridge Road





24-4842

Variance Application

Status: Active

Submitted On: 10/23/2024

Primary Location

3070 OAKRIDGE RD
UPPER ARLINGTON, OH 43221

Owner

EDWARDS JONATHAN D
OAKRIDGE 3070 COLUMBUS,
OH 43221

Applicant

 Darryl Rogers
 614-461-0243
 tshamblin@rogerskrajnak.com
 264 South Third Street
Columbus, OH 43215

BZAP Information

BZAP Case

VAR-65-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Front Porch, Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a front porch to project up to 9'-10" into the 40-foot front yard, in lieu of the permitted six-foot projection, a one-story addition to encroach up to 2'-11" into the 30.9-foot rear yard setback and a balcony to encroach up to 5'-5" into the 20-foot setback.

BZAP conditions

Variance Information

Describe Variance Request ?

Variance Request #1.) Construct a Primary Suite Bath and Closet addition that encroaches approximately 2'-11" into the rear yard setback.

Variance Request #2.) Construct a New Front Porch which encroaches approximately 4'-10" beyond the allowable 5'-0" front yard projection.

Variance Request #3.) Construct a New Attic Level Terrace which encroaches approximately 5'-5" into the required 20'-0" south side yard setback required for a balcony. Per Zoning Section 7.17 (B.4).

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?

Variance Request #1.) The existing Primary Suite is already situated encroaching onto the rear setback due to the shape of the site and original placement of the house. As such, it would be prohibitively difficult to provide adequate space for a Primary Suite addition without encroaching on the rear setback.

Variance Request #2.) The clients would like a New Front Porch that is architecturally more prominent than the existing bedroom wing and garage, and large enough to use as an outdoor sitting space. The placement of the existing front of the house makes this impossible without a variance.

Variance Request #3.) Due to the placement of the existing house and the site geometry, it is difficult to fit the Terrace into the expanded side yard setback requirement. Since this side yard is buffered with vegetation and faces non-living spaces of the south neighbor, it has low impact.

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 assume that similar variance requests have been granted by BZAP in this district when an owner requests relatively small encroachments on setbacks due to the unique placement of the home. The proposed project will be under the maximum height, maximum building cover, and maximum development cover permitted; therefore the house will not exceed the size of other homes in the district, and the site will not appear to be over-developed.

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

Variance Request #1.) The adjacent property has sufficiently planted screening to not suffer detriment due to this addition.

Variance Request #2.) The New Front Porch will improve the architectural character of the front of the home and provide connectivity to neighbors and passersby.

Variance Request #3.) The Balcony has been angled in such a way that it does not face towards the adjacent property. The nearest portion of the adjacent property is also the location of existing condensers, with the living spaces and usable portion of the rear yard located further away and screened by vegetation and a fence.

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

Variance Request #1.) Due to the interior layout and placement of the original home on the site, we have determined that the proposed layout is the best solution. This portion of the addition has been confined to the areas within the side setback and no further into the rear setback than the existing structure already encroaches. The portion of the addition that encroaches on the rear yard setback is oriented away from the north neighbor and oriented towards the rear yard.

Variance Request #2.) Having the New Front Porch project into the required setback allows it to become the most prominent architectural feature, instead of the current condition with the garage and bedroom being most prominent. Having space to sit on the Front Porch requires it to project out further as well.

Variance Request #3.) Due to the existing heavy vegetation and fence, this is the best place for outdoor space. It provides nice views towards the ravine and is buffered from the neighbor to the south.

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

The spaces we are proposing that relate to the variances are spaces that will provide modern updates to this outdated home. Without the upgrades the home would have less value and be less attractive to buyers from a real estate standpoint, due to the dated layout and spaces in the existing home.

10.23.24

Project Narrative

Re: 3070 Oakridge Road
Columbus, Ohio 43221
Request for Approval of Zoning Variances
City of Upper Arlington BZAP

Our Clients, Jonathan and Stephanie Edwards, are planning a project at their home that includes additions and renovations to the existing residence. The existing home was constructed in 1960, and has had very few alterations since it was originally built. The proposed changes include adding new space, and re-configuring existing space, to provide our Clients with an upgraded family home with the spaces, functionality, and layout desired by today's families. Although the project will positively transform the interior and exterior of the existing residence, our design will also maintain the essence of the original mid-twentieth century one story ranch style home. The unique angular configuration of the perimeter shape of the site, and the location on the site where the house was originally constructed, present challenges to expansion of the home. Our proposed design proposes four small additions, in strategic locations, to allow the required space to be added, and for the house to remain balanced, in its massing and volume, on the site. The placement and design of the original house also ignored the beautiful, wooded ravine located just to the southeast of the property. Our proposed design orients new indoor and outdoor living spaces towards, and provides views into, the wooded ravine. We have also taken care to configure the southeastern addition in a way that the stately and ancient oak tree in the rear yard, can remain. The proposed exterior materials will match the home's original material palette, brick, wood siding, and fiberglass shingles. Some new, finely detailed, exposed steel architectural elements will celebrate four generations of the Client's family in the local steel fabrication industry. Our proposed additions and new hardscape are well under the maximum allowable development coverage and building coverage for his site. Our Clients respectfully request your approval of the three below variances.

Variance Request #1- Construct a Primary Suite Bath and Closet addition that encroaches 2'-11" into the rear yard setback(east): The existing Primary Suite closet and bath are extremely small. Our proposed addition provides space for a new Primary Bath and expanded Primary Closet. The existing, original adjacent east wall already encroaches in the required rear yard. The east side of the proposed addition will encroach into the required rear yard setback by approx. 11" less than the existing adjacent east wall. This recess of the new east wall, and the way in which it angles away from the rear yard, softens the impact of the addition, which should not negatively affect the neighbors to the east.

Variance Request #2- Construct a new Front Porch which encroaches 4'-10" beyond the allowable 5'-0" front yard projection: Our Client's desired a new front porch to add architectural character to the front entry, and to provide sitting space, at the front of their home. Due to the location the original home was placed on the site, space does not exist for this type of porch, without the approval of a 4'-10" encroachment into the maximum front yard setback projection for porches. The existing front entry is

recessed, while the existing north bedroom wing, and existing attached garage, project forward. Our goal with the proposed Front Porch and small entry addition, is to highlight the front entry architecturally, by projecting the new porch forward, slightly in front of the bedroom wing and garage. The Clients would also like the front porch to be large enough to provide space for sitting outside, and connecting with neighbors. The proposed encroachment on the front yard setback is needed to provide enough space for sitting on the new Front Porch.

Variance Request #3- Construct an Attic Level Terrace which encroaches 5'-4 1/2" into the required 20'-0" south side yard setback required for a balcony: The proposed southeast addition includes an attic level space and a terrace. A small portion of the terrace will encroach on the required 20'-0" south side yard setback. This new terrace is oriented towards, and provides views into, the wooded ravine. The existing heavy vegetation along the south property line serves as a visual buffer, minimizing any impact on the neighbor to the south. Additionally, the angular configuration and orientation of the neighbor's house and rear yard directs views away from the addition and as such, are not compromised. The attic level is within the roof structure, and not a full second floor, therefore the proposed southeast addition is well under the maximum allowable height, which also lessens the impact on the neighbor to the south.

We look forward to discussing these requests with the BZAP further, at the November 2024 Hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darryl G. Rogers', with a stylized flourish at the end.

Darryl G. Rogers, AIA, NCARB, LEED AP
Principal



Revised: May 2023

Certification of Notice

Applicant Name: Darryl Rogers

Location of property subject to BZAP request: 3070 Oakridge Road

This application will be heard by the Board of Zoning and Planning on: 11/20/2024

Describe activity which requires Board of Zoning and Planning review:

We are requesting three (3) variances:

- 1.) Construct an addition which encroached 3'-10" into the 30'-4" required rear yard setback. (Table 5-E)
- 2.) Construct a front porch which encroaches 4'-10" beyond the allowable 5'-0" front yard projection. (6.01.D)
- 3.) Construct a 2nd floor balcony which encroaches 6'-1/2" into the 20'-0" side yard setback required for a balcony. (7.17.B.4)

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:
3089 Oakridge Road	Jeffrey J Young		10/21/2024
3071 Oakridge Road	Eric S Graff		10/18/24
3060 Oakridge Road	Steven W Louis		10/15/24
3051 Oakridge Road	Philip L Smith		10/18/24
3050 Oakridge Road	Mary Noel Moore		10/21/24
2651 Bridgeview Road	Karl L Walters		10/21/24
3063 Glenrich Parkway	Stephen J McCarthy		10/21/24
3055 Glenrich Parkway	Mark C Wood	70121640000118849648	10-21-24
Applicant Signature:			Date: 10-21-24

Dear Mark & Stephanie,

Hello, I am your neighbor Jonathan Edwards; Over on Oakridge Rd, the old Bishop house. We are doing a renovation and are asking UA for a few variances. In order to apply for the variances, there are a few neighbors that need to be informed of the Board of Zoning and Planning meeting where the variances will be addressed. You are one of those neighbors.

Included with this letter are the BZAP meeting notice and a plan showing where the three variances are on the renovation.

Looking at the included plan, the variances being requested are as follows:

- 1- Top left of the plan: We are adding on a new master bath. To do this, we need to go a little beyond the setback. An odd note, part of the existing master bedroom is already outside the allowable area. This is due to the house being built before the existing zoning was put in place.
- 2- Bottom left of the plan: The new porch will be about 4-feet beyond the allowable front porch setback.
- 3- Right side of the plan: The new balcony is into the setback about 6-feet. This is a seasonal balcony that is not expected to get much use. When it does get use, the large amount of foliage between our homes will block most of the view.

Please let me know if you would like to discuss the plans, my number is below. I would have preferred to do this in person, but it looks like you are embarking on a renovation as well. Home renovation is always great when done, but tough during the process. I wish you a smooth renovation.

Thank you,

Jonathan Edwards

3070 Oakridge Rd

(614) 679-6829

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1 Proposed Roof Plan - Option D
1/8" = 1'-0"



Driveway

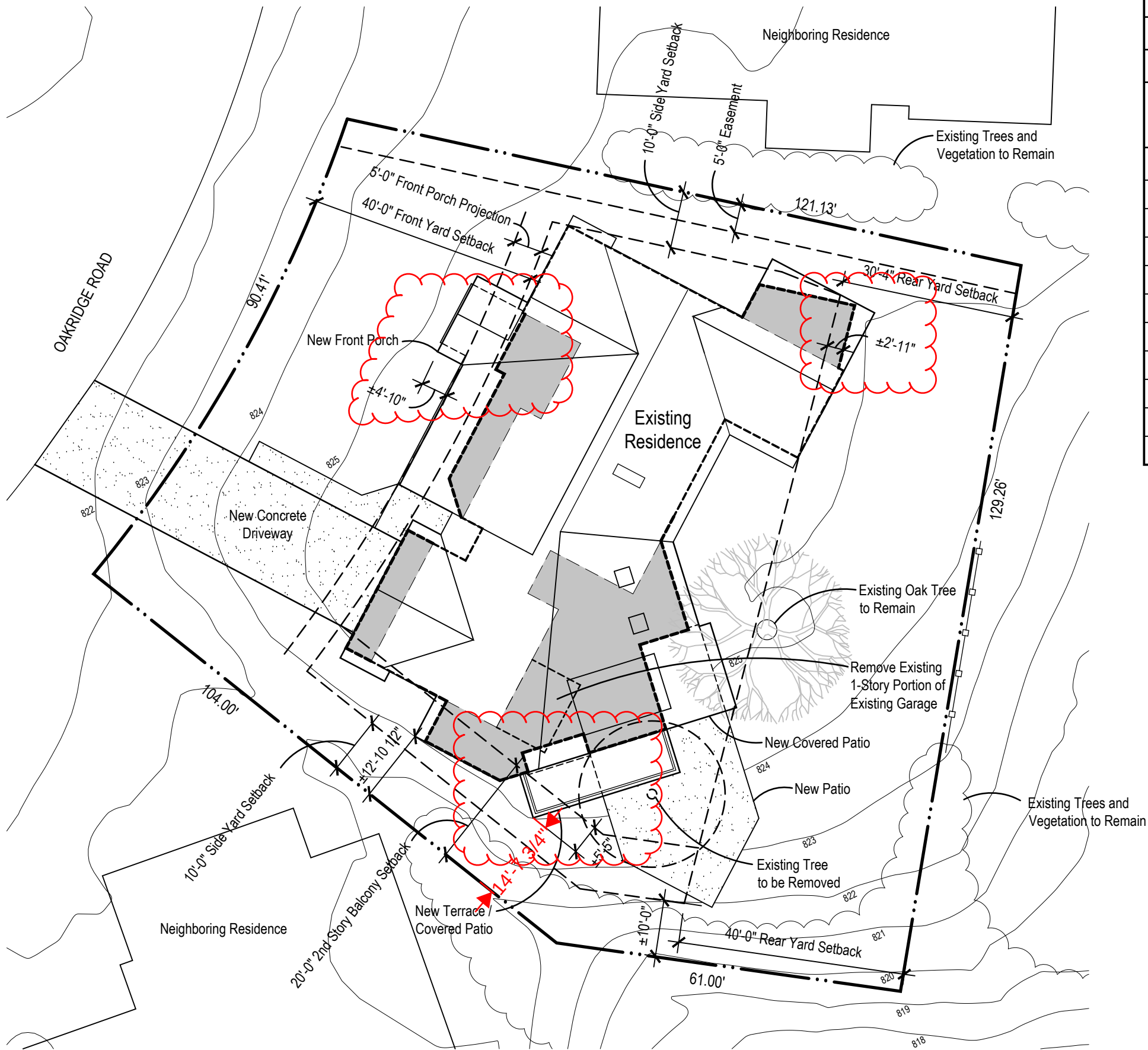
Edwards Residence
3070 Oakridge Road, Columbus, OH 43215

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361 South Third Street
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Fax: 614.464.1044
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06.20.18
Final Schematic Design

A1.4d
RMA Project # 10003.00



1 Site Plan
1" = 20'-0"



- = Proposed New Addition
- - - = Outside Face of Exterior Wall

LOT COVERAGE FOR R1-C ZONING DISTRICT

MINIMUM LOT SIZE: 9,000 SQ.FT. MINIMUM

ACTUAL LOT SIZE: 16,477 SQ.FT. MINIMUM

	SQ. Footage	% of Lot
Maximum Building Coverage Permitted	4,778 Sq. Ft.	29.0%
Existing Building Coverage	3,414 Sq. Ft.	20.7%
Proposed Building Coverage Demolition	-128 Sq. Ft.	-0.8%
Proposed New Building Addition Coverage	+1394 Sq. Ft.	+8.5%
Total Building Coverage	4,680 Sq. Ft.	28.4%
Maximum Development Coverage Permitted	7,415 Sq. Ft.	45.0%
Existing Development Coverage	4,774 Sq. Ft.	28.9%
Proposed Development Coverage Demolition	-1,788 Sq. Ft.	-10.8%
Proposed New Development Coverage	+3,576 Sq. Ft.	+21.7%
Total Development Coverage	6,562 Sq. Ft.	39.9%

*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from an existing mortgage survey prepared by Campbell & Associates, Inc. dated 05.02.14. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

The Edwards Residence

3070 Oakridge Road, Columbus, Ohio 43221

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Columbus, Ohio 43215

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facsimile (614) 461.6243
www.rogerskrajnak.com

10.23.24
UA BZAP Variance Package

A0.0

RKA Project # 18003.05



1 3D Model View - Proposed



2 3D Model View - Existing

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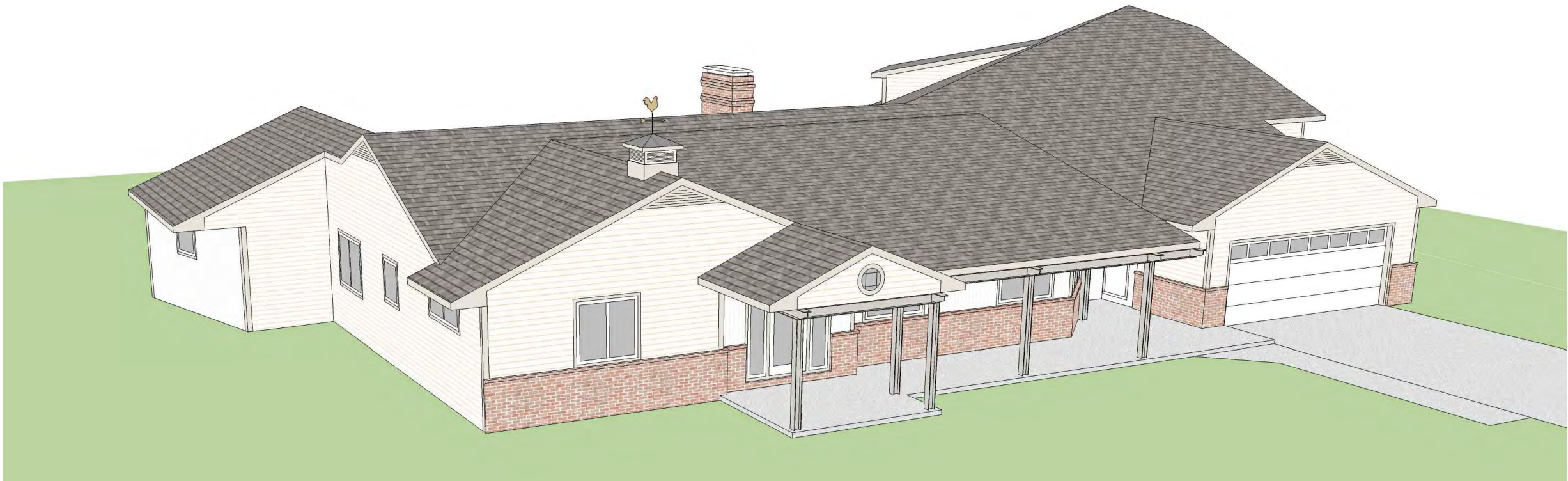
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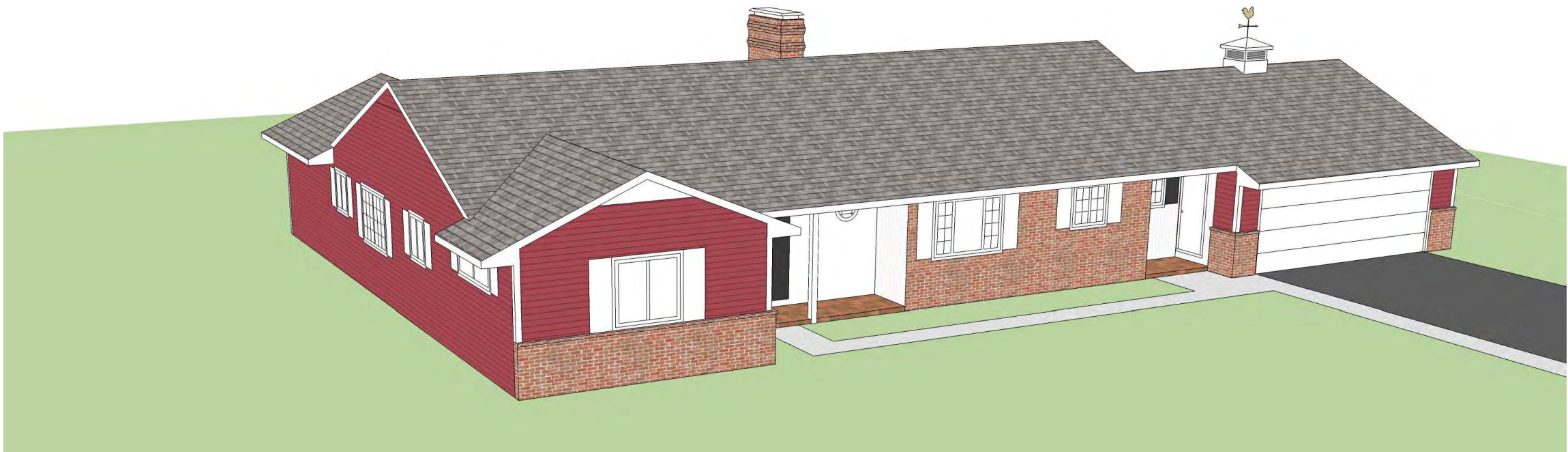
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A4.0

RKA Project # 18003.05



1 3D Model View - Proposed



2 3D Model View - Existing

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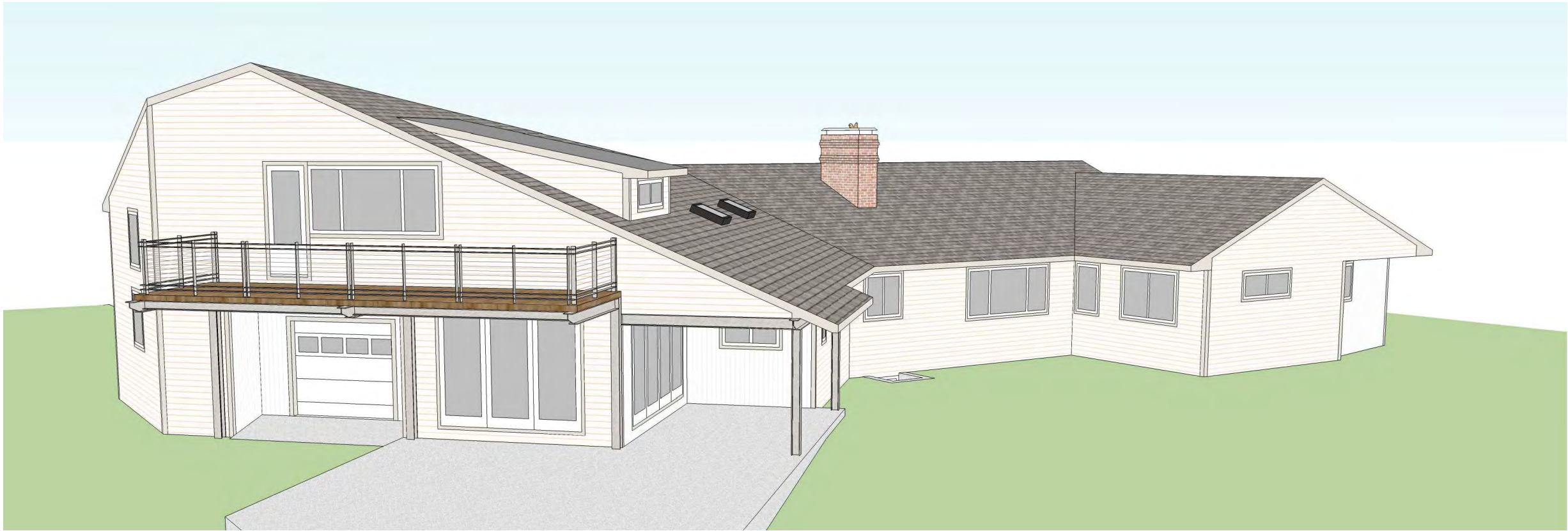
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A4.1

RKA Project # 18003.05



1 3D Model View - Proposed



2 3D Model View - Existing

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10.23.24
UA BZAP Variance Package

A4.2

RKA Project # 18003.05



1 3D Model View - Proposed



2 3D Model View - Existing

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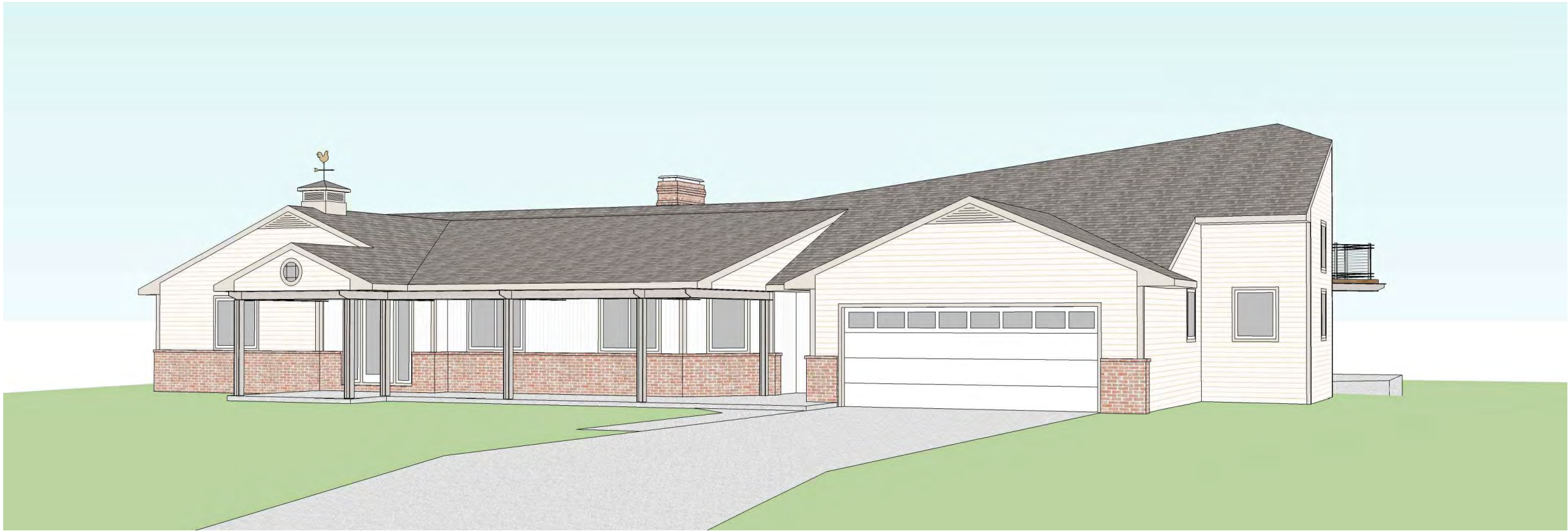
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A4.3

RKA Project # 18003.05



1 3D Model View - Proposed



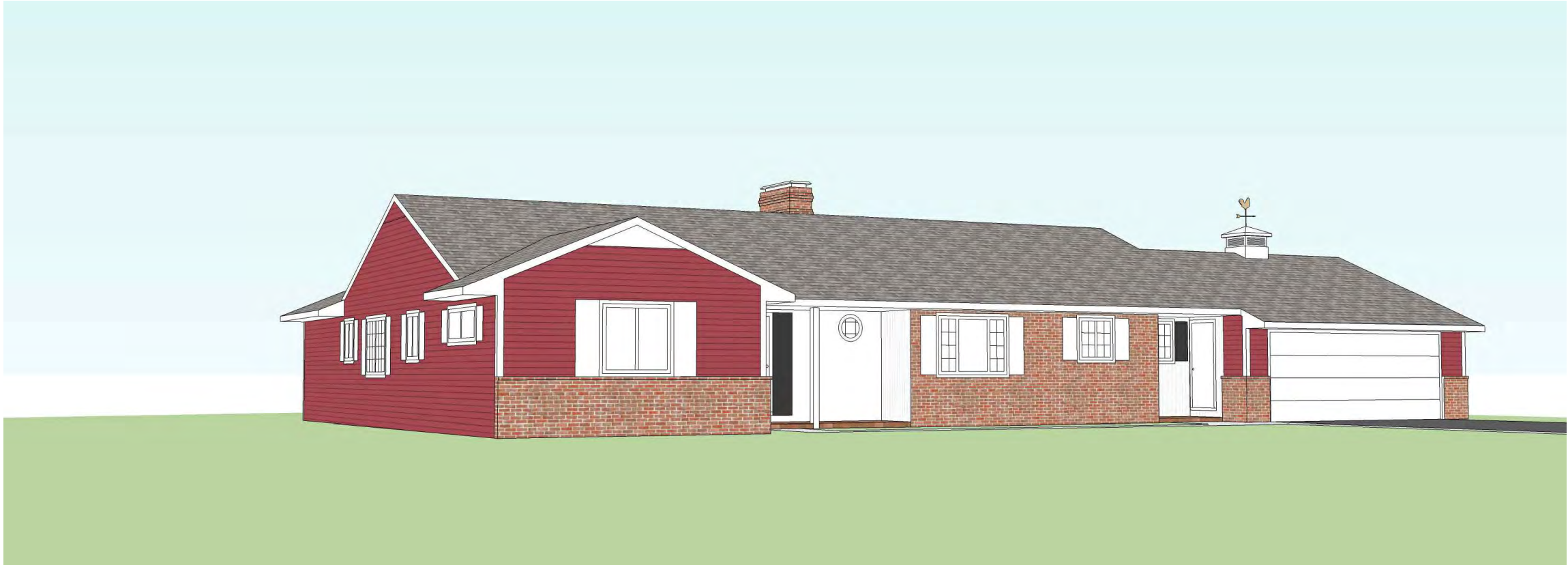
2 3D Model View - Existing

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10.23.24 UA BZAP Variance Package A4.4 RKA Project # 18003.05	



1 3D Model View - Proposed



2 3D Model View - Existing

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10.23.24
UA BZAP Variance Package

A4.5

RKA Project # 18003.05



1 Existing West Front Elevation - Photo



2 Existing South Side Elevation - Photo



3 Existing East Rear Elevation - Photo



4 Existing North Side Elevation - Photo

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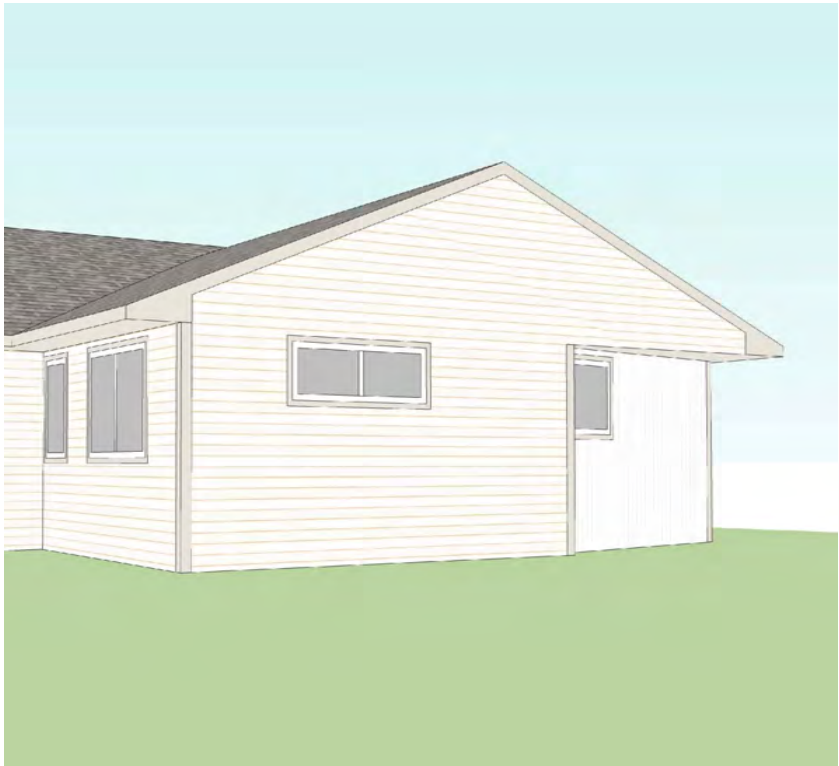
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A4.6
RKA Project # 18003.05



① Existing Primary Suite North Side Yard - Photo



② Existing Northeast Primary Suite - Photo



③ Proposed Primary Suite Addition - 3D Computer Model View



④ Existing Northwest Front Entry - Photo



⑤ Proposed Front Porch - 3D Computer Model View

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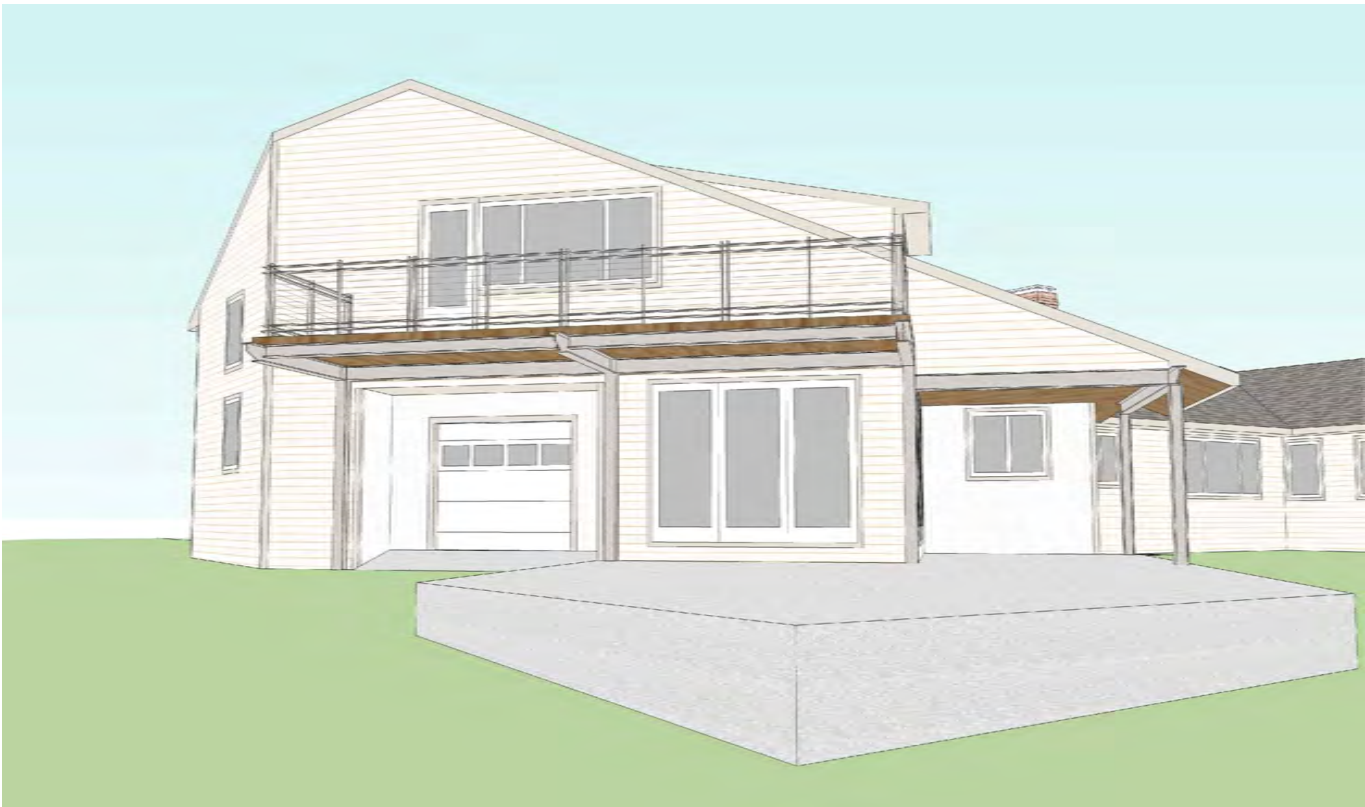
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A4.7

RKA Project # 18003.05



1 Existing Southeast Rear Yard - Photo



2 Proposed Southeast Addition - 3D Computer Model View



3 Existing South Side Yard - Photo



4 Existing Southeast Rear Yard - Photo

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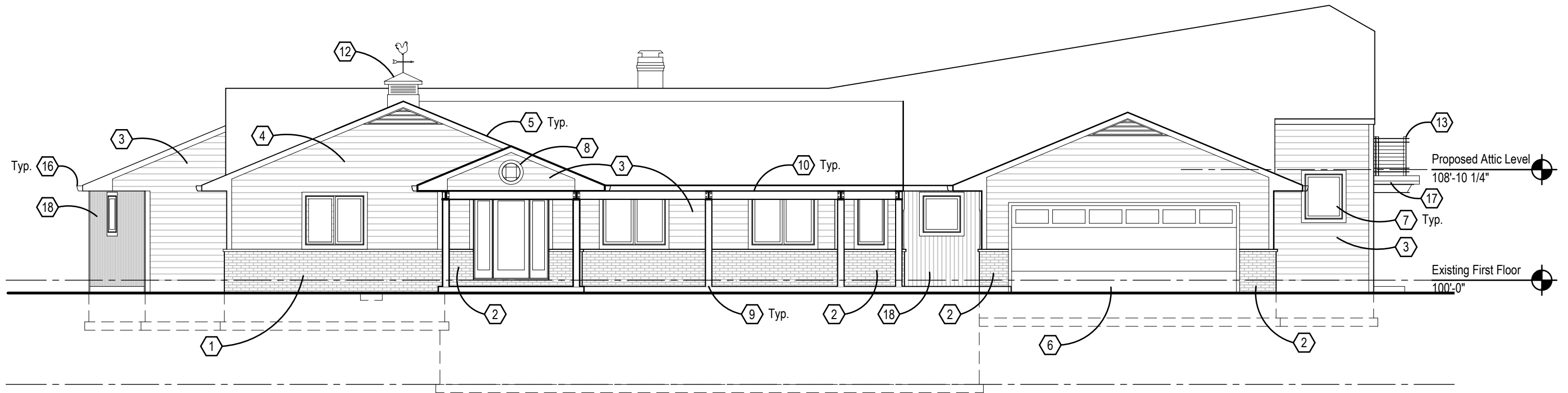
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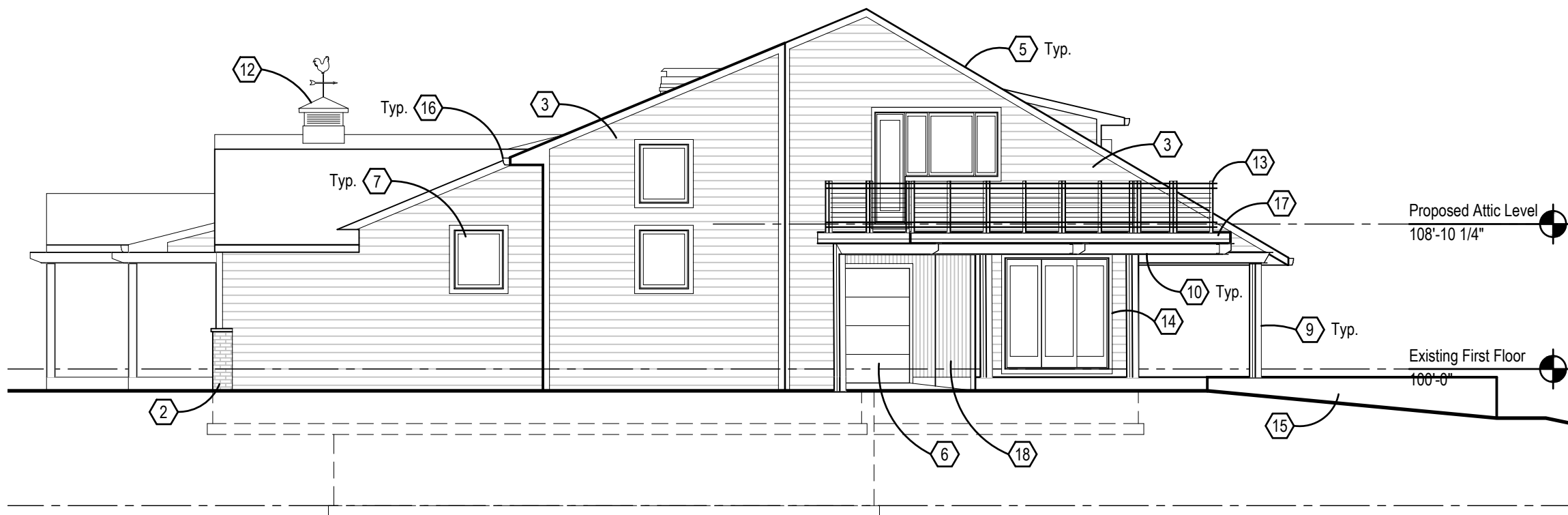
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UA BZAP Variance Package

A4.8

RKA Project # 18003.05



1 West Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

CODING NOTES

1. Existing brick to remain with whitewashed finish.
2. New brick to match existing with whitewashed finish.
3. New beveled horizontal wood lap siding to match existing. Painted.
4. Existing beveled horizontal wood lap siding. Painted.
5. New smooth wood trim. Painted.
6. New overhead garage door.
7. New clad wood window. Typ.
8. Original relocated stained glass window.
9. New wide flange steel column. Painted.
10. New wide flange steel beam. Painted.
11. New skylight.
12. Original relocated and restored cupola.
13. New railing with painted stainless steel vertical supports and horizontal steel aircraft cable.
14. New clad wood sliding glass door.
15. New concrete patio.
16. New prefinished aluminum gutters and downspouts.
17. Terrace with tropical hardwood decking and trim.
18. New wood shiplap siding.

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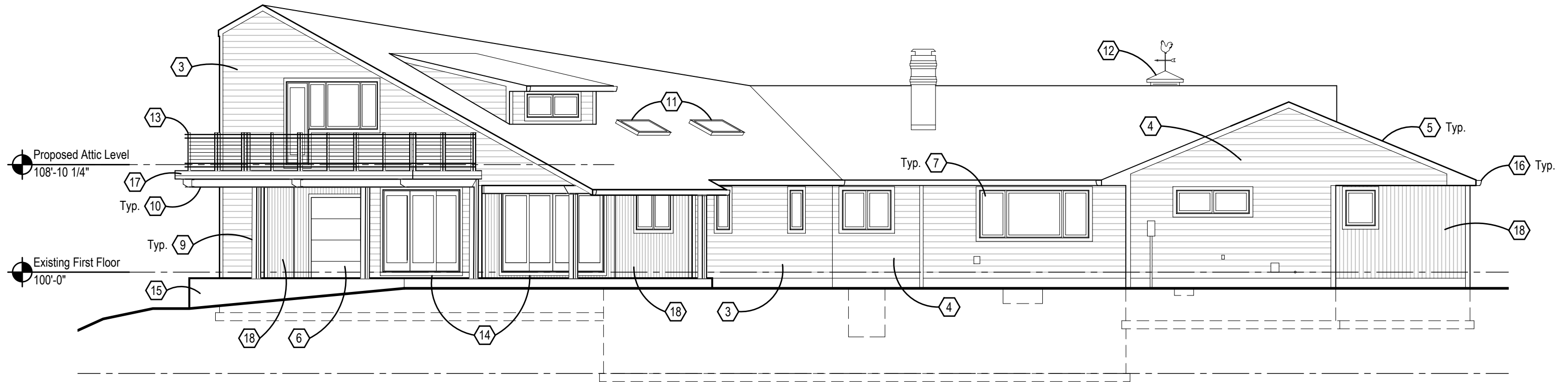
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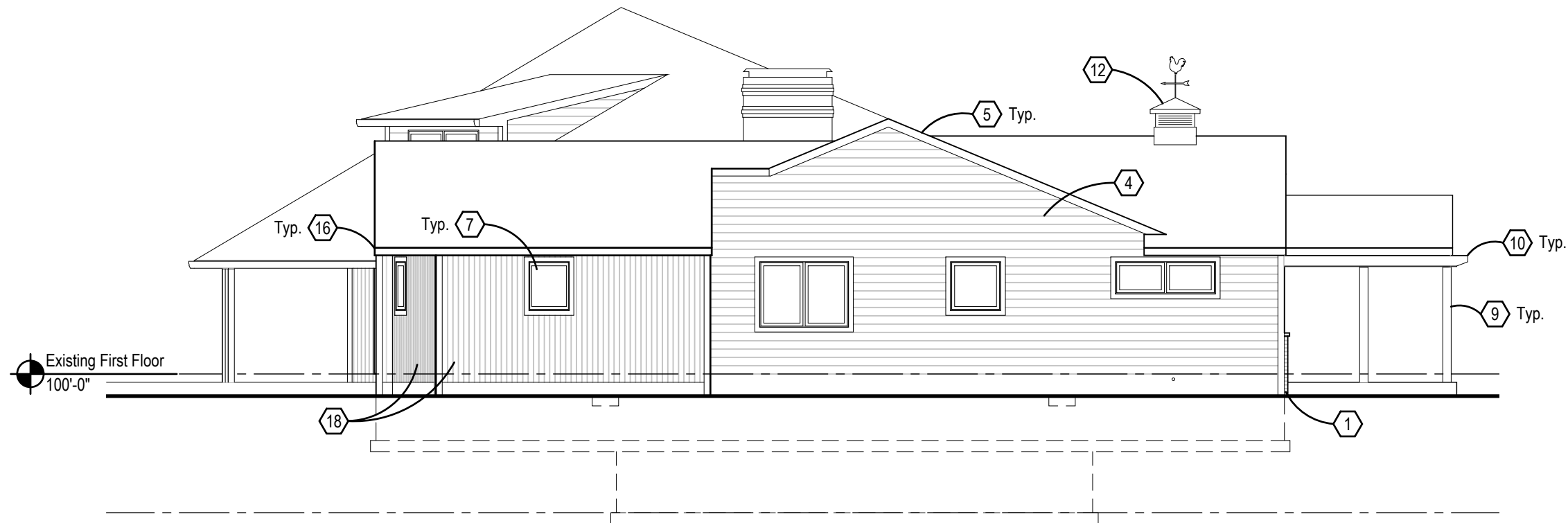
10.23.24
UA BZAP Variance Package

A2.0

RKA Project # 18003.05



1 East Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"

CODED NOTES

1. Existing brick to remain with whitewashed finish.
2. New brick to match existing with whitewashed finish.
3. New beveled horizontal wood lap siding to match existing. Painted.
4. Existing beveled horizontal wood lap siding. Painted.
5. New smooth wood trim. Painted.
6. New overhead garage door.
7. New clad wood window. - Typ.
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10. New wide flange steel beam. Painted.
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12. Original relocated and restored cupola.
13. New railing with painted stainless steel vertical supports and horizontal steel aircraft cable.
14. New clad wood sliding glass door.
15. New concrete patio.
16. New prefinished aluminum gutters and downspouts.
17. Terrace with tropical hardwood decking and trim.
18. New wood shiplap siding.

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

The Edwards Residence

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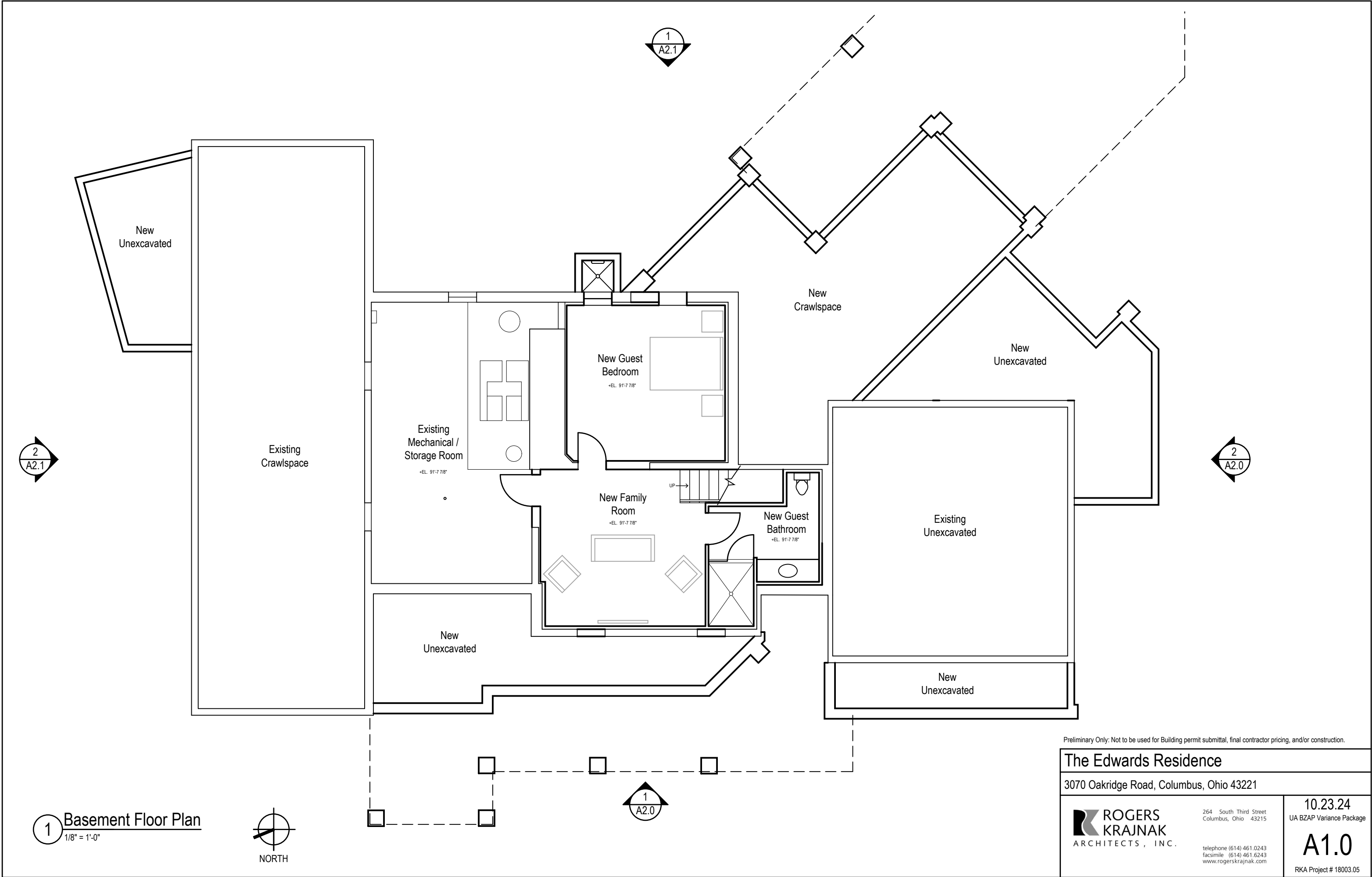
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A2.1

RKA Project # 18003.05

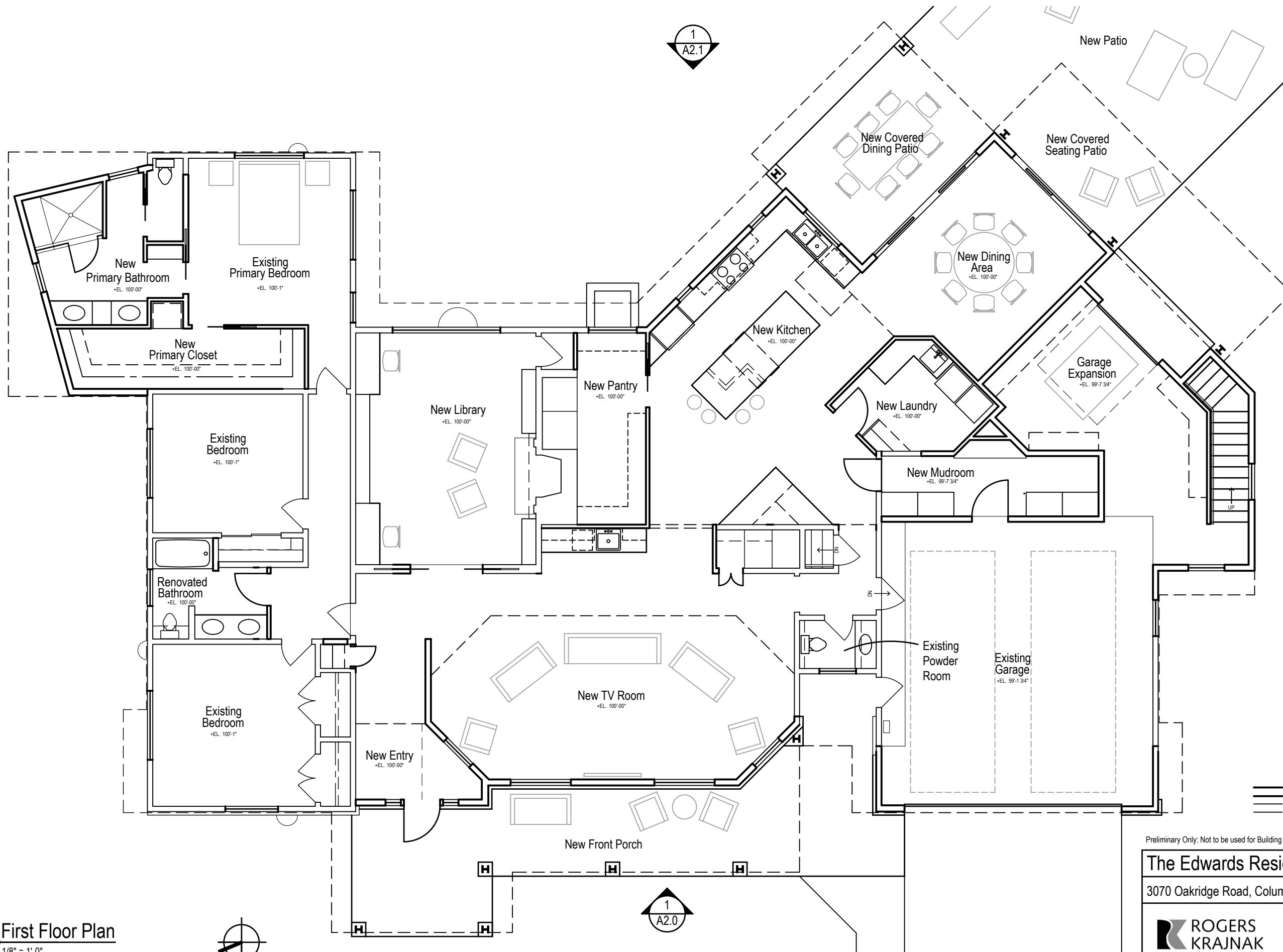


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The Edwards Residence		
3070 Oakridge Road, Columbus, Ohio 43221		
	264 South Third Street Columbus, Ohio 43215	10.23.24 UA BZAP Variance Package
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	A1.0
		RKA Project # 18003.05

1 Basement Floor Plan
1/8" = 1'-0"





— Denotes new stud wall
- - - Denotes existing wall

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

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UA BZAP Variance Package

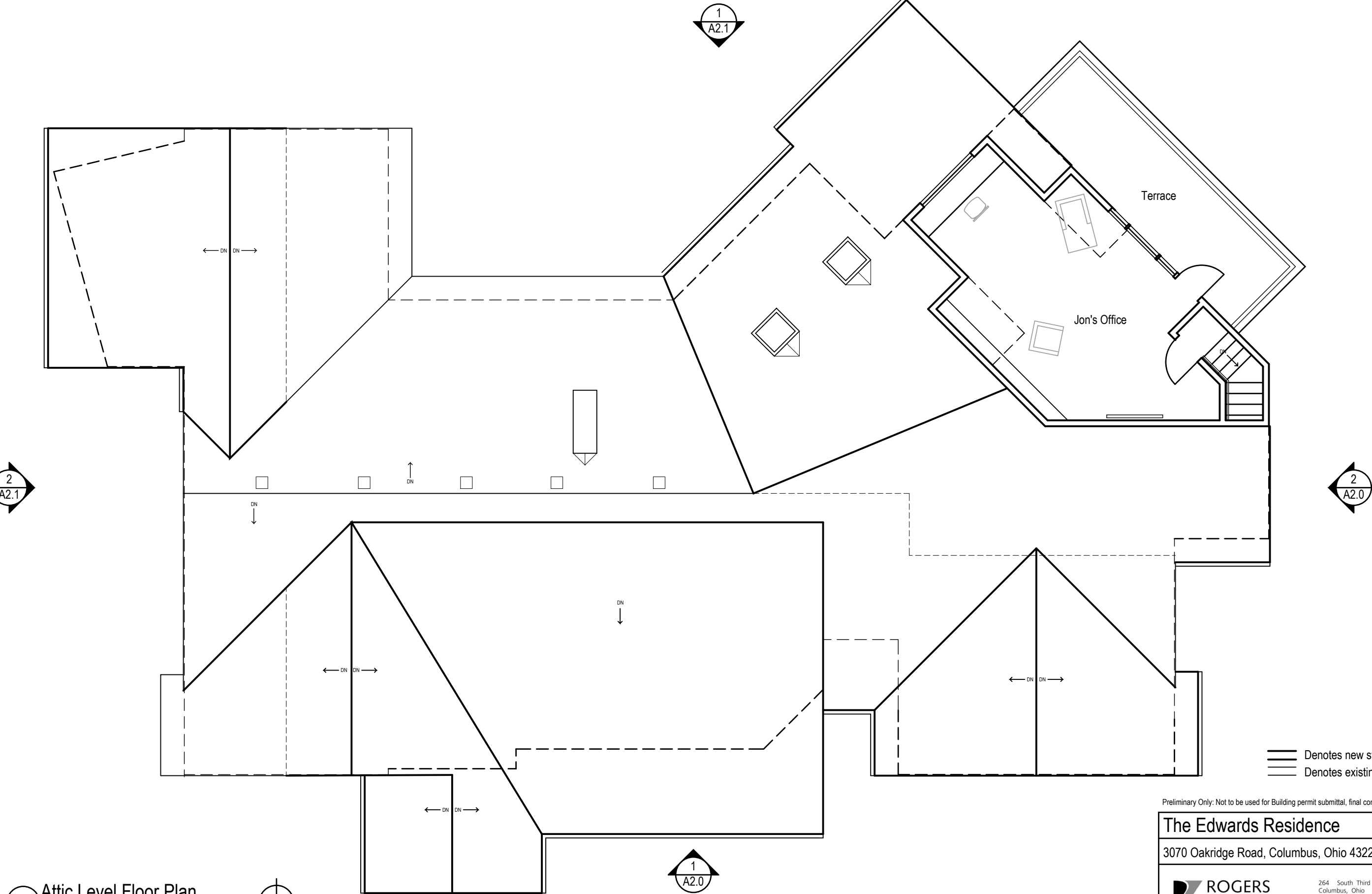
A1.1

RKA Project # 18003.05

1 First Floor Plan
1/8" = 1'-0"



NORTH



 Denotes new stud wall
 Denotes existing wall

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1 Attic Level Floor Plan
 1/8" = 1'-0"

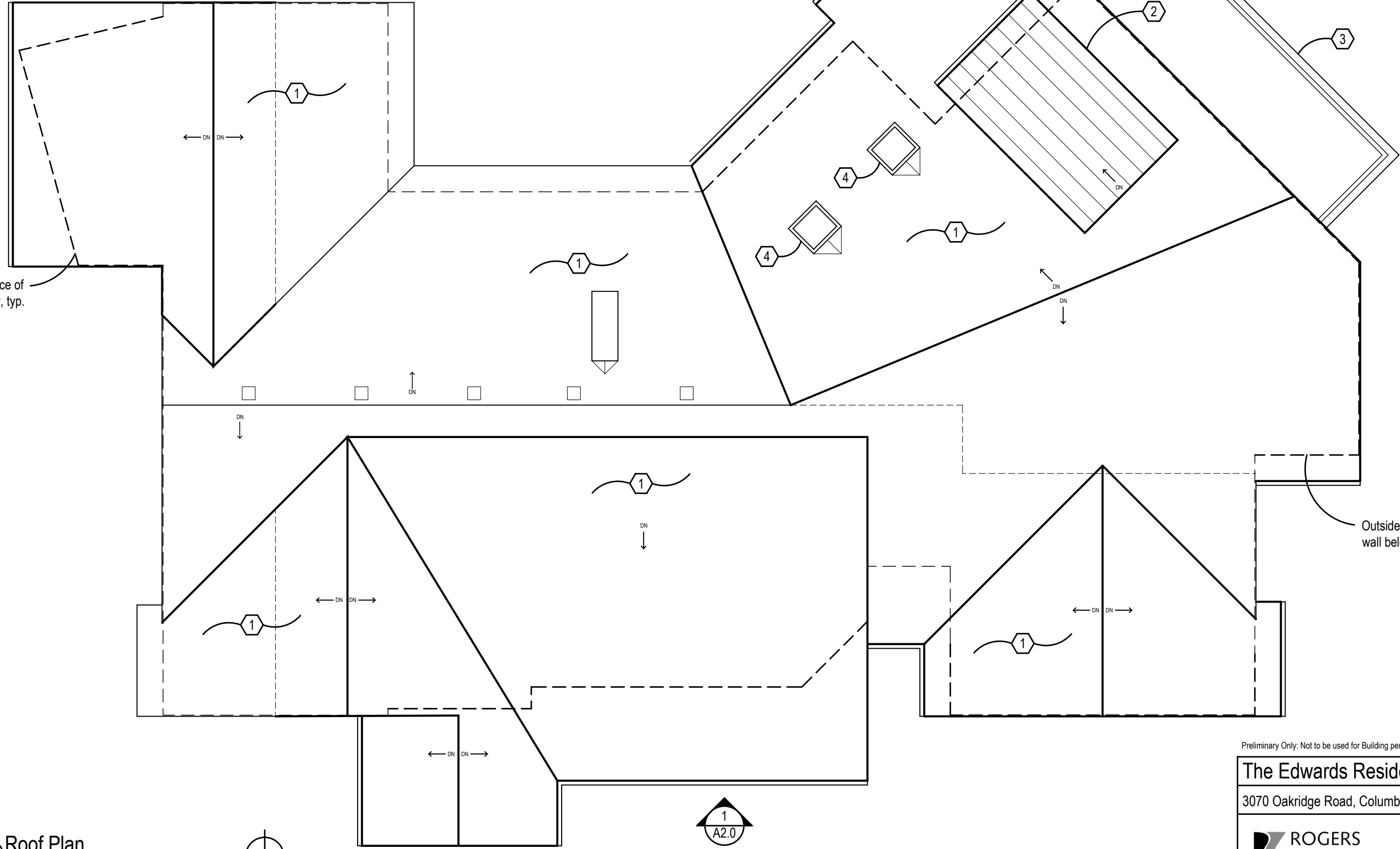


CODED NOTES

- 1. New fiberglass shingles
- 2. New standing seam metal roof
- 3. New terrace below
- 4. New skylight

Outside face of wall below, typ.

Outside face of wall below, typ.

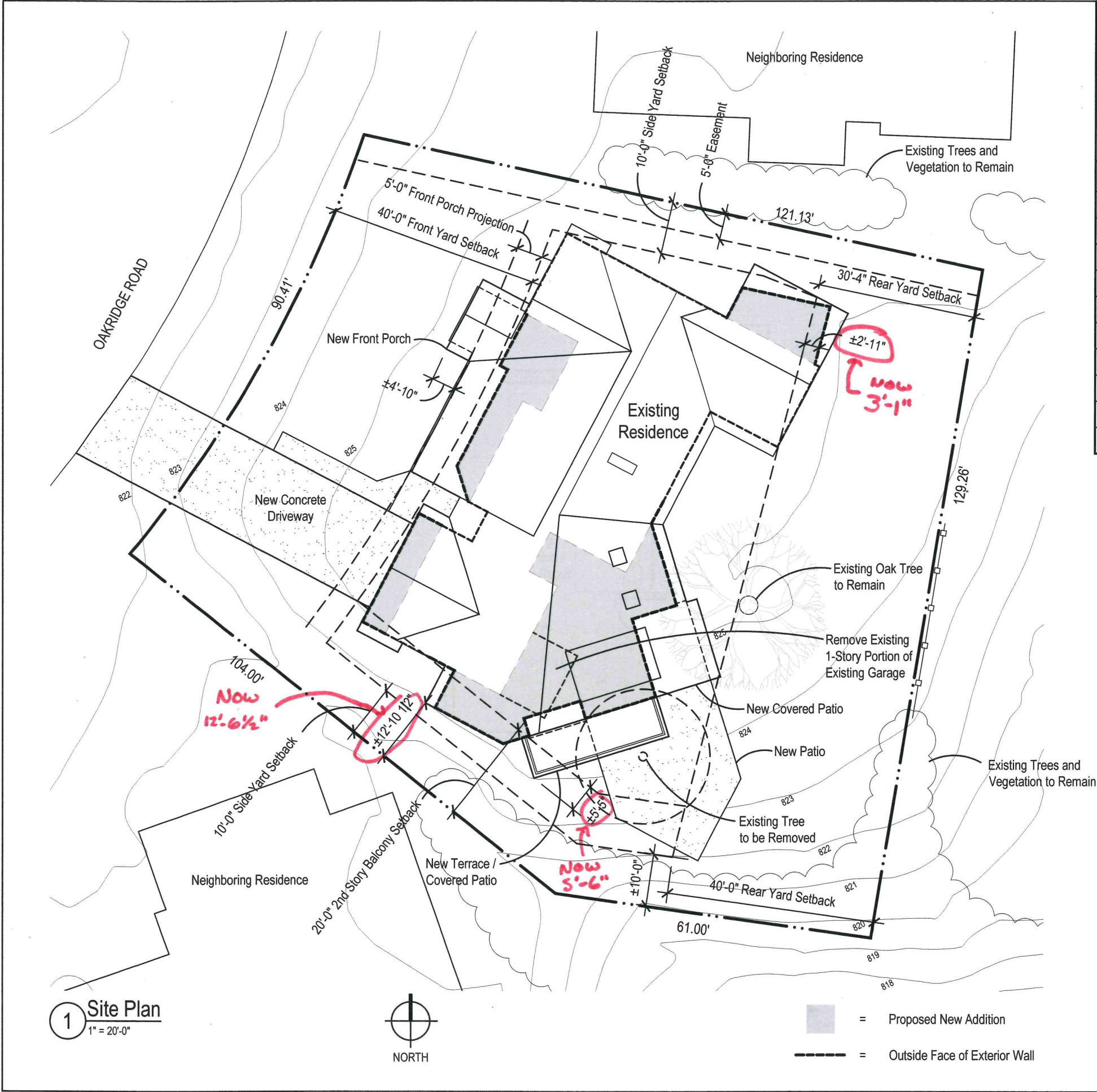


1 Roof Plan
1/8" = 1'-0"



Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

The Edwards Residence	
3070 Oakridge Road, Columbus, Ohio 43221	
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215 telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com
10.23.24 UA BZAP Variance Package	
A1.3 RKA Project # 18003.05	



LOT COVERAGE FOR R1-C ZONING DISTRICT		
MINIMUM LOT SIZE: 9,000 SQ.FT. MINIMUM		
ACTUAL LOT SIZE: 16,477 SQ.FT. MINIMUM		
	SQ. Footage	% of Lot
Maximum Building Coverage Permitted	4,778 Sq. Ft.	29.0%
Existing Building Coverage	3,414 Sq. Ft.	20.7%
Proposed Building Coverage Demolition	-128 Sq. Ft.	-0.8%
Proposed New Building Addition Coverage	+1394 Sq. Ft.	+8.5%
Total Building Coverage	4,680 Sq. Ft.	28.4%
Maximum Development Coverage Permitted	7,415 Sq. Ft.	45.0%
Existing Development Coverage	4,774 Sq. Ft.	28.9%
Proposed Development Coverage Demolition	-1,788 Sq. Ft.	-10.8%
Proposed New Development Coverage	+3,576 Sq. Ft.	+21.7%
Total Development Coverage	6,562 Sq. Ft.	39.9%

*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from an existing mortgage survey prepared by Campbell & Associates, Inc. dated 05.02.14. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

The Edwards Residence

3070 Oakridge Road, Columbus, Ohio 43221

ROGERS
KRAJNAK
ARCHITECTS, INC.

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telephone (614) 461.0243
facsimile (614) 461.6243
www.rogerskrajnak.com

10.23.24
UA BZAP Variance Package

A0.0
RKA Project # 18003.05

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Page 164 of 237

3070 Oakridge Road

BZAP Staff Report Pictures | Variance



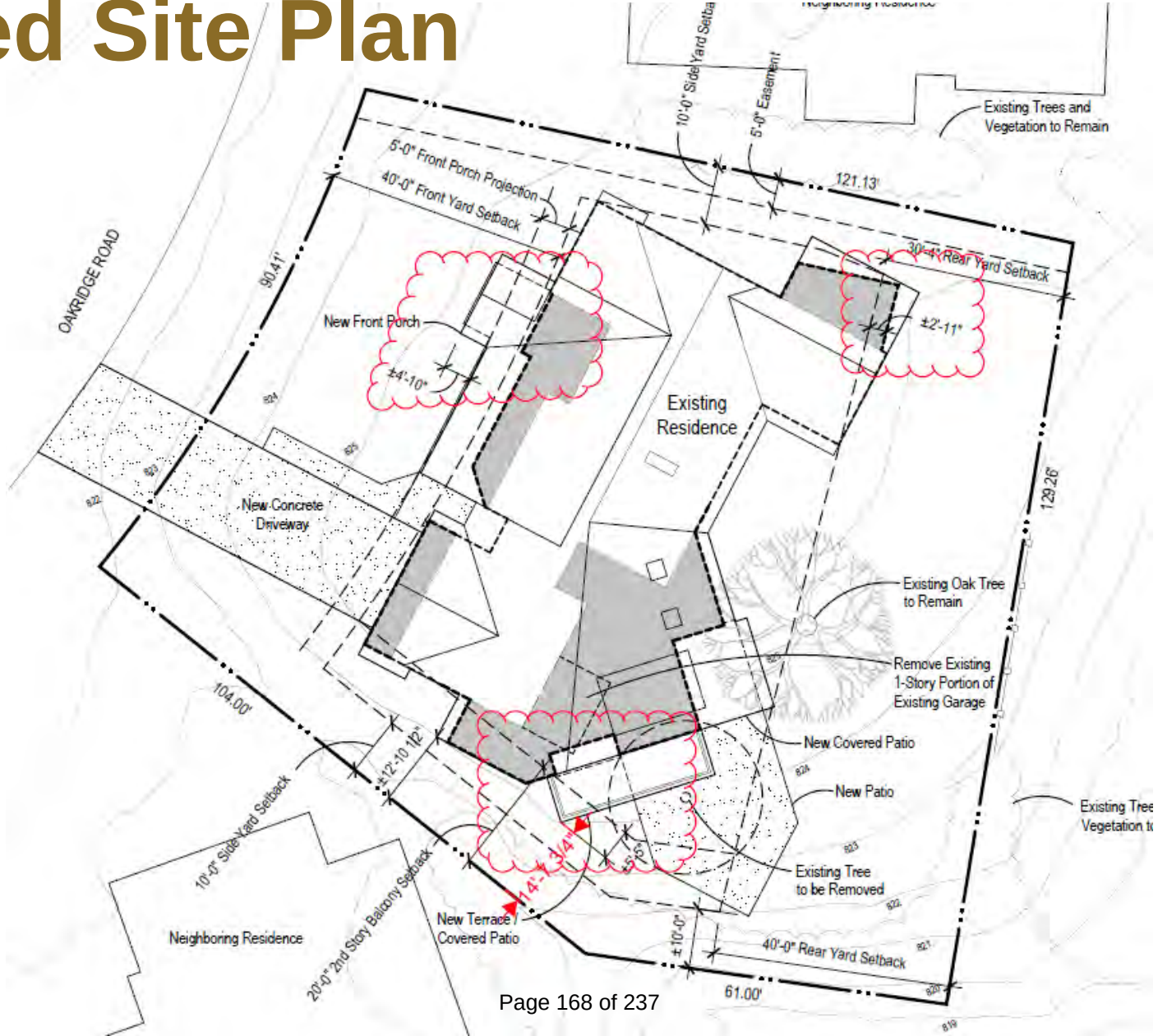
Google Maps ® Aerial – Looking North



Site Photos



Proposed Site Plan



Proposed and Existing Elevations



① 3D Model View - Proposed



Proposed and Existing Side/Rear Elevation



① 3D Model View - Proposed



② 3D Model View - Existing



Proposed and Existing Rear Elevation



1 3D Model View - Proposed



2 3D Model View - Existing



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.

Site Description/History

The subject property, 2248 Club Road, is located on the east side of the street, across from the Scioto Country Club and just south of Yorkshire Road. The property has 100 feet of frontage with a 40-foot building setback line and narrows to 76 feet along the rear property line; its depth is 130 feet. It is zoned R-1c, One-Family Residence District, and platted as Lot #2 in the Upper Arlington subdivision from 1922. The 2.5-story, Tudor-style home was built in 1929 and is a Contributing Structure in the Historic District. A three-car detached garage with living space was built in 1998 (nonconforming today- past real estate listings identify this as an apartment). The applicant purchased the property in February 2023.

In 1993, a variance request for a similar application was submitted but ultimately withdrawn by the applicant after discussions with the Board. That plan proposed an attached garage that would have encroached 27.6 feet into the 32.5-foot rear yard setback. In 1997, the Board approved a front porch conversion into an enclosed porch renovation/expansion that increased building and development coverage limits; house and detached garage improvements were also part of this project. No variances were granted for the use or height of the detached garage, which is around 20 feet.

A neighbor filed a complaint in early September concerning construction that may have started at the subject property without a permit. This was confirmed by a Building Inspector and a violation notice was sent. Building Permit #24-4425 was submitted shortly after and denied by Staff due to coverage and setback issues. [It has also been brought to Staff's attention that an area above the garage is currently being used as living space (in-law suite); the City has no records of this area being finished for such use, which is concerning.]



Proposal

The proposal includes the construction of a one-story enclosed breezeway that would connect the existing house to the existing detached garage. It would be installed mostly atop an existing concrete patio/walkway between the two structures. It measures 6' x 11'-6" and includes a stucco exterior with a standing seam metal roof. This connection would result in several variances (see below). A mudroom would be installed inside the existing detached garage, near the stairs to the second level where a family member is residing for care. [Again, Staff could not locate City approval for this use.]

When an enclosed space is proposed between the principal residence and a detached garage, the code considers the detached garage to now be "attached" and must meet all setback and coverage requirements for principal structures.

Zoning Code Requirements

1. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a seven-foot encroachment into the 10-foot minimum side yard setback (Article 5.02);
2. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a 27.5-foot encroachment into the 32.5-foot minimum rear yard setback (Article 5.02);
3. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a rear yard profile violation (Article 5.02);
4. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a side yard longwall violation (Article 5.02);
5. To allow an enclosed breezeway that connects the house with the existing detached garage that would result in building coverage of 29.6 percent, an increase from 29.1 previously granted via variance (Article 5.02); and
6. To allow an enclosed breezeway that connects the house with the existing detached garage that would result in development coverage of 49 percent, an increase from 48.4 percent previously granted via variance (Article 5.02).

The setback variances are a result of existing site conditions, but the coverage variances are not. If approved by the Board, a variance would not be needed for the existing (nonconforming) sleeping quarters space in the detached garage.

Attached: means (1) a use, room or space that has at least one (1) wall (or part of one (1) wall) in common with the remainder of a building; (2) a use, room or space that can be entered from and/or through other rooms and spaces within a building. An unenclosed roof connection shall not be considered attached.

Alternatives

The applicant could make the breezeway open on all sides, which would eliminate four variances, because the garage would still then be considered "detached" by the code. The variances that could be eliminated are: side yard, side yard longwall, rear yard, and rear yard



profile. However, a variance would be added for the existing sleeping quarters in the detached garage if the use were to continue.

The development coverage variance could also be eliminated if the breezeway were to be installed atop the existing hardscape or if the existing hardscape elsewhere on the property were removed.

Staff would note that they have received phone calls from adjacent neighbors, who have all expressed concerns about the variances requested and the use of the existing detached garage.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. In this case, Staff's analysis revealed that the site is already "maxed out" with development. While the lot narrows toward the rear, the existing building and development cover ratios already exceed permissible limits. The proposal results in six (6) variances, which is unprecedented; there are other options available that would reduce the number and severity of these. Based on these facts, Staff does not support the request.

Furthermore, the use of the detached garage as sleeping quarters without City approval, likely done by a previous owner, as well as the start of construction without City approval are both very concerning. These issues should be completely resolved with full code compliance achieved prior to moving forward with any additional requests, including variances.

Should the Board choose to support this application, Staff would recommend that the development coverage variance be eliminated, and plans for the existing sleeping quarters located on the second floor of the rear garage be submitted for review to ensure safety/code compliance. Should the breezeway be open and not "attached", variances would still be needed for: building cover, development cover (which could be eliminated), as well as for the potentially noncompliant sleeping quarters.

Attachments

1.	BZAP Variance Application - 2248 Club Road
2.	2248 Club Road history
3.	BZAP Staff Report Pics - 2248 Club Road



24-4807

Variance Application

Status: Active

Submitted On: 10/22/2024

Primary Location

2248 CLUB RD
UPPER ARLINGTON, OH 43221

Owner

Niki Bavelis Callanan
CLUB 2248 COLUMBUS, OH 43221

Applicant

 Niki Callanan
 614-306-2211
 nikicallanan@yahoo.com
 2248 Club Rd
Columbus, OH 43221

BZAP Information

BZAP Case

VAR-63-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To permit an enclosed breezeway that connects the house with the existing detached garage (and adds an interior mudroom), making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.

BZAP conditions

Variance Information

Describe Variance Request

We would like to attach the garage to the main house so that we can have a hallway that leads to the carriage house.

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 family member living in the house is bedbound and has 24/7 care. There is not a shower on our first floor and our nurses have only been able to sponge bathe my aunt. We need access to the stairway that leads up to our carriage house so we can install a lift to bring my aunt up the stairs.

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

I don't believe so.

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

No, it is in our backyard

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

Yes, this is the only way we can bathe my aunt in a shower.

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

We need shower access for hygiene reasons.

10-18-24

Dear Neighbor,

This is Niki Callanan from 2248 Club Rd. We are doing a small addition to our house located at 2248 Club. The addition proposal is not in adherence with UA code and we will need a variance. Upper Arlington is requiring us to notify all neighbors within 100 feet and your house makes the cut! This letter is your official certification of notice. If you are interested in attending a BZAP meeting, they are held at the municipal center every Wednesday at 6pm. Thank you for your time.

Sincerely,
Niki Callanan



Revised: May 2023

Certification of Notice

Applicant Name: Niki Bavelis Callanan

Location of property subject to BZAP request: 2248 Club Rd

This application will be heard by the Board of Zoning and Planning on: Nov. 20, 2024 @ 6pm

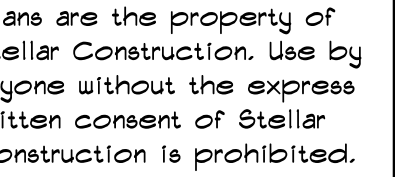
Describe activity which requires Board of Zoning and Planning review:

We need to add a connector/breezeway from the back of our home to the detached garage. This is necessary so that we can bathe a bed bound family member residing in our house.

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:
2196 Riverside Dr.	Scioto Country Club	Kari G...	10.23.24
2285 Yorkshire Rd	George A Bavelis	George A. Bavelis	10.18.24
2252 Club Rd	Niki Bavelis	Niki Bavelis	10.18.24
2249 Yorkshire	Ryan + Belinda Smith		10.23.24
2238 Club Rd	Sara Rau		10.23.24
2231 Oxford	Mac + Jessica Joseph		10.23.24
2235 Oxford	Allison McDonald		10.23.24
2266 Club Rd	Gaul Marsh		10-23-24
Applicant Signature:			Date:



Plan Revisions

[illegible]

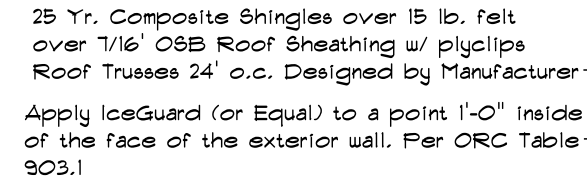
Callanan Residence

Address

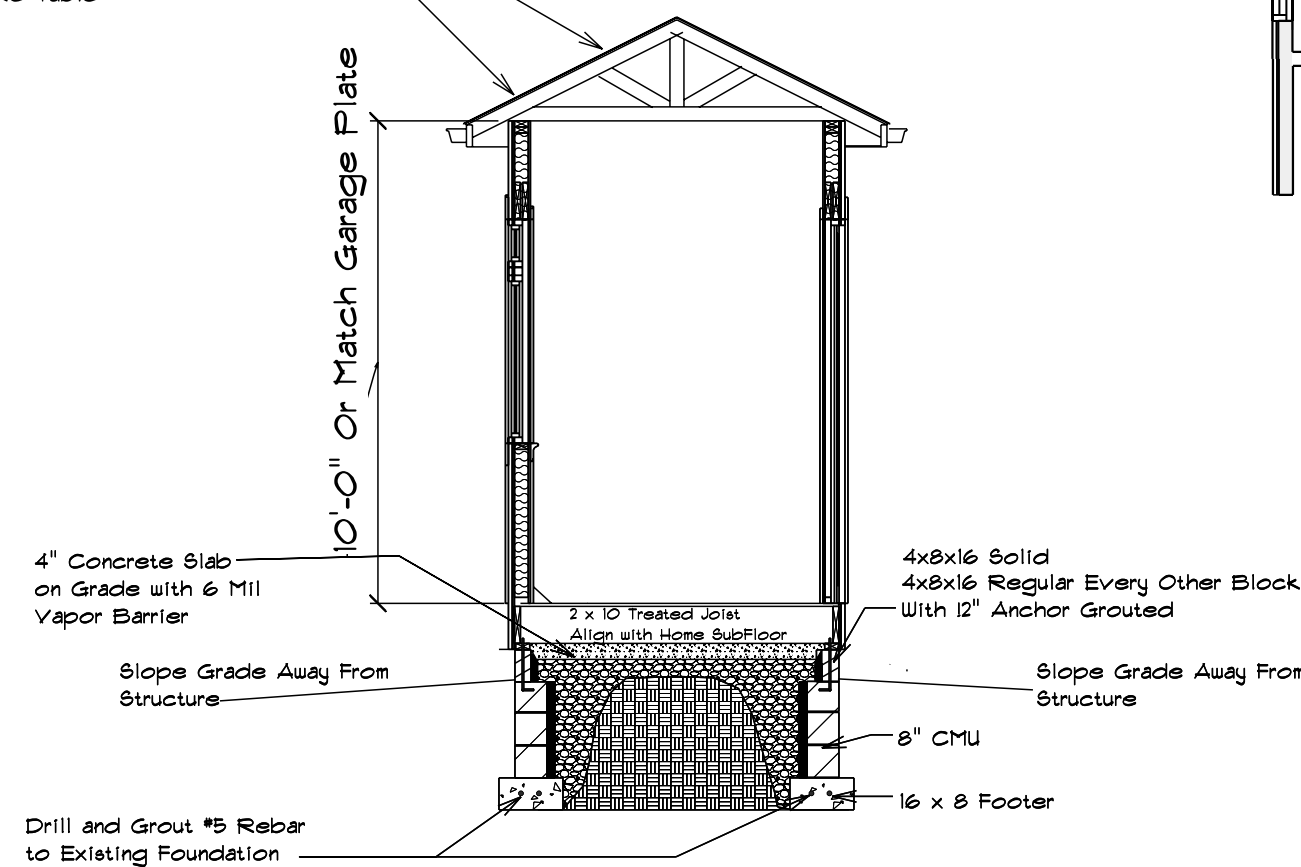
1st Floor Plan

$$1/4 = 1 - 0$$

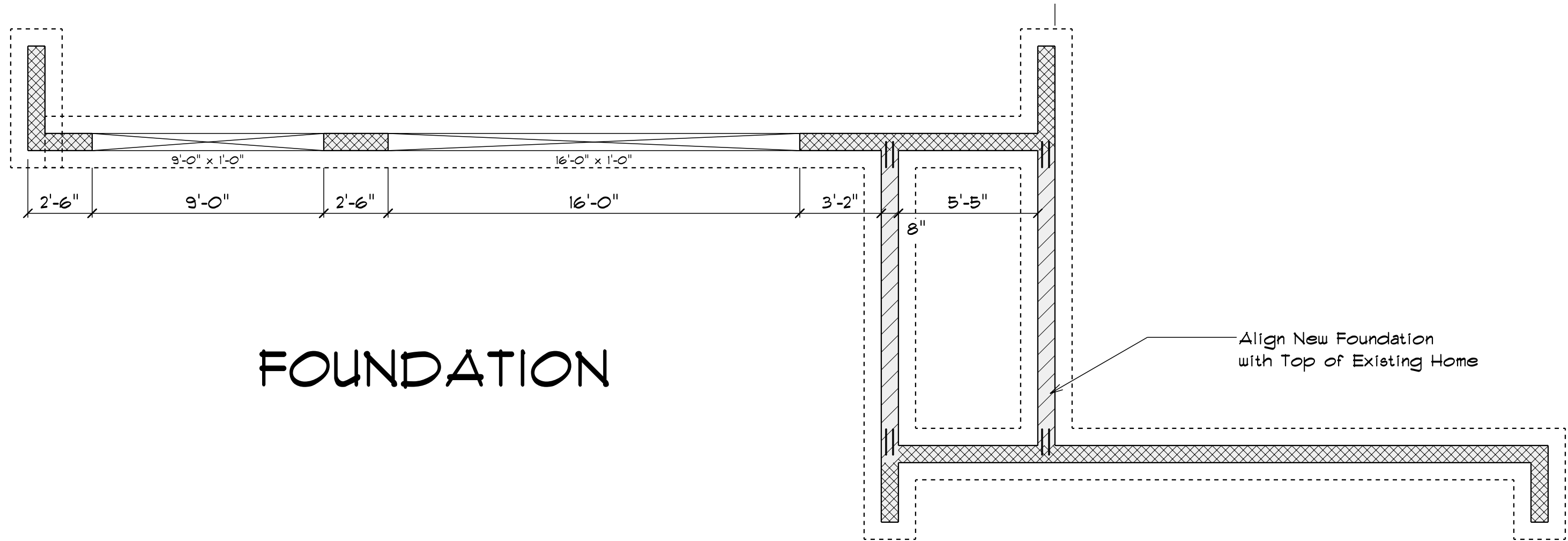
A-2
SHEET



FLOOR PLAN

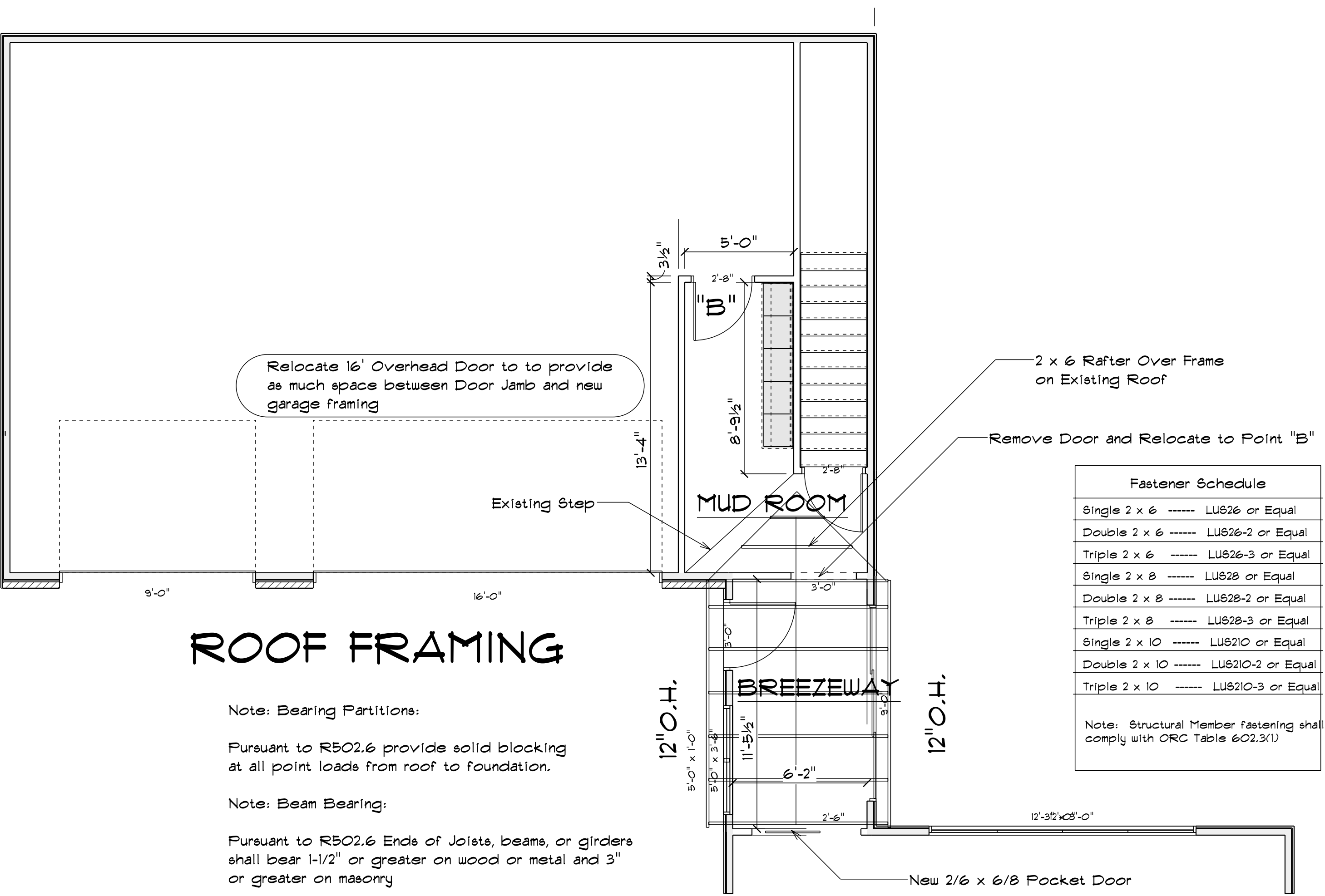


CROSS SECTION



FOUNDATION

AREA SCHEDULE	
Area	SF
1st Flr Living Area	181



ROOF FRAMING

Note: Bearing Partitions:

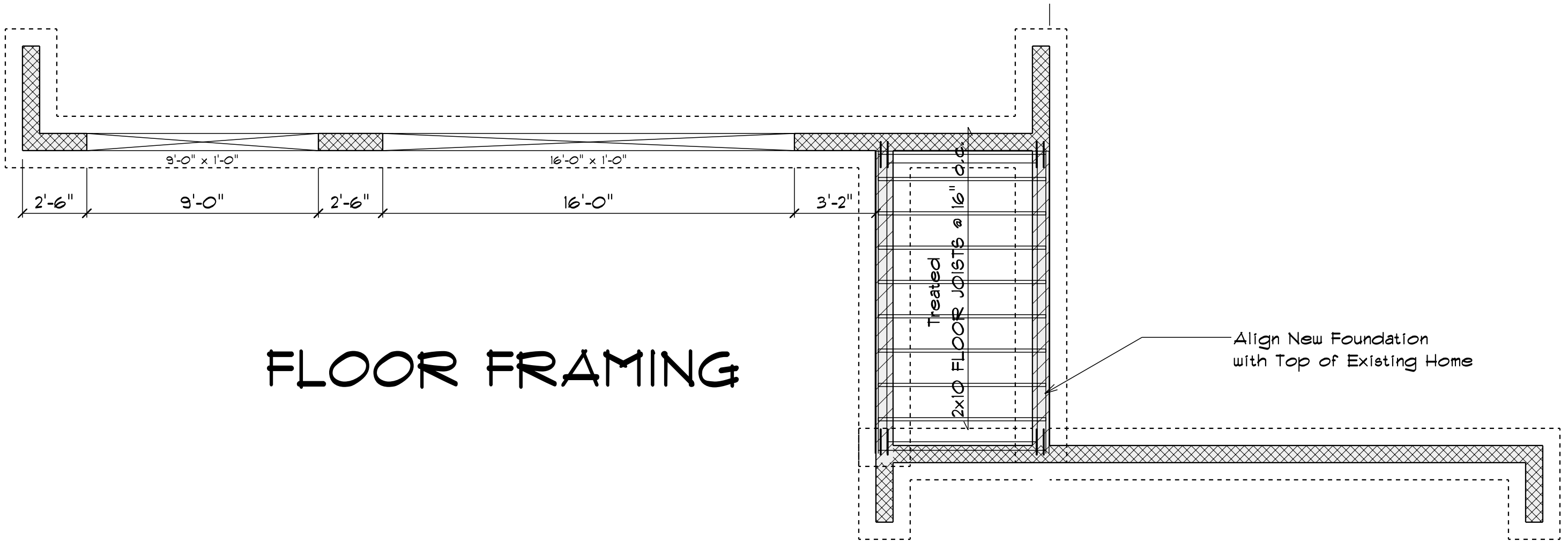
Pursuant to R502.6 provide solid blocking at all point loads from roof to foundation.

Note: Beam Bearing:

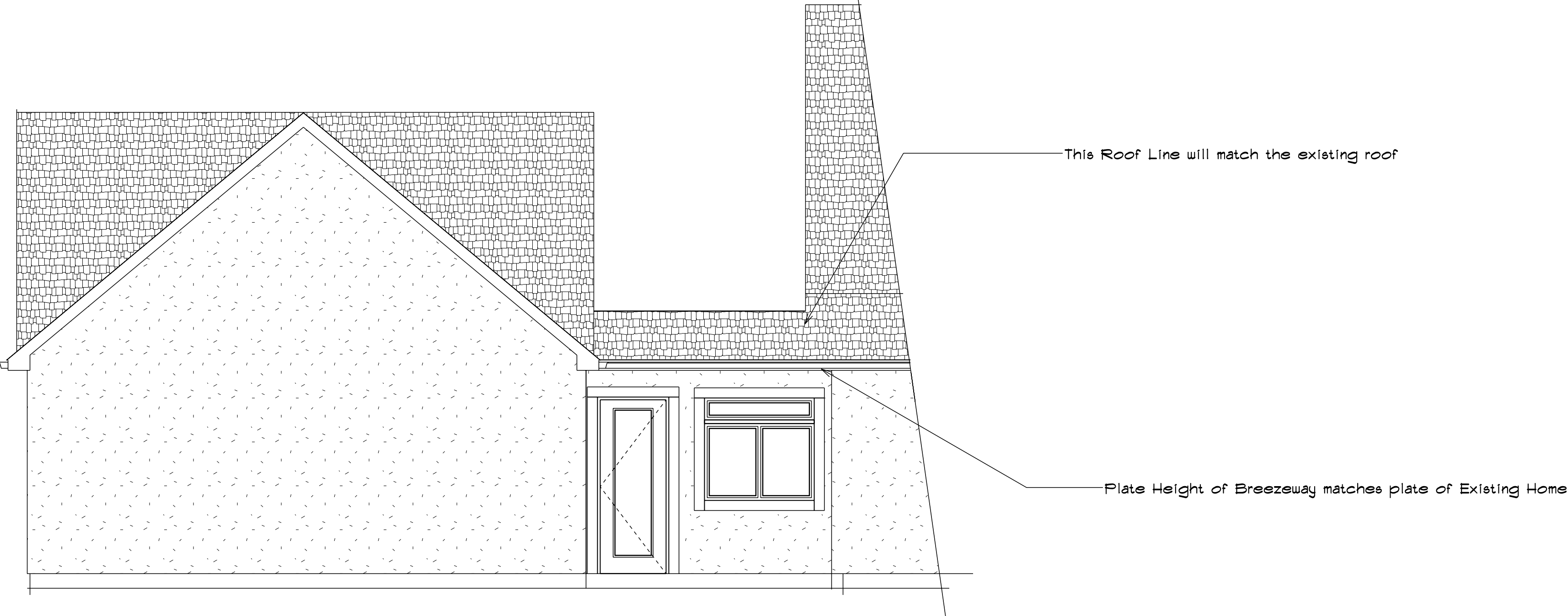
Pursuant to R502.6 Ends of Joists, beams, or girders shall bear 1-1/2" or greater on wood or metal and 3" or greater on masonry

Truss Design and Layout by Truss Manufacturer

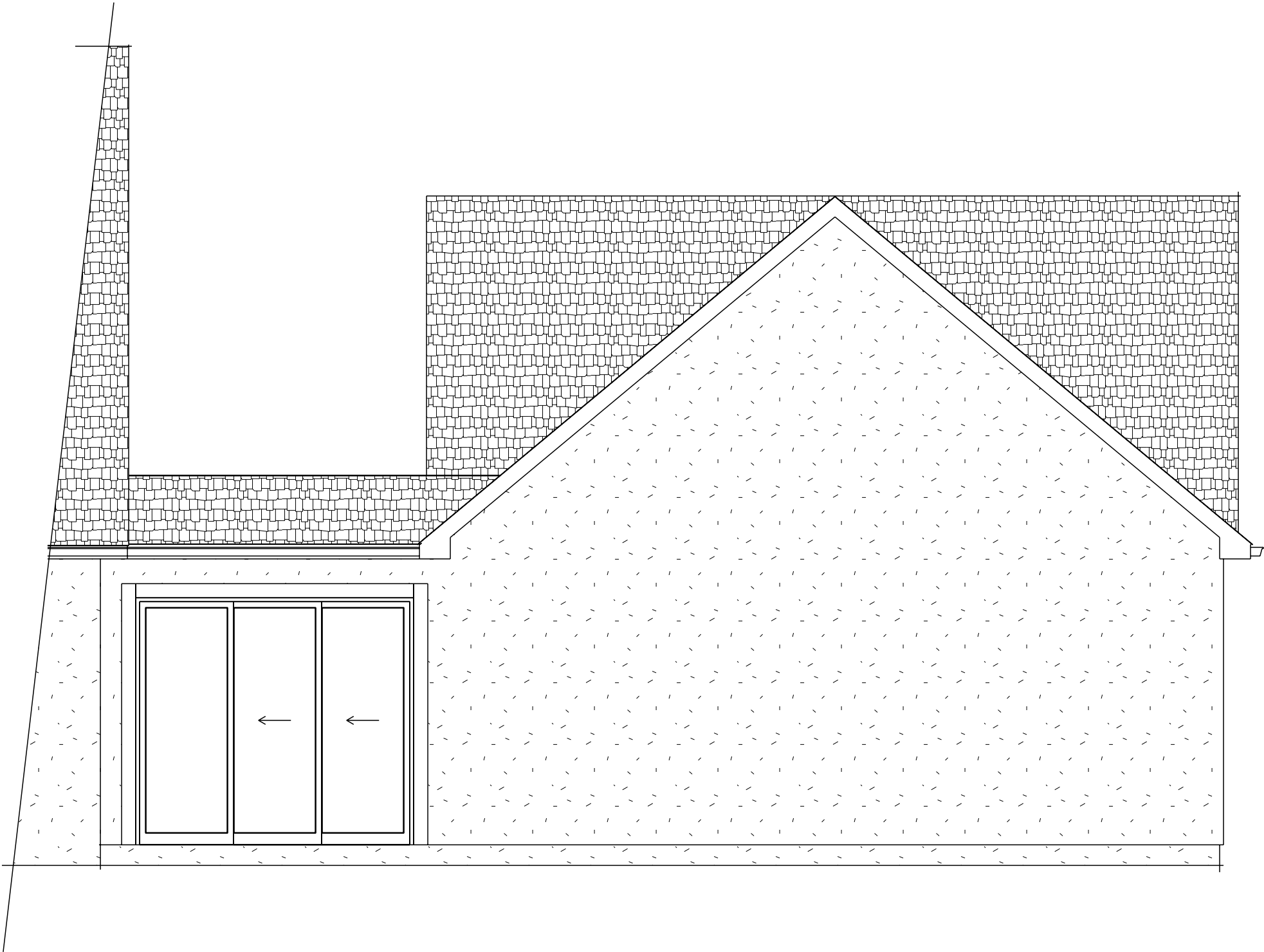
Note: All Trusses shall be installed utilizing Simpson H-2.5A Truss Clip or approved alternate.



FLOOR FRAMING



AUTO COURTYARD VIEW



REAR YARD VIEW



Plans are the property of Stellar Construction. Use by anyone without the express written consent of Stellar Construction is prohibited.

Plan Date
8/1/2024

Plan Revisions

#	Date	Description

Callanan Residence		
	Elevation Plan	Address
	1/4" = 1'-0"	

A-4
SHEET

Callanan Residence

2248 Club Rd

Breezeway Drawings

September 24 2024

Attachments (5-P)

2-Elevation Drawings

Foundation Plan

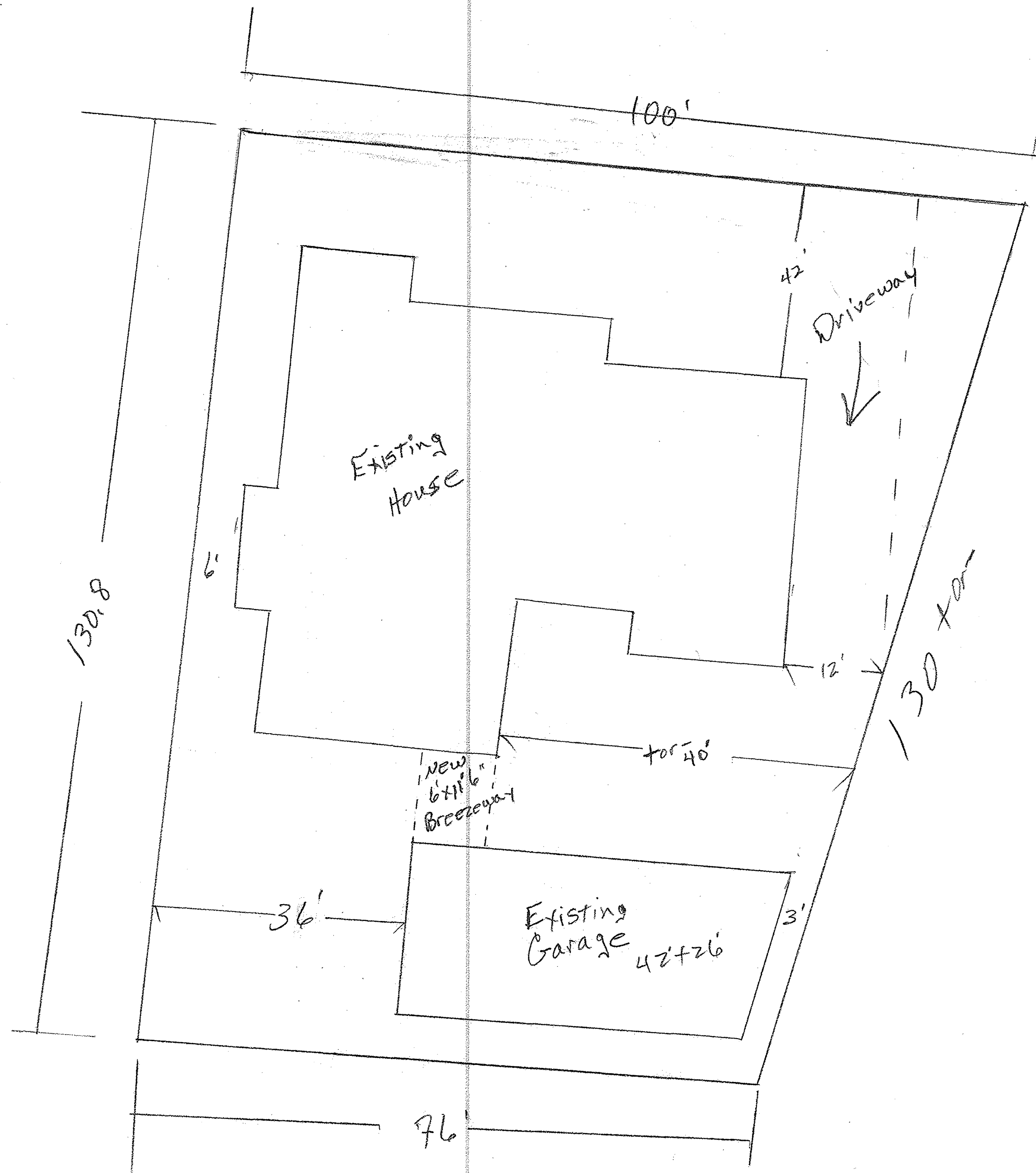
Site Plan

Structure drawings

Electrical Plans

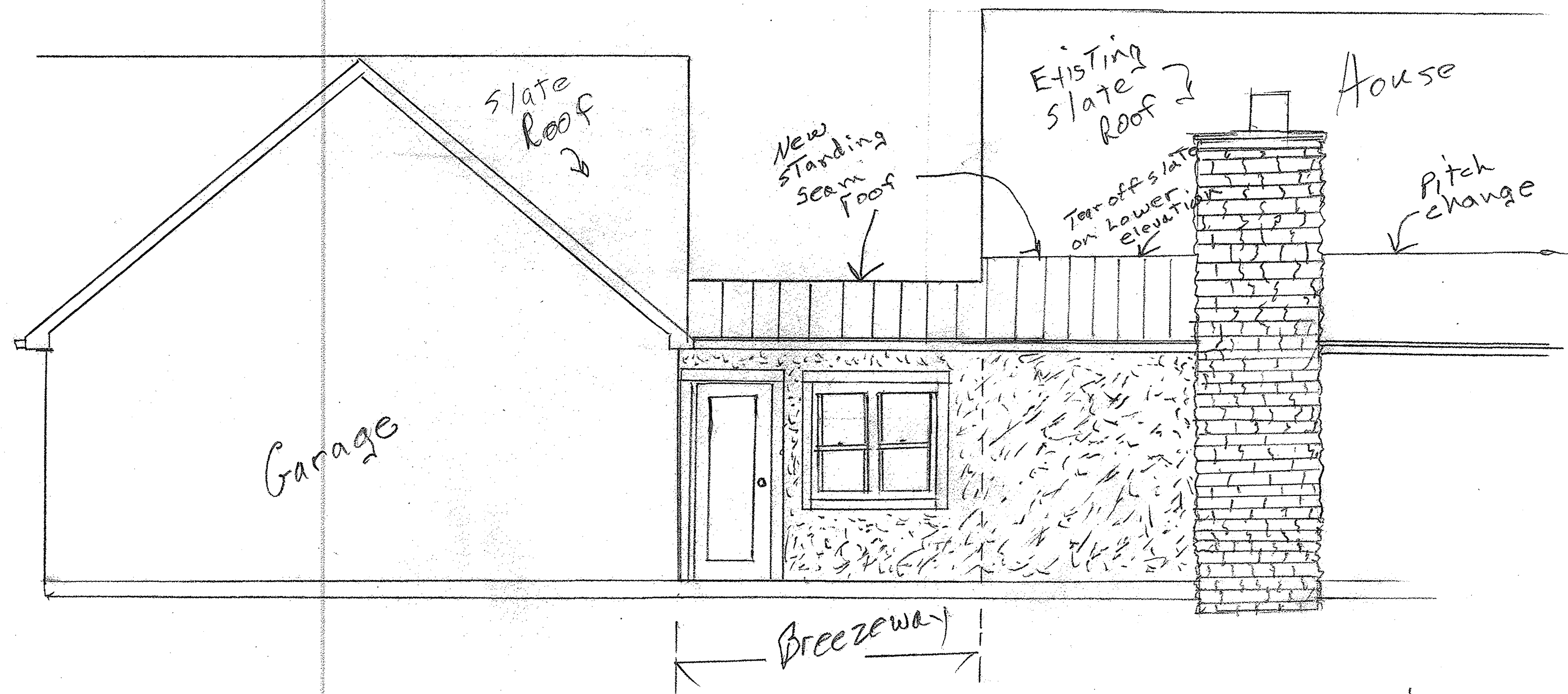
Floor Plan

Contractor contact Information		
SCALE: 1/4"	APPROVED BY:	DRAWN BY: DW
DATE: 9/24/24		REVISED
Brandon Wetzel		
740-817-0670	DRAWING NUMBER 0-0	



Total Lot Area 11,277 sq. ft.

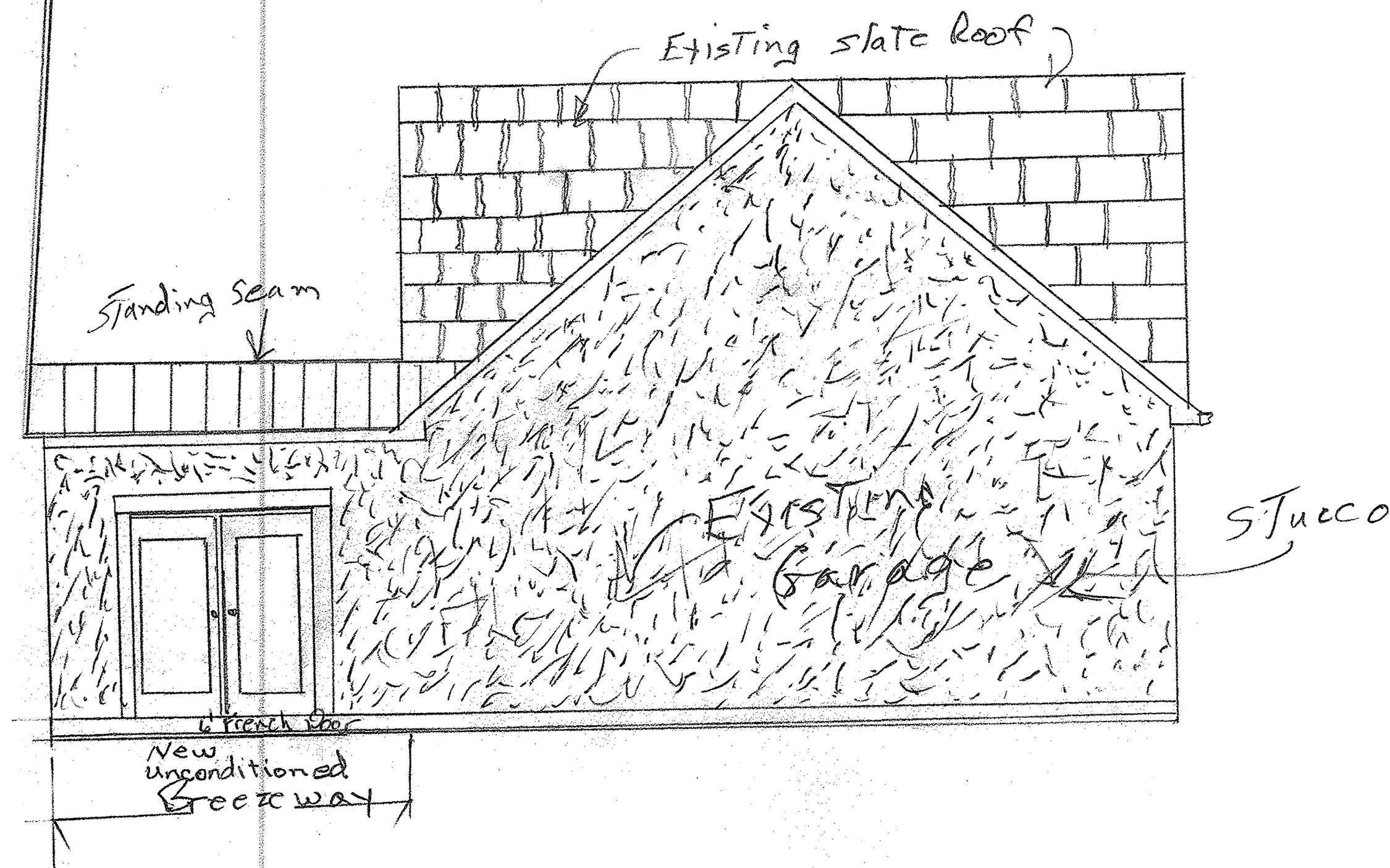
Callanan Residence		
SCALE: N/A	APPROVED BY:	DRAWN BY: DW
DATE:		REVISED
Site Plan - New Breezeway		
Zoning R-1C	DRAWING NUMBER 0-1	



Auto Court side view

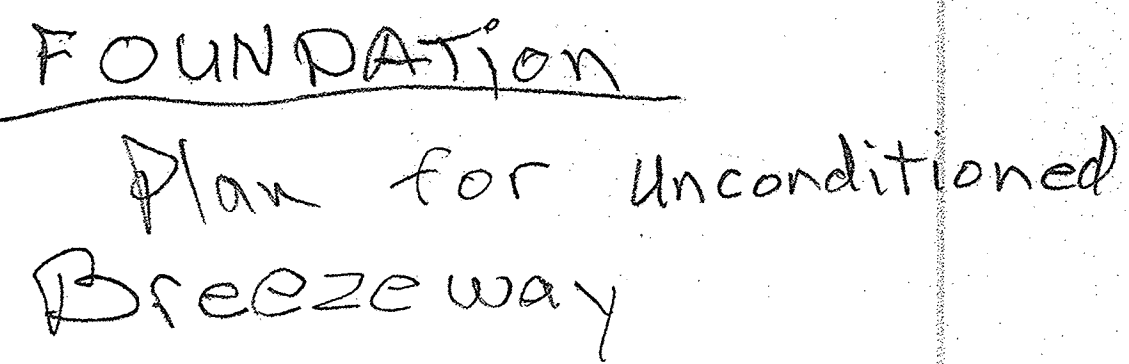
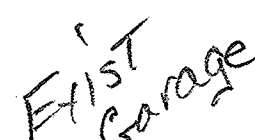
Elevation Plan			
SCALE:	APPROVED BY:	DRAWN BY DW	
DATE: 9/20/24		REVISED	
Callanan Residence			
2248 Club Rd.			DRAWING NUMBER 1

Slate Roof

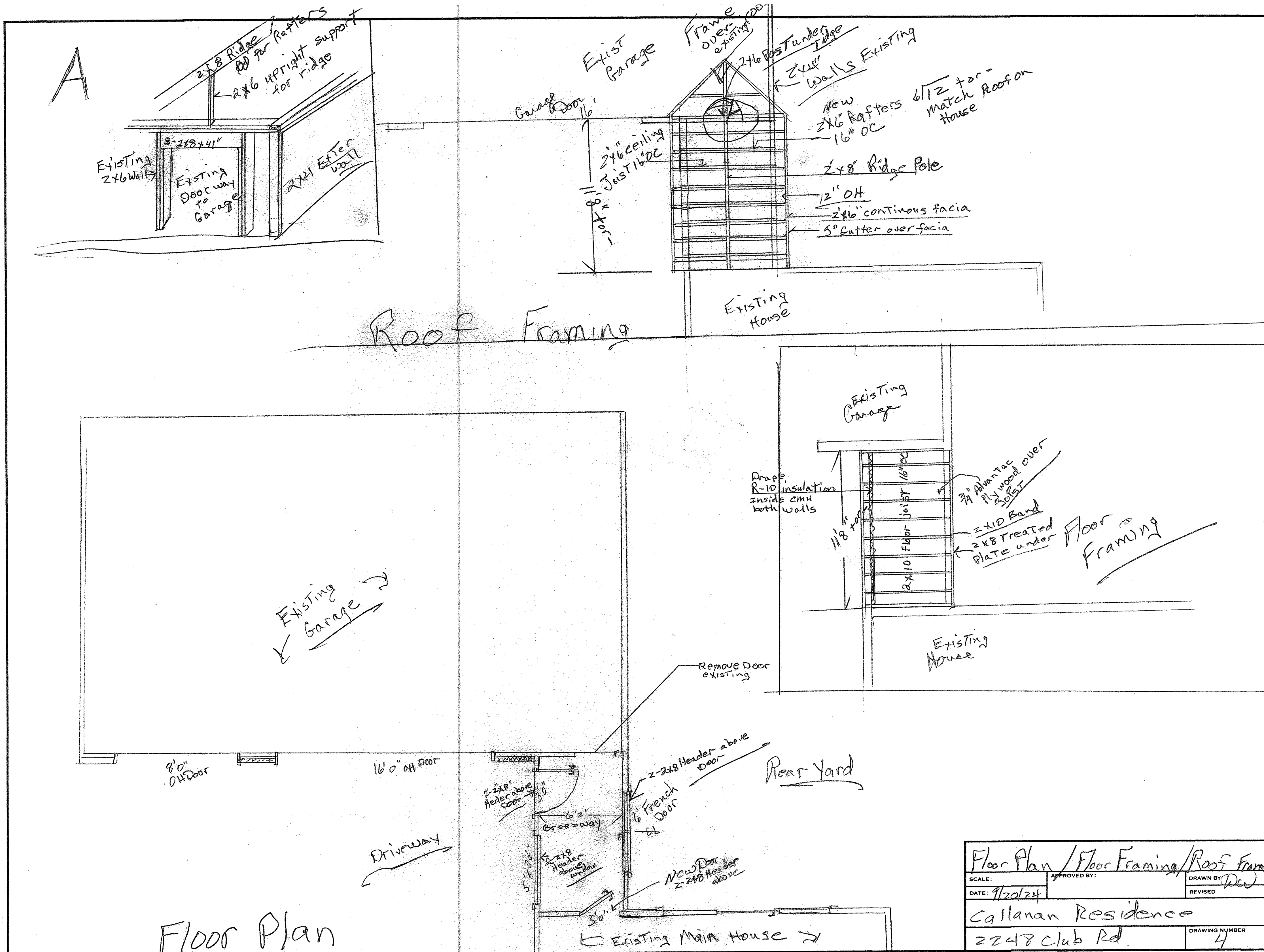


Rear Yard View

Elevation Plan			
SCALE:	APPROVED BY:	DRAWN BY: DW	REVISED
DATE: 9/20/24			
Callanan Residence			
2248 Club Rd	DRAWING NUMBER 2		



SCALE: 1/4" = 1'		APPROVED BY:	DRAWN BY: DW
DATE: 9/20/24		2248 Club Rd.	REVISED
Foundation Plan			DRAWING NUMBER
Electrical Plan			3



Floor Plan / Floor Framing / Roof Framing			
SCALE:		APPROVED BY:	
DATE: 9/20/24		DRAWN BY: DCW	
		REVISED	
Callanan Residence			
2248 Club Rd.		DRAWING NUMBER 4	



Name

Name this location...

Property Owner

Name

HAUSER THOMAS W TR

Phone

Email

Address

2248 CLUB
COLUMBUS, OH 43221

Flags

HISTORIC DISTRICT

+ Add Flag

Edit

Details

Zoning

R-1C

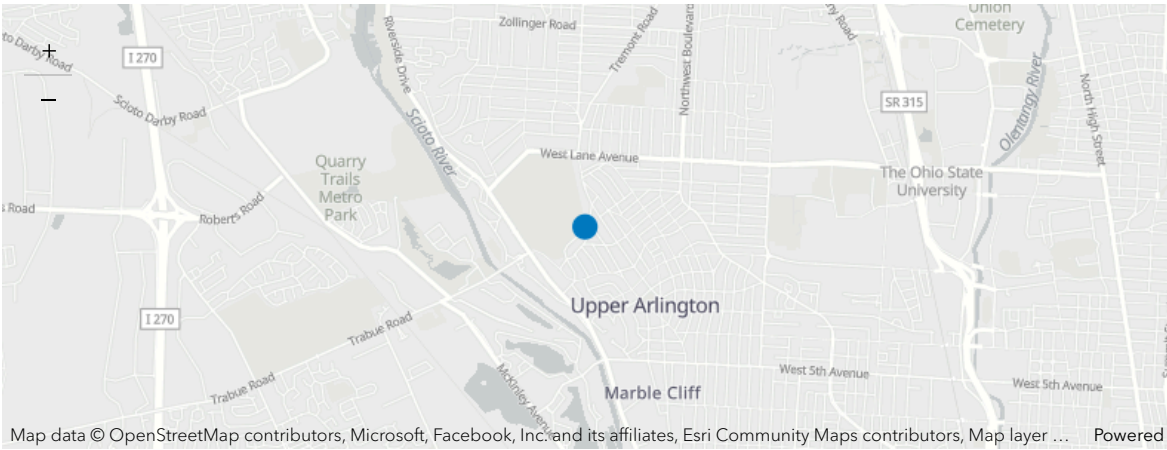
Building Type

R

Occupancy

MBL

--
Year Built
1929
Book Page
--
Lot Area
0.26
Water
--
Sewage
--
Subdivision
--



Add a note...

Notes

Attachments

Records

#	Type	Date Submitted	Status
24-4807	Variance Application	Oct. 22, 2024	ACTIVE
24-4425	Building Permit	Sep. 26, 2024	ACTIVE
24-4272	Property or Zoning Complaint	Sep. 18, 2024	ACTIVE
20-3156	Right Of Way Permit	Jul. 6, 2020	COMPLETE
201730970	HVAC Permit	Aug. 20, 2014	COMPLETE
20174455	Security Alarm Permit	Oct. 25, 1989	COMPLETE

Units

+ Add Unit

#
Main Building

2248 CLUB ROAD

2

070-001046

Street Address R-1c	Lot No. 30'	Si. No.	Subdivision Name
Zoning Category	Lot Size	Platted Bldg. Setback	Parcel No. SSAF Per. # & Date Issued

NOTE: USE FRONT OF CARD FOR NEW, GROUND UP, CONSTRUCTION ONLY. USE REVERSE SIDE FOR ROOM ADDITIONS, REMODELINGS, GARAGE ADDITIONS AND OTHER MISCELLANEOUS SECONDARY PERMITS.

BUILDING PERMIT NO. _____ Issued: _____ Fee: _____ Valuation: _____

Owners' Name, Address, and Phone Number: GEO. MILLER

Tenant's Name _____ Contractor's Name & Phone Number: _____

Description of Work: _____ OBBC Use Gr.: _____ OBBC Type Const.: _____

Building Square Footage: _____

BUILDING PERMIT INSPECTIONS:

	Rejected	Rejected	Approved
Footer			
Foundation Tile			
Grade & Damp Proof			
Framing			
Fireplace			
Insulation			
Roof Drains			

FINAL FOR OCCUPANCY

SEWER TAP PERMIT NO. _____ Issued: _____ Rejected Rejected Approved

Contractor: _____

DRIVEWAY PERMIT NO. _____ Issued: _____ Rejected Rejected Approved

Contractor: _____

ELECTRIC PERMIT NO. _____ Issued: _____ Service Rough Final

Contractor: _____

HVAC PERMIT NO. _____ Issued: _____ Rough Final

Contractor: _____

PLUMBING PERMIT NO. _____ Issued: _____ Underground Rough Final

Contractor: _____

FIRE SUPPRESSION PERMIT NO. _____ Issued: _____ Final

Contractor: _____

(OVER)

BUILDING PERMIT NO. 173-67 Issued: 6/20/67 Fee: 10⁰⁰ Valuation: 4,900⁰⁰

Owners' Name, Address, and Phone Number: PAUL DRAKE

Tenant's Name _____ Contractor's Name & Phone Number: L.M. PLEASANT - 488-1123

Description of Work: Room ADD'N. OBBC Use Gr.: _____ OBBC Type Const.: _____
Building Square Footage: _____

BUILDING PERMIT INSPECTIONS:

	Rejected	Rejected	Approved
Footer			6/20/67
Foundation Tile			
Grade & Damp Proof			
Framing			8/10/67
Fireplace			
Insulation			
Roof Drains			
FINAL FOR OCCUPANCY			

DRIVEWAY PERMIT NO. _____	Issued: _____	Rejected	Rejected	Approved
Contractor: _____				

DRIVEWAY PERMIT NO. _____	Issued: _____	Rejected	Rejected	Approved
Contractor: _____				

ELECTRIC PERMIT NO. <u>614-67</u>	Issued: _____	Service	Rough	Final
Contractor: <u>W. A. SALVIN</u>			7/21/67	

ELECTRIC PERMIT NO. <u>778-65</u>	Issued: _____	Service	Rough	Final
Contractor: <u>R. P. CALLAND</u>				

HVAC PERMIT NO. <u>464-67</u>	Issued: _____		Rough	Final
Contractor: <u>W. E. FAVRET</u>				

HVAC PERMIT NO. _____	Issued: _____		Rough	Final
Contractor: _____				

PLUMBING PERMIT NO. <u>284-67</u>	Issued: _____	Underground	Rough	Final
Contractor: <u>A. L. WING</u>				

PLUMBING PERMIT NO. _____	Issued: _____	Underground	Rough	Final
Contractor: _____				

MISC. PERMITS & NOTES:

2248 CLUB ROAD

Owners' Name, Address, and Phone Number: JE HARMON

Building Square Footage:

Rejected	Rejected	Approved

Roof Drains

FINAL FOR OCCUPANCY

Contractor:

Contractor:

Contractor:

Contractor:

Contractor:

Contractor:

Contractor: J.A. MYERS

Underground	Rough	Final
-------------	-------	-------

Contractor:

Page 192 of 237

BUILDING PERMIT NO. _____ Issued: _____ Fee: _____ Valuation: _____

Owners' Name, Address, and Phone Number: _____

Tenant's Name _____ Contractor's Name & Phone Number: _____

Description of Work: _____ OBBC Use Gr.: _____ OBBC Type Const.: _____

Building Square Footage: _____

BUILDING PERMIT INSPECTIONS: _____

	Rejected	Rejected	Approved
Footer			
Foundation Tile			
Grade & Damp Proof			
Framing			
Fireplace			
Insulation			
Roof Drains			
FINAL FOR OCCUPANCY			

DRIVEWAY PERMIT NO. _____ Issued: _____

Rejected	Rejected	Approved
----------	----------	----------

Contractor: _____

DRIVEWAY PERMIT NO. _____ Issued: _____

Rejected	Rejected	Approved
----------	----------	----------

Contractor: _____

ELECTRIC PERMIT NO. _____ Issued: _____

Service	Rough	Final
---------	-------	-------

Contractor: _____

ELECTRIC PERMIT NO. _____ Issued: _____

Service	Rough	Final
---------	-------	-------

Contractor: _____

HVAC PERMIT NO. _____ Issued: _____

	Rough	Final
--	-------	-------

Contractor: _____

HVAC PERMIT NO. _____ Issued: _____

	Rough	Final
--	-------	-------

Contractor: _____

PLUMBING PERMIT NO. _____ Issued: _____

Underground	Rough	Final
-------------	-------	-------

Contractor: _____

PLUMBING PERMIT NO. _____ Issued: _____

Underground	Rough	Final
-------------	-------	-------

Contractor: _____

MISC. PERMITS & NOTES:

10-93 - BZAP deflected request to permit construction of an attached garage & covered walkway, which will cause the principal structure to encroach 27.6' into the req'd 32.6' rear yard. BZ-72-93 (Request withdrawn)

SUPPLEMENTARY PAGE

Address of Work: 2248 CLUB

BUILDING PERMIT NO.: 7065-94 ISSUED: 3/2/94 FEE: 1070.00 VALUATION: \$ 200,000

Owner/Address/Phone: Tom & Heather Hauser, 2248 Club Road, UA/Oh 43221 487-9121

Contractor/Address/Phone: Darby Zak, 8438 Tibbermore, Dublin/Oh 43017 766-9681

Description of Work: Addition Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)

Level II Footer:

REJECTED	APPROVED
	4-11-94 4-12-94

Level III Grade & Dampproof:

	4-18-94
--	---------

Level IV Foundation Tile:

	6-21-94
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Level VI Framing:

Electric: Permit No.: 6145-94 Issued: 4-18-94
 Contractor: Dave Randle / 1-225 august, 89omb
41 fil 4app, 1a/c

ROUGH	FINAL
4-19-94 6-17-94	9-1-94

Electric: Permit No.: _____ Issued: _____
 Contractor: _____

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HVAC: Permit No.: 4243-94 Issued: 6-9-94
 Contractor: Classic Air / replace extensions

6-21-94	11-15-94
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HVAC: Permit No.: _____ Issued: _____
 Contractor: _____

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Plumbing: Permit No.: 5120-94 Issued: 5-24-94
 Contractor: Eaton Plmbg / 1wc, 1LAVA, 2 sink,
1waterline, 1Dish, 1Dis

UNDERGRD	ROUGH	FINAL
	6-17-94 6-20-94	8-24-94 8-29-94

Plumbing: Permit No.: _____ Issued: _____
 Contractor: _____

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Level VII Insulation:

REJECTED	APPROVED
	6-24-94

Level VIII Driveway: Permit No.: _____ Issued: _____
 Contractor: _____

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Level IX FINAL FOR OCCUPANCY

11-15-94	11-18-94
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MISC. PERMITS AND NOTES: 5-16-94 .OK fireplace

BUILDING PERMIT NO.: 7023-98 ISSUED: 02/10/98 FEE: \$830 VALUATION: \$125,000.00

Owner/Address/Phone: Tom Hauser 2248 Club Road 43221 487-9121

Contractor/Address/Phone: Betley Vistain Builders 3366 Riverside Drive 43202 451-3201

Description of Work: garage remodel; facade remodel Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)

Level II Footer:

REJECTED

APPROVED

8-4-98

Level III Grade & Dampproof:

Level IV Foundation Tile:

8-12-98

Level VI Framing: 11-21-98 App.

10-30-98 Reg.

Electric: Permit No.: 6316-98 Issued: 9-4-98

ROUGH

FINAL

10/7/98

Contractor: Safeway Electric Co. (3)

3-3-99 Reg.
3-12-99 App.

Electric: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: 4384-98 Issued: 9-24-98

10-28-98 Reg.

Contractor: Care Heating & Cooling

HVAC: Permit No.: _____ Issued: _____

Contractor: _____

Plumbing: Permit No.: 5211-98 Issued: 10-2-98

UNDERGRD

ROUGH

FINAL

10-21-98 4-8-99

Contractor: Accurate Plumbing

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

Level VII Insulation:

REJECTED

APPROVED

11-6-98

Level VIII Driveway: Permit No.: _____ Issued: _____

Contractor: _____

Level IX FINAL FOR OCCUPANCY

10-13-99

MISC. PERMITS AND NOTES:

02-19-97 BZAP approved 48.38% development cover, of 3279 s.f. of
bldg cover. BZ-03-97

AGENDA

Board of Zoning and Planning 7 p.m. Feb. 19 Council Chamber Municipal Services Center 3500 Tremont Road

1) Review and approval of Jan. 23 BZAP minutes and other minutes and reports.

2) Request of Mr. John Royer, Kohr Royer Griffith Inc., regarding the property known as Tremont Shopping Center, zoned B-1, for a variance to CO 1143.12, to permit 345 parking spaces, in lieu of the 545 required, in order to permit construction of a 9,750-square-foot medical building near the southwest corner of the existing shopping center.

Variance application No. 02-97.
Tabled from Jan. 23, 1997.

Review and recommendation to city council regarding a request by the same applicant regarding the same property, for a plat amendment to the plat entitled Plat of Block 211 and South Part of Block 212 City of Upper Arlington by reducing the setback line on lots 3 through 7 from 40 feet to 15 feet, in order to permit construction of the above-referenced medical building.

Ordinance No. XX-97; third reading by city council to be scheduled upon completion of review by the board.

3) Request of Mr. James Wilcoxon, on behalf of property owners Dr. and Mrs. Michael Sault, regarding their property located at 1953 Berk-

shire Road, zoned R-1c, for variances to CO 1123.05, 1107.19 and 1107.20 in order to permit the construction of a two-story addition which will continue the existing line of encroachment of one foot into the eight foot west side yard, which will result in development cover of about 49 percent, in lieu of the 40 percent permitted, and which will result in building cover of 27 percent of total lot area, in lieu of the 25 percent permitted. The applicant also requests a variance to CO 1123.09(E), to permit the construction of a studio over the existing detached garage by means of a shed dormer, which is prohibited, and which will result in detached garaged height of 21 feet, four inches, in lieu of the 17 feet permitted.

Variance application No. 74-96
Tabled from Jan. 23.

4) Request of Richard Connor Riley & Associates, on behalf of property owners Slegbert and Renate Allenspach and applicant Ameritech Cellular Services, for conditional use approval of an essential use in order to permit the construction of a 117 foot cellular monopole in the parking lot behind the property known as Clio's Restaurant, 2820 Nottingham Road, zoned B-2. Detailed plan review of this request may also find variances relative to parking and fencing.

Conditional use application No. 80-96.
Tabled from Jan. 23.

5) Request of architect William Mokris, on behalf of property owners Charles and Glenna Tzagourmis, 4435 Clearbrook Court, regarding the property located at 4721 Old Ravine Court, zoned R-1a, for variances to CO 1107.19, 1107.20 and 1123.05, to permit the replacement of 207 square feet of screened porch and patio with 690 square feet of family room and screened porch which will result in development cover of 38 percent, in lieu of the 35 percent permitted, will result in building cover of 27 percent, in lieu of the 20 percent permitted, and which will encroach up to seven feet into the required 33.3 feet required rear yard.

Variance application No. 01-97.
Tabled from Jan. 23.

6) Request of Architect Steve Copeland, on behalf of property owners Mr. and Mrs. Thomas Hauser, 2248 Club Road, zoned R-1c, for a variance to CO 1107.19, to permit the replacement of a front porch with an enclosed entry which will result in development cover of 48.38 percent (an increase of 1.16 percent over existing), in lieu of the 40 percent permitted, and for a variance to CO 1107.20, to permit 3,279 square feet building cover (an increase of four square feet over existing), in lieu of the 2,732 square feet permitted.

Variance application No. 03-97.

7) Request of Byron and Laurie Dahney, 2125 Cheshire Road, zoned R-1c, for variances to CO 1123.05, to permit the construction of a two-story addition to the existing attached garage which will result in a two car garage, but which will

encroach up to 3.6 feet into the required eight foot north side yard and will result in a side yard sum of 14.2 feet in lieu of the 16 feet required and for a variance to permit the construction of the two-story garage addition and a rear two-story addition which will result in building cover of 2305.5 square feet (25.98 percent), in lieu of the 2221.9 square feet (25 percent) permitted.

Variance application No. 04-97.
8) Request of Acomen Ltd., regarding the property located at 4710 Reed Road, zoned B-1 and formerly a Rax restaurant, for a variance to CO 1143.12, to permit a reduction in the required number of parking spaces from 98 to 80, in order to permit the construction of additions to facilitate the opening of a restaurant.

Variance application No. 05-97.
9) Informal discussion regarding Zoning Code Chapter 1136 — transitional overlay district.

Design Review Committee Board of Zoning and Planning 4 p.m. March 4 Council Committee Room Municipal Services Center, 3500 Tremont Road

This meeting will be held to consider agenda items referred to it by the Board of Zoning and Planning at its Feb. 19 meeting. Consideration may involve review and recommendation back to the board, or final disposition, as directed by the board within its motion for referral. Informal review of preliminary plans not yet before the board may be discussed on a preliminary, non-bind-

ing basis if requested by the applicant seven days before the committee meeting. Agendas will not be published prior to meeting dates, given the short time frame and informal nature of this meeting. For questions or inquiries regarding this agenda, please contact the Planning Division at 459-6106.

February 10, 1997

Homeowners vow to fight cellular phone tower

By KATIE FOLEY
ThisWeek Staff Writer

A stargazer and a father of three, Tom Jeffire said a 117 foot phone tower near his Shrewsbury home would break up his "living space."

Jeffire told Ameritech representatives he moved to Upper Arlington because it was not an industrial area.

The neighborhood's scenic beauty, allowing for long family walks by the river, drew him to his Shrewsbury Road home, he said. "We didn't buy our homes for good cellular service."

Jeffire was among 30 homeowners who met with three phone company officials Feb. 5 to find a compromise for placement of a 117 foot

monopole in the rear parking lot of Ciao's restaurant, 2820 Nottingham Rd.

Ameritech is requesting approval for a variance from the city's Board of Planning and Zoning Feb. 19 to construct the tower it says it needs to improve service to its Upper Arlington subscribers.

The case has been tabled twice, with Ameritech being told to look at other sites, Ronda Juniper, city planner, said.

An organizer of the Feb. 5 meeting, Mike Cennamo told Ameritech officials residents oppose its construction because it would lower their home values.

Leahy said that wouldn't necessarily happen, a comment disputed by Tim Taylor, an Upper

Arlington realtor who sold Cennamo his home. "I sell real estate and I can tell you no one chooses to be near a utility." The only way a homeowner can sell a home in what is viewed as a less desirable location is to lower the price, he added.

"We are going to go out and tell our neighbors to come to that meeting," Cennamo said.

"Don't think these people won't fight you," Cennamo's attorney Don Cox said. "You need to wake up and know we're going to fight you."

Leahy explained Ameritech needs a second site in Upper Arlington to improve its service to customers. Last year, it constructed a tower at Lane Avenue and North Star Road, knowing it would need another in the area of Nottingham

and Sunset Drive.

Jamie Kimble, Ameritech's engineer, said the tower needs to be in that area if Ameritech's cell system is to work. Moving the tower as little as three quarters of a mile north or south would require re-engineering of the system, Leahy said.

Residents' interest soured when Leahy told them Ameritech had approached the city about 18 months ago, proposing to locate its antennae on the city building. If the city had said yes, it would have eliminated the need for both towers, he said.

Leahy said the city turned them down.

City manager Rich King said neither he nor

See **PHONE TOWER**, page 5

Phone tower angers residents

Continued from page 1

staff have any recollection of being approached by Ameritech with such a proposal, "certainly not in that time frame."

Last April, when the construction of a medical office at the municipal services building came up, an Ameritech phone tower was discussed, King said. "The equipment building

they needed was not compatible with the space we had."

King said he is concerned with Leahy's characterization of the city as being indifferent to its residents. "That's not the case."

Ameritech has looked at 17 sites since May 1996, Leahy said. In some instances, property owners declined to lease them space. Others said they didn't have enough room on their prop-

erty.

The lack of commercial areas in Upper Arlington makes it difficult to site towers, Leahy said.

Property owners Ziggy and Renate Allespach would accrue income from Ameritech's lease agreement, Leahy said. Kathi Cennamo, a Sunset Drive resident and organizer, said she had heard the city would share in the income.

Residents continue battle against tower

■ *The fight's likely to continue at a Feb. 19 meeting.*

By ARUNA JAGTIANI
Upper Arlington News Reporter

Ameritech says it wants to provide seamless cellular phone service to its Upper Arlington customers, but residents whose property is adjacent to the utility's proposed site for a 117-foot monopole say cellular service was not the reason they chose to live in UA.

"I don't have a cell phone and I like to look at the stars at night and the aesthetics that go along with being in UA," said Tom Jeffire, a Shrewsbury Road resident who attended a Feb. 5 meeting called by Ameritech to meet with concerned residents.

Ameritech applied for conditional-use approval last November to build the tower at 2820 Nottingham Road on the corner of Sunset Drive in the parking lot behind Ciao's restaurant.

The property is zoned as a community business district and is one block away from a residential area.

Tabled before

Mike Cennamo, one of the residents within 100 feet of the proposed tower who was notified of the plan, mobilized the neighborhood to fight the tower.

Cennamo's active stance and residents' protests led to tabling Ameritech's request

and city officials suggested alternate sites to the company.

Jim Leahy, attorney for Ameritech, told residents that although 17 other sites were considered, the one on Nottingham was the most viable from an engineering standpoint.

Angry residents said they did not believe that. They said Ameritech was pursuing the site because it was the most economical alternative.

Leahy said tall structures set up in cells on grid type patterns were required to service the metropolitan area.

He said each site served a two- to four-mile area and the need for sites increased with the demand for the service.

"There has to be equal spacing between sites otherwise they interfere with one another," said Leahy.

Aesthetics gripe

"We sympathize with your grid, but we really don't care," said Jeffire. "Quite frankly, a 100-foot tower is going to break up my living space. I don't care if you put fur around it, it is going to be ugly."

Leahy said UA had been served by cellular sites outside of town for the past 10 years. He said a tower placed on Lane Avenue and North

Star Road a year ago covered the southeast portion of the city but did not solve the problem.

"We needed a site 150-feet tall in the center of town," he said.

He said the Ciao's parking lot site would take care of the northwest portion of UA.

"People either cannot make a call or the call quality deteriorates," said Leahy.

Residents told Leahy to look at park properties along Riverside Drive and recommended other areas.

"I don't think you are looking at all the alternatives," said Cennamo's attorney Don Cox. "You are going to stick it there because you think these people are not going to fight you."

Affect on property?

Cennamo reminded Leahy that the conditional-use application stated that Ameritech's "installation will not interfere with the use and enjoyment of other property in the immediate vicinity nor will it have an effect on the property values in the neighborhood."

"Do you believe that?" asked Cennamo. "Do you believe this will not lower my property value by putting in a tower 100 feet from my home?"

"You will not believe how many people do not want to be near a utility tower," said Tim Taylor, a real estate

professional.

Leahy said Ameritech had approached city officials last year for permission to use the municipal services building site.

He said the city was engaged in another project and had no room for the building needed to accommodate the equipment for the site.

Ronda Juniper, planning officer in the zoning department, said the city was expecting construction of the proposed medical building at that time and had plans to add parking spaces.

"It was never a formal proposal," said Juniper. "By the time the medical building proposal was withdrawn, Ameritech had serviced the area from a different site."

"I would rather have it on my municipal building rather than in my backyard," said Janis Wunderlich, a resident of Shrewsbury Road.

Juniper said Ameritech was servicing a different area at the time. She said the municipal building was too far away now for the area that needed service.

The Board of Zoning and Planning will hear Ameritech's case Feb. 19. About 32 residents who attended the Feb. 5 meeting said they would attend the hearing.

Onandaga house's size upsets neighbors

By ARUNA JAGTIANI

Upper Arlington News Reporter

Does Upper Arlington need an aesthetics review board?

Some residents say the city ought to consider appointing one.

Charles Mueller is one of the proponents of an aesthetics code. A 2,000-square-foot home to the east of Mueller's property sold last summer to a builder who razed the structure. In its place stands a 6,000-square-foot home, which is approaching completion.

The home, at 2511 Onandaga Drive, has elevated Mueller's level of stress because there was nothing he or his neighbors could do to stop the transformation which occurred on that lot.

In compliance

The builder was in compliance with zoning restrictions, required no variances, and followed the letter of the law.

"They had a valid building permit and they are building to the maximum of what the code allows," said Ronda Juniper, planning officer with the UA Board of Zoning and Planning.

"They complied with all the building and zoning regulations," said Marty Hosack, the city's director of development. "There was no justification to deny the permit."

Hosack said zoning laws had become more stringent in the last few years.

"UA has introduced development and building cover regulations — the amount of land you cover with building and paving," he said. "Some people feel they are too restrictive and some believe they are not restrictive enough."

Juniper said the builder had provided a survey which showed the home was 10 feet from the property line as required and exactly 35 feet to the ridge, the highest point on the roof.

A resident of UA for 23 years, Mueller has spent 14 years of his life on Onandaga where he said he moved because he thought it was one of the nicest streets in UA.

Visibility complaint

Now he says his visibility has been cut by a house that does not fit in with the character of the homes on the street.

His neighbors, Barth and Barb Falkenberg, agree.

"It's a looming structure, a huge stucco," said Barb Falkenberg. "It's a great house for Muirfield, Delaware and Powell where they have nice, big lots."

Before the house was constructed, Mueller said he had mobilized his neighbors to attend a BZAP meeting at which the builder had requested a minor variance in relation to a conservatory he was planning to build.

However, Mueller and his neighbors did not get an op-

portunity to express their views because the request was dropped just prior to the meeting.

"It made him fall within the normal building code requirements," said Mueller, who decided to approach T.J. Riley, chairman of BZAP to consider the possibility of an aesthetics review in regard to building.

Volatile issue

Riley said the city was not "architecturally homogeneous." He said the matter of aesthetics was considered a few years ago and a determination was made that it was a volatile issue which was not feasible politically or in terms of budgetary constraints.

"What is beautiful to one person is ugly to another," said Riley. "It becomes an extremely difficult, challenging and divisive process."

He said City Council would have to amend the

ordinance to authorize the creation of an aesthetics review board and appropriate the funds for it.

"Having architectural or aesthetic review is very tempting," said Riley. "However, in a community like UA where it is not the tradition it would be very difficult to implement, even forgetting budgetary and political issues, because of diversity in architectural issues."

Falkenberg said the practice of building homes that were too big for the lots was occurring all over the city.

"The issue is the size of the house and the fact that the builder is doing it to exploit the value of the lot," said Mueller, who runs a residency program in radiology at Ohio State University.

"I recommend to people to live in UA and I expect the city to protect me," said Mueller. "I can no longer recommend the city because it has alienated me."

BOARD OF ZONING AND PLANNING AGENDA
 THE BOARD WILL MEET AT 7:00 PM ON FEBRUARY 19, 1997
 THE MUNICIPAL SERVICES CENTER, 3600 TREMONT RD. COMMENTS ARE
 ENCOURAGED. GROUPS ARE REQUESTED TO SELECT A SPOKESMAN.

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	PUBLIC HEARING BY COUNCIL	REC NO.
01.02.02		MN-02-97 MINUTES	REVIEW AND APPROVAL OF JANUARY 23, 1997 BZAP MINUTES AND OTHER MINUTES AND REPORTS.		1797
02.01.02	MR. JOHN ROYER TREMONT S.C.	BZ-02-97 PARKING 1143.12	REQUEST TO PERMIT 345 PARKING SPACES, IN LIEU OF THE 545 REQUIRED, IN ORDER TO PERMIT CONSTRUCTION OF A 9,750 S.F. MEDICAL BUILDING NEAR THE SOUTHWEST CORNER OF THE EXISTING SHOPPING CENTER. (TABLED FROM JANUARY 23, 1997)		1798
02.02.02	MR. JOHN ROYER TREMONT S.C.	OR-XX-97 AMEND FINAL PLAT	REVIEW AND RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST FOR A PLAT AMENDMENT TO THE PLAT ENTITLED PLAT OF BLOCK 211 AND SOUTH PART OF BLOCK 212 CITY OF UPPER ARLINGTON, BY REDUCING THE SETBACK LINE ON LOTS 3 THROUGH 7 FROM 40' TO 15', IN ORDER TO PERMIT CONSTRUCTION OF THE ABOVE REFERENCED MEDICAL BUILDING.		1799
03.01.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-96 SIDE YARD 1123.05	REQUEST TO PERMIT THE CONSTRUCTION OF A TWO-STORY ADDITION WHICH WILL CONTINUE THE EXISTING LINE OF ENCROACHMENT OF ONE FOOT INTO THE EIGHT FOOT WEST SIDE YARD. (SEE COMPANION DEVELOPMENT COVER, BUILDING COVER, GARAGE HEIGHT REQUESTS)		1800
03.02.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-97 DEVELOPMENT COVER 1107.19	REQUEST TO PERMIT DEVELOPMENT COVER OF 49%+, IN LIEU OF THE 40% PERMITTED. (SEE COMPANION SIDE YARD, BUILDING COVER AND GARAGE HEIGHT REQUESTS.)		1801
03.03.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-96 BUILDING COVER 1107.20	REQUEST TO PERMIT BUILDING COVER OF 27%, IN LIEU OF THE 25% PERMITTED. (SEE COMPANION SIDE YARD, DEVELOPMENT COVER AND GARAGE HEIGHT REQUESTS.)		1802
03.04.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-96 GARAGE HEIGHT 1123.09(E)	REQUEST TO PERMIT THE CONSTRUCTION OF A STUDIO OVER THE EXISTING DETACHED GARAGE BY MEANS OF A SHED DORMER, WHICH IS PROHIBITED, AND WHICH WILL RESULT IN DETACHED GARAGE HEIGHT OF 21'-4" IN LIEU OF THE 17' PERMITTED. (SEE COMPANION SIDE YARD, DEVELOPMENT COVER, BUILDING COVER REQUESTS.)		1803

04.01.02	AMERITECH CELLULAR SERVICES 2820 NOTTINGHAM	BZ-80-97 COND. USE/ANTENNA	REQUEST OF RICHARD CONNOR RILEY AND ASSOCIATES, ON BEHALF OF PROPERTY OWNERS SIEGBERT AND RENATE ALLESBACH, FOR CONDITIONAL USE APPROVAL OF AN ESSENTIAL USE IN ORDER TO PERMIT THE CONSTRUCTION OF A 117' CELLULAR MONOPOLE IN THE PARKING LOT BEHIND THE PROPERTY KNOWN AS CIAO'S RESTAURANT. DETAILED PLAN REVIEW OF THIS REQUEST MAY ALSO FIND VARIANCES RELATIVE TO PAKING AND FENCING. (TABLED FROM JANUARY 23, 1997 BZAP)	1804
05.01.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 DEVELOPMENT COVER 1107.19	REQUEST OF ARCHITECT WILLIAM MOKRIS, ON BEHALF OF PROPERTY OWNERS, TO PERMIT THE REPLACEMENT OF 207 S.F. OF SCREENED PORCH AND PATIO WITH 690 S.F. OF FAMILY ROOM AND SCREENED PORCH WHICH WILL RESULT IN DEVELOPMENT COVER OF 38%, IN LIEU OF THE 35% PERMITTED. (SEE COMPANION BUILDING COVER, SIDE YARD/LONG WALL AND REAR YARD REQUESTS.)	1805
05.02.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 BUILDING COVER 1107.20	REQUEST TO PERMIT 27% BUILDING COVER, IN LIEU OF THE 20% PERMITTED. (SEE COMPANION DEVELOPMENT COVER, SIDE YARD/LONG WALL AND REAR YARD REQUESTS.)	1806
05.03.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 REAR YARD 1123.05	REQUEST TO PERMIT THE ADDITION TO ENCROACH UP TO 7' INTO THE REQUIRED 33.3' REQUIRED REAR YARD. (SEE COMPANION SIDE YARD/LONG WALL, DEVELOPMENT COVER AND BUILDING COVER REQUESTS.)	1807
05.04.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 SIDE YARD/LONG WALL 1175.03	REQUEST TO PERMIT THE ADDITION TO BE LOCATED 10' FROM THE NORTH PROPERTY LINE, IN LIEU OF THE 15'-8" REQUIRED WHERE THE LENGTH OF THE SIDE WALL EXCEEDS 40'. (SEE COMPANION DEVELOPMENT COVER, BUILDING COVER, REAR YARD REQUESTS.)	1814
06.01.02	ARCHITECT STEVE COPELAND 2248 CLUB	BZ-03-97 DEVELOPMENT COVER 1107.19	REQUEST TO PERMIT THE REPLACEMENT OF A FRONT PORCH WITH AN ENCLOSED ENTRY WHICH WILL RESULT IN DEVELOPMENT COVER OF 48.38% (AN INCREASE OF 1.16% OVER EXISTING), IN LIEU OF THE 40% PERMITTED. (SEE COMPANION BUILDING COVER REQUEST.)	1808
06.02.02	ARCHITECT STEVE COPELAND 2248 CLUB	BZ-03-97 BUILDING COVER 1107.20	REQUEST TO PERMIT 3,279 S.F. OF BUILDING COVER (AN INCREASE OF 4 S.F. OVER EXISTING), IN LIEU OF THE 2,732 S.F. PERMITTED. (SEE COMPANION DEVELOPMENT COVER REQUEST)	1809
07.01.02	MR. AND MRS. BYRON DABNEY 2125 CHESHIRE	BZ-04-97 SIDE YARD 1123.05	REQUEST TO PERMIT THE CONSTRUCTION OF A TWO-STORY ADDITION TO THE EXISTING ATTACHED GARAGE WHICH WILL RESULT IN A TWO-CAR GARAGE, BUT WHICH WILL ENCROACH UP TO 3.6' INTO THE REQUIRED 8' NORTH SIDE YARD AND	1810

WILL RESULT IN A SIDE YARD SUM OF 14.2' IN LIEU OF THE 16' REQUIRED. (SEE COMPANION BUILDING COVER REQUEST)

07.02.02	MR. AND MRS. BYRON DABNEY 2125 CHESHIRE	BZ-04-97 BUILDING COVER 1107.19	REQUEST TO PERMIT THE CONSTRUCTION OF A TWO-STORY GARAGE ADDITION AND A REAR TWO-STORY ADDITION WHICH WILL RESULT IN BUILDING COVER OF 2309.5 S.F.(25.98%), IN LIEU OF THE 2221.9 S.F. (25% PERMITTED). (SEE COMPANION SIDE YARD REQUEST.)	1811
08.01.02	ACOMEN, LTD. 4710 REED	BZ-05-97 PARKING 1143.12	REQUEST TO PERMIT A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES FROM 98 TO 80, IN ORDER TO PERMIT THE CONSTRUCTION OF ADDITIONS TO FACILITATE THE OPENING OF A RESTAURANT.	1812
09.01.02		IR-XX-97 INFORMAL REVIEW 1136	INFORMAL DISCUSSION REGARDING ZONING CODE CHAPTER 1136 - TRANSITIONAL OVERLAY (TO) ZONE.	1813

February 19, 1997

BOARD OF ZONING AND PLANNING MINUTES

01.01.02

Attendance

Members present: Thomas J. Riley, Rider Brice, Dee Pellissier, Robert Tullett, John Payne, Blake Rafeld

Members absent: Ida Copenhaver

Staff present: Development Director Walter M. Hosack, Planning Officer Ronda L. Juniper, Planning Assistant Suzannah C. Milling

AT-02-97

1812

BZAP Action:

Motion by Mr. Pellissier, seconded by Mr. Brice, to excuse Mrs. Copenhaver's absence carried (6-0).

01.02.02

Minutes

Review and approval of January 23, 1997 BZAP Minutes and other minutes and report.

MN-02-97

1794

BZAP Action: Approved.

Motion by Mr. Rafeld, seconded by Mr. Pellissier, to approve January 23, 1997 BZAP Minutes and other minutes and reports carried (6-0).

02.01.02

Mr. John Royer

Tremont S.C.

Parking

Request to permit 363 parking spaces, in lieu of the 512 required, in order to permit construction of a 9,750 s.f. medical building near the southwest corner of the existing shopping center.

BZ-02-97

1143.12

1795

BZAP Action: Recommended approval of revised request with conditions.

Motion by Mr. Pellissier, seconded by Mr. Rafeld, to recommend approval with conditions carried (6-0).

Variance granted: To C.O. 1143.12, to permit ***363***parking spaces in lieu of the 512 required.

Discussion: Mr. John Royer and Architect Bill Andrews were present and duly sworn in. Mr. Royer presented revised plans for a single story medical office building on Dorset Road. In response to DRC suggestions the elevation on Dorset Road was improved to be more consistent with the design of the shopping center, including stone and roof lines. Mr. Royer advised that by restriping parking spaces to the rear of the shopping center, more parking would be available. The one-way aisle design would remain. The Board expressed some concern about amending the plat to a 15' setback on Dorset Road. Mr. Payne suggested moving the building north 9' or 10'. After a lengthy discussion, the proposal was revised to a 25' setback on Dorset Road. To accommodate the relocated building, the parking would be reduced by at least 8 spaces. Mr. Payne further asked the architect to consider redesigning the roof to be more residential in nature, citing the library and shopping center roof designs. The Board agreed that the final site plan, elevations, and landscape plans could be approved by the DRC at its March meeting.

Conditions:

1) That prior to issuance of a building permit, a detailed landscape plan, revised site plan, and building elevations be approved by the Design Review Committee.

2) That any variances appurtenant to this request shall be null and void if City Council denies the requested plat amendment.

Findings: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

02.02.02	Mr. John Royer	Tremont S.C.	Amend Final Plat
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Review and recommendation to City Council regarding a request for a plat amendment to the plat entitled Plat of Block 211 and South Part of Block 212 City of Upper Arlington by reducing the setback line of lots 3 through 7 from 40' to 25', in order to permit construction of a medical building.

OR-XX-97 1796

BZAP Action: See BZ-02-97: Parking for explanation.

03.01.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Side yard
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Request to permit the construction of a two-story addition which will continue the existing line of encroachment of one foot into the eight foot west side yard (see companion development cover, building cover requests).

BZ-74-96 1123.05 1797

BZAP Action: Tabled to March BZAP and DRC meetings.

Discussion: The Board tabled this request with a notation that the applicants be notified in writing that the matter will be defeated at the March meeting unless otherwise instructed by the applicants.

03.02.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Development Cover
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Request to permit a reduction in development cover from 52% to 48%, in lieu of the 40% permitted. (See companion side yard, building cover requests.)

BZ-74-96 1107.19 1798

BZAP Action: Tabled to March BZAP and DRC meetings. See BZ-74-96: Side yard for explanation.

03.03.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Building Cover
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Request to permit building cover of 26%, in lieu of the 25% permitted. (See companion side yard, development cover requests.)

BZ-74-96 1107.20 1799

BZAP Action: Tabled to March BZAP and DRC meetings. See BZ-74-96: Side yard for explanation.

03.04.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Garage height
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Request to permit the construction of a studio over the existing detached garage by means of a shed dormer, which is prohibited and which will result in detached garage height of 21'-4", in lieu of the 17' permitted. (See companion side yard, development cover, building cover requests.)

BZ-74-96 1123.09(E) 1800

BZAP Action: Tabled to March BZAP and DRC meetings. See BZ-74-96: Side yard for explanation.

04.01.02 Ameritech Cellular Services 2820 Nottingham Cond. Use
Request of Richard Connor Riley and Associates, on behalf of property owners Siegbert and Renate Allespach, for conditional use approval of an essential use in order to permit the construction of a 117' cellular monopole in the parking lot behind the property known as Ciao's Restaurant. Detailed plan review of this request may also find variances relative to parking and fencing.
(Tabled from January 23, 1997 BZAP)
BZ-80-96 1121.02 1801

BZAP Action: Tabled to March BZAP meeting.

Discussion: The applicants requested tabling so that they could explore options.

05.01.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Development Cover
Request of Architect William Mokris, on behalf of property owners, to permit the replacement of a 207 s.f. screened porch and patio with 690 s.f. of family room and screened porch which will result in development cover of 38%, in lieu of the 35% permitted. (See companion building cover, side yard/long wall and rear yard requests.)
BZ-01-97 1107.19 1802

BZAP Action: Approved revised request.

Motion by Mr. Pellissier, seconded by Mr. Tullett, to approve request carried (6-0).

Variances granted: 1) To C.O. 1107.19, to permit development cover of ***36.3%*** in lieu of the 35%, 2) to C.O. 1107.20, to permit 27% building cover, in lieu of the 20% permitted, 3) to C.O. 1123.05, to permit the addition to encroach up to 7' into the 33.3' required rear yard, and 4) to C.O. 1175.03 to permit the addition to be located 10' from the north property line, in lieu of the 15'-8" required where the length of the side wall exceeds 40'.

Discussion: Mr. Deno Duros was present on behalf of the applicants. He advised the Board that by removing a portion of paving, the development cover was reduced by 36.3%. The original plan requested 38%. The Board agreed that the lot shape was awkward and that the addition would not be detrimental to neighbors since the surrounding lots were expansive and well screened.

Finding: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

05.02.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Building Cover
Request to permit 27% building cover, in lieu of the 20% permitted, (See companion development cover, side yard/long wall and rear yard requests.)
BZ-01-97 1107.20 1803

BZAP Action: Approved revised request. See BZ-01-97: Development cover for explanation.

05.03.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Rear yard
Request to permit the addition to encroach up to 7' into the required 33.3' required rear yard. (See companion side yard/long wall, development cover and building cover requests.)
BZ-01-97 1123.05 1804

BZAP Action: Approved revised request. See BZ-01-97: Development cover for explanation.

05.04.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Side yard/long wall

Request to permit the addition to be located 10' from the north property line, in lieu of the 15'-8" required where the length of the side wall exceeds 40'. (See companion development cover, building cover and rear yard requests.)

BZ-01-97

1175.03

1811

BZAP Action: *Approved revised request. See BZ-01-97: Development Cover for explanation.*

06.01.02	Architect Steve Copeland	2248 Club	Development cover
	Request to permit the replacement of a front porch with an enclosed entry which will result in development cover of 48.38% (and increase of 1.16% over existing), in lieu of the 40% permitted.		
	BZ-03-97	1107.19	1805

BZAP Action: *Approved.*

Motion by Mr. Tullett, seconded by Mr. Payne, to approve request carried (6-0).

Variances granted: 1) to C.O. 1107.09, to permit 48.39% development cover (an increase of 1.16% over existing), and 2) to C.O. 1107.20 to permit 3279 s.f. of building cover, in lieu of the 2732 s.f. permitted (an increase of 4 s.f. over existing.)

Discussion: Architect Copeland was present and duly sworn in. The Board agreed that the existing condition exceeds the permitted coverages and the proposed increase was very minimal.

Finding: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

06.02.02	Architect Steve Copeland	2248 Club	Building cover
	Request to permit 3279 s.f. of building cover (an increase of 4 s.f. over existing), in lieu of the 2732 s.f. permitted. (See companion development cover request.)		
	BZ-03-97	1107.20	1806

BZAP Action: *Approved. See BZ-03-97: Development cover for explanation.*

07.01.02	Mr. and Mrs. Byron Dabney	2125 Cheshire	Side yard
	Request to permit the construction of a two-story addition to the existing attached garage which will result in a two-car garage, but will encroach up to 3.6' into the required 8' north side yard and will result in a side yard sum of 14.2', in lieu of the 16' required.		
	BZ-04-97	1123.05	1807

BZAP Action: *Tabled to March DRC and BZAP meetings.*

Motion by Mr. Pellissier, seconded by Mr. Tullett, to table request to March meetings carried (6-0).

Discussion: Mr. Dabney was present and duly sworn in. He advised the Board that he wished to add a two-story addition and expand a substandard garage while maintaining open space in the rear yard. He felt that other property owners in his neighborhood had side yard variances similar to his request. Mr. Payne expressed concerns relative to precedent and could not support approving a large encroachment without site hardship. There was some uncertainty relative to which prior requests of a similar nature on the variance spreadsheet had been approved by the Board. Chairman Riley directed staff to prepare a table showing the Dabney request in relation to previously approved building cover variances. He also asked the applicants to consider reducing the encroachment by 1'-0" and adding storage area to the rear of the garage.

07.02.02 Mr. and Mrs. Byron Dabney 2125 Cheshire Building Cover
Request to permit the construction of a two-story garage addition and rear two-story addition which will result in building cover of 28.5%, in lieu of the 25% permitted. (See companion side yard request.)
BZ-04-97 1107.19 1808

BZAP Action: Tabled to March DRC and BZAP meetings. See BZ-04-97: Side yard for explanation.

08.01.02 Acomen, Ltd. 4710 Reed Parking
Request to permit a reduction in the required number of parking spaces from 98 to 80, in order to permit the construction of additions to facilitate the opening of a restaurant.
BZ-05-97 1143.12 1809

BZAP Action: Approved.

Motion by Mr. Tullett, seconded by Mr. Brice, to approve request carried (6-0).

Variance granted: To C.O. 1143.12, to permit a reduction in the required number of parking spaces from 98 to 80, in order to permit the construction of additions to facilitate the opening of a restaurant.

Discussion: Mr. Dick Mulligan was present and duly sworn in. The Board found that the number of parking spaces proposed for this building was consistent with other restaurant parking variances approved in the past.

Findings: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

09.01.02 Informal Review
Informal discussion regarding zoning code Chapter 1136 - Transitional overlay (TO) zone.
IR-XX-97 1136 1810

BZAP Action: Recommended approval.

Discussion: The Board agreed to pursue amending the overlay zone to clarify landscape requirement applicability. They also agreed to pursue amending the variance and plan approval process to clarify roles, responsibilities, and authority. With regard to amending the appeal process, Chairman Riley advised that a city attorney opinion should be sought. In addition, he felt that BZAP and City Council may want to participate in a round table discussion regarding zoning, since City Council members no longer have any BZAP experience.

10.01.02 Reconsideration
This item not on printed agenda
Reconsideration of a condition of approval attached to RQ-02-97 Lot split.
AD-02-97 1813

BZAP Action: Condition amended.

Motion by Mr. Tullett, seconded by Mr. Pellissier, to reconsider request No. 02-97 carried (6-0).

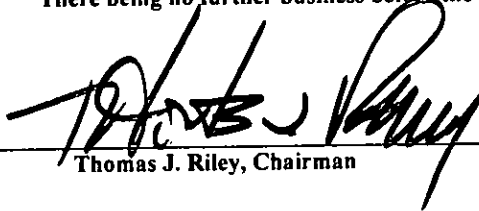
Motion by Mr. Tullett, seconded by Mr. Pellissier, to amend condition #3 carried (6-0).

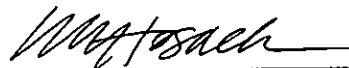
Discussion: At the January 23, 1997 BZAP meeting, the Board approved lot split request No. 02-97 with the following condition:

"#3 That the lot split approval is contingent upon the involved parties, at the time of closing, entering into a cross-easement agreement (including maintenance of the ingress and egress) satisfactory to the City Attorney and City Development Director."

The Board agreed to strike the words "City Attorney and" from the condition.

There being no further business before the Board, the meeting was adjourned at 8:45 PM.


Thomas J. Riley, Chairman


Walter M. Hosack, Acting Secretary

OCTOBER 18, 1993
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
				RATIONALE: MR. GREG BARROWS, KARRINGTON ON THE SCIOTO, AND MR. MIKE HOY, COLUMBUS SIGN COMPANY, WERE PRESENT AND DULY SWORN. THEY ADVISED THE BOARD OF THE NEED FOR IDENTIFICATION, THAT THE ENTRY SIGNS WERE NOT EFFECTIVE. THE BOARD REITERATED ITS POSITION ON ADVERTISING ON SIGNS IN THE CITY. THE APPLICANTS AGREED TO REMOVE THE PHONE NUMBER AND THE WORDS "AN ASSISTED LIVING RESIDENCE".			
13.01. 10	MR. ANDY JOHNSON 4891 GREEN ACRES	BZ-71-93 DECK 1121.03(11)	REQUEST OF RIEPENHOFF LANDSCAPE, ON BEHALF OF PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF A FREE-STANDING DECK.	APPROVED. MOTION BY MRS. PORTERFIELD, SECONDED BY MR. FEHER, TO APPROVE REQUEST CARRIED UNANIMOUSLY (7-0). RATIONALE: MR. VAUGHN ABBOTT, RIEPENHOFF LANDSCAPING CO., WAS PRESENT AND DULY SWORN. THE BOARD FOUND THAT THE APPLICANT WAS FACED WITH THE HARDSHIP OF EXTREME ELEVATION DIFFERENCES ON HIS LOT. THE DECK WAS LOCATED IN THE BUILDABLE AREA OF THE LOT. IT AGREED THAT THE SURROUNDING AREA WAS HEAVILY WOODED, THUS THE DECK WAS NOT VISIBLE AND HAD NO IMPACT ON NEIGHBORS. UNDER THESE CIRCUMSTANCES, IT DID NOT FEEL THAT THE DETACHED DECK WOULD IMPOSE ON NEIGHBOR PRIVACY.		C N	712
14.01. 10	MR. AND MRS. THOMAS HAUSER 2248 CLUB	BZ-72-93 REAR YARD 1123.05(3)	REQUEST OF ARCHITECT STEVEN COPELAND, ON BEHALF OF PROPERTY OWNERS, TO PERMIT THE CONSTRUCTION OF AN ATTACHED GARAGE AND COVERED WALKWAY,	DEFEATED. MOTION BY MRS. PORTERFIELD, SECONDED BY MRS. COPENHAVER, TO APPROVED REQUEST FAILED (0-7).		C N	713

OCTOBER 18, 1993
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
			WHICH WILL CAUSE THE PRINCIPAL STRUCTURE TO ENCROACH 27.6' INTO THE REQUIRED 32.6' REAR YARD.	RATIONALE: THE APPLICANT REQUESTED WITHDRAWAL FROM THE BOARD'S CONSIDERATION.			
15.01. 10	MR. AND MRS. RANDY BISH 3135 DERBY	BZ-73-93 DETACHED GARAGE 1121.03(10)	REQUEST TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING DETACHED GARAGE WHICH WILL RESULT IN GARAGE AREA OF 1536 S.F. IN LIEU OF THE 924 S.F. PERMITTED. (SEE COMPANION SIDE YARD/LONG WALL REQUEST.)	TABLED TO NOVEMBER BZAP AND DRC MEETINGS. MOTION BY MRS. PORTERFIELD, SECONDED BY MRS. COPENHAVER, TO TABLE REQUEST CARRIED UNANIMOUSLY (7-0). DISCUSSION: MRS. BETH AUFRANCE-BISH WAS PRESENT AND DULY SWORN. SHE ADVISED THE BOARD THAT THE PROPOSED OVERSIZED GARAGE WOULD AFFORD SPACE FOR COLLECTED CARS PLUS A WORKSHOP. SHE STATED THAT HER HOUSE WAS SMALL WITH LITTLE STORAGE SPACE AND FURTHER THAT THE PROPOSED GARAGE ADDITION WOULD NOT BE VISIBLE TO THE NEIGHBORS. THE BOARD FELT THAT THE PROPOSAL REPRESENTED ALMOST DOUBLE THE AREA THAT THE CODE ALLOWS. THEY ALSO FELT THAT THE RESULTING GARAGE WAS MORE OF A COMMERCIAL USE, SUCH AS A WAREHOUSE, THAN A RESIDENTIAL USE. MRS. PORTERFIELD MOVED TO APPROVE A 42' LONG GARAGE, INSTEAD OF THE 64' PROPOSED. THE MOTION FAILED FOR LACK OF A SECOND. THE BOARD ADVISED MRS. AUFRANCE-BISH THAT THEY WOULD FAVOR A 42' X 24' TOTAL AREA FOR		C Y	714

2248 Club Road

BZAP Staff Report Pictures | Variance



Google Maps ® Aerial – Looking North



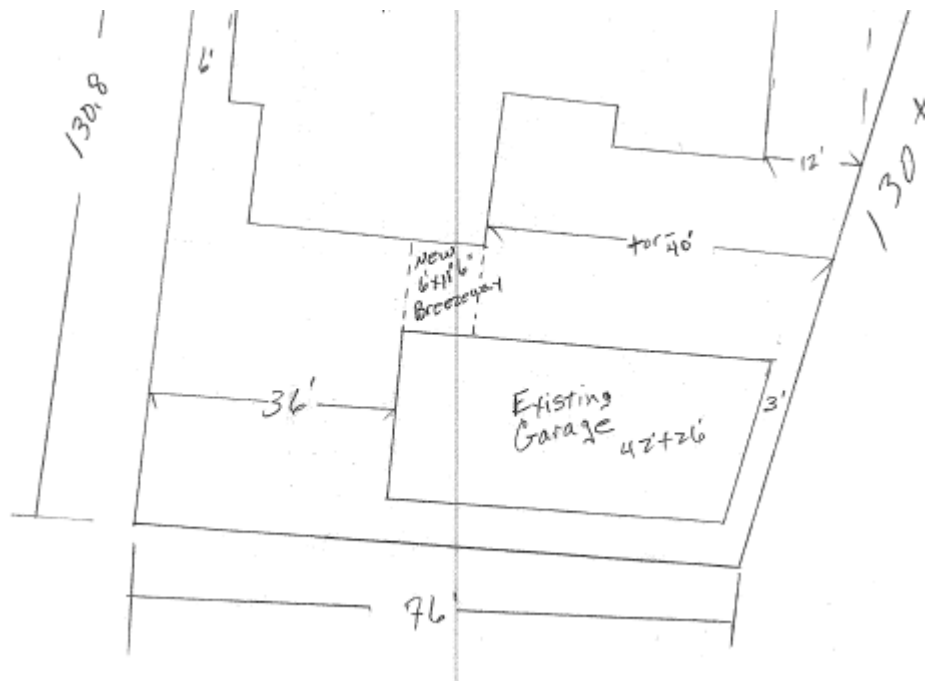
Site Photos



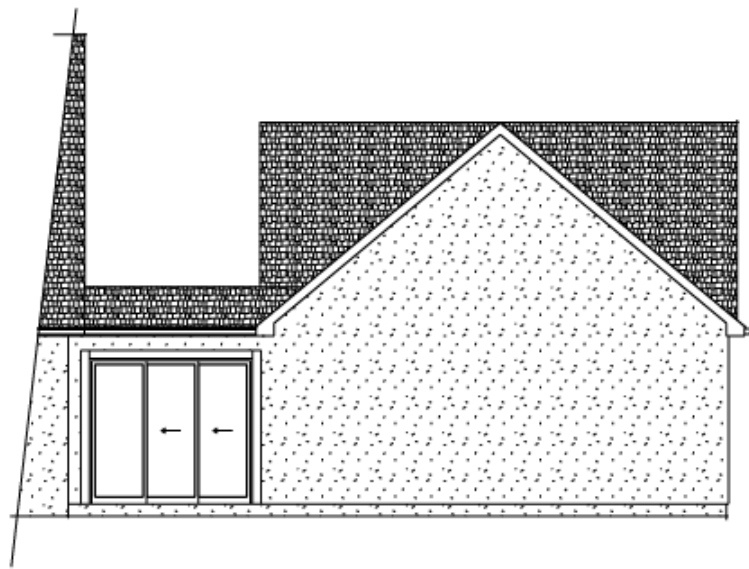
Site Photos (from past real estate photos)



Proposed Plan



AUTO COURTYARD VIEW



REAR YARD VIEW



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.

Site Description/History

Update: The applicant has revised all the proposed building-mounted signage to be halo-lit.

The subject property, 1669 Fishinger Road, is located at the southwest corner of the Five Points intersection (Fishinger Road, Northwest Boulevard and Tremont Road) and is home to Fifth Third Bank. The Bank has occupied the land since 1959 and built the existing building in 1969. The bank has two access points along each Fishinger and Tremont Roads. The property is zoned Planned Mixed Use District (PMUD- Kingsdale West), where financial services are a permitted use.

Proposal

The proposal includes the replacement of two signs that are visible from Fishinger Road (one facing the GetGo gas station above the main entrance and another facing a single-family residence and easily viewed from road), a new sign on the side of the drive-thru canopy that would face Tremont Road, and a new free-standing sign near the Five Points intersection. The two signs visible from Fishinger Road are largely the same size and in the same location. ~~The sign above the main entrance is internally illuminated, while the sign facing west would be halo-lit, in order to provide a softer illumination for an adjacent neighbor.~~ [Illuminated signage on the west elevation has existing since at least early 2005.] A free-standing sign is proposed 25 feet from Fishinger and Tremont Road right-of-way and matches the dimensional standards found in the Sign Code. It would have a stucco base with quoins to match the building. A small sign would be added in the drive-thru canopy as well, ~~and is internally illuminated.~~ [A sign previously existed in this location, as well as on the east elevation, but were removed in late 2011.] All building-mounted signs are halo-lit. No changes are proposed to existing ATM or directional signage. The existing signs appear to illuminate on or around 9 PM.

Zoning Code Requirements

Article 6.06 of the City's Unified Development Ordinance (UDO) outlines signage requirements in the community. The code largely allows for the replacement of existing signage provided



they are in a similar location, have a similar size and there are no changes to illumination. [This means the two signs facing Fishinger Road can be replaced without BZAP review.] In PMUD areas, a graphics plan is required for any new signage, which would include the proposed free-standing sign at the intersection and the proposed building-mounted sign on the drive-thru canopy.

Comprehensive Graphics Plan Required: To avoid visual clutter and visual blight, to improve wayfinding, to decrease distraction for motorists and pedestrians, and to encourage economic development and placemaking as contemplated by the Master Plan in the City's Planned Mixed Use Districts (PMUDs), a comprehensive graphics plan shall be required for all projects located in a PMUD. This shall be reviewed by BZAP for signage types, locations, color scheme, sizes, illumination, compatibility with architecture, and establishment of unity of design for the development. In evaluating a Comprehensive Graphics Plan, this Section shall serve as a reference but the Comprehensive Graphics Plan may supersede this Section's requirements; provided, however, that any deviation from this Section's requirements in a Comprehensive Graphics Plan shall not impair the City's aesthetic objectives, traffic and pedestrian safety, or the City's other interests as noted in this Section. After adoption of a comprehensive graphics plan, all new individual signs shall be reviewed by the Community Development Department for conformance with such graphics plans. The Community Development Director shall determine whether minor amendments to graphics plans, other than those related to the specific types of signage permitted, shall require BZAP review.

Alternatives

Since the initial application was submitted, Staff has requested several revisions:

- Despite its history, that the west elevation sign that is visible on Fishinger Road be non-illuminated due to the proximity (125 feet) to a single-family residence. The applicant has offered to provide halo-lit illumination so that the intensity of light is drastically reduced. The bank does not want to lose an illuminated sign that faces the roadway and has existed for decades. The remaining signs would be internally-illuminated; Staff requested that these other signs be halo-lit for consistency. The applicant has satisfied the request.
- That the free-standing sign include a setback of 25 feet from Fishinger and Tremont Road rights-of-way. [The code minimum is 15 feet.] This request comes from the City Engineer because of the likelihood of a future roundabout at Five Points, which would impact the sign in its proposed location. The applicant has made this revision.
- That a rendering of the free-standing sign at night in order to ensure an opaque background per code. The applicant has satisfied the request.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed the plan with the applicant. Any rebranding concept, especially for a bank, presents an opportunity to examine the types and locations of signage that can identify, attract and retain customers. It can enhance the aesthetic of the building and property, while working to better fit into the character of the area. With the Fishinger Road enhancement project nearing completion, nearby redevelopment at Kingsdale, and a potential roundabout at Five Points, there is indeed an



opportunity to look at how the bank positions itself, and the graphics plan allows for that. This plan allows for new and modest signage at the street intersection and along Tremont Road, which it previously had, but currently does not. Staff is supportive of the proposed graphics plan, provided:

- The west elevation signage becomes non-illuminated; and
- ~~That all other building-mounted signs include halo-lit illumination.~~

~~Should the Board agree to halo-lit signage for the west elevation, Staff would strongly recommend that the other signs be halo-lit for consistency.~~

Attachments

1.	BZAP Staff Report Pics - Fifth Third Fishinger
2.	41254 Fifth Third Bank 1669 Fishinger Rd Columbus OH_10-10-24_FINAL UPDATE
3.	24-4492



Fifth Third 1669 Fishinger Road

BZAP Staff Report Pictures | Graphics Plan



Google Maps ® Aerial – Looking South



Existing Fishinger Road Elevation



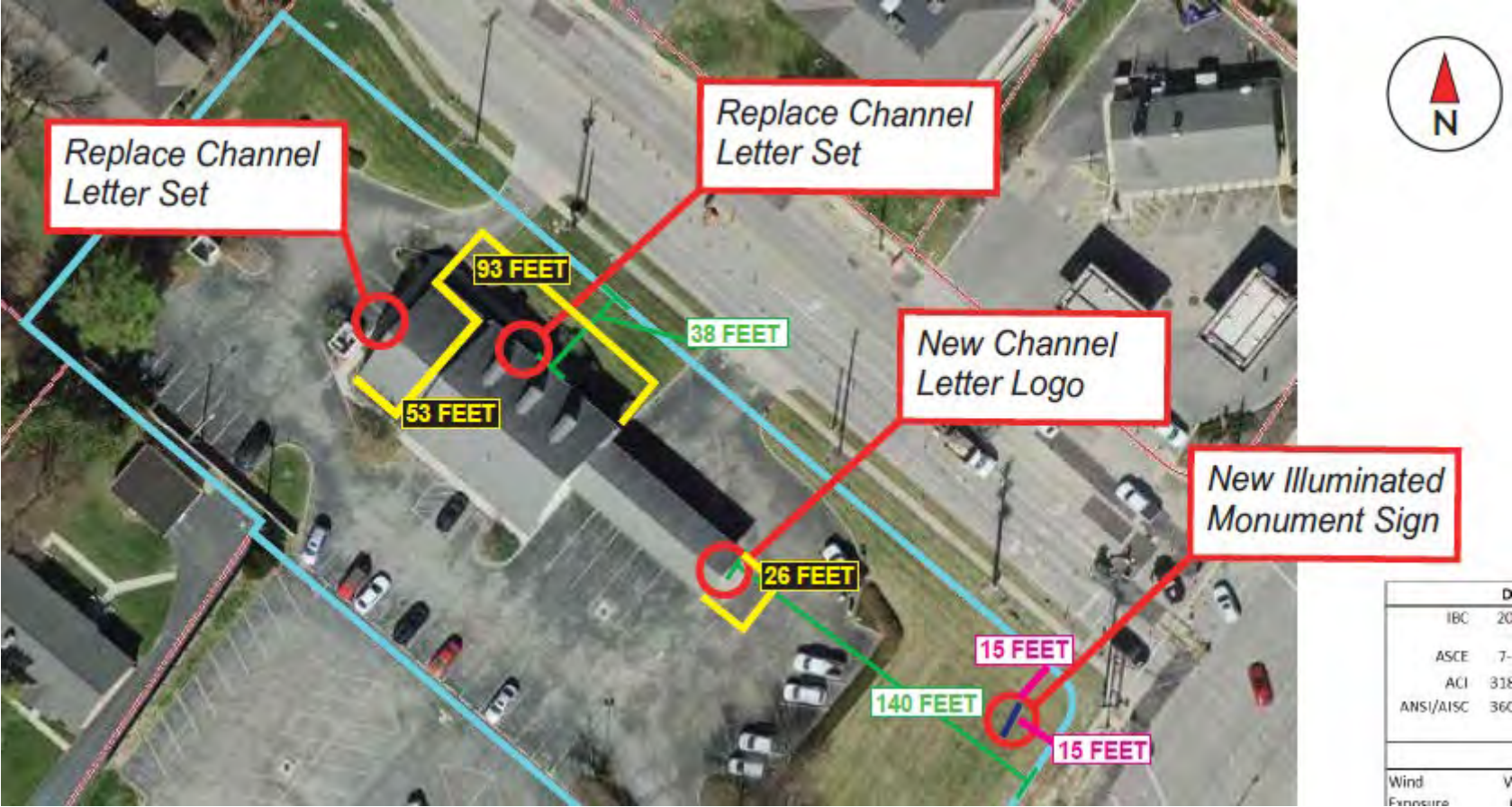
Existing Tremont Road Elevation



Existing West Elevation



Proposed Sign Plan



Proposed Building-Mounted Signs



Current



Current



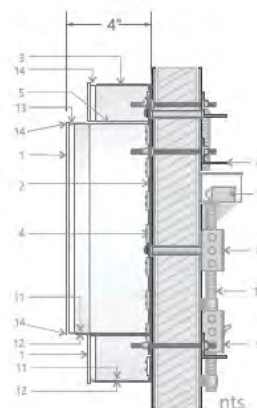
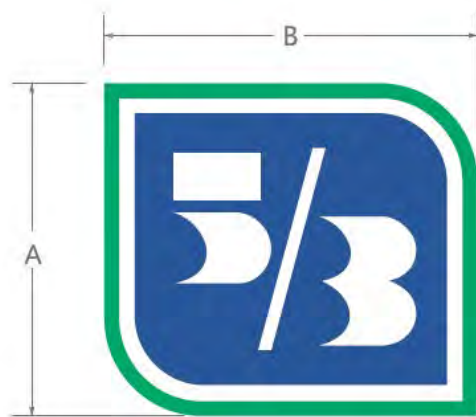
Proposed



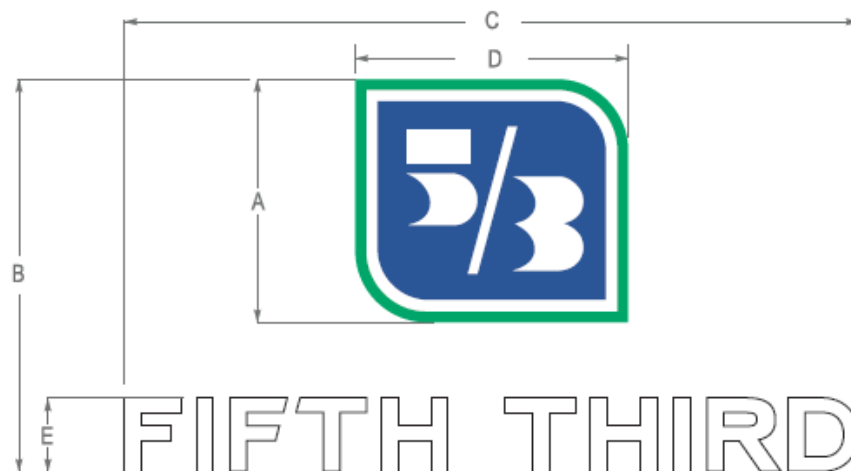
Proposed



Proposed Building-Mounted Signs



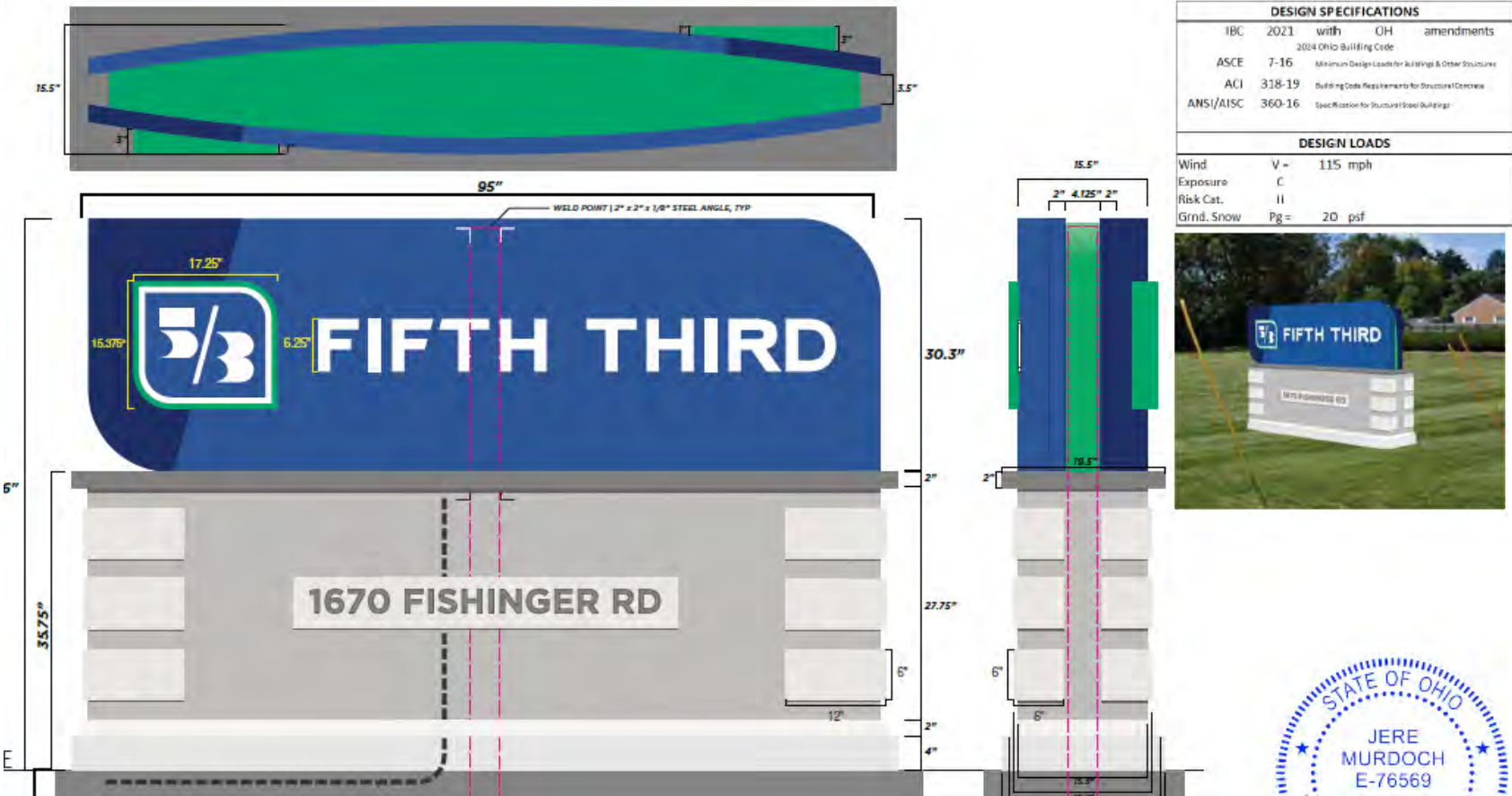
Current



Proposed



Proposed Free-Standing Sign



- Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale.)
- Once approved, you are responsible for 50% the remake cost should any errors be found after production begins.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors
- Up to 3 proofs provided at no charge. Changes beyond the 3rd proof will be subject to the rate of \$95/hour.

PRODUCTION WILL NOT BEGIN UNTIL APPROVAL IS RECEIVED

Project Completion - All completed orders are stored for 30 days after notification. If arrangements aren't made and product remains after 30 days, the item will be promptly discarded.

ORDER INFORMATION

ORDER #: 41254
DATE: 8/23/24
DESIGNER: RF

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd
Columbus, OH 43221

PROJECT SPECIFICATION

PARID: 070-007125-00
Ownder: Fifth Third Bank
Address: 2727 Lyndon B Johnson FWY STE 806
Dallas, TX 75234

STANDARD COLORS

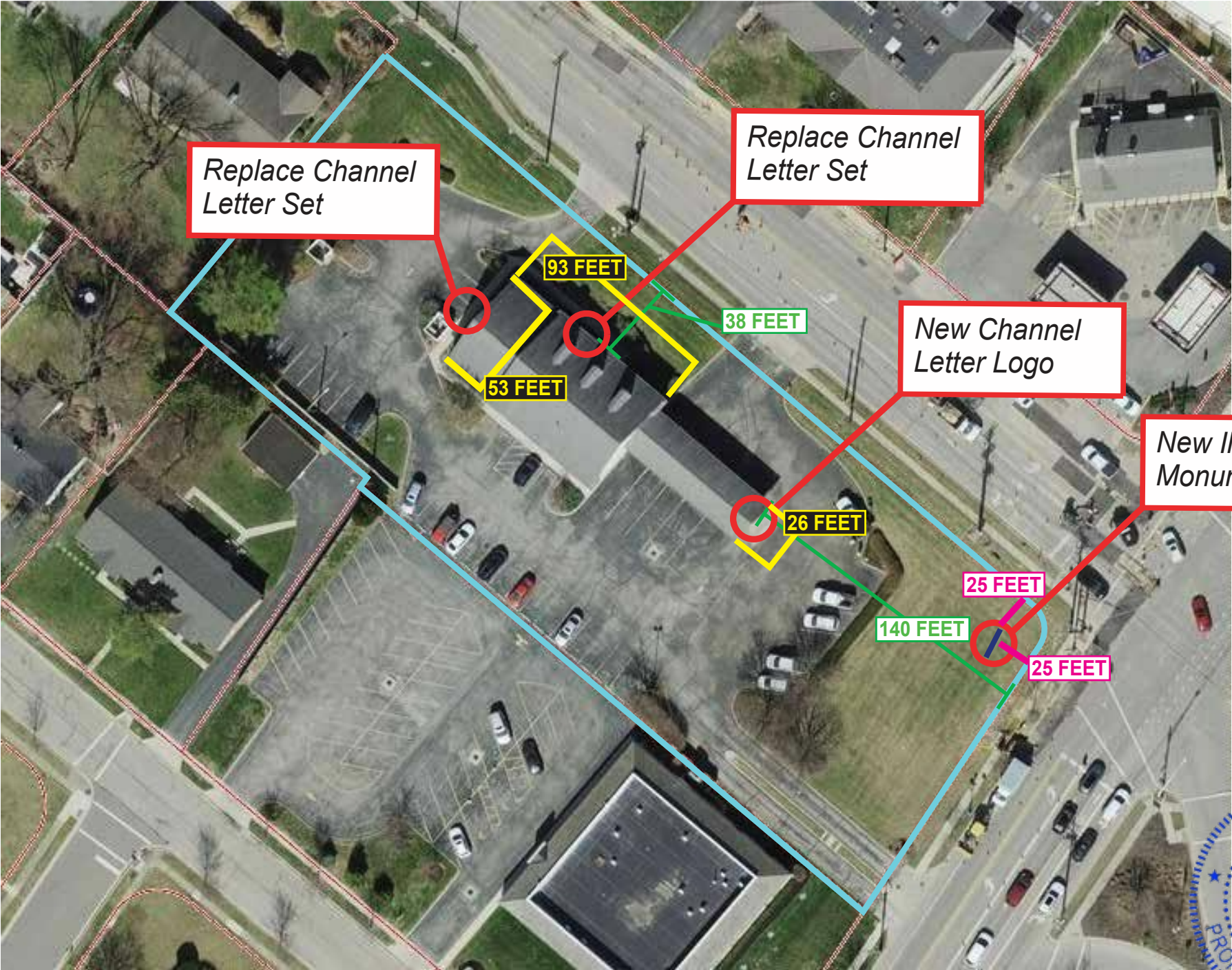
All 3M Vinyl to be Scotchcal vinyl

COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue		3M 3635-157 Sultan Blue Day / Night
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-146 Kelly Green		
White		MP White		3M 363077-010 White	
Silver		MP 413425P Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				

Standard Plastics

Situational Plastic

Awning Material & Colors



DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
	2024 Ohio Building Code			
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STATE OF OHIO

JERE MURDOCH

E-76569

REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2399 A-2 NJ-34

MANASQUAN, NJ 08735

973-570-8215

9/27/2024

Jere Murdoch, PE

Professional Engineer

OH PE Lic # PE.76569

Exp. 12/31/2025

PG: 1 of 9



812-537-5516 | 1090 West Eads Pkwy. Lawrenceburg, IN 47025 | info@signarama-lawrenceburg.com
859-282-7446 | 8880 Bankers St. Florence, KY 41042 | info@signarama-florence.com

This design and drawing are property of McCord Signs LLC. No disclosure shall be made to any person, firm, or corporation without written approval. To assure safety and quality, our products are UL# E26854

Rush Jobs- Orders requiring completion within 48 hours or less, are subject to an additional 25% charge, above the originally quoted price (limitations apply). This fee is not applicable on installations.

Payment - All orders will require a 50% deposit. Balance is due upon delivery and/or installation. Credit terms may be extended on a case-by-case basis. Unpaid invoices past 30 days are subject to a \$25 late charge, together with interest accruing at the rate of 1.5% annum.

812-577-0904
1090 West Eads Pkwy.
Lawrenceburg, IN 47025
dcarson@yesco.com

- Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale.)
- Once approved, you are responsible for 50% the remake cost should any errors be found after production begins.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors
- Up to 3 proofs provided at no charge. Changes beyond the 3rd proof will be subject to the rate of \$95/hour.

PRODUCTION WILL NOT BEGIN UNTIL APPROVAL IS RECEIVED

Project Completion - All completed orders are stored for 30 days after notification. If arrangements aren't made and product remains after 30 days, the item will be promptly discarded.

ORDER INFORMATION

ORDER #:

41254

DATE:

8/23/24

DESIGNER:

RF

CLIENT INFORMATION

Emily Joehlin

330-317-0344

emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington

1669 Fishinger Rd

Columbus, OH 43221

PROJECT SPECIFICATION

REMOVE EXISTING LETTERS

PATCH HOLES ONLY WITH CAULK

PAINT/BRICK/STUCCO/SIDING REPAIR BY OTHERS

INSTALL NEW PER SPEC AND WIRE TO EXISTING ELECTRICAL

QTY: 1 set

STANDARD COLORS					
All 3M Vinyl to be Scotchcal vinyl					
COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue		3M 3635-157 Sultan Blue Day / Night
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-146 Kelly Green		
White		MP White		3M 363077-010 White	
Silver		MP 41342SP Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				
Standard Plastics		Situational Plastic		Awning Material & Colors	
☐ 7328 White Acrylic	☐ 2406 Optix LD White Acrylic			☐ 08-0000 Black (Sunbrella)	
☐ Clear Acrylic	☐ 7328 White Polycarbonate			☐ 44-0000 Charcoal Gray (Sunbrella)	
				☐ 52-0000 Mediterranean Blue (Sunbrella)	



Current



Proposed

DESIGN SPECIFICATIONS				
IBC	2021	with OH	amendments	
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115	mph	
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20	psf	

STATE OF OHIO

JERE MURDOCH
E-76569

REGISTERED
PROFESSIONAL ENGINEER

MURDOCH
ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2399 A-2 NJ-34

MANASQUAN, NJ 08736

973-670-8215 x0

Jere Murdoch

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569
Exp. 12/31/2025

9/27/2024



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812-537-5516 | 1090 West Eads Pkwy. Lawrenceburg, IN 47025 | info@signarama-lawrenceburg.com
859-282-7446 | 8880 Bankers St. Florence, KY 41042 | info@signarama-florence.com



812-577-0904
1090 West Eads Pkwy.
Lawrenceburg, IN 47025
dcarson@yesco.com

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G2 - Illuminated Letterset | Remote Wired | White Faces | Linear Layout

G2-CL-RMT-W-L-24

24" x 10'-11 11/16"
21.95 sq.ft

1	.5" acrylic .125" exposed edge
2	backs to be .080" logo .063" letters pre-finished white aluminum
3	2 7/8" returns to be .063" logo .040" letters aluminum
4	illumination to be provided by LED.
5	.125" gap between returns of two elements
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	3 7/8" returns to be .063" aluminum
14	screw through return into acrylic shoulder

ELECTRICAL NOTES	
1.	All materials and fasteners meet 3004.4
2.	All electrical components are UL listed, labeled and approved.
3.	Sign grounded according to NEC 6007.7
4.	Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5.	All branch circuits per NEC 600.5(B).1 or (B).2.
6.	All Signs controlled by photocell or time clock per FBC 13-415.1 (ABC).1.4.
7.	One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8.	Signage to be connected to Existing Electric

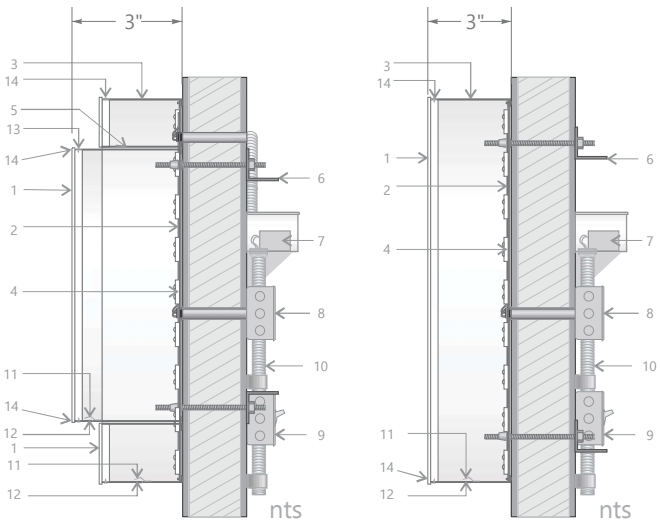
COLORS & MATERIALS

Logo Return Painted MP 448 Satin Finish
Logo Return Painted MP White Satin Finish
Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
Logo & Letters Acrylic to be #7328 White Acrylic
Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface



GEN 2 | FIFTH THIRD BANK | CHANNEL LETTERSET | REMOTE WIRED | WHITE FACES | PLATINUM RETURNS | LINEAR LAYOUT

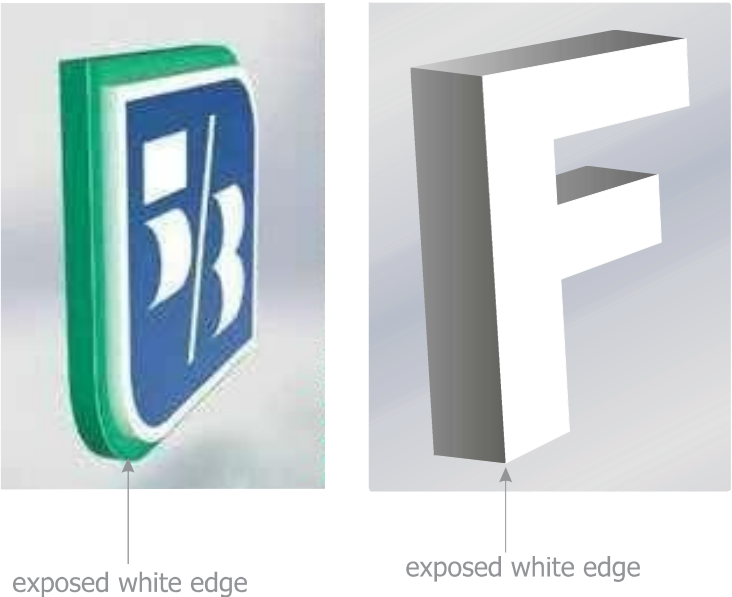
Sign Type	A	B	C	D	E	Sq. Ft. (4 Line) A x B
5/3 G2-CL-RMT-W-L-24	24" — 2'-0"	10'-11 11/16"	2'-2 15/16"	8'-1 11/16"	0'-9 3/4"	21.95



FASTENER SCHEDULE			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per/Letter	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/DENSGLOSS	METAL PANEL OVER METAL STUD
THRU-BOLT	1/4"	2	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Screw-Bolt	3/8"	2	YES ²	NO	NO	NO
DeWALT DBL. EXPANSION ANCHOR	3/8"	2	YES ²	NO	NO	NO
LAG BOLT	1/4"	2	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	2	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	2	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-sign Backs with washer into .09" Back. w/Fenderwasher into .08" letter Back or less.
2.) Expansion anchors /Screw Bolt require a minimum 5" solid masonry embedment installed per/tec-guide for wall construction type.
3.) Engineering liability is limited to building connections.
4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required.
5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod

Engineers Connection Note:
Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type and quantity per/Letter to install.
* Logo provide Four(4) per/Schedule.



DESIGN SPECIFICATIONS				
IBC	2021	with OH amendments		
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
973/670-8215 x0
Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569
Exp. 12/31/2025
9/27/2024

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dcarson@yesco.com

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ORDER INFORMATION

ORDER #: 41254
DATE: 8/23/24
DESIGNER: RF

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd
Columbus, OH 43221

PROJECT SPECIFICATION

REMOVE EXISTING LETTERS
PATCH HOLES ONLY WITH CAULK
PAINT/BRICK/STUCCO/SIDING REPAIR BY OTHERS
INSTALL NEW PER SPEC AND WIRE TO EXISTING ELECTRICAL
QTY: 1

STANDARD COLORS					
All 3M Vinyl to be Scotchcal vinyl					
COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue		3M 3635-157 Sultan Blue Day / Night
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-146 Kelly Green		
White		MP White		3M 363077-010 White	
Silver		MP 41342SP Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				
Standard Plastics		Situational Plastic		Awning Material & Colors	
☐ 7328 White Acrylic	☐ 2406 Optix LD White Acrylic			☐ 08-0000 Black (Sunbrella)	
☐ Clear Acrylic	☐ 7328 White Polycarbonate			☐ 44-0000 Charcoal Gray (Sunbrella)	
				☐ 52-0000 Mediterranean Blue (Sunbrella)	



Current



Proposed

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
973-670-8215 x0
Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569
Exp. 12/31/2025
9/27/2024



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Illuminated Logo | Remote Wired | Acrylic Face

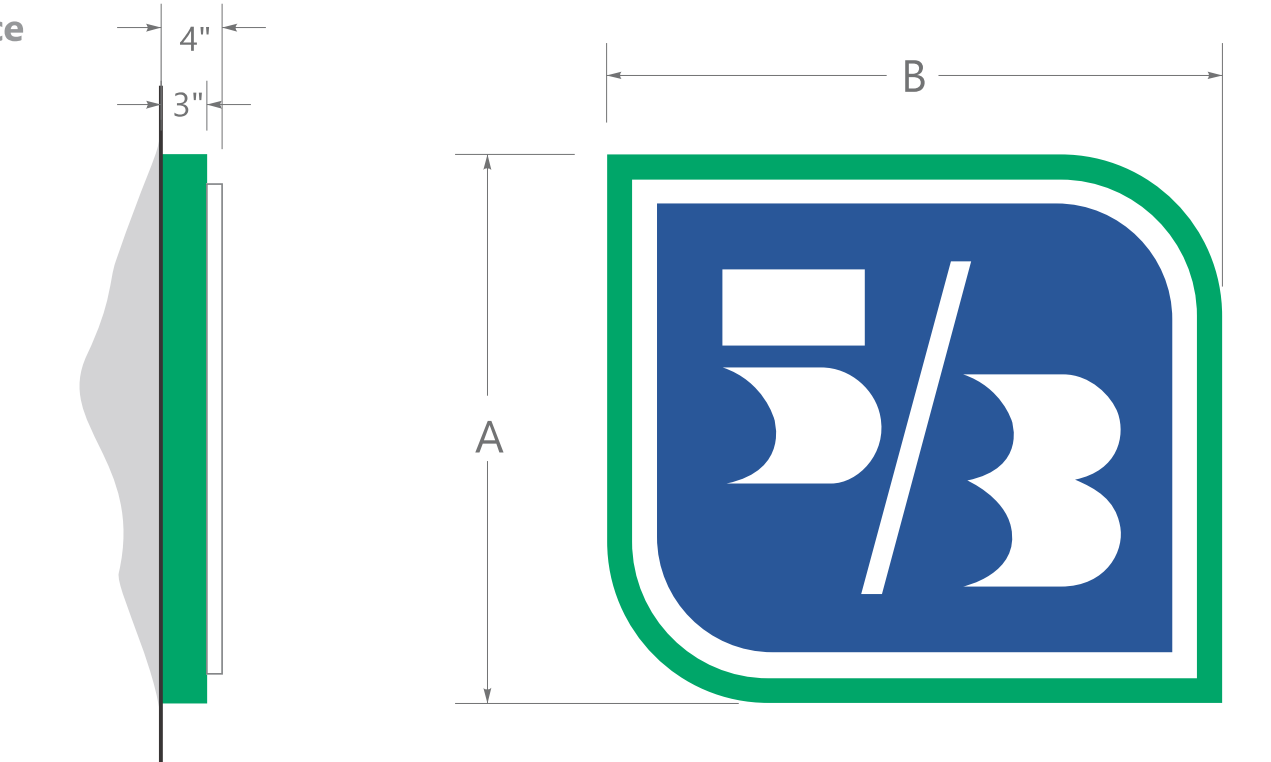
G2-LOGO-RMT-42
3'-6" x 3'-11 3/16"
13.75 sq.ft

1	.5" acrylic .125" exposed edge
2	backs to be .080" logo .063" letters pre-finished white aluminum
3	2 7/8" returns to be .063" logo .040" letters aluminum
4	illumination to be provided by LED.
5	.125" gap between returns of two elements
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	3 7/8" returns to be .063" aluminum
14	screw through return into acrylic shoulder

ELECTRICAL NOTES
1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8. Signage to be connected to Existing Electric

COLORS & MATERIALS

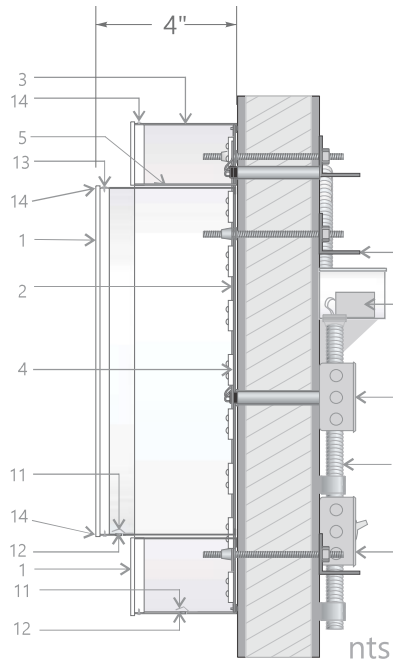
	Logo Return Painted MP 448 Satin Finish
	Logo Return Painted MP White Satin Finish
	Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
	Logo & Letters Acrylic to be #7328 White Acrylic
	Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
	Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface



Sign Type	A	B	A x B
5/3 G2-LOGO-RMT-42	42" — 3'-6"	3'-11 3/16"	13.75

FASTENER SCHEDULE (BOX SIGN)			WALL CONSTRUCTION			
HARDWARE	DIAM.	O.C. Spacing Max.	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/ DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	1/4"	24in.	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Screw-Bolt+	3/8"	29in.	YES²	NO	NO	NO
DeWALT DBL. EXPANSION ANCHOR	3/8"	30in.	YES²	NO	NO	NO
LAG BOLT	1/4"	21in.	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	21in.	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	26in.	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel
1.) Fasteners shall be evenly spaced Top and Bottom w/4" Side end clearance. Thru-Box Framing with washer. 2.) Expansion anchors/ Screw Bolt require a minimum 5" solid masonry embedment installed per/tec-guide for wall construction type. 3.) Engineering liability is limited to building connections. 4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required. 5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two(2) wall studs per/Bolt - Rod						

Engineers Connection Note:
Provide Fasteners through box framing with washer using the fastener schedule for existing wall construction type to determine the fastener type and O.C. bolt spacing to install top and bottom with a 4" Maximum side end clearance.



exposed white edge

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STATE OF OHIO

JERE MURDOCH

E-76569

REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2399 A-2 NJ-34

MANASQUAN, NJ 08736

973-670-8215 x0

Jere Murdoch

9/27/2024

Jere Murdoch, PE

Professional Engineer

OH PE Lic. # PE.76569

Exp. 12/31/2025

PG: 5 of 9



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ORDER INFORMATION

ORDER #: 41254_6.0
DATE: 9/11/24
DESIGNER: CM

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd
Columbus, OH 43221

PROJECT SPECIFICATION

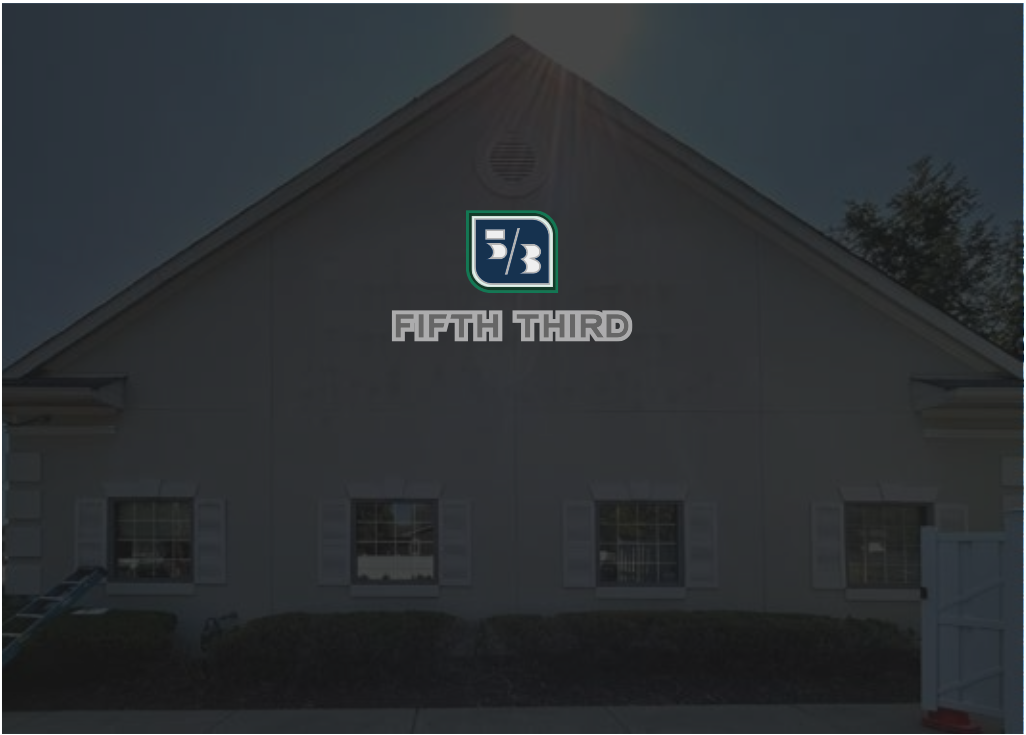
REMOVE EXISTING LETTERS
PATCH HOLES ONLY WITH CAULK
PAINT/BRICK/STUCCO/SIDING REPAIR BY OTHERS
INSTALL NEW PER SPEC AND WIRE TO EXISTING ELECTRICAL
QTY: 1 set



Current



Proposed



Night View
Proposed

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

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CUSTOM Aluminum Halo Lit Letters
Halo - Illuminated Letterset
| Remote Wire | Horizontal Layout

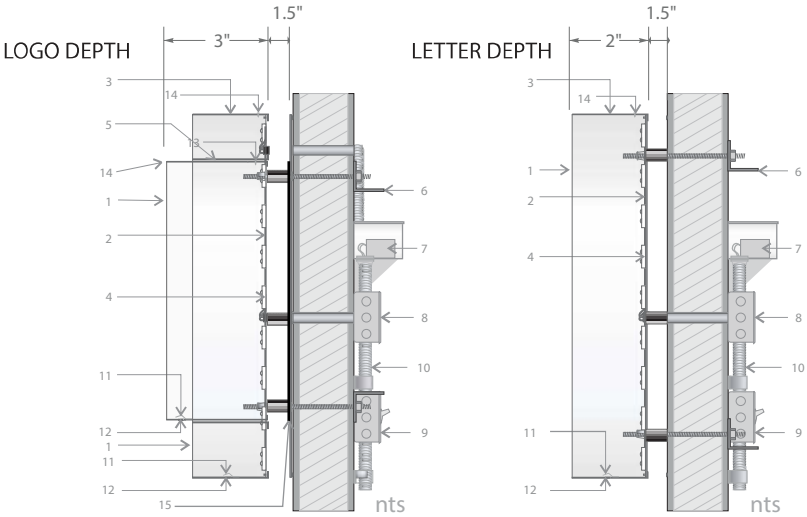
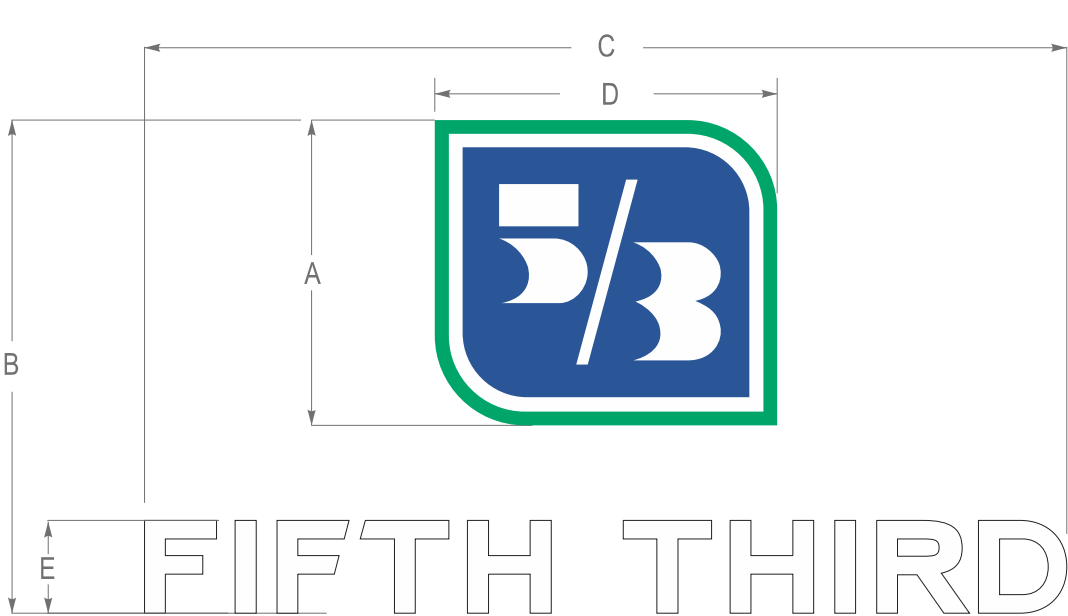
CUSTOM -42
3'-6" x 5'-7 13/16"
59.75 sq.ft

1	1/8" Aluminum .125" exposed edge
2	backs to be 3/16" logo .063" letters pre-finished white aluminum
3	2 7/8" returns to be .063" logo .063" letters aluminum
4	illumination to be provided by LED.
5	.125" gap between returns of two elements
6	mounting 1/4" x 5" Tapcons w/ spacers & sealant
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	3 7/8" returns to be .063" aluminum
14	screw through return into aluminum shoulder
15	3mm ACM Backer Painted White Behind Shield

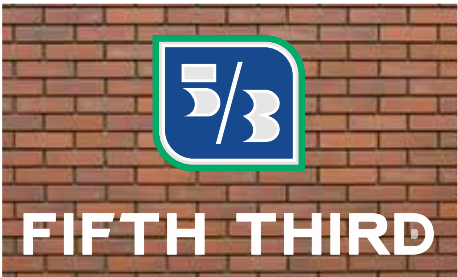
ELECTRICAL NOTES
1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8. Signage to be connected to Existing Electric

COLORS & MATERIALS

	Logo Return Painted MP 448 Satin Finish
	Logo Return Painted MP White Satin Finish
	Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
	Logo & Letters Face to be Painted MP White Satin Finish
	Logo Vinyl to be Painted MP73828 Satin Finish
	Logo Face to be Painted MP 448 Satin Finish



Sign Type	FIFTH THIRD BANK CHANNEL LETTERSET REMOTE WIRED WHITE FACES PLATINUM RETURNS HORIZONTAL LAYOUT					Sq. Ft. (4 Line)
	A	B	C	D	E	A x B
5/3 CUSTOM HALO - 42	42" — 3'-6"	5'-7 13/16"	10'-6 13/16"	3'-11 1/16"	1'-0 13/16"	59.75



Day View



Night View

FASTENER SCHEDULE			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per Letter	MASONRY (CMU-Block)	EIFIS/DRYVIT OVER min. 1/2" PLYWOOD	EIFIS/DRYVIT OVER GYPSUM/DENIGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	1/4"	2	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Screw-Bolts	3/8"	2	YES	NO	NO	NO
DeWALT DDL EXPANSION ANCHOR	3/8"	2	YES	NO	NO	NO
LAG BOLT	1/4"	2	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	2	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	2	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-sign Backs with washer into .09" Back. w/finderwasher into .06" letter Back or less.
2.) Expansion anchors /Screw Bolt require a minimum 5" solid masonry embedment installed per/tee-guide for wall construction type.
3.) Engineering liability is limited to building connections.
4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required
5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod

Engineers Connection Note:
Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type and quantity per/Letter to install.
* Logo provide per/Engineers note on page 5 of 9.

DESIGN SPECIFICATIONS				
IBC	2021	with OH amendments		
ASCE	7-16	2024 Ohio Building Code		
ACI	318-19	Minimum Design Loads for Buildings & Other Structures		
ANSI/AISC	360-16	Building Code Requirements for Structural Concrete		
		Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		



Signarama

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Rush Jobs- Orders requiring completion within 48 hours or less, are subject to an additional 25% charge, above the originally quoted price (limitations apply). This fee is not applicable on installations.

Payment - All orders will require a 50% deposit. Balance is due upon delivery and/or installation. Credit terms may be extended on a case-by-case basis. Unpaid invoices past 30 days are subject to a \$25 late charge, together with interest accruing at the rate of 1.5% annum.

812-537-5516 | 1090 West Eads Pkwy. Lawrenceburg, IN 47025 | info@signarama-lawrenceburg.com
859-282-7446 | 8880 Bankers St. Florence, KY 41042 | info@signarama-florence.com

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- Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale.)
- Once approved, you are responsible for 50% the remake cost should any errors be found after production begins.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors
- Up to 3 proofs provided at no charge. Changes beyond the 3rd proof will be subject to the rate of \$95/hour.

PRODUCTION WILL NOT BEGIN UNTIL APPROVAL IS RECEIVED

Project Completion - All completed orders are stored for 30 days after notification. If arrangements aren't made and product remains after 30 days, the item will be promptly discarded.

ORDER INFORMATION

ORDER #: 41254_1.0
DATE: 8/23/24
DESIGNER: CM

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

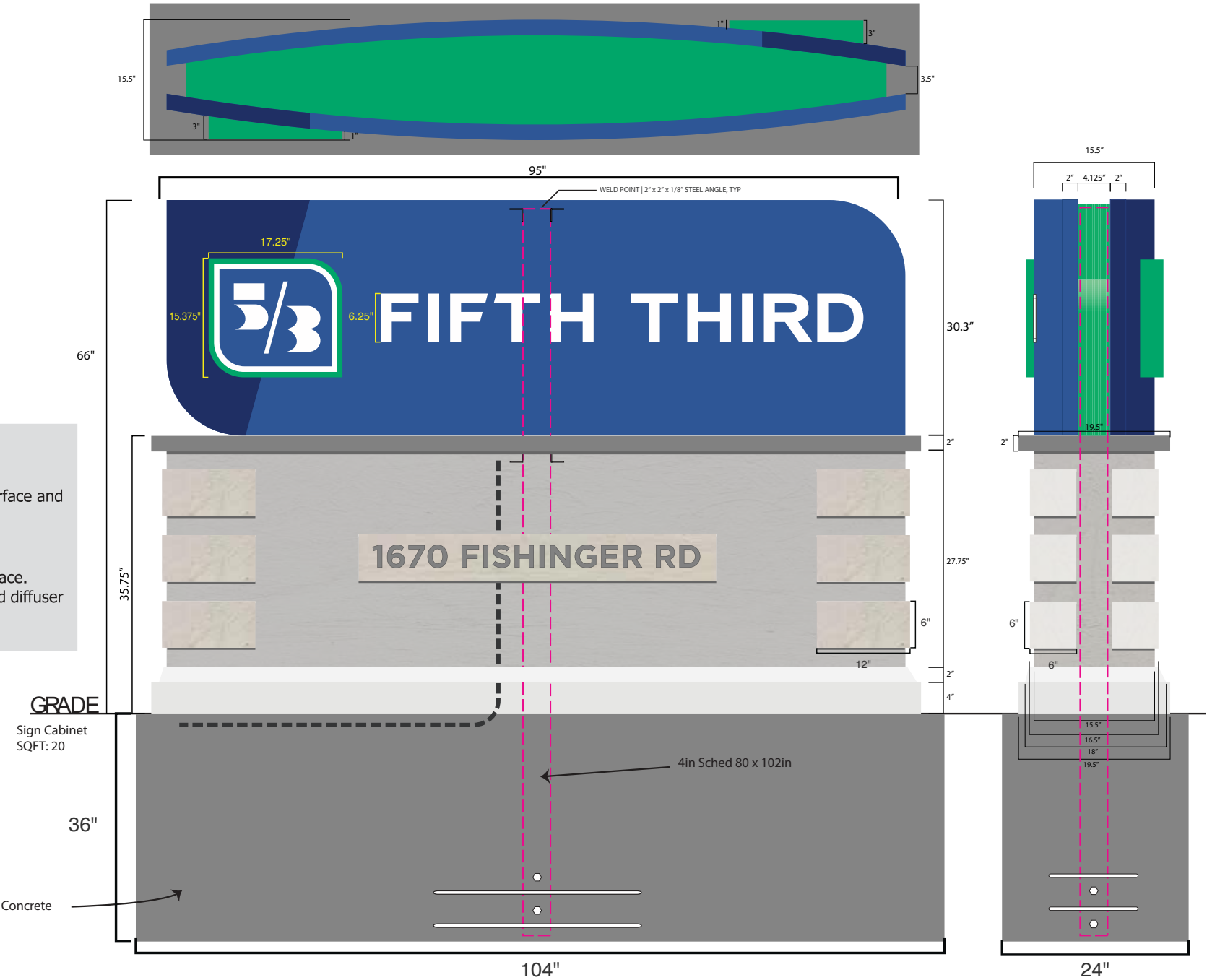
COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd Columbus, OH 43221

PROJECT SPECIFICATION

- Cabinet:
- .125" routed aluminum face.
 - Aluminum frame/fabricated construction.
 - .080" aluminum skins.
 - Side reveals to have flexible Green LED faux neon.
 - Cabinet internally illuminated with white LED.
 - Faux Stucco Base
- Logo:
- .040" thick aluminum returns.
 - Acrylic "drop in" face with .125" thick exposed edge.
 - Acrylic face to have translucent vinyl graphics applied to first surface and diffuser film applied to second surface.
 - Acrylic face to have mill finish edges.
- Letters:
- Acrylic push thru to accommodate the curvature of the aluminum face.
 - Acrylic letters to have translucent vinyl applied to first surface and diffuser film applied second surface.
 - Acrylic letters to have mill finish edges.

STANDARD COLORS			All 3M Vinyl to be Scotchlcal vinyl		
COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue	3M 3635-157 Sultan Blue / Day / Night	
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-145 Kelly Green		
White		MP White	3M 363077-010 White		
Silver		MP 41342SP Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				
Standard Plastics			Situational Plastic		
	7328 White Acrylic		2406 Optix LD White Acrylic	Awning Material & Colors	
	Clear Acrylic		7328 White Polycarbonate		08-0000 Black (Sunbrella)
					44-0000 Charcoal Gray (Sunbrella)
					52-0000 Mediterranean Blue (Sunbrella)



Night View

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
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DESIGN LOADS				
Wind	V =	115	mph	
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20	psf	

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED
PROFESSIONAL ENGINEER
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9/27/2024
PG: 8 of 9



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3. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=46 KSI MIN.
STEEL PLATE	ASTM A36 ASTM	Fy=36 KSI MIN.
STD. PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A307 UNO..
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
 - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

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1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2020 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH $F_{tu}=38$ KSI MIN, $F_{ty}=35$ KSI MIN, $F_{tuw}=24$ KSI MIN, $F_{tyw}=15$ KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH $F_{tu}=38$ KSI MIN, $F_{ty}=35$ KSI MIN, $F_{tuw}=24$ KSI MIN, $F_{tyw}=15$ KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH $F_{tu}=42$ KSI MIN, $F_{ty}=35$ KSI MIN, $F_{tuw}=24$ KSI MIN, $F_{tyw}=15$ KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH $F_{tu}=38$ KSI MIN, $F_{ty}=35$ KSI MIN, $F_{tuw}=24$ KSI MIN, $F_{tyw}=15$ KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $\frac{1}{4}$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

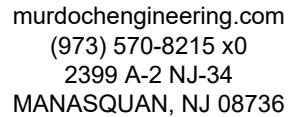
1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR. BOTTOM OF FOOTING TO BE INSTALLED AT OR BELOW FROST LINE.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. Unless otherwise noted.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 200 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

2. WALL SIGN ENGINEERING LIABILITY IS LIMITED TO BUILDING CONNECTIONS.

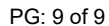
DESIGN SPECIFICATIONS			
IBC	2021	with	OH amendments
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Wind	V =	115 mph	
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Signarama
Lawrenceburg
(812) 537-5516

Fifth Third - Upper Arlington

1669 Fishing Rd
Columbus, OH 43221



S.1

B



24-4492

Graphics Plan

Status: Active

Submitted On: 10/1/2024

Primary Location

1669 FISHINGER RD
UPPER ARLINGTON, OH 43221

Owner

FIFTH THIRD BANK
FOUNTAIN SQUARE 38
CINCINNATI, OH 45263

Applicant

 Liz Salisbury
 812-537-5516
 liz@signarama-
lawrenceburg.com
 1090 W. Eads Parkway
Lawrenceburg, IN 47025

BZAP Information

BZAP Case

DEV-04-24

Status

Pending

BZAP Review Date

10/16/2024

BZAP Conditions

Project Details

Development Name (or Tenant)*

Fifth Third

Address*

1669 Fishinger Road

Graphics Plan Description*

Company rebrand, updating signage. Replacing channel letters with new sets, adding channel letter logo, adding monument sign.