



1/22/2025 | 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 November 20, 2024 and January 8, 2025 BZAP minutes.
- b. 2515 Dorset Road (VAR-01-25) - To allow a one-story garage addition to encroach 4'-1" into the 10-foot minimum side yard setback.
- c. 1988 Cambridge Boulevard (VAR-03-25) - To allow the installation of a circular driveway that increases front yard coverage from 25 percent to 29.7 percent.

3. Variance/Conditional Uses

- a. 2600 Slate Run Road (VAR-02-25) - To allow a 100-square foot treehouse that is 12'-9" tall and installed up to 9'-10" above grade with 460 square feet of elevated decking that is installed up to 13'-9" above grade, where 12 feet above grade is the limit for recreational structures.
- b. 2630 Chester Road (VAR-04-25) - To allow a two-story garage addition to encroach five feet into the 10-foot minimum side yard setback.
- c. 2587 Berwyn Road (VAR-05-25) - To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall setback, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent.

4. Development/Site Plans

5. Zoning Map/Text Amendments

6. Adjournment

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 22, 2025

Subject: 2515 Dorset Road (VAR-01-25) - To allow a one-story garage addition to encroach 4'-1" into the 10-foot minimum side yard setback.

Site Description/History

The subject property, 2515 Dorset Road, is located on the south side of the street, three properties east of Leeds Road, and is zoned R-1c, One-Family Residence District. It has 120 feet of frontage with 135 feet of depth, similar to others in the neighborhood, and is platted as [Lot #12](#) of the Canterbury Place Addition subdivision from 1948. A 22-foot tall, two-story stone, stucco, and siding home sits along the 40-foot front yard setback. Several mature trees/bushes are located throughout the property; there are varying styles of fencing on the site's periphery, including a six-foot tall wood fence and mature trees along the east property line. The home was built in 1951, remodeled in 2012, and purchased by the applicant in September 2014. A new two-story home is being constructed to the east, and several new two-story homes are located across the street.

Proposal

This application includes a new covered front porch and two-story addition, which are code-compliant, as well as a one-story garage addition that encroaches into the east side yard. An existing kitchen will be relocated to allow for a new first floor staircase and mudroom, which pushes the garage eight feet to the east to continue to allow for the parking of two vehicles. An existing second floor office will be expanded and converted into two bedrooms with a bathroom. The first floor addition measures 233 square feet, of which 116 square feet is located in the side yard; the second floor addition is 228 square feet. The second floor addition will match the current height of the home at 22 feet, while the garage addition will remain at 16 feet. Siding will be used to match the home. No windows or doors are proposed on the east elevation. 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. The proposed garage is adjacent to the neighbor's driveway and attached garages, where there are mature trees and six-foot tall wood fencing between them.



Zoning Code Requirements

- To allow a one-story garage addition to encroach 4'-1" into 10-foot minimum side yard setback (Article 5.02).

Alternatives

The applicant has explored a variety of different options for the home. Due to the existing floor plan and footprint of the home, areas for expansion are somewhat limited. The applicant could pursue a detached garage to avoid a variance, but would result in additional building and development coverage, and would potentially be out of character for the area.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. While the proposed encroachment is over 40 percent of the side yard setback, it is one story in nature, is adjacent to the attached garage of a new home, and will be screened by existing mature trees and six-foot tall wood fencing. The new garage is modest in size and maintains the rear portion of the existing space. The proposed design is an improvement that better fits the neighborhood (Finding #4). For these reasons, Staff is supportive of the application.

Attachments

1.	BZAP Staff Report Pics - 2515 Dorset Road
2.	BZAP Application - 2515 Dorset Road

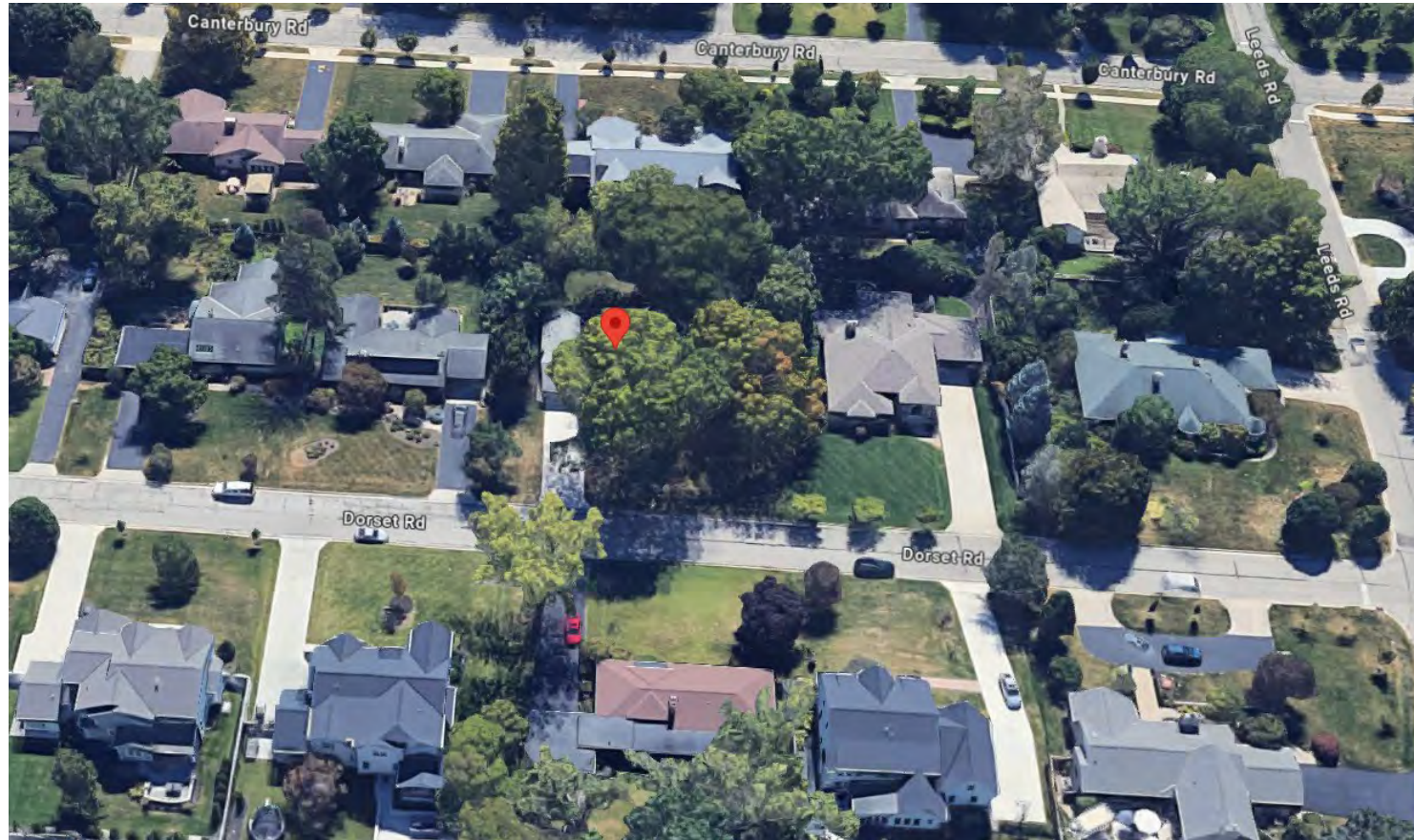


2515 Dorset Road

BZAP Staff Report Pictures | Variance



Google Maps ® Aerial – Looking South



Site Photos

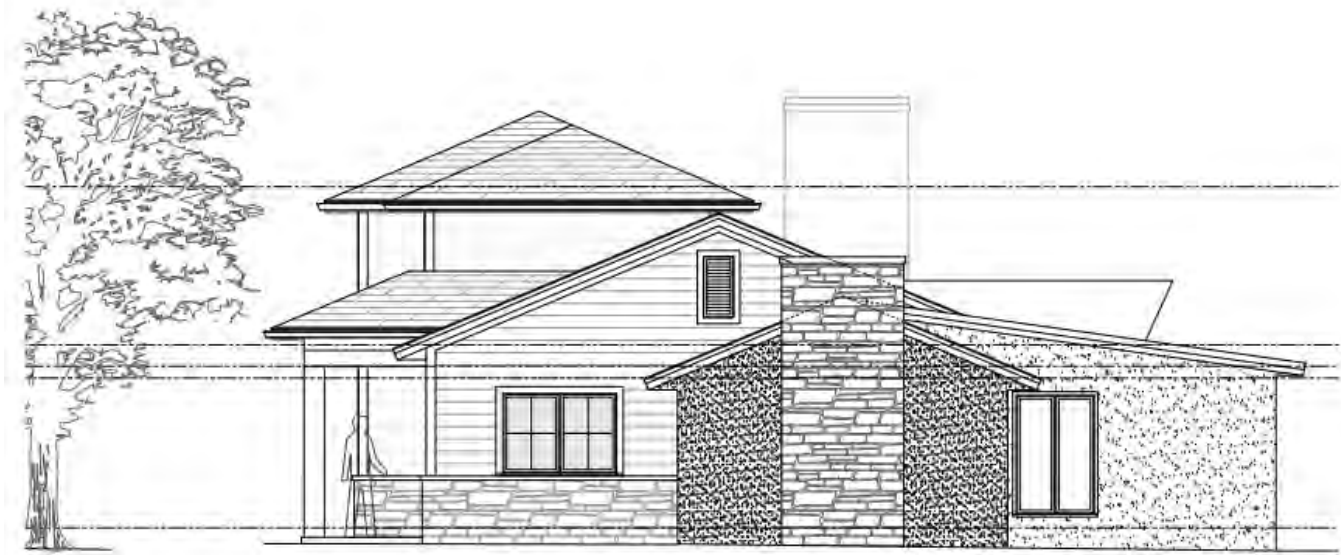




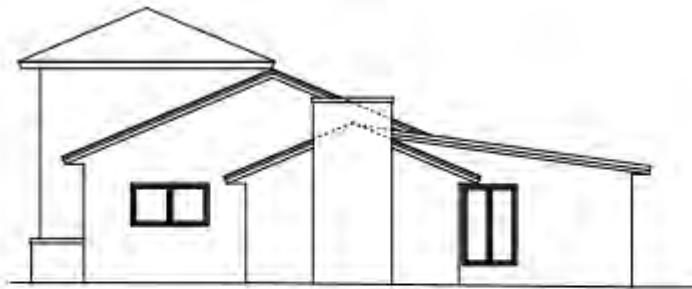
Proposed and Existing Elevations



Proposed and Existing Side/Rear Elevation



2 PROPOSED WEST ELEVATION
A302 SCALE 1/4"=1'-0"



4 AS-BUILT WEST ELEVATION
A302 SCALE 1/8"=1'-0"



Proposed and Existing Rear Elevation



1 PROPOSED SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 AS-BUILT SOUTH ELEVATION
SCALE 1/8"=1'-0"





24-5682

Variance Application

Status: Active

Submitted On: 12/16/2024

Primary Location

2515 DORSET RD
UPPER ARLINGTON, OH 43221

Owner

STOUT MATTHEW L
DORSET 2515 COLUMBUS, OH 43221

Applicant



Erik Maxwell

614-551-9860



emaxwell@archcitydesign.com



5539 Loch More Court E.

Dublin, OH 43017

BZAP Information

BZAP Case

VAR-01-25

Status

Pending

BZAP Determination Date

01/22/2025

Vote Tally

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a one-story garage addition to encroach 4'-1" into 10-foot minimum side yard setback.

BZAP conditions

Variance Information

Describe Variance Request

Proposed is the reduction of the East side yard setback from 10'-0" to 5'-0"

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 current interior layout places a stair in the middle of the only living space in the home. This stair leads to a small ,rather odd, single room second floor space. We feel the most cost-effective approach to move the stair and create the curb appeal this house so desperately needs would be shifting the current attached garage to the east.

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

Due to the size of most lots in Upper Arlington a side yard variance is a typical request when remodeling therefor we do not believe a special priviledge would be granted with this variance request.

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 changes proposed would not alter the character of the neighborhood but instead enhance it.

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?

All reasonable alternatives have been exhausted due to cost constraints, setbacks, impact, and current layout of the home on the property.

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

While the property could yield a reasonable return without a variance, we feel the variance would provide a more pleasing facade in line with the new construction occurring on Dorset Road that has changed the fabric and feel of the street.

Acknowledgement: I or a representative will be present  at the BZAP hearing.*



Franklin County Auditor's Office

Auditor Michael Stinziano

Map Produced December 12, 2024

Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

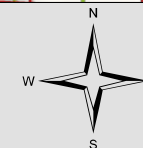
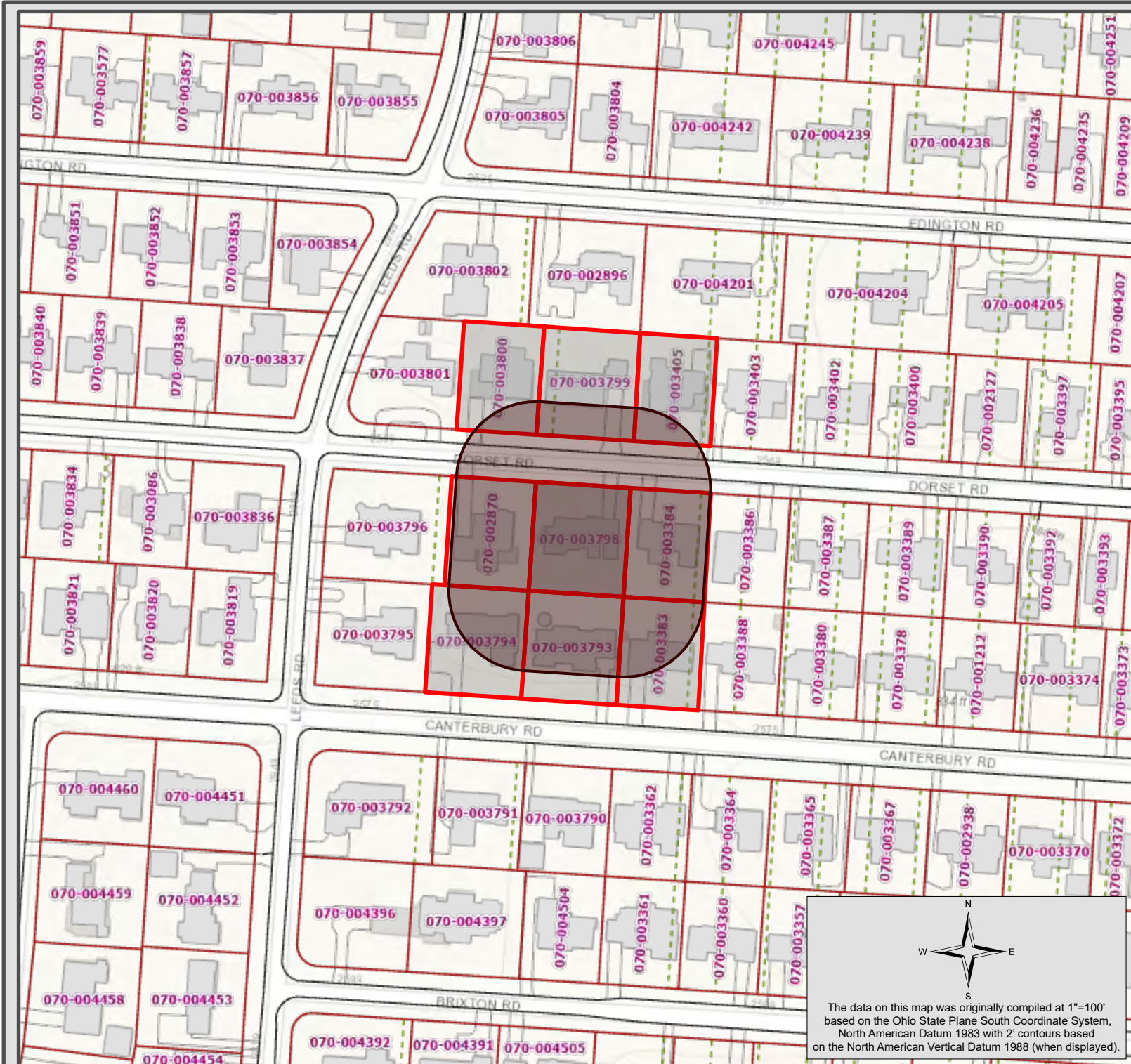
Appraisal Legend

Source: Franklin County Auditor & Engineer

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

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

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



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



12-16-2024

To whom it may concern,

The intent of this letter is to make you aware that Arch City Design Co. is requesting a variance for the property located at 2515 Dorset Road. We are requesting, on behalf of the homeowner, to reduce the required east side yard setback to allow for a new attached garage addition.

You are welcome to attend the public hearing regarding this variance request per the information below or contact planning@uaoh.net for further information.

Board of Zoning and Planning (BZAP) meeting will be held at:
6pm on 01-22-2025
U.A. Municipal Service Center
3600 Tremont Road
Upper Arlington, OH 43221

Thank you for your time.

Sincerely,

Erik Maxwell
Owner
Arch City Design Co.

Revised: May 2023

Certification of Notice

Applicant Name: Erik Maxwell

Location of property subject to BZAP request: 2515 Dorset Road

This application will be heard by the Board of Zoning and Planning on: 01-22-25

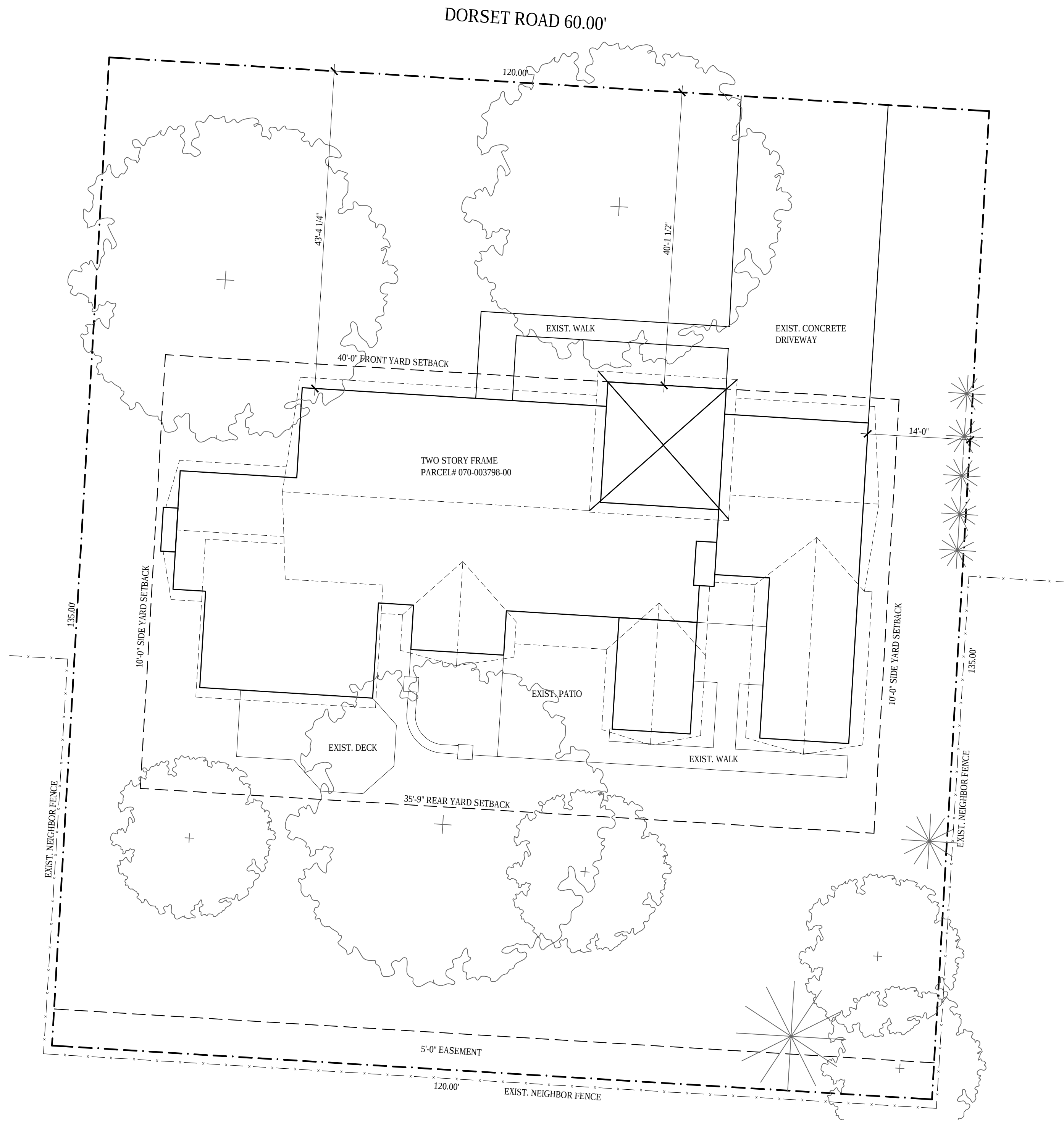
Describe activity which requires Board of Zoning and Planning review:

Proposed is an addition and rebuilt two car attached garage that well require a variance to reduce the east side yard setback from 10'-0" to 5'-0".

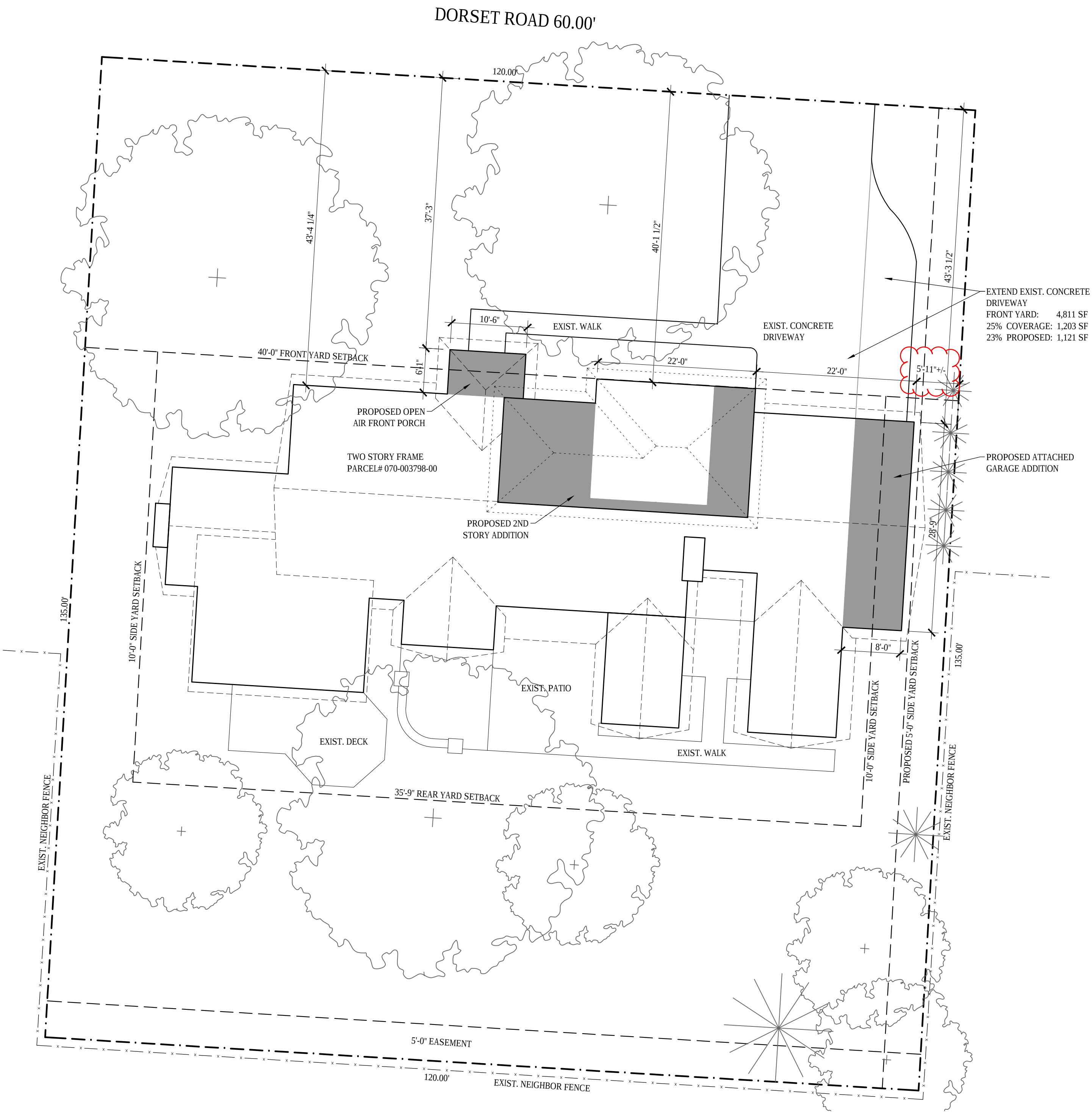
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website 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:
2536 Canterbury Rd.	Michael Sullivan	9589071052701202512886	12-16-24
2520 Canterbury Rd.	Robert & Mary Gillie	9589071052701202512893	12-16-24
2508 Canterbury Rd.	Larry & Gayle Dunn	9589071052701202512909	12-16-24
2505 Dorset Rd.	Peter & Kristen Sours	9589071052701202512916	12-16-24
2531 Dorset Rd.	Karen Johnson	9589071052701202512923	12-16-24
2524 Dorset Rd.	Shawn & Jennifer Mckenna	9589071052701202512930	12-16-24
2512 Dorset Rd.	Compass Homes Inc	9589071052701202512947	12-16-24
2498 Dorset Rd.	Ryan & Tristin Rausch	9589071052701202512954	12-16-25
Applicant Signature: <u>Erik Maxwell</u>			Date: 12-16-24



1
S101
EXISTING SITE PLAN
SCALE: 1"=10'-0"
0 10' 20'



2
S101
PROPOSED SITE PLAN
SCALE: 1"=10'-0"
0 10' 20'

ZONING CODE INFORMATION	
PARCEL # 070-012252-00	
UPPER ARLINGTON ZONING DEPARTMENT - ZONED R-1C	
YEAR BUILT: 1951	
LAND: (0.372 ACRES) 16,200 SQ.FT.	
MAX BUILD COVER:	29% (4,698 SF)
EXIST. BUILD COVER:	20% (3,202 SF)
PROPOSED BUILD COVER:	18% (3,695 SF)
MAX DEV. COVER:	45% (7,290 SF)
EXIST. DEV. COVER:	31% (5,052 SF)
PROPOSED DEV. COVER:	34% (7,087 SF)
EXIST. TWO STORY HOUSE FINISH:	2,738 SF
PROPOSED 1ST FLOOR ADDITION:	139 SF (INTO EXIST. GARAGE)
PROPOSED 2ND FLOOR ADDITION:	228 SF
TOTAL FINISH:	3,105 SF
EXISTING ATTACHED GARAGE:	695 SF
PROPOSED ATTACHED GARAGE:	807 SF (ADDITION MINUS 1ST FLOOR EXPANSION)
PROPOSED FRONT PORCH:	64 SF
PROPOSED VARIANCE:	
TO REDUCE THE EAST SIDE YARD SETBACK FROM 10'-0" TO 5'-0"	

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DATE				12-18-24	11-17-24

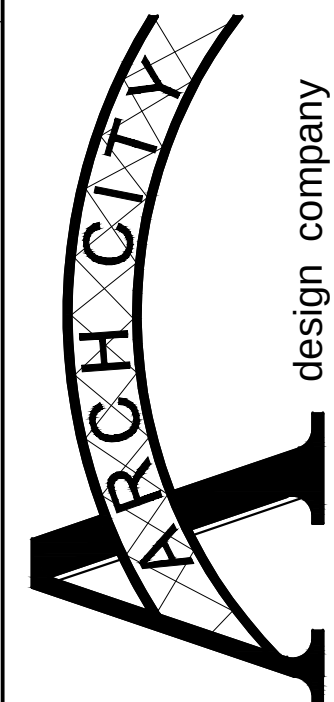
STOUT RESIDENCE
2515 DORSET ROAD
UPPER ARLINGTON, OH 43221

DESIGNED BY:
E.M.

DRAWN BY:
E.M.

CHECKED BY:
E.M. / J.N.

SHEET NO.:
S101

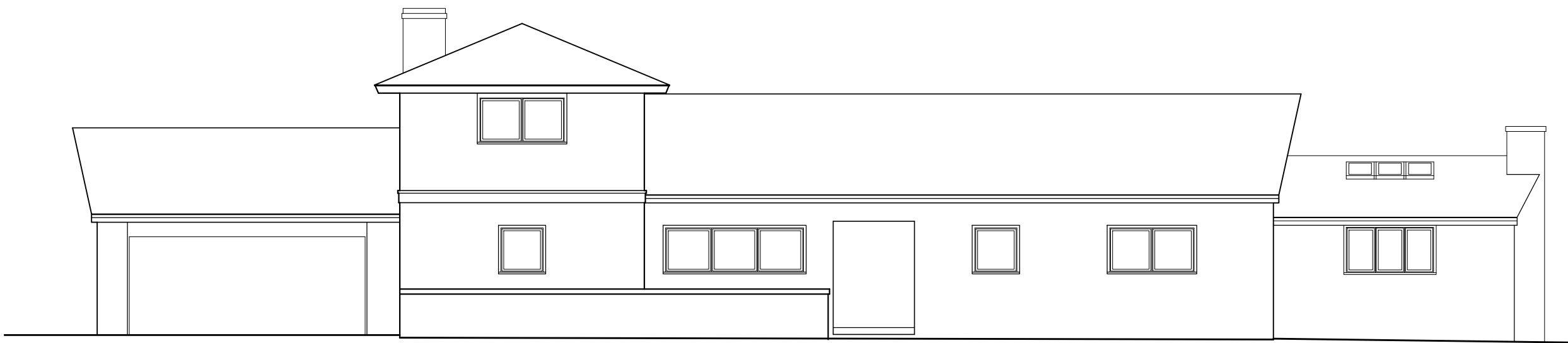


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design company

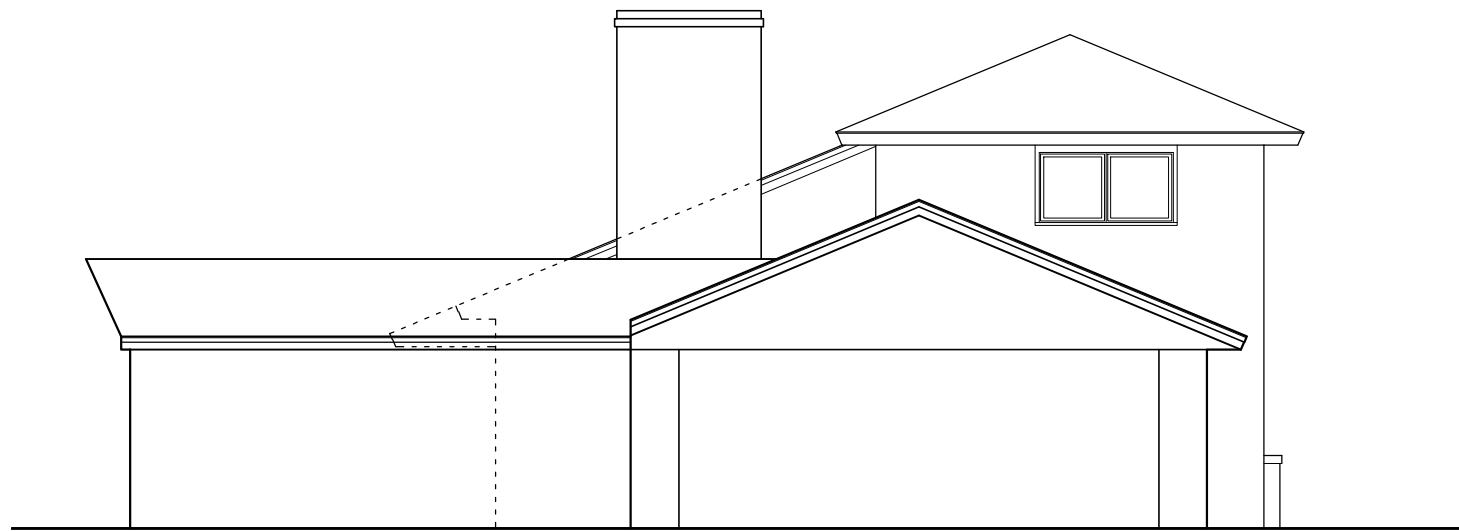
614-551-9860
email@archcitydesign.com



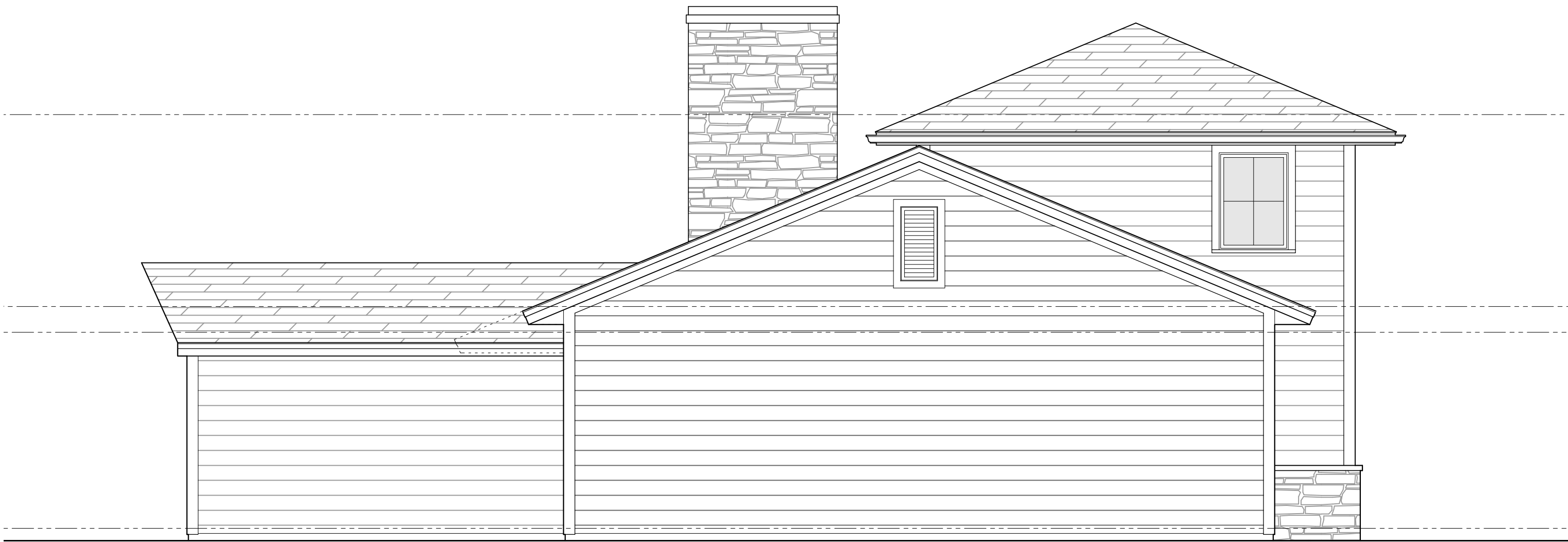
1 NORTH ELEVATION
A301 SCALE: 1/4" = 1'-0"



3 AS-BUILT NORTH ELEVATION
A301 SCALE: 1/8" = 1'-0"



4 AS-BUILT EAST ELEVATION
A301 SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
A301 SCALE: 1/4" = 1'-0"

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DESCRIPTION	DATE
REVISION #1	
PERMIT SET	
DESIGN BID SET	
U.A. BZA VARIANCE	12-18-24
PROGRESS SET	11-17-24

STOUT RESIDENCE

2515 DORSET ROAD

UPPER ARLINGTON, OH 43221

DESIGNED BY:

E.M.

DRAWN BY:

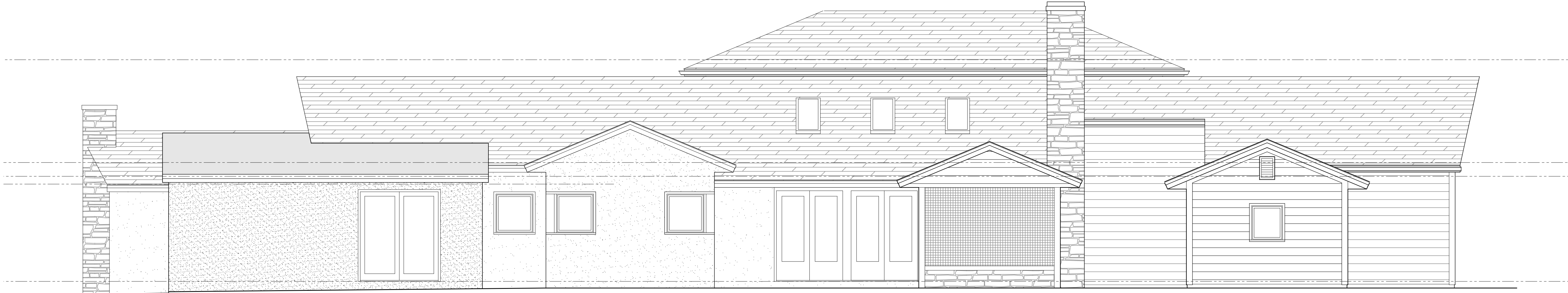
E.M.

CHECKED BY:

E.M. / J.N.

SHEET NO.:

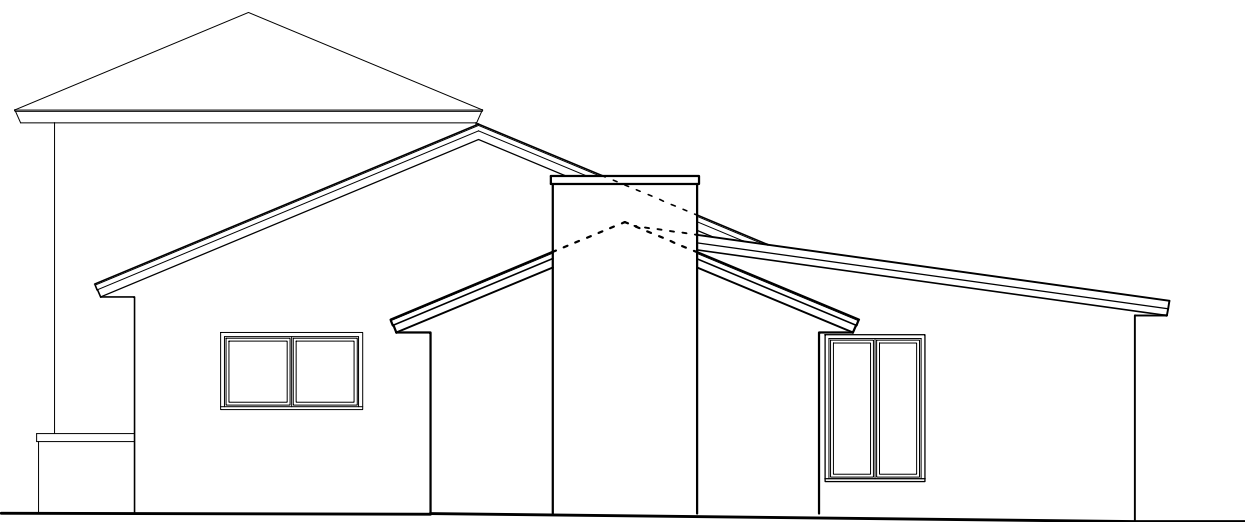
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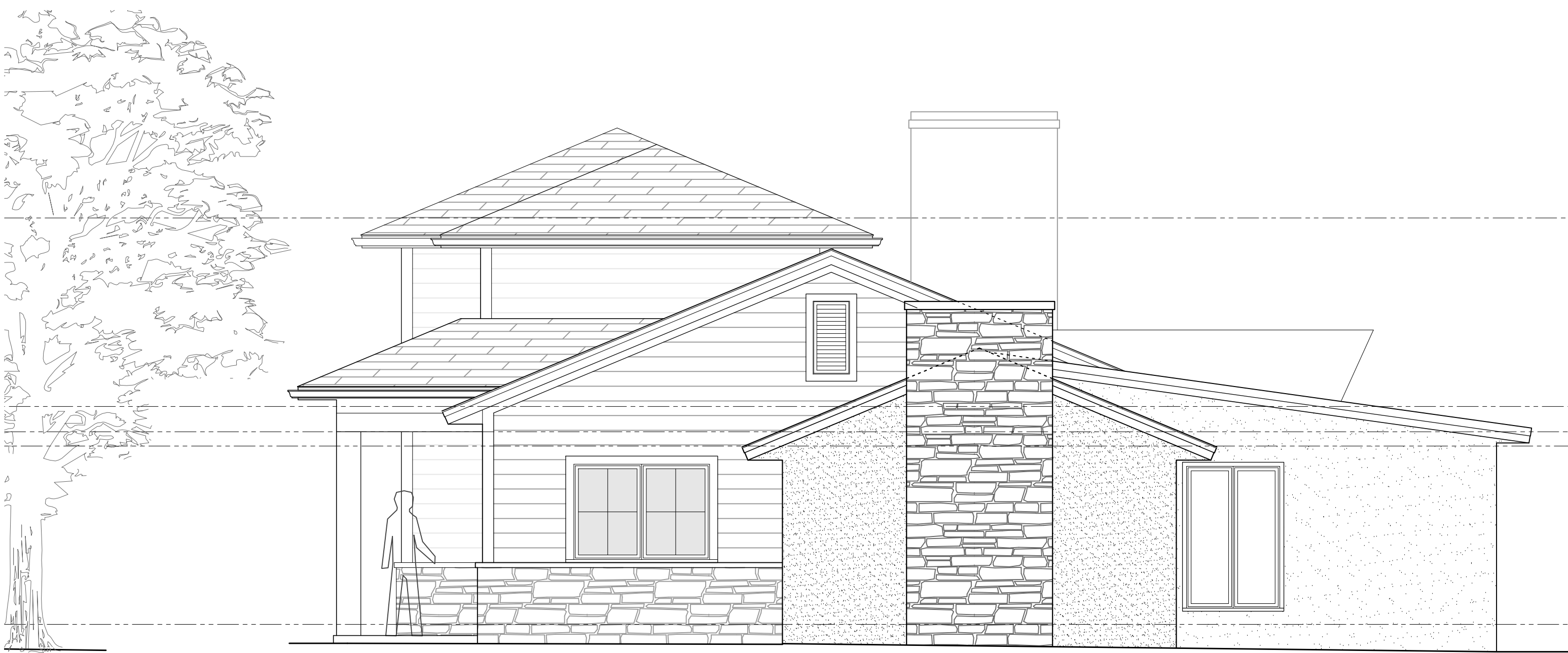
1 PROPOSED SOUTH ELEVATION
A302 SCALE: 1/4" = 1'-0"



3 AS-BUILT SOUTH ELEVATION
A302 SCALE: 1/8" = 1'-0"



4 AS-BUILT WEST ELEVATION
A302 SCALE: 1/8" = 1'-0"



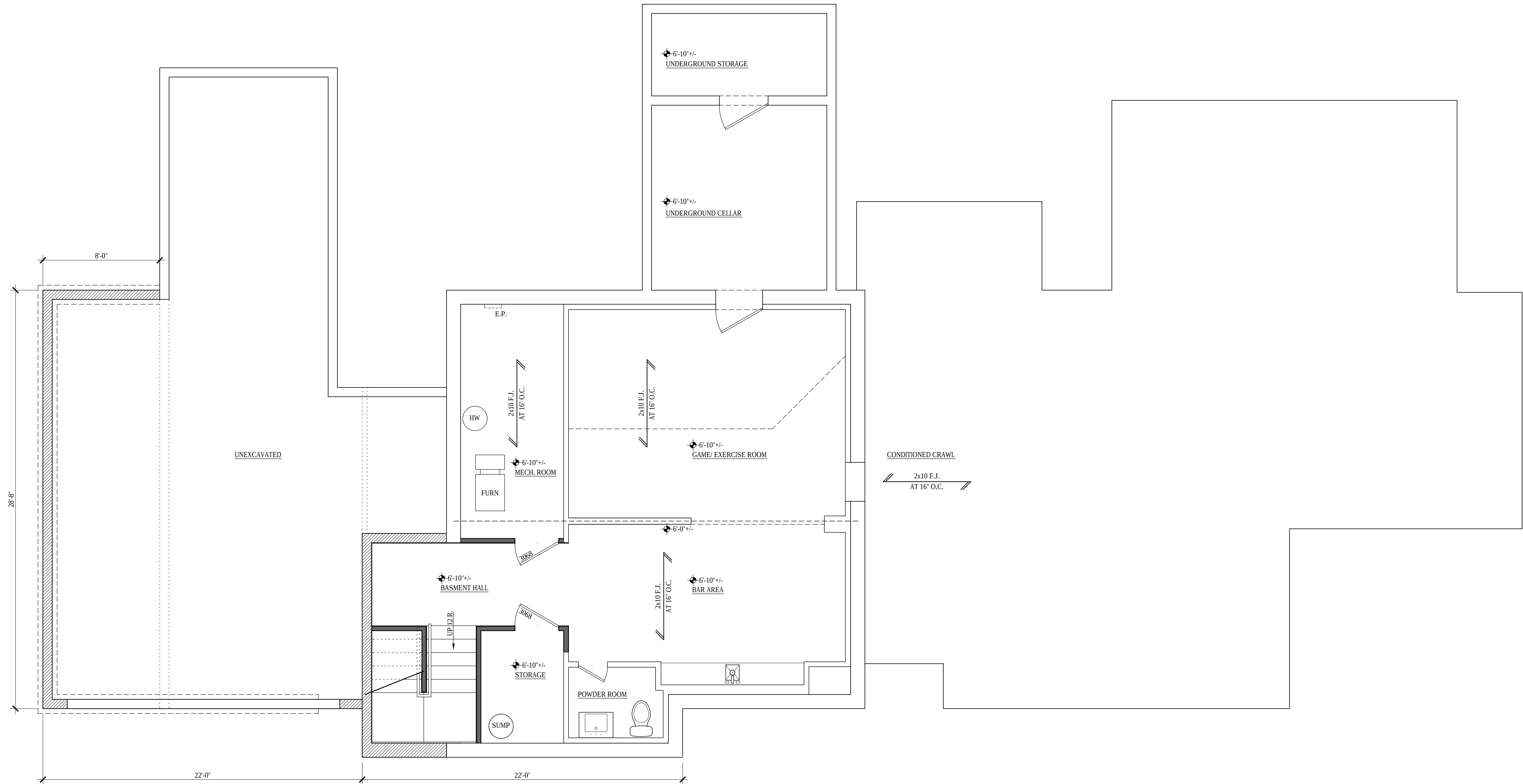
2 PROPOSED WEST ELEVATION
A302 SCALE: 1/4" = 1'-0"

DESCRIPTION	DATE
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PERMIT SET	
DESIGN BID SET	12-18-24
U.A. BZA VARIANCE	11-17-24
PROGRESS SET	

STOUT RESIDENCE
2515 DORSET ROAD
UPPER ARLINGTON, OH 43221

DESIGNED BY: E.M.
DRAWN BY: E.M.
CHECKED BY: E.M. / J.N.

SHEET NO.:
A302



1
A100

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

DESIGNED BY:
E.M.

DRAWN BY:
E.M.

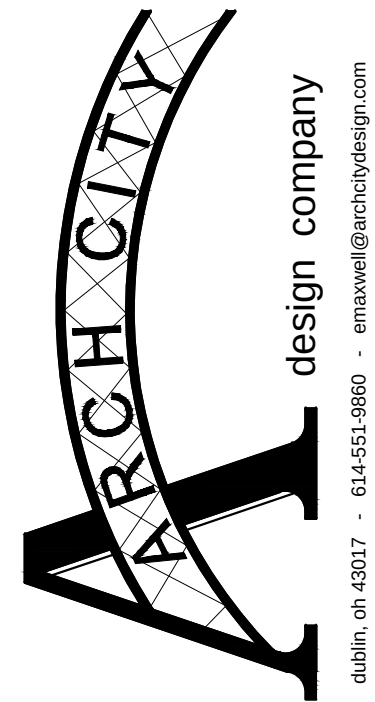
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E.M. / J.N.

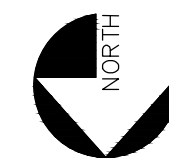
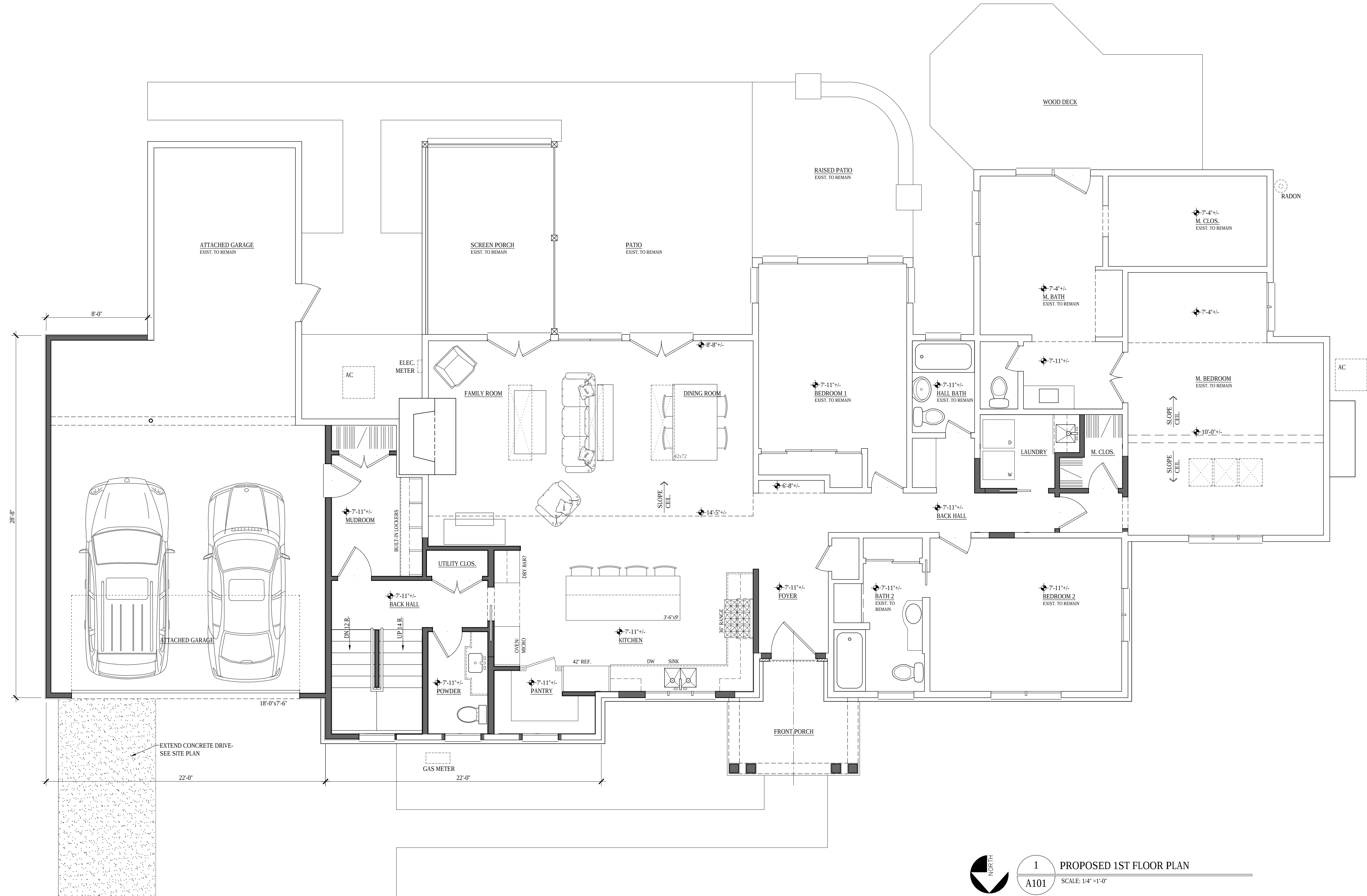
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STOUT RESIDENCE

2515 DORSET ROAD
UPPER ARLINGTON, OH 43221

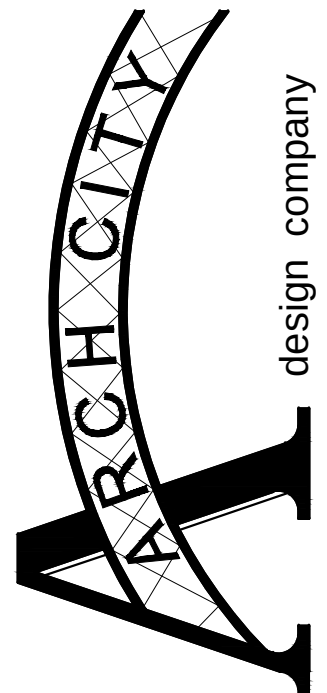
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PROCESS SET	11-17-24

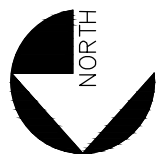
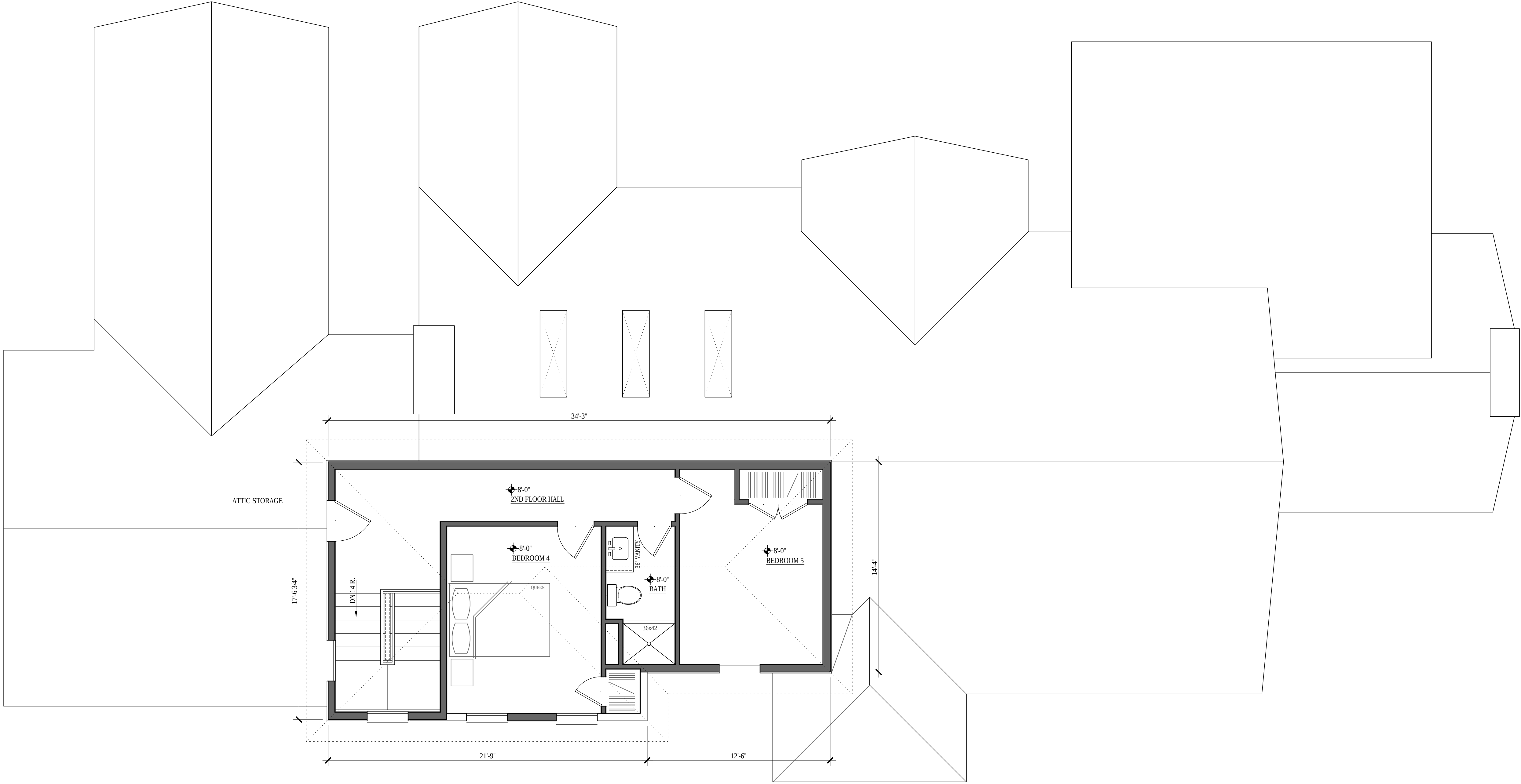




1 PROPOSED 1ST FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"

- MISC. ITEMS**
1. NEW 30 YEAR SHINGLE WHOLE ROOF - 45 SQUARE +/-
 2. PAINT WHOLE EXTERIOR - EXIST. STUCCO TO REMAIN ON SIDES AND REAR OF HOME. NEW MATERIALS AT FRONT OF HOUSE COMPLETE
 3. NEW WINDOWS AT FRONT OF HOUSE ONLY
 4. NEW WINDOWS AT SECOND FLOOR COMPLETE
 5. NEW SAND AND FINISH IN PLACE HARDWOOD 765 SQ.FT. AT FIRST FLOOR - AREA OF WORK - KITCHEN, FAMILY, DINING, FOYER AND BACK HALL
 6. NEW SAND AND FINISH IN PLACE HARDWOOD FOR NEW STAIR TO BASEMENT AND UP TO SECOND FLOOR
 7. NEW CERAMIC TILE AT MUD ROOM AND LAUNDRY 135 SQ.FT.
 8. CARPET BY HOME OWNER
 9. ALL APPLIANCES BY HOMEOWNER

 dublin, oh 43017 • 614-551-9860 • email@archcitydesign.com	DATE				
	DESCRIPTION				
	REVISION #1				
	PERMIT SET				
	DESIGN BID SET				
	U.A. BZA VARIANCE			12-18-24	
	PROCESS SET			11-17-24	
STOUT RESIDENCE					
2515 DORSET ROAD					
UPPER ARLINGTON, OH 43221					
DESIGNED BY: E.M.					
DRAWN BY: E.M.					
CHECKED BY: E.M. / J.N.					
SHEET NO.: A101					



1
A102

PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGNED BY:
E.M.

DRAWN BY:
E.M.

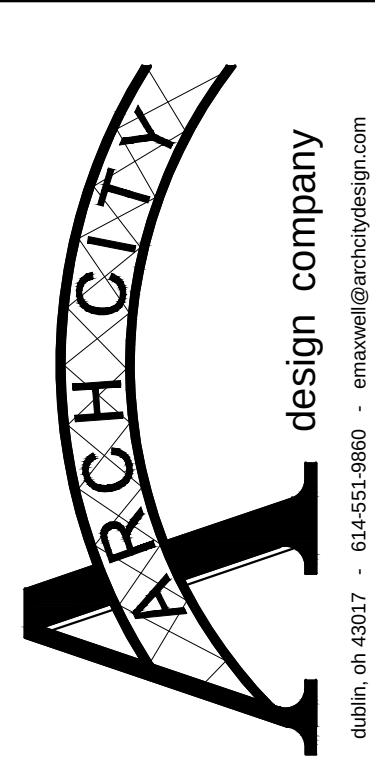
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E.M. / J.N.

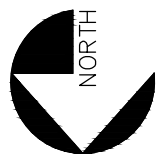
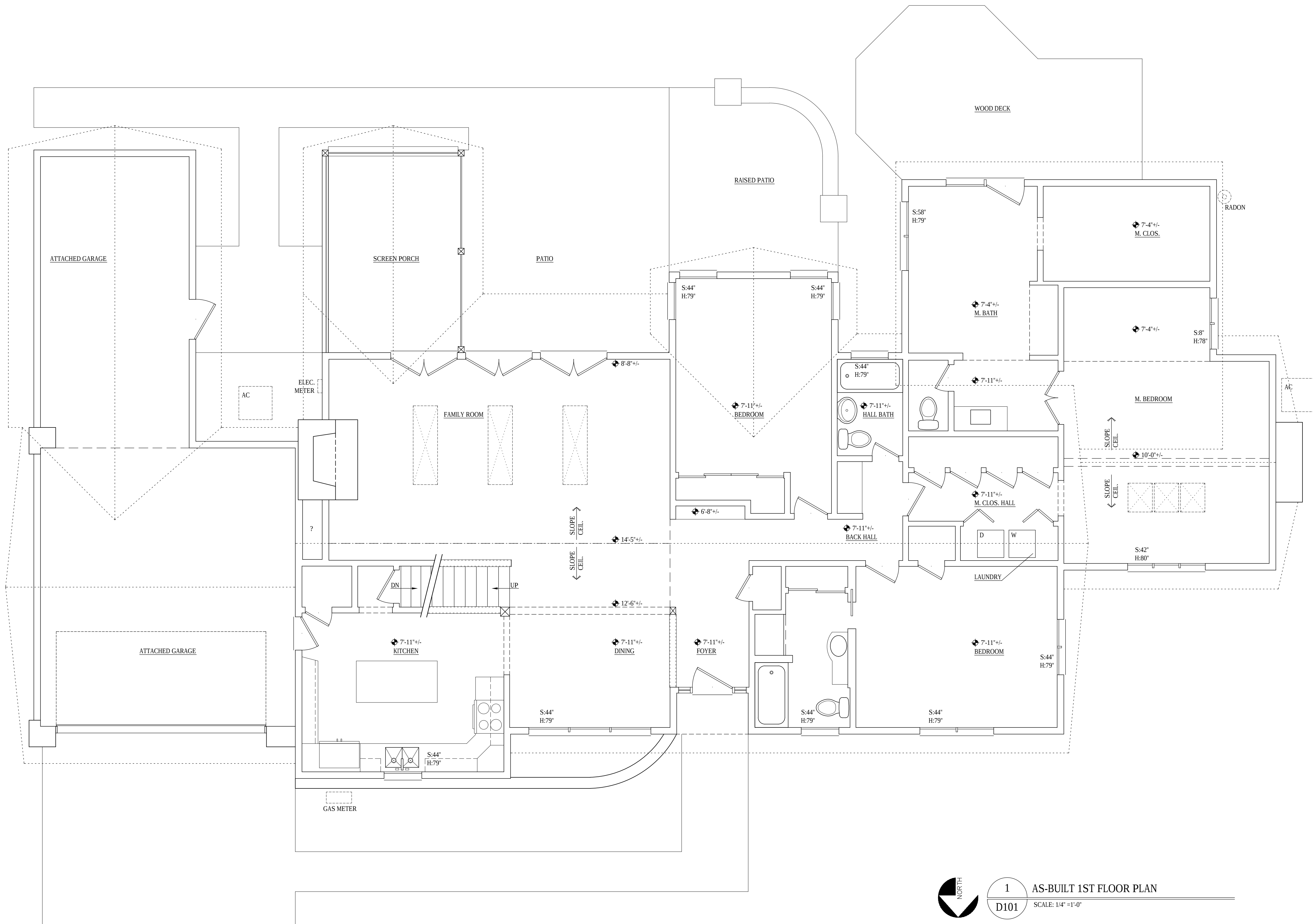
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A102

STOUT RESIDENCE

2515 DORSET ROAD
UPPER ARLINGTON, OH 43221

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DESIGN BID SET	
U.A. BZA VARIANCE	12-18-24
PROGRESS SET	11-17-24





1
D101

AS-BUILT 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

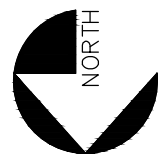
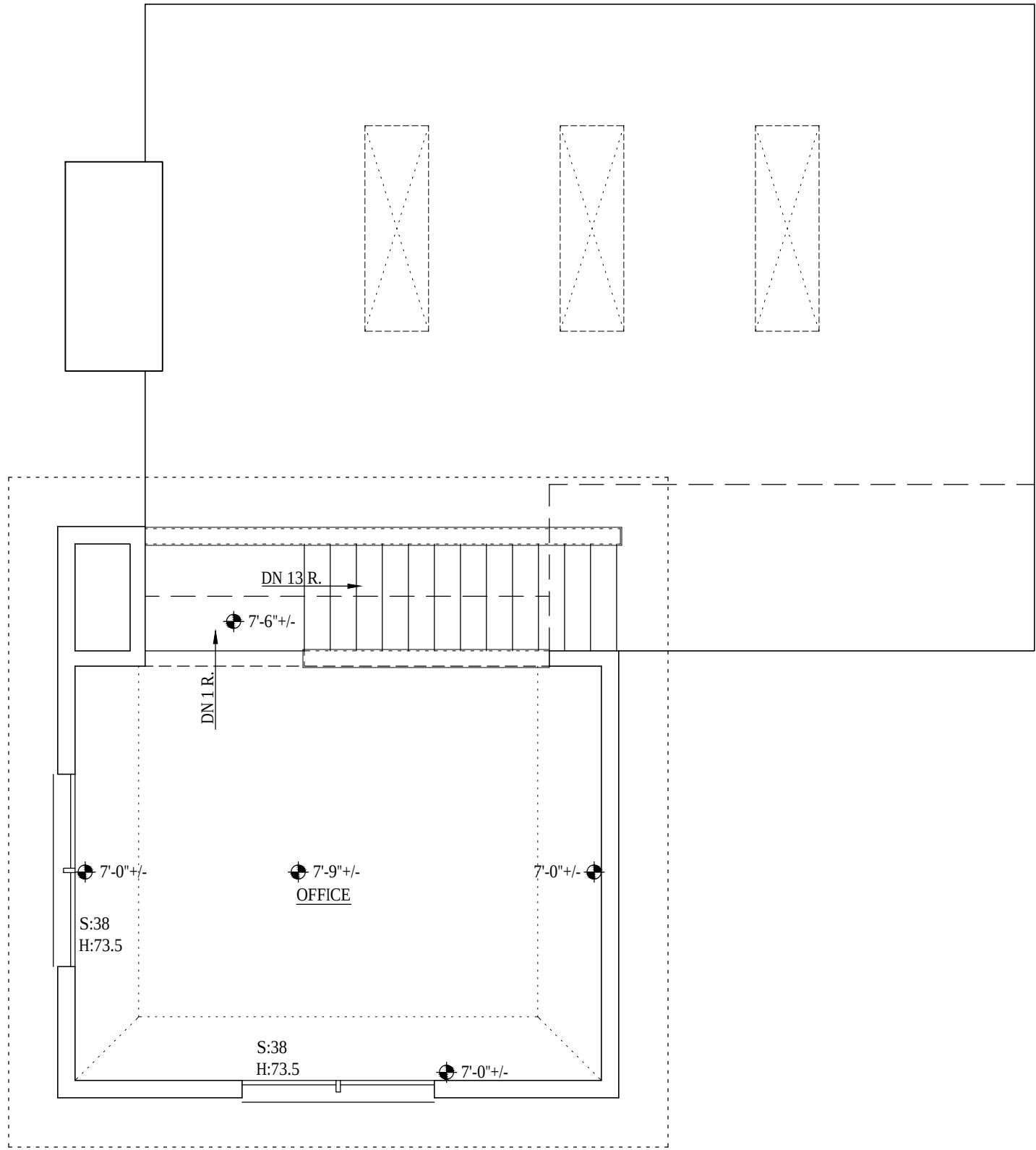
STOUT RESIDENCE

2515 DORSET ROAD
UPPER ARLINGTON, OH 43221

DESIGNED BY:
E.M.
DRAWN BY:
E.M.
CHECKED BY:
E.M. / J.N.

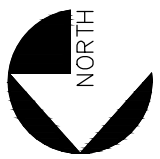
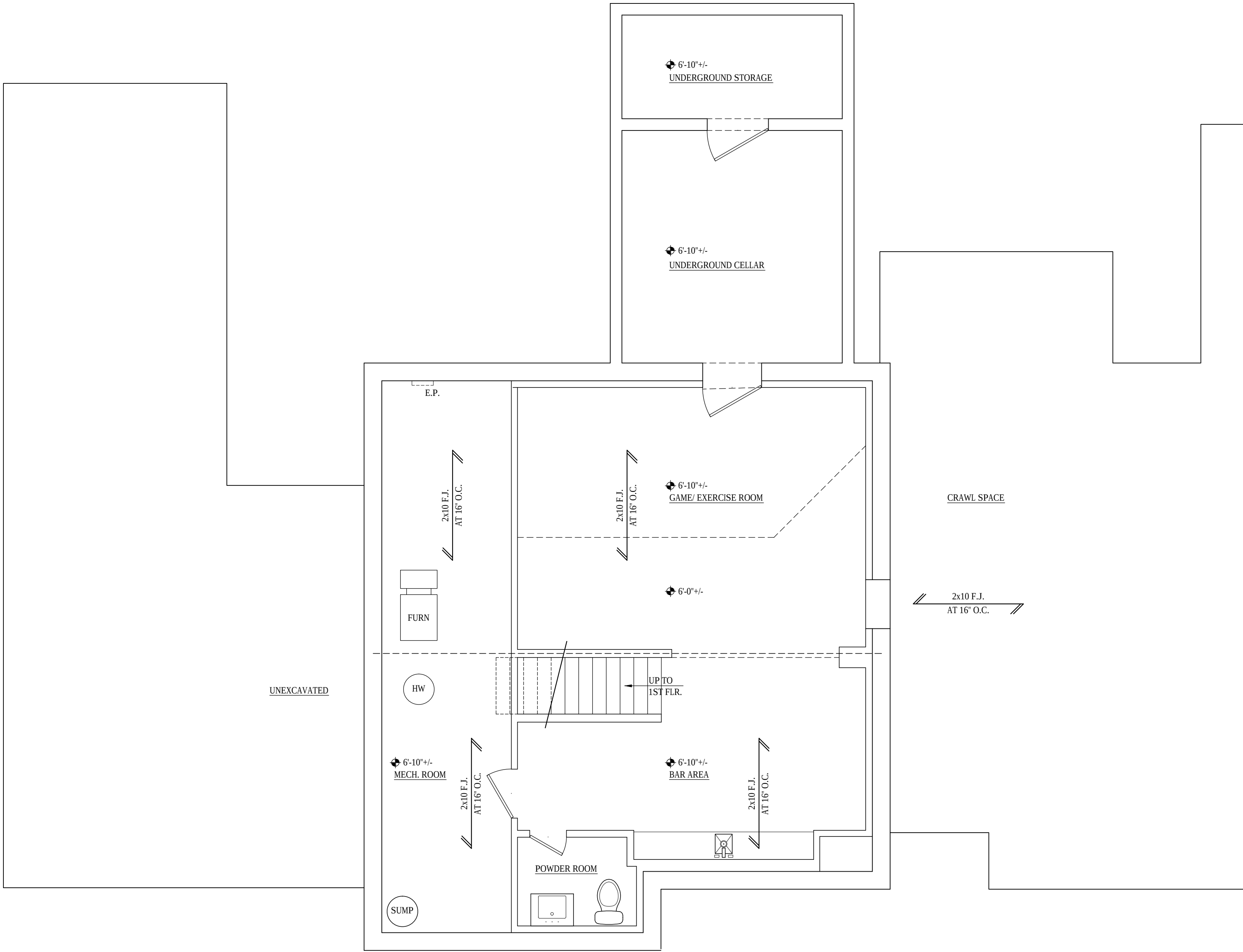
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D101

DESCRIPTION	DATE
REVISION #1	
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DESIGN BID SET	
U.A. BZA VARIANCE	12-18-24
PROGRESS SET	11-17-24



2
D102

AS-BUILT 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
D102

AS-BUILT BASEMENT PLAN
SCALE: 1/4" = 1'-0"

STOUT RESIDENCE

2515 DORSET ROAD

UPPER ARLINGTON, OH 43221

DESIGNED BY:
E.M.

DRAWN BY:
E.M.

CHECKED BY:
E.M. / J.N.

SHEET NO.:
D102

DESCRIPTION	DATE
REVISION #1	
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DESIGN BID SET	
U.A. BZA VARIANCE	12-18-24
PROGRESS SET	11-17-24

design company

dublin, oh 43017 • 614-551-9860 • emawell@archcitydesign.com









Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 22, 2025

Subject: 1988 Cambridge Boulevard (VAR-03-25) - To allow the installation of a circular driveway that increases front yard coverage from 25 percent to 29.7 percent.

Site Description/History

The subject property, 1988 Cambridge Boulevard, is located on the east side of Cambridge Boulevard, one lot north of Waltham Road, and is zoned R-1c, One-Family Residence District. It is irregular in shape with 80 feet of frontage and narrows to just 34 feet along the rear property line. It is platted as [Lot #14](#) with a 50-foot building line on Block 31 of the Upper Arlington subdivision from 1917. A 2.5-story brick Colonial home is located along the front yard setback, was built in 1919, and is a Contributing Structure in the Historic District. A narrow driveway on the west side leads to a two-car detached garage. Several mature trees/bushes are located throughout the property. The applicant purchased the home in April 2022.

Standing in the applicant's driveway, at least five other circular driveways on Cambridge Boulevard are visible. The existing driveway is adjacent to the western neighbor's circular driveway.

Proposal

The proposal includes replacing an existing asphalt driveway (469 square feet) with concrete and installing a new circular driveway on the east side (525 square feet). The width of the expansion would range between 10 and 12 feet. Dwarf arborvitae would line the inside of the driveway circle; an existing mature tree north of the expansion will be removed due to its poor health. Other trees in the front yard will be retained, including a recently planted one that helps offset the future removal. The resulting front yard hardscape is 1,142 square feet or 29.7% of the front yard- 180 square feet over the 25 percent limit. There are no site obstructions, like fire hydrants or signs, which could impact the proposal. Development cover for the entire site would remain below the 45 percent limit.

Zoning Code Requirements

- To allow the installation of a circular driveway that increases front yard coverage from 25 percent to 29.7 percent (Article 5.02).



Alternatives

To reduce the amount of hardscape in the front yard, there are several items the applicant can do: reduce the width or area of the new driveway, or utilize a grass paver product that would not count toward development cover. These are all options that the applicant has explored. In addition to plan revisions, a landscape plan has been added since the concept was initially presented to Staff in early 2024.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. Front yard development coverage variances for circular driveways have historically been reviewed with a more thorough lens because of the impacts on front yard aesthetics, stormwater drainage, and the true need for improved site access. Successful applications have been on busier streets, provided a quality landscape plan that would improve neighboring views and benefit from extra stormwater runoff, and are generally below 30 percent. In this case, a circular driveway is proposed on a main collector street with some grade and sight line challenges that can make ingress/egress difficult (Finding #1). The applicant is proposing landscaping on the inside to help offset the additional coverage and stormwater runoff (Finding #4). For these reasons, Staff is supportive of the application.

Attachments

1.	BZAP Staff Report Pics - 1988 Cambridge Boulevard
2.	BZAP Application - 1988 Cambridge Boulevard

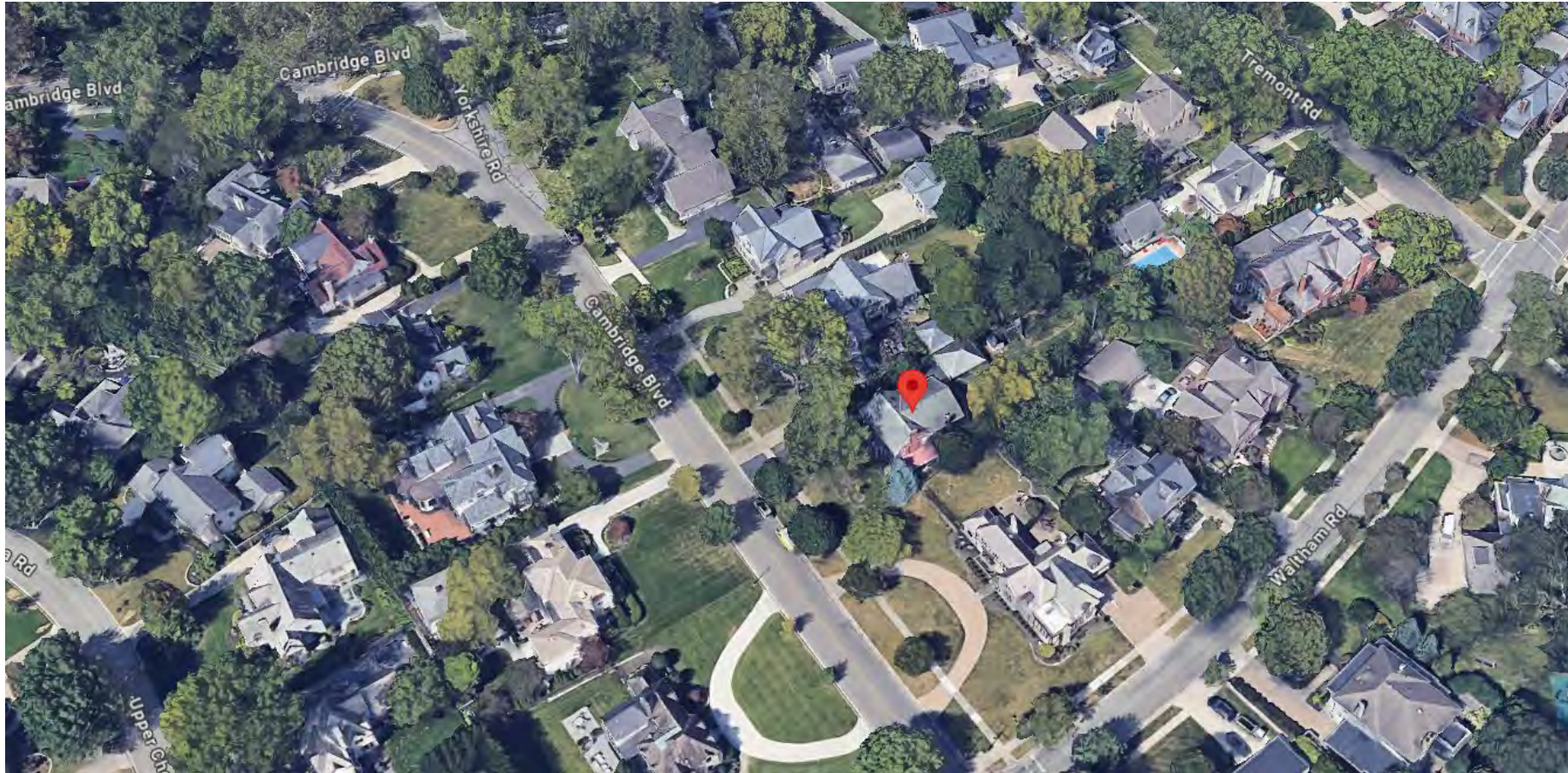


1988 Cambridge Boulevard

BZAP Staff Report Pictures | Variance



Google Maps ® Aerial – Looking North



Site Photos



Proposed Site Plan





24-5683

Variance Application

Status: Active

Submitted On: 12/16/2024

Primary Location

1988 CAMBRIDGE BL
UPPER ARLINGTON, OH 43221

Owner

Kathryn S & Michael Wesley Milks,
trustees
CAMBRIDGE 1988 COLUMBUS, OH
43221

Applicant

 Michael Wesley Milks
 614-595-1992
 mwmilks@gmail.com
 1988 Cambridge Blvd
Upper Arlington, OH 43221

BZAP Information

BZAP Case

VAR-03-25

Status

Pending

BZAP Determination Date

01/22/2025

Vote Tally

Primary Variance

Front Yard Development Coverage

Findings of Fact for Approval/Denial

Variance Request

To allow for the installation of a circular driveway to increase front yard coverage from 25 percent to 29.7 percent.

BZAP conditions

Variance Information

Describe Variance Request

We kindly request a variance to construct a driveway improvement to our front yard. A quarter circle driveway addition will provide helpful off-street parking and a turnaround option, allowing a safer forward-facing exit to Cambridge Blvd for autos. This expanded driveway, in addition to the replacement of our current asphalt driveway with concrete, will have both safety and traffic flow benefits for our neighbors and other community members driving through. The variance needed for these plans is to utilize 29.7% of our front yard as hardscape, which slightly exceeds the permitted maximum of 25%.

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 driveway improvement will allow auto passage through the sidewalk on the East side of the street, which traverses our front yard, though we will not be modifying or disrupting the existing sidewalk in any way.

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

To reiterate, the proposed variance is to allow a slightly greater percentage (29.7%) of hardscape for our front yard than is currently allowed (25%). Of note, many homes in the same zoning district have similar circular turnaround driveways, so our proposal is in keeping with the character and aesthetic of adjacent homes (e.g. 1998 Cambridge, 1960 Cambridge, 1971 Cambridge, and 2001 Tremont all have curved drive-through / turnaround configurations). We will be mitigating any visual or runoff related issues by planting a line of small hedges along the lesser curve of the accessory driveway.

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

We feel that our proposal does not degrade, and in fact in many ways enhances, the character of the neighborhood for several reasons, 1) reduced burden of on-street parking will enhance traffic flow, 2) replacement of existing asphalt/blacktop driveway with concrete has aesthetic and durability benefits, and 3) the proposed improvement adds consistency with neighboring properties that also have existing driveway turnarounds as mentioned in the previous section. Of note, during our time of residence at 1988 Cambridge, we have supported a thoughtful, board-approved variance application relating to hardscape coverage limits that our neighbors submitted for construction of a hot tub pavilion (22-5038, 1981 Cambridge Blvd).

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 feel this proposal is the most appropriate and least disruptive method to achieve our goals with maintaining the character, functionality, and aesthetic of this cherished neighborhood in south UA.

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

While the proposal is not essential for our property to have value, we believe that our neighbors and other UA community members will find that our plans have benefits that far exceed negative aspects. In particular, we have observed that traffic (and often, speeding) on Cambridge Blvd has increased in recent years, and on-street parking often contributes to additional disturbance to traffic patterns. In fact, our visitor's vehicle parked on-street at our residence was damaged in the last year by through-traffic in such a situation. Our current single lane driveway does not allow sufficient off-street parking. Many neighbors (cited above) on Cambridge Blvd and Tremont Rd have carefully created some form of turnaround for additional safe off-street parking with the added security and visualization of being able to exit the drive forward. This proposal mitigates risks associated with auto drivers backing out onto a busy street, especially during hours of limited light, during which pedestrians using the sidewalks on Cambridge may be hard to visualize.

Acknowledgement: I or a representative will be present  at the BZAP hearing.*



NEIGHBORS OF 1988 CAMBRIDGE BLVD

NOTICE OF VARIANCE APPLICATION SUBMISSION

CONTACT

Kathryn and M. Wesley Milks
1988 Cambridge Blvd
Upper Arlington, Ohio, 43221
614-595-1992

BZAP HEARING

The formal City of Upper Arlington Board of Zoning & Planning hearing date is anticipated to be **Wednesday, January 22nd, at 6pm**, pending publication of the finalized BZAP schedule for 2025
(<https://upperarlingtonoh.portal.opengov.com/categories/1080>)

Dear Neighbor,

Happy autumn!

We would like to kindly inform you that we have submitted a variance request to the City of Upper Arlington. We are proposing to replace our existing asphalt driveway with concrete as well as add a side-limb that will allow for vehicle parking and turnaround, as depicted in the image below. Our proposal would increase the front yard hardscape coverage to 29.7%, which (given that it slightly exceeds the standard zoning maximum of 25%) requires a variance.

We believe this improvement would greatly enhance both the aesthetic and functionality of our immediate neighborhood, including the ability to reduce the burden of on-street parking and improve the traffic flow and thus the safety of our block of Cambridge Blvd.

If you have any concerns about the proposal or would like to participate in the hearing, please contact us directly and/or note the hearing date listed to the left.

Respectfully, your neighbors,

Kathryn S. Milks

M. Wesley Milks



Revised: May 2023

Certification of Notice

Applicant Name: Kathryn S & Michael Wesley Milks

Location of property subject to BZAP request: 1988 Cambridge Blvd

This application will be heard by the Board of Zoning and Planning on: 1/22/2025

Describe activity which requires Board of Zoning and Planning review:

Variance of front yard hardscape coverage for driveway improvement

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:
1997 Cambridge Blvd	Martinelli, Sandra; Rogers, Allesandra & Jonathan	9414 7118 9956 1466 7768 69	11/5/2024
1981 Cambridge Blvd	Comleigh, David; Pringle, Abigail	9414 7118 9956 1466 7900 70	11/5/2024
1971 Cambridge Blvd	Adkinson, Chistopher & Anneliese	9414 7118 9956 1466 7232 83	11/5/2024
1960 Cambridge Blvd	Wilder, Rebecca	9414 7118 9956 1466 7220 26	11/5/2024
2064 Waltham Rd	Geoffrey, Allen J.	9414 7118 9956 1466 7274 72	11/5/2024
2056 Waltham Rd	Collins, Kristopher D. & Meghan	9414 7118 9956 1466 7551 30	11/5/2024
2001 Tremont Rd	Tanksy, Nathaniel D.; Treadwell, Scott J.	9414 7118 9956 1466 7577 14	11/5/2024
2015 Tremont Rd	Grindley, Jane M.	9414 7118 9956 1466 7692 43	11/5/2024
2025 Tremont Rd	Roe, Daniel B. & Robin R.	9414 7118 9956 1466 7645 14	11/5/2024
2006 Cambridge Blvd	2006 Cambridge LLC	9414 7118 9956 1466 7681 78	11/5/2024
1998 Cambridge Blvd	Delgadillo, Daniel J. & Jennifer L.	9414 7118 9956 1466 7894 32	11/5/2024
Applicant Signature: 			Date: 12/16/2024



LEGEND

- 1 existing residence to remain
- 2 existing garage to remain
- 3 existing playhouse to remain
- 4 existing curb cut and 9' wide asphalt driveway replaced with concrete in existing location
- 5 existing sidewalk
- 6 existing brick patio / walkway
- 7 existing tree to remain
- 8 new curb cut per city code centered between existing street trees
- 9 proposed concrete driveway 10' wide with radiused corners, widens to 12' wide at curve
- 10 50' building line
- 11 existing tree to be removed tree is in poor health
- 12 landscape screening Thuja occidentalis 'Danica' dwarf arborvitae planted 18-24" o.c. (12-14± total)

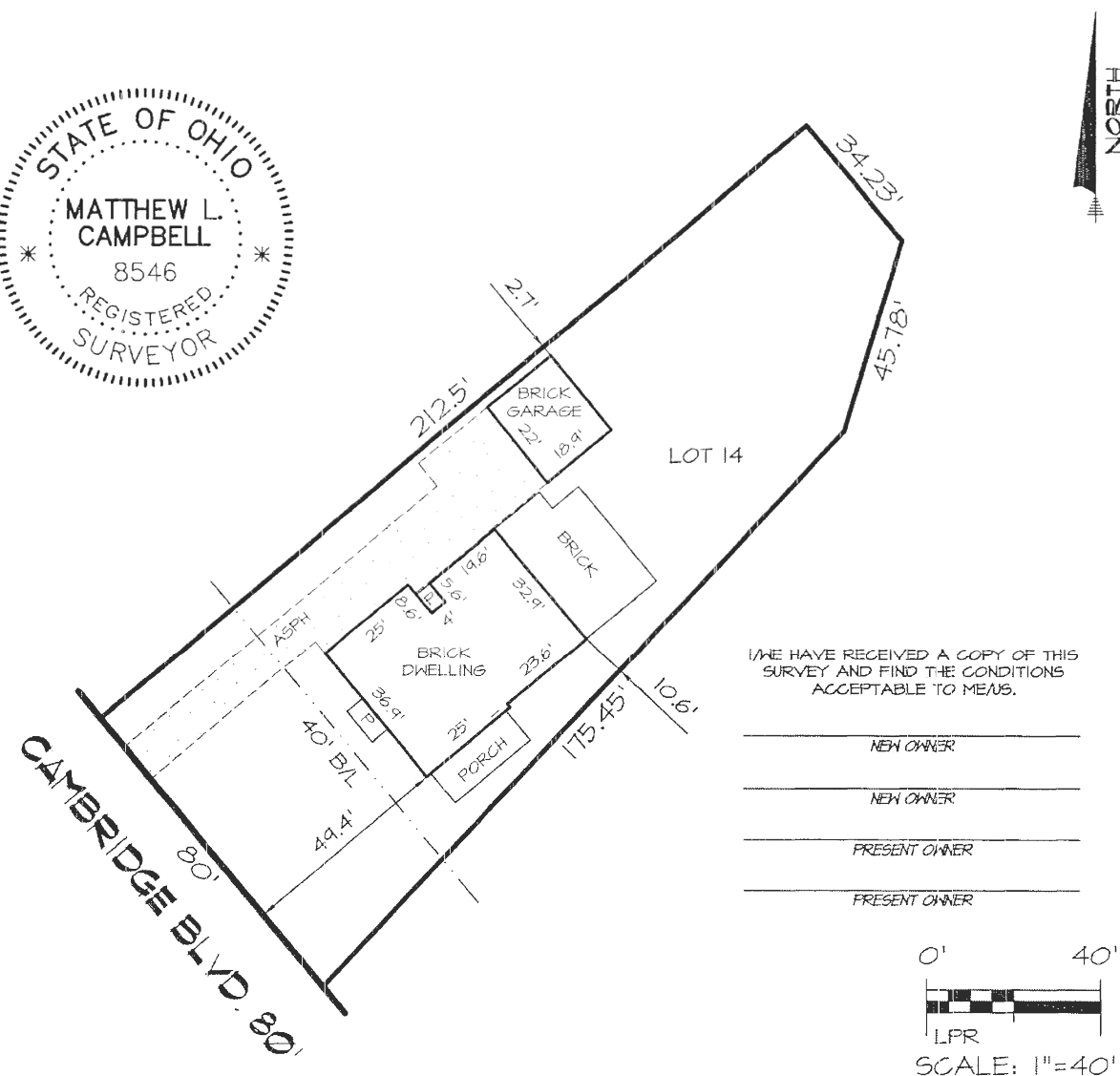
NEW DRIVEWAY FOR
MILKS RESIDENCE
1988 CAMBRIDGE BLVD
COLUMBUS, OH 43221

08.29.2024



614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

Mortgage Location Survey



Street Address:
1988 Cambridge Blvd, Columbus, Ohio 43221

New Owner:
Michael Milks and Kathryn Milks

Allotment: Upper Arlington

Record Info: Plat Book: 13 Page: 8

Client Order No: 22-CN-65 Date: January 21, 2022

Present Owner:
Elizabeth A. Erwin and Donald P. Kasson

This is to certify to:

The Huntington National Bank and/or Search2Close of Columbus, Limited that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell - Reg. Surveyor No. 8546

LOT COVERAGE INFORMATION

	AREA (SF)	BUILDING COVERAGE	FRONT YARD HARDSCAPE COVERAGE	DEVELOPMENT COVERAGE
BUILDING INFORMATION				
1 existing residence	1,887	x		x
2 existing garage	416	x		x
3 existing playhouse	75	x		x
HARDSCAPE INFORMATION				
4 existing 9' wide driveway (total)	1,556			x
existing (9') wide driveway (front yard)	469		x	
6 existing brick patio / walkway (rear yard)	659			x
existing brick patio / walkway (front yard)	148		x	x
9 proposed 10'-12' wide driveway (width varies) (measured from back of sidewalk)	525		x	x
LOT SIZE INFORMATION				
front yard (measured from back of sidewalk to 50' building line)	3,848		x	
total lot size	13,999	x		x
LOT COVERAGE INFORMATION				
permitted		4,060 29.0%	962 25.0%	6,300 45.0%
existing		2,378 17.0%	617 16.0%	4,741 33.9%
proposed		2,378 17.0%	1,142 29.7%	5,266 37.6%

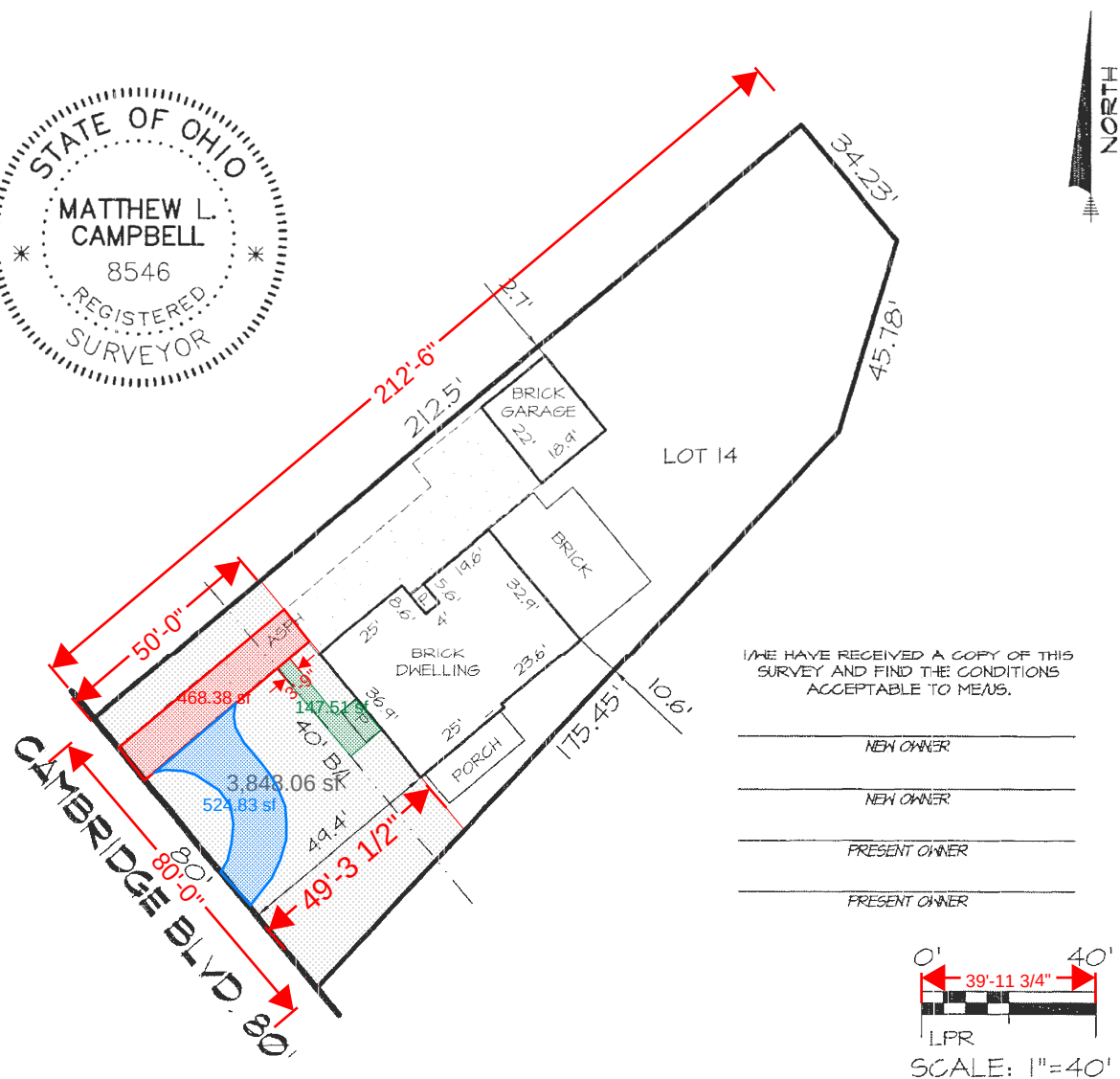
Note: All calculations based on the survey at left. Measurements were taken for the brick walkway and playhouse, which are not indicated on the survey.

**NEW DRIVEWAY FOR
MILKS RESIDENCE
1988 CAMBRIDGE BLVD
COLUMBUS, OH 43221**



614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

Mortgage Location Survey



Street Address:
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		AREA (SF)	BUILDING COVERAGE		FRONT YARD HARDSCAPE COVERAGE		DEVELOPMENT COVERAGE	
BUILDING INFORMATION								
1	existing residence	1,887	x				x	
2	existing garage	416	x				x	
3	existing playhouse	75	x				x	
HARDSCAPE INFORMATION								
4	existing 9' wide driveway (total)	1,556					x	
	existing (9') wide driveway (front yard)	469				x		
6	existing brick patio / walkway (rear yard)	659					x	
	existing brick patio / walkway (front yard)	148				x		x
9	proposed 10'-12' wide driveway (width varies) (measured from back of sidewalk)	525				x		x
LOT SIZE INFORMATION								
	front yard (measured from back of sidewalk to 50' building line)	3,848				x		
	total lot size	13,999	x					x
LOT COVERAGE INFORMATION								
	permitted		4,060	29.0%	962	25.0%	6,300	45.0%
	existing		2,378	17.0%	617	16.0%	4,741	33.9%
	proposed		2,378	17.0%	1,142	29.7%	5,266	37.6%

Note: All calculations based on the survey at left. Measurements were taken for the brick walkway and playhouse, which are not indicated on the survey.

**NEW DRIVEWAY FOR
MILKS RESIDENCE**
1988 CAMBRIDGE BLVD
COLUMBUS, OH 43221

C & A Order No. CO185309

Page 2 of 2

08.28.2024



Danica Arborvitae

Thuja occidentalis 'Danica'

Height: 24 inches

Spread: 24 inches

Sunlight: ☐ ☒

Hardiness Zone: 3b

Other Names: Eastern White Cedar

Description:

A truly dwarf globe-shaped evergreen shrub, very slow growing, as small as they come, at least for this species; excellent for garden detail use and for rock gardens; hardy and adaptable, best with adequate sun, protect from drying winds

Ornamental Features

Danica Arborvitae is a dwarf conifer which is primarily valued in the garden for its ornamental globe-shaped form. It has emerald green evergreen foliage. The scale-like sprays of foliage remain emerald green throughout the winter.

Landscape Attributes

Danica Arborvitae is a dense multi-stemmed evergreen shrub with a more or less rounded form. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance shrub. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

Danica Arborvitae is recommended for the following landscape applications;

- Mass Planting
- Rock/Alpine Gardens
- General Garden Use
- Container Planting



Danica Arborvitae

Photo courtesy of NetPS Plant Finder

Planting & Growing

Danica Arborvitae will grow to be about 24 inches tall at maturity, with a spread of 24 inches. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front. It grows at a slow rate, and under ideal conditions can be expected to live for approximately 30 years.

This shrub does best in full sun to partial shade. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is somewhat tolerant of urban pollution, and will benefit from being planted in a relatively sheltered location. Consider applying a thick mulch around the root zone in winter to protect it in exposed locations or colder microclimates. This is a selection of a native North American species.

Danica Arborvitae makes a fine choice for the outdoor landscape, but it is also well-suited for use in outdoor pots and containers. It can be used either as 'filler' or as a 'thriller' in the 'spiller-thriller-filler' container combination, depending on the height and form of the other plants used in the container planting. It is even sizeable enough that it can be grown alone in a suitable container. Note that when grown in a container, it may not perform exactly as indicated on the tag - this is to be expected. Also note that when growing plants in outdoor containers and baskets, they may require more frequent waterings than they would in the yard or garden.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 22, 2025

Subject: 2600 Slate Run Road (VAR-02-25) - To allow a 100-square foot treehouse that is 12'-9" tall and installed up to 9'-10" above grade with 460 square feet of elevated decking that is installed up to 13'-9" above grade, where 12 feet above grade is the limit for recreational structures.

Site Description/History

The subject property, 2600 Slate Run Road, is located at the northwest corner of Slate Run Road and Slate Run Court and is zoned R-Sa, Residential Suburban District. It has around 350 feet of frontage on Slate Run Road and 190 feet on Slate Run Court, where a circular driveway leads from Slate Run Road to Slate Run Court. It is platted as [Lot #16](#) of the Slate Run subdivision from 1971. A 29'-6" tall, two-story stone and siding home sits 40 feet behind each front yard setback and faces the street intersection. The property includes mature trees/bushes along with a large ravine that is 50 feet beneath the first floor of the home and includes Slate Run. Four (4) properties abut this bend in the creek and ravine. The applicant purchased the property in September 2018; the home was built in 2020.

Building Permit 24-5354 was submitted on November 25, 2024, but denied by Staff because the treehouse is too tall above grade. [The applicant was aware of the requirements before submitting a permit.] The plans are sealed by a structural engineer.

Proposal

This application proposes the construction of a treehouse with associated deck platforms, staircases, and a bridge in the rear yard area. It would be located 125 feet from the home, 30 feet from the east property line, and 75 feet from Slate Run Creek to the north. Due to the ravine, it would be located 36 feet below the first floor elevation of the home. The proposed treehouse is 10' x 10' (100 square feet) and has an additional 460 square feet of elevated decking, staircase, and rope bridge. The plan includes a main staircase that either leads up another staircase to the main deck platform and treehouse or to two deck platforms connected by a rope bridge. The plan utilizes four existing mature Beech trees that have been cleared for use by a Certified Arborist; additional supports will be used for the staircases. [If any issues arise from use of these trees, additional supports would be added.] The length of the proposed structure is roughly 50 feet. The treehouse itself is 12'-9" tall with an open floor plan and windows on all sides. No electrical, heating or cooling is proposed. It will not be used as a short-term or vacation rental - only a child's treehouse. No fire pits are proposed. Regular maintenance will be performed to ensure the safety and stability of the structure.



The application notes that an elevation study concluded that the top of the structure will sit 13 feet below the first floor elevation of the nearest neighbor (115 feet away) and will not obstruct views of the woods or the ravine below. The second closest neighbor is 300 feet away, and the top of the structure is seven feet below their first floor elevation.

Zoning Code Requirements

- To allow a 100-square foot treehouse that is 12'-9" tall and installed up to 9'-10" above grade with 460 square feet of elevated decking that is installed up to 13'-9" above grade, where 12 feet above grade is the limit for recreational structures (Article 6.09).

*Detached decks that are located in the buildable area have a height limit of two feet. Because the decks and bridges are part of the larger treehouse, Staff considered everything to be one structure and regulated under the recreational structure ordinance.

In response to questions from the City Forester, the applicant noted that the selected trees were strong, healthy, and would be good for the project based on reviews by a Certified Arborist and the proposed treehouse builder (Tree Top Builders). The builder also suggested and recommended regular maintenance for both the trees and the treehouse, which the applicant intends to do. The City Forester did recommend that a Certified Arborist review drilling and anchor attachment techniques with the builder to minimize damage and promote tree wound closure, as well as a layer of wood chips be put down in the work zone to minimize root structure compaction. The City Engineer noted that the existing flagstone patio near the creek will need to follow Stream Corridor Protection Zone standards, which have been shared with the applicant. The Fire Division did not have concerns with the proposal.

Alternatives

The applicant could reduce the height of both the treehouse and deck platforms so that its overall height is no taller than 12 feet above grade. This would eliminate the need for variances, but would no longer provide the elevated treehouse experience desired by the applicant.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. Staff is not aware of any treehouses like these located within a ravine or wooded area in the community. There are, however, a few treehouses located in the rear and side yards before them being regulated by the code or were built without permits. From a City perspective, our concerns include: the health and safety of the selected trees, structural engineering to ensure the viability of the structure with limited impacts on grading (or the ravine), and the overall precedent of constructing something like this in a wooded ravine area like this. Staff believes that the arborist and engineering issues are generally resolved, with any potential structural issues likely to be caught during routine maintenance. When Staff visited the site, the potential for precedent was contemplated, as other wooded ravine areas could be desirable for a similar type of project. While the treehouse is located well below the first floor elevations of adjacent homes, it will be visible from the immediate neighbor to the



north, but not so much by those to the west. If approved, the treehouse and decks would better blend into the ravine area once weathered.

Should the Board provide a motion for this application, Staff would recommend that Finding #4 be considered along with the following conditions:

- That routine maintenance occurs per the recommendation of the builder, with special care for the health of the trees per an arborist and any potential impacts on the ravine and its grading;
- That a minimum two-inch thick layer of wood chips be placed on the ground where construction equipment will be used; and
- That the treehouse not include any heating, cooling or electric, and not be used for sleeping quarters.

Attachments

1.	BZAP Staff Report Pics - 2600 Slate Run Road
2.	BZAP Application - 2600 Slate Run Road



2600 Slate Run Road

BZAP Staff Report Pictures | Variance Application



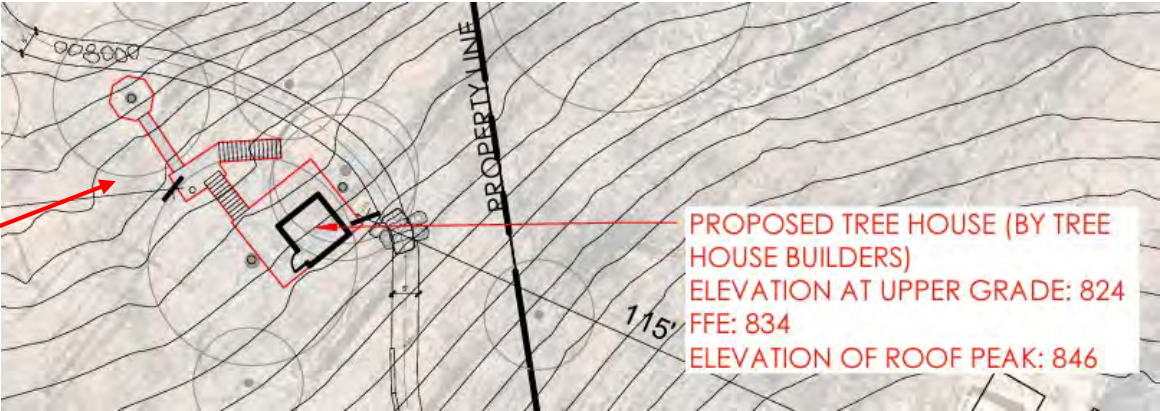
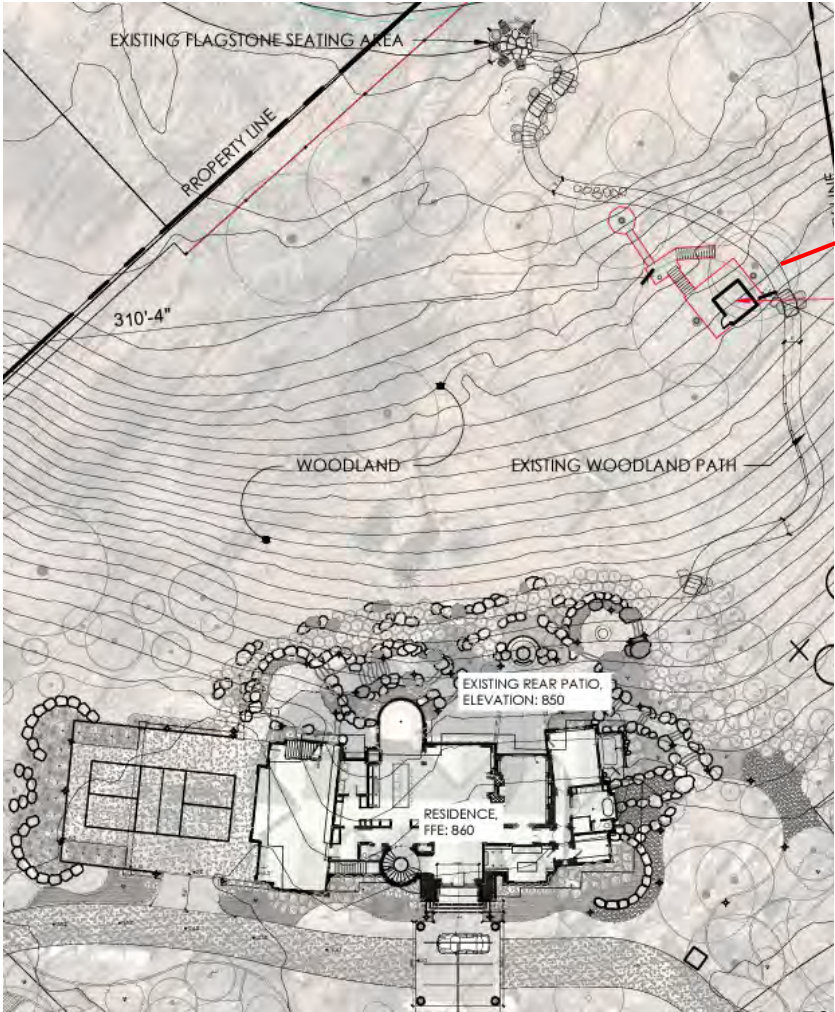
Google Maps ® Aerial – Looking North



Site Photos



Proposed Site Plan

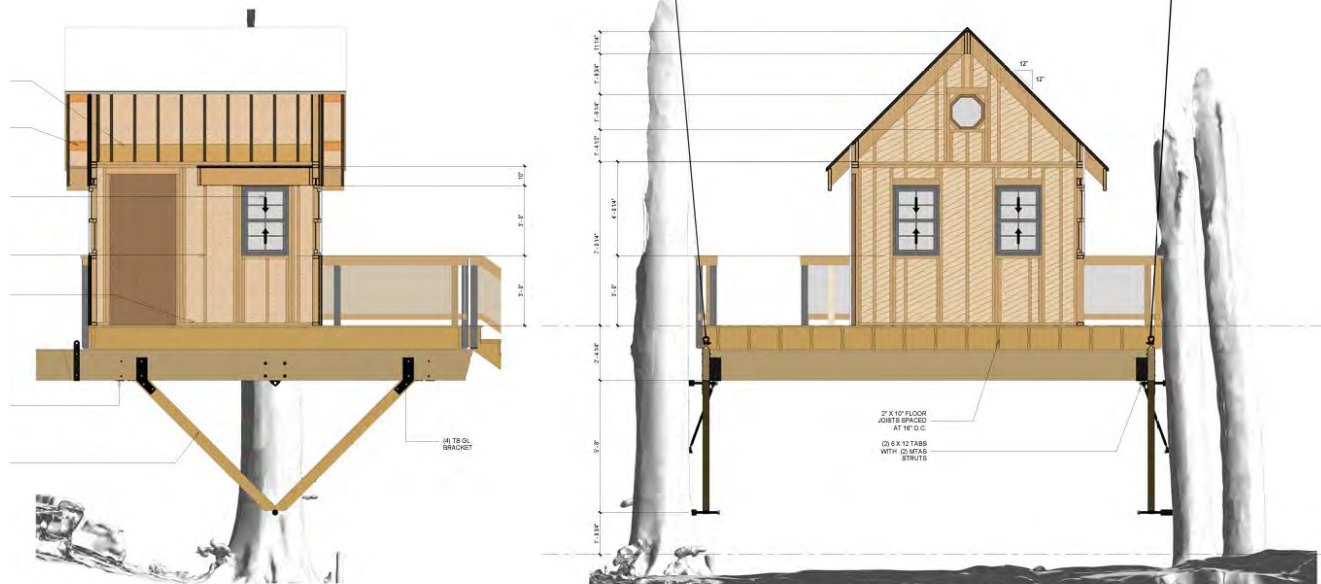
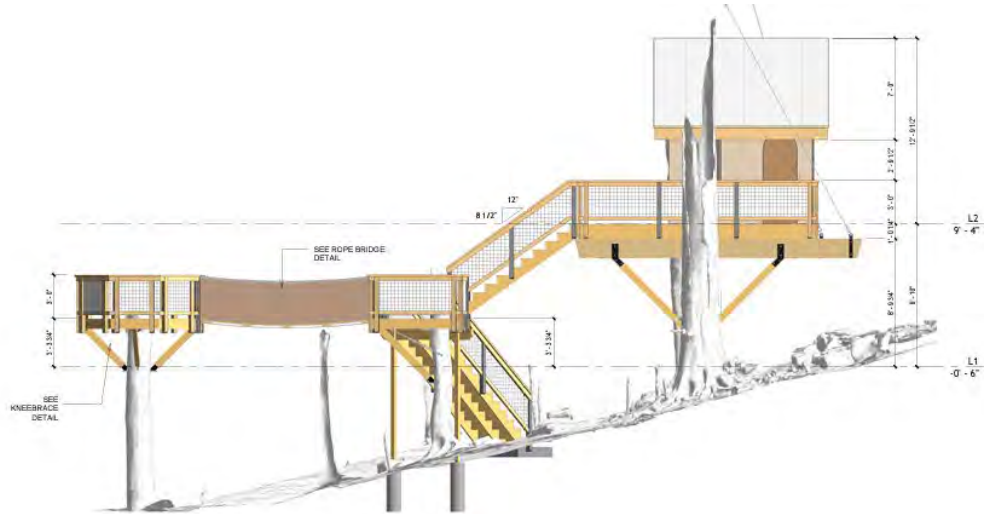


Proposed Elevations



Proposed Side/Rear Elevation







24-5676

Variance Application

Status: Active

Submitted On: 12/16/2024

Primary Location

2600 SLATE RUN RD
UPPER ARLINGTON, OH 43220

Owner

Scott and Carolyn White
Slate Run Road 2600 Columbus,
Ohio 43220

Applicant



Letha Imler

614-867-0181



limler@2thecreek.com



3940 Scioto Darby Creek Road

Hidden Creek

Hilliard, Ohio 43026

BZAP Information

BZAP Case

VAR-02-25

Status

Pending

BZAP Determination Date

01/22/2025

Vote Tally

Primary Variance

Recreational Structure

Findings of Fact for Approval/Denial

Variance Request

To allow a 330-square foot treehouse with 230 square feet of elevated decking, where the treehouse is 12'-9" tall and is installed up to 9'-10" above grade.

BZAP conditions

Variance Information

Describe Variance Request

Requesting to build an accessory structure (tree house) in excess of the allowed 12' height to a max height of 22'-7.5".

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 proposed tree house is just that- a tree house, to be built and secured onto existing trees on the property. It is desirable and most safe to be able to walk under the decking, as well, making it impossible for the entirety of the structure to be less than 12'.

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 that is denied by this regulation to other lands, structures, or buildings in the same district.

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

No, the character of the neighborhood will not be altered, nor will adjoining properties suffer detriment. The tree house is to be located on a slope in the rear yard of the property. An elevation study concluded that the top of the structure will sit 13 feet below the first floor elevation of the nearest neighbor and will not obstruct views of the woods or of the ravine below.

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. Due to the severity of the backyard slope, creating a space for a typical play structure on the ground isn't feasible. The elevation of the structure was mindfully set to typical head-clearance height for safety reasons.

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

This variance will allow the homeowners to be able to better utilize and enjoy a very steeply sloped backyard in ways they otherwise could not.

Acknowledgement: I or a representative will be present  at the BZAP hearing.*





3940 Scioto Darby Creek Rd.

DEAR NEIGHBORING RESIDENTS OF UPPER ARLINGTON,

Please find this written notification that the homeowner of **2600 Slate Run Road** has decided to apply for a variance through the Board of Zoning and Planning with the City of Upper Arlington. The referenced project consists of rear yard enhancements including the construction of a custom tree house with a rope bridge and eagle's nest. A variance is being requested to allow for the proposed tree house to rise in excess of the 12 foot maximum height for accessory structures, to a height of 22 feet, 7 inches. All other components of the landscape plan are designed within code.

The formal hearing date for this variance will take place on **Wednesday, January 22, 2025, at 6:00 P.M.** Board of Zoning and Planning (BZAP) meetings 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 docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Letha Imler
Design – Hidden Creek
Office: (614) 777-4254
Email: limler@2thecreek.com



Revised: May 2023

Certification of Notice

Applicant Name: Hidden Creek

Location of property subject to BZAP request: 2600 Slate Run Road

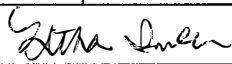
This application will be heard by the Board of Zoning and Planning on: January 22, 2025

Describe activity which requires Board of Zoning and Planning review:

Our client is requesting an accessory structure height variance to extend their tree house roof height from the required 12' maximum to a height of 22 feet 7 inches.

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:
2555 Slate Run Road	Michael McCraw & Amye Sukapdjo	9589071052701594628646	12/16/24
2585 Slate Run Road	Marcia Ruma	9589071052701594628653	12/16/24
2601 Slate Run Road	Winslow Family Partnership	9589071052701594628721	12/16/24
4837 Slate Run Court	Barbara Holland	9589071052701594628714	12/16/24
4830 Slate Run Court	Jacqueline Pickett	95890710527015946287007	12/16/24
3771 Rushmore Drive	Sunny Side Homes	9589071052701594628691	12/16/24
4469 Summit Ridge Drive	Crista & David Devore	9589071052701594628677	12/16/24
2375 Tremont Road	5050 Squirrel Bend LLC	9589071052701594628684	12/16/24
2610 Slate Run Road	Tarek & Katherine Maguid	9589071052701594628660	12/16/24
2625 Slate Run	John & Susan Fromkes	9589071052701594628639	12/16/24
Applicant Signature: 			Date: 12/16/24

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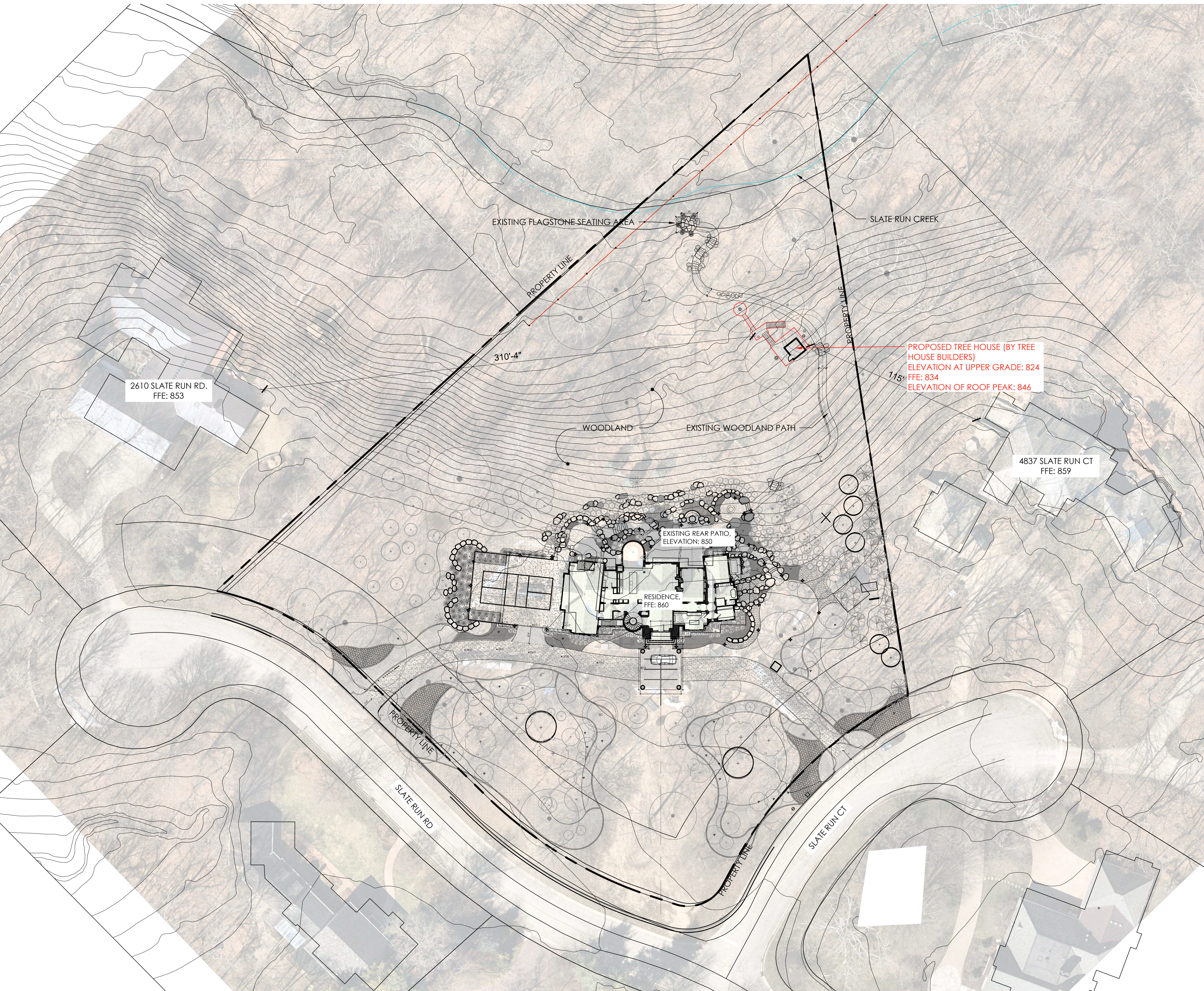
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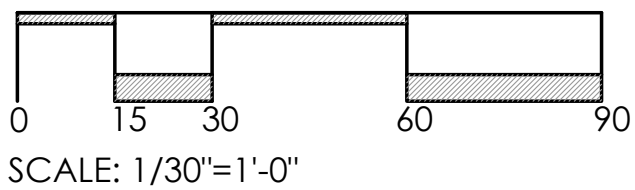
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TREE HOUSE SITE PLAN, ELEVATION STUDY

WHITE RESIDENCE

PREPARED FOR: 2600 SLATE RUN RD., UPPER ARLINGTON, OH 43220
DATE: 12/16/2024



TREE HOUSE DESIGN FOR

Scott & Carolyn White

2600 Slate Run Road,
Columbus, OH 43220



IMAGES ARE ARTISTIC REPRESENTATION ONLY, PLEASE REFERENCE PLAN FOR ACTUAL FINISH AND FRAMING



TREE TOP BUILDERS

208 WELSH POOL ROAD
EXTON, PENNSYLVANIA 19341
(610) 686-1086
www.treetopbuilders.net

STATE OF OHIO

JOSE D. SALINAS
E-91519

REGISTERED PROFESSIONAL ENGINEER

DATE OF

11/18/2024

DATE OF

13 June, 2026

1. Design shown on drawings by TTB is for the following items only: Treehouse build, to include foundations, wall and roof framing, window and door installation and weatherproofing (roofing and siding).Design shown on drawings does not include finishes, moisture barriers, waterproofing, mechanical units, plumbing or electrical items. Architectural and finish items depicted in the drawings are for conceptual and illustrative purposes only.

2. All design construction and materials shall comply with the 2021 International Residential Code (IRC) For buildings located in a jurisdiction that follows a different code, all design, construction and materials shall comply with that code. When a specific section of the above code is mentioned, follow the corresponding section from the local code. The contractor is to verify with the building official for any additional requirement such as, but not limited to, chapter appendices, local ordinances, etc.

3. The use of these plans and specification is restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or in

TREEHOUSE DESIGN FOR

Scott & Carolyn White

Project location
2600 Slate Run Road,
Columbus, OH 43220

No.	Description	Date
1	ISSUED FOR REVIEW	11/18/2024

Sheet Title

COVER PAGE

Document

ISSUED FOR REVIEW

Project number	SV_042
Date	11/18/2024
Drawn by	BBP
Checked by	JS

Scale

Page number

CS



ABBREVIATI

@	AT	MAX.	MAXIMUM
&	AND	MECH.	MECHANICAL
ABV.	ABOVE	MFR.	MANUFACTURER
A.C.	ASPHALTIC CONCRETE	MIN.	MINIMUM
AC	AIR CONDITIONING	MISC.	MISCELLANEOUS
ACT.	ABOVE COUNTERTOP	MTL.	METAL
ACoust.	ACOUSTICAL	N/A	NOT APPLICABLE
ADDNL.	ADDITIONAL	NTS.	NOT TO SCALE
ADJ.	ADJACENT	O/	OVER
AFF.	ABOVE FINISH FLOOR	O.C.	ON CENTER
AGG.	AGGREGATE	O.D.	OUTSIDE DIAMETER
ALUM.	ALUMINUM	OPP.	OPPOSITE
ALT.	ALTERNATE	PC.	POWDER COATED
APPROX.	APPROXIMATE	PLYWD	PLYWOOD
ARCH.	ARCHITECTURAL	PSF	POUNDS PER SQUARE
AVG.	AVERAGE	FOOT	
BD.	BOARD	PT.	PRESSURE TREATED
BF.	BOTH FACES	PVC.	POLY VINYL CHLORIDE
BIC.	BUILT-IN CABINET	PVMT.	PAVEMENT
BLDG.	BUILDING	PUE.	PUBLIC UTILITY
BLK.	BLOCK	EASEMENT	
BLK'G.	BLOCKING	R.	RISER
BLW	BELOW	RAD.	RADIUS
BRZ.	BRONZE	REINF.	REINFORCING
BTM.	BOTTOM	REF.	REFRIGIERATOR
BTR.	BETTER	REQ'D	REQUIRED
BTWN.	BETWEEN	REV.	REVISION
BVL.	BEVELED	RM.	ROOM
BW.	BOTH WAYS	RO.	ROUGH OPENING
CAB.	CABINET	QTY.	QUANTITY
CB	CARRIAGE BOLT	SC.	SOLID CORE
CF	CUBIC FEET	SCHED.	SCHEDULE
CLG.	CEILING	SECT.	SECTION
CJ.	CONTROL JOINT	SF	SQUARE FOOT/FEET
CLR.	CLEAR	SHT.	SHEET
CMC	CALIFORNIA MECHANICAL CODE	SHWR.	SHOWER
CMU	CONCRETE MASONRY UNIT	SIM.	SIMILAR
CNTR.	COUNTER	SKLT.	SKYLIGHT
C.O.	CLEAN OUT	SPECS.	SPECIFICATIONS
COL.	COLUMN	SQ.	SQUARE
COMP.	COMPOSITION	SS	SANITARY SEWER
CONC.	CONCRETE	S.S.D.	SEE STRUCTURAL
CONN.	CONNECTION	DRAWINGS	
CONT.	CONTINUOUS	S.ST.	STAINLESS STEEL
CONTR.	CONTRACTOR	STD.	STANDARD
DBL.	DOUBLE	STL.	STEEL
DET.	DETAIL	STOR.	STORAGE
DEPT.	DEPARTMENT	STRUCT.	STRUCTURAL
DIA.	DIAMETER	SUSP.	SUSPENDED
DIM.	DIMENSION	S.W.	SHEARWALL
DIV.	DIVISION	T.	TREAD
DN	DOWN	TEMP.	TEMPERED
DWG.	DRAWING	T&G	TONGUE & GROOVED
(E)	EXISTING	TR.	TRIANGULAR (WINDOW)
EA.	EACH	TV	TELEVISION
EJ.	EXPANSION JOINT	TYP.	TYPICAL
ELECT.	ELECTRIC/ELECTRICAL	UBC	UNIFORM BUILDING
ELEV.	ELEVATION	CODE	
EMER.	EMERGENCY	UFC	UNIFORM FIRE CODE
EN.	EDGE NAIL	UHMW	ULTRA HIGH
EOP.	EDGE OF PAVEMENT	MOLECULAR	
EOS.	EDGE OF SLAB	WEIGHT	POLYETHYLENE
EQ.	EQUAL	UMC	UNIFORM MECHANICAL
EQUIP.	EQUIPMENT	CODE	
EQUIV.	EQUIVALENT	UON	UNLESS OTHERWISE
EXT.	EXTERIOR	NOTED	
FA.	FIRE ALARM	UPN	UNIFORM PLUMBING
FACP	FIRE ALARM CONTROL	CODE	
PANEL		VENT.	VENTILATION
FAU	FORCED AIR UNIT	VERT.	VERTICAL
FEE.	FINISHED FLOOR ELEVATION	VIF.	VERIFY IN FIELD
FG.	FIXED GLASS	W/	WITH
FIN.	FINISH		
FLR.	FLOOR		
GA.	GAUGE		
GALV.	GALVANIZED		
GC.	GENERAL CONTRACTOR		
GFI.	GROUND FAULT INTERRUPTER		
GI.	GALVANIZED IRON		
GLB.	GLUED LAMINATED BEAM		
GND.	GROUND		
GSM.	GALVANIZED SHEET METAL		
GYP. BD.	GYPSPUM WALL BOARD		
HB	HOSE BIBB		
HC	HOLLOW CORE / HANDICAP		
HDWR.	HARDWARE		
HDR	HEADER		
HGR	HANGAR		
HORIZ.	HORIZONTAL		
HP.	HIGH POINT		
HT.	HEIGHT		
HTG.	HEATING		
HVAC	HEATING/VENTILATION/AIR		
CONDITIONING			
HW.	HOT WATER		
ID.	INSIDE DIAMETER		
INCL.	INCLUDED		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
KD.	KILN DRIED		
LAM.	LAMINATE		
LB.	POUND		
LF.	LINEAL FOOT		
LVL.	LAMINATED VENEER LUMBER		

GENERAL STRUCTURAL NOTES
APPLICABLE TO ALL

- A. DESIGN SCOPE BY TREE TOP BUILDERS (TTB)

Design shown on drawings by TTB is for the following items only: Treehouse build, to include foundations, wall and roof framing, window and door installation and weatherproofing (roofing and siding).

Design shown on drawings does not include finishes, moisture barriers, waterproofing, mechanical units, plumbing or electrical items. Architectural and finish items depicted in the drawings are for conceptual and illustrative purposes only.

A. GENERAL REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION:

All design construction and materials shall comply with the 2021 International Residential Code (IRC) For buildings located in a jurisdiction that follows a different code, all design, construction and materials shall comply with that code. When a specific section of the above code is mentioned, follow the corresponding section from the local code. The contractor is to verify with the building official for any additional requirement such as, but not limited to, chapter appendices, local ordinances, etc.

Smoke alarms shall be installed, in accordance with IRC R314:

a. In each sleeping room.

b. Outside each separate sleeping area in the immediate vicinity of bedrooms.

c. On each additional story of the dwelling.

d. Where more than one smoke alarm is required in an individual dwelling unit, the alarm devices shall be interconnected, such that activation of one alarm will activate all alarms in the individual dwelling unit.

e. Smoke alarms shall be hard wired with back up batteries.

f. Carbon monoxide alarms shall be installed, in accordance with IRC R314:

Outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where are fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide detector shall be installed within the bedroom.

h. Bedrooms on separate floor levels shall have separate carbon monoxide alarms serving each story.

i. Carbon monoxide alarms shall be hard wired with back up batteries.

j. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

k. Wall coverings:

l. Interior and exterior wall coverings shall comply with all requirements of IRC Chapter 7, Wall Covering.

m. Exterior walls shall provide the building with a water-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water resistive barrier behind the exterior veneer as required by Section R703.2.

Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.3 or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistive fasteners.

Ceilings shall be installed in accordance with the requirements for interior wall finishes as provided in the above Code Section R702.

In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor barrier shall be installed on the warm-in-winter side of the insulation.

Roof covering:

q. Roof materials, construction and quality of roof assemblies shall comply with all requirements of IRC Chapter 9, Roof Assemblies.

s. Weather protection. Roof deck shall be covered with approved roof coverings secured to the building or structure in according with the provisions of the Code. Roof assemblies shall be designed and installed in accordance with the Code and the approved manufacturer's installation instructions such that the roof assembly shall serve to protect the building. Roofing underlayment, such as felt, self-adhesive membrane or other material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches.

t. In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor barrier shall be installed on the warm-in winter side of the insulation.

Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersection with parapet walls and other penetrations through the roof plane.

v. Where construction details are not shown or noted for any part of the work, such details shall be the same as for similar work shown on the drawings.

Notes and details on the drawings take precedence over the general notes and typical details in case of conflict.

x. The designer preparing these plans shall not be responsible for, or liable for, unauthorized changes to or uses of these plans. All proposed changes to these plans must be in writing and must be approved by the Project Engineer.

y. Any interior design, mechanical and electrical drawings are supplementary to these building plans. It shall be the responsibility of each contractor to review these plans and other drawings which would cause an awkward or unsuitable installation, it shall be brought to the attention of the designer for clarification prior to installation.

z. All new plumbing work shall be "design-build" by the plumbing contractor. He shall be responsible for preparing all drawings, diagrams and calculations which are required for obtaining building permits and payment of the required fees.

aa. All new electrical work shall be "design-build" by the electrical contractor. He shall be responsible for preparing all drawings, diagrams and calculations which are required for obtaining building permits and payment of the required fees.

bb. All new heating/air conditioning work shall be "design-build" by the heating/air conditioning contractor. He shall be responsible for preparing all drawings, diagrams and calculations which are required for obtaining building permits and payment of the required fees.

cc. The General Contractor shall verify all dimensions prior to the beginning of construction and shall report any discrepancies to the Project Designer. Any discrepancies discovered during construction shall be immediately reported, in writing, to the Project Designer.

14. In the event of conflict between these plans and the plans approved by the governing agency, the approved plans take precedence.

15. Any substitutions for structural members, hardware, or details shall be reviewed by the Project Engineer. Such review will be billed on a time and materials basis to the General Contractor with no guarantee that the substitution will be allowed.

C. INSPECTION: All construction shall be inspected by the building officials according to the IRC and local Code.

D. FOUNDATION

1. Due to lack of specific geotechnical information for this site, foundation was designed on an assumed bearing capacity of 1500 PSF, and an assumed nominal compression parallel to the grain value for trees bearing structural loads of 3000 psi. TTB is not responsible for any future defects resulting from unreported or changing conditions (ie, health of the trees) mitigating the above assumption.

2. Footings shall be dug so that the bottom of the holes are below the frostline to prevent heave; see project-specific data for local code requirement. Footings shall be poured with concrete having a minimum 28 day strength of 2500 psi.

3. Use lightweight equipment when working in/around trees bearing structural loads in order to minimize compaction around the root structure.

A. WOOD GENERAL

1. All wood exposed to the weather or in contact with concrete or masonry shall be pressure treated or protected with a waterproof membrane.

2. Reference specifications for more requirements.

MATERIALS

STICK FRAMING

1. All wall exterior wall framing to be 2x6 unless otherwise noted.

2. Interior wall framing to be 2x4 unless otherwise noted.

3. All wood stick framing shall be Spruce/Pine/Fir (SPF) Grade 2 or better unless otherwise noted
- JOISTS/RAFTERS

1. Wood joists shall be installed according to the manufacturer 's recommendations and as shown on drawings. Blocking, web stiffeners and bridging, etc. shall be as required by the manufacturer.

2. All floor joists, ceiling joists and rafters shall have a minimum of 1-1/2" bearing at each end on wood or metal. Use approved joist hangar if bearing is not provided.

3. Install full depth solid blocking or cross bracing at intervals not exceeding 8 feet for all joists and rafters exceeding 2x12 inches and deeper. Structural floor members shall not be cut, bored or notched in excess of the limitations specified in Section R502.8 of the 2018 IRC.

STUDS

1. Double full height studs shall be used at both ends of walls shown on the structural drawings, UON.

2. Studs shall have full bearing on plates and sills.

3. Provide blocking at all ceiling levels.

4. Provide multiple studs under beams or trusses to match width of supported member, typical

TOP PLATES AND/OR CHORDS

1. Top plates or chords shall be continuous over headers UON.

2. Top plates shall be two pieces, same size as studs. Stagger splices 4' minimum. Center splices over studs UON.

SHEATHING

1. All wood structural panels shall be stamped with the appropriate grade trademark of the American Plywood Association (APA).

2. Space joists, studs and rafters so that panel seams fall in the center of joists, studs or rafters.

3. Block structural panel with 2x4 inch flat blocking where noted on roof or floor framing plans.

4. Wood structural panels shall be manufactured using exterior glue and shall not be less than 4 'x8' except at boundaries.

3. Connector hardware model numbers are those for the Simpson Strong-Tie Company. Size and number of nails, screws or bolts is to be the maximum specified by the manufacturer UON.

4. Bolts: maintain a distance not less than 4 bolt diameters from the edge of all beams, posts and braces with bolted connections. Bore holes 1/32" to 1/16" larger than bolt

CONNECTION TYPE

a. Joist or rafter to sill or girder beam (toe screw/nail)

b. Joist top rim joist (face screw/nail)

c. Bridging to Joist, (toe screw/nail each end)

d. Sill plate to joist or blocking, typ (face screw/nail)

e. Double top plates
 - Lower plate to studs
 - Top plate to lower plate
 - Top plate to lower plate at lap splice

f. Stud to sill plate (flat assembly of walls to allow for face screw/ nailing is preferred)

g. Double studs (face screw/nail)

h. Blocking between rafters to top plate (toe screw/nail)

i. Continuous header, two pieces

j. Continuous header to stud (toe screw/nail)

k. Double joist (screw/nail in a vertical pattern from both sides, offsetting pattern by half the distance each)

l. Joist or rafter to sill or girder beam (toe screw/nail)

m. Joist top rim joist (face screw/nail)

n. Bridging to Joist, (toe screw/nail each end)

o. Sill plate to joist or blocking, typ (face screw/nail)

p. Double top plates
 - Lower plate to studs
 - Top plate to lower plate
 - Top plate to lower plate at lap splice

q. Stud to sill plate (flat assembly of walls to allow for face screw/ nailing is preferred)

r. Double studs (face screw/nail)

s. Blocking between rafters to top plate (toe screw/nail)

t. Continuous header, two pieces

u. Continuous header to stud (toe screw/nail)

v. Double joist (screw/nail in a vertical pattern from both sides, offsetting pattern by half the distance each)

SCREWS

2" X 3" #10

4" X 3" #10

3" X 2 1/2" #10

3" #10 @6" O.C.

2" X 3" #10

2 1/2" #10 @ 12"O.C.

20" X 2 1/2" #10 min, UON

3" X 2 1/2" #10

Top plate to lower plate at lap splice (4'3" X 2 1/2" #10 toescrew OR

2" X 3" #10 end screw

2 1/2" #10 @ 12"O.C.

3" X 2 1/2" #10

2 1/2" #10 @ 16" along ea. edge

3" X 2 1/2" #10

3" X 2 1/2" #10 screws every 16"

o3" X 2 1/2" #10 screws every 16"

NAILS

3 X 8d

4 X 16d

3 X 8d

16d @16" O.C.

3 x 16d

16d @ 6" O.C.

20 X 16d min, UON

3 x 16d

4 x 8d toenails OR

2 x 16d end nails

16d @ 12" O.C.

3 x 8d

8d@16" along ea. edge

4 x 8d

3 x 8d nails every 16"

3 x 8d nails every 16"

G. TREEHOUSE NOTES (AS APPLICABLE)

1. Connecting the treehouse to the tree shall be per drawing.

2. Do not use nails or screws to attach any part of the treehouse or other structural element to the tree.

3. Spacing between vertically aligned Tree Anchoring Bolts (TABs) shall not be less than 24 inches.

4. All fasteners and connectors shall be installed per manufacturer recommendation.

5. All TABs, Kneebrace brackets, Tribeam Brackets and other treehouse-specific hardware, to include specified Modular Treehouse Attachment System (MTAS) and Beam Connection System (BCS) components shall be Treehouse Supplies (THS) Brand or equivalent, and installed in accordance with instructions found at <http://www.treehousesupplies.com>.

6. All railings on deck, loft, stairways and any other exposed structure greater than 30" above the floor or grade shall conform to the provisions of the International Building Code and the International Residential Code; the most stringent criteria shall apply. Specifically:
 - Railing height must be between 36" and 42" above level surfaces (deck/loft/landings).
 - Stair railing height must be between 34" and 38", measured vertically from the end of the bullnose of the stair tread.
 - The spacing of the railing components shall not allow the passage of a 4" sphere.
 - Railing posts must be fastened in such a way as to withstand a force of 200 lbs applied horizontally at the top of the rail; 2 x 12" galvanized carriage bolts or 3 x 3/8" Fastenmaster Thru-Lok bolts (or equiv.) are sufficient to meet this requirement in most cases
 - Railings shall comply with local building codes are more stringent than IBC/IRC standards.

7. All stairways shall conform to the provisions of the International Building Code and the

INDEX OF PAGES	
Sheet Number	Sheet Name
CS	COVER PAGE
A0	GENERAL INFORMATION
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2	DOOR AND WINDOW SCHEDULE
A3.1	ELEVATIONS
A4	SECTIONS
S1	FOOTING LAYOUT AND DETAILS
S2.1	BEAM LAYOUT AND MAIN DECK TREE CONNECTIONS
S2.2	DECK FRAMING DETAILS
S3	CABLE BRIDGE DETAILS

GENERAL

BUILDING	
OPEN DECK:	350 SF
UNDER ROOF:	100 SF

CONSTRUCTION	
CONSTRUCTION TYPE:	RESIDENTIAL / ACCESSORY

APPLICABLE CODES	
2018 INTERNATIONAL RESIDENTIAL CODE(IRC)	

ASCE 7-16

JURISDICTION	
CITY OF COLUMBUS	
DEPARTMENT OF BUILDING AND ZONING SERVICES	
CITY HALL	
90 WEST BROAD STREET	
COLUMBUS, OH 43215	

STRUCTURAL

PROJECT ELEVATION:	858 FT
--------------------	--------

VERTICAL DESIGN LOADS:

GROUND SNOW LOAD:	20 PSF
DEAD LOAD DECK:	10 PSF
LIVE LOAD DECK:	40 PSF

LATERAL DESIGN (WIND)

WIND SPEED (2) SEC. GUST: EXPOSURE:	108 MPH
RISK CATEGORY:	C
IMPORTANCE FACTOR (I):	II
TOPOGRAPHIC FACTOR (Kzt):	1.0

LATERAL DESIGN LOADS (SEISMIC)

SEISMIC DESIGN CATEGORY (ASCE7-16):	B
RISK CATEGORY:	II
IMPORTANCE FACTOR:	1.0
T _L :	12s
T ₀ :	0.15
S _s :	0.12
S ₁ :	0.06
S ₀₁ :	0.096
SDS:	0.128 g

SOIL DESIGN CRITERIA	
SOILING BEARING PRESSURE (ASSUMED):	2500 PSF
FROST DEPTH:	32 INCHES
CONCRETE COMPRESSIVE STRENGTH (F'c):	2500 PSI @ 28 DAYS

DATE OF

11/18/2024

DATE OF

13 June, 2026

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Scott & Carolyn White
Project location
2600 Slate Run Road,
Columbus, OH 43220

No.	Description	Date
1	ISSUED FOR REVIEW	11/18/2024

Sheet Title
GENERAL INFORMATION

Document
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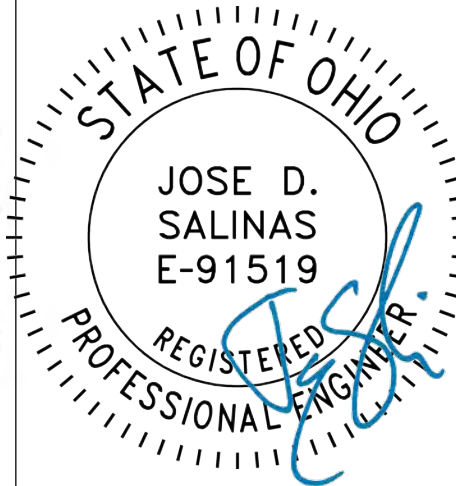
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Date	11/18/2024
Drawn by	BBP
Checked by	JS

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Page number

A0

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Page 62 of 119



1. Design shown on drawings by TBH for the following items only: Treehouse build, to include foundations, wall and roof framing, window and door openings, roof, siding, insulation and weatherproofing (roofing and siding). Design shown on drawings does not include finishes, moisture barriers, plumbing, electrical, heating, cooling, plumbing or electrical items.

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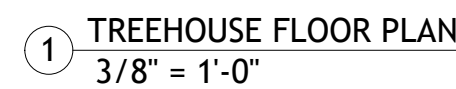
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1	ISSUED FOR REVIEW	11/18/20

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Date	11/18/202
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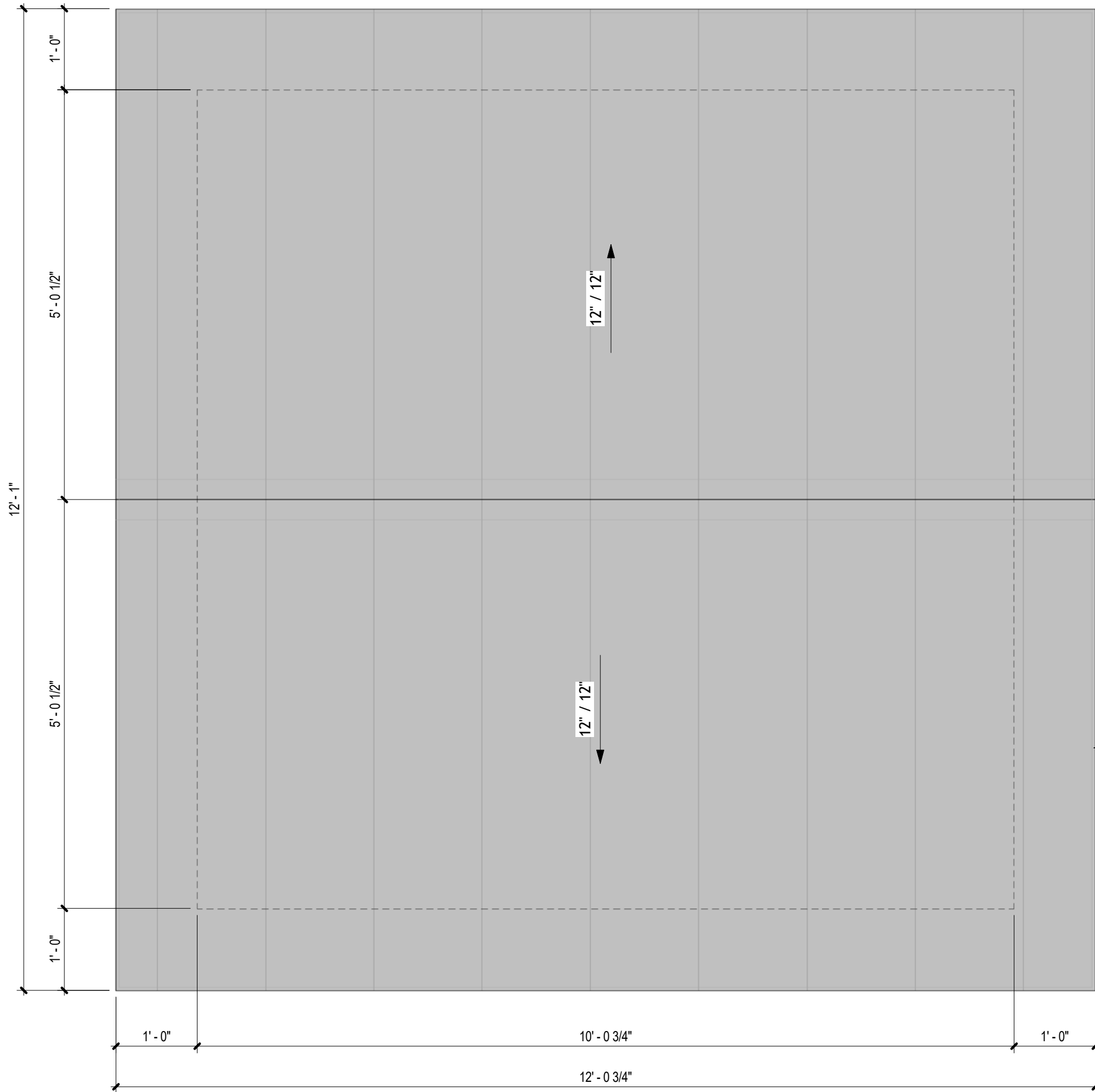
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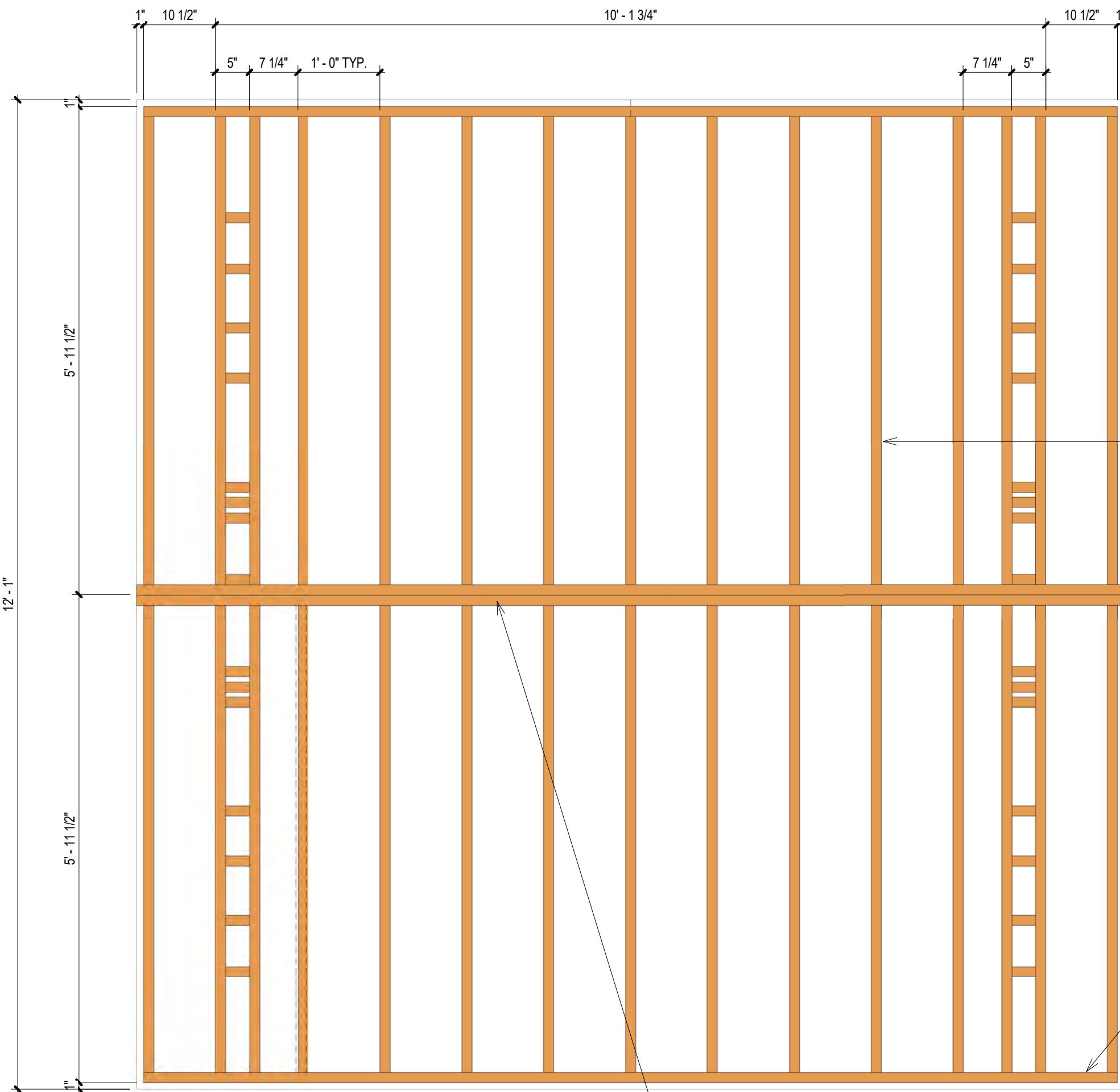
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 - c. AIR INFILTRATION VALUE OF 0.30 CFM/SF OR LESS
 - d. VISIBLE TRANSMITTANCE OF 0.51 OR BETTER
6. WINDOWS DESIGNATED AS "EGRESS WINDOWS" SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN DETAIL XA1.
7. WINDOWS MARKED AS EGRESS HAVE THE FOLLOWING SPECIFICATIONS:
 - a. CLEAR OPENING HEIGHT OF 33-13/16"
 - b. CLEAR OPENING HEIGHT OF 26-11/4"
 - c. OPENING AREA OF 6.2 SQ. FT.
 - d. WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS
8. INSTALLATION INSTRUCTIONS OR CITY OF COLUMBUS CODE REQUIREMENTS.
- WHICHEVER IS STRICTER.
9. GENERAL CONTRACTOR TO DOUBLE CHECK WINDOW SIZES AND R.O.



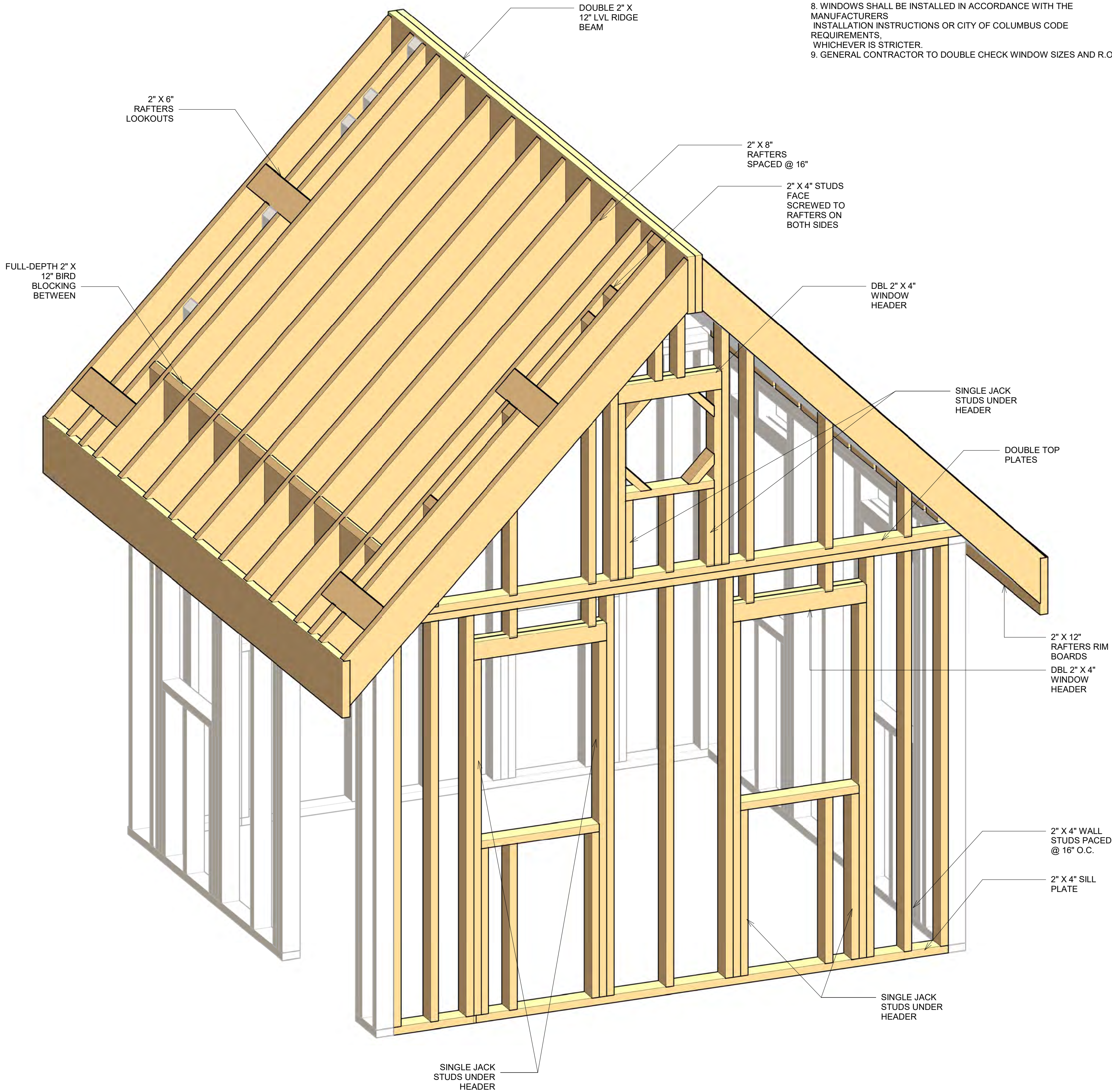
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1 ROOF PLAN
3/4" = 1'-0"



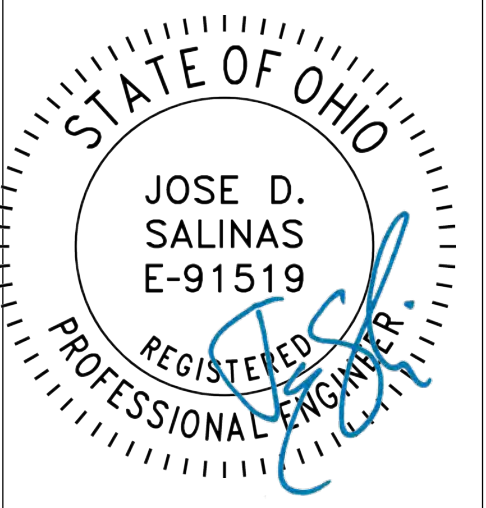
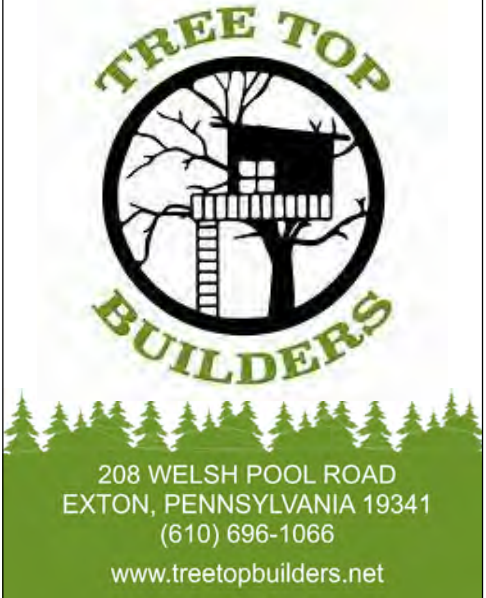
2 ROOF FRAMING PLAN
3/4" = 1'-0"



3 PLATFORM 1 ISOMETRIC
NOT TO SCALE

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ROOF PLAN

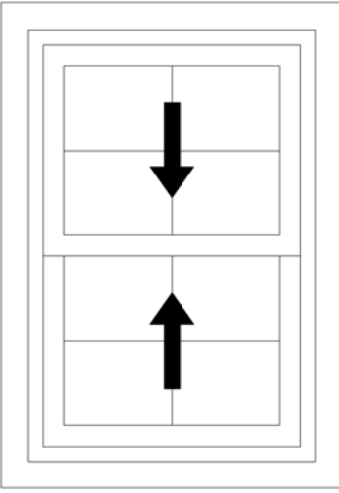
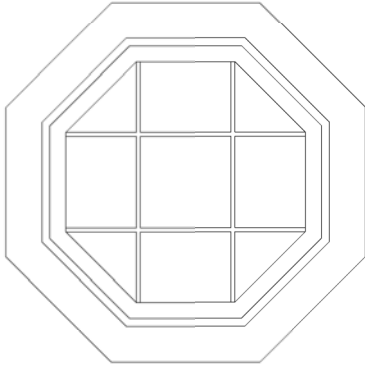
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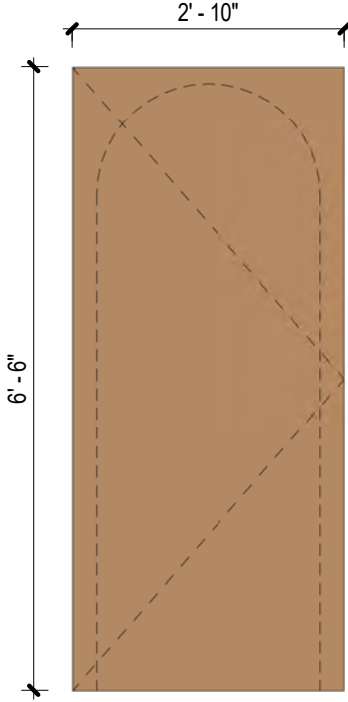
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WINDOW SCHEDULE									
NUMBER	QTY	SIZE	ROUGH OPENING	EGRESS	DESCRIPTION	HEADER	EXTERIOR ELEVATION	COMMENTS	TEMPERED
W	2	24"X36"	24 3/4" X 36 3/4"		DOUBLE HUNG WINDOW	DOUBLE 2" X 6" K.D. HEADER			NO
W	2	18"X18"	SEE DETAIL A		FIXED OCTAGON GLASS WINDOW	DOUBLE 2" X 6" K.D. HEADER			NO

DOOR SCHEDULE									
NUMBER	QTY	SIZE	ROUGH OPENING	EGRESS	DESCRIPTION	HEADER	EXTERIOR ELEVATION	COMMENTS	TEMPERED
D	1	34"X80"	36 1/2" X 82"		SINGLE PANEL DOOR	DOUBLE 2" X 6" KD HEADER			NO

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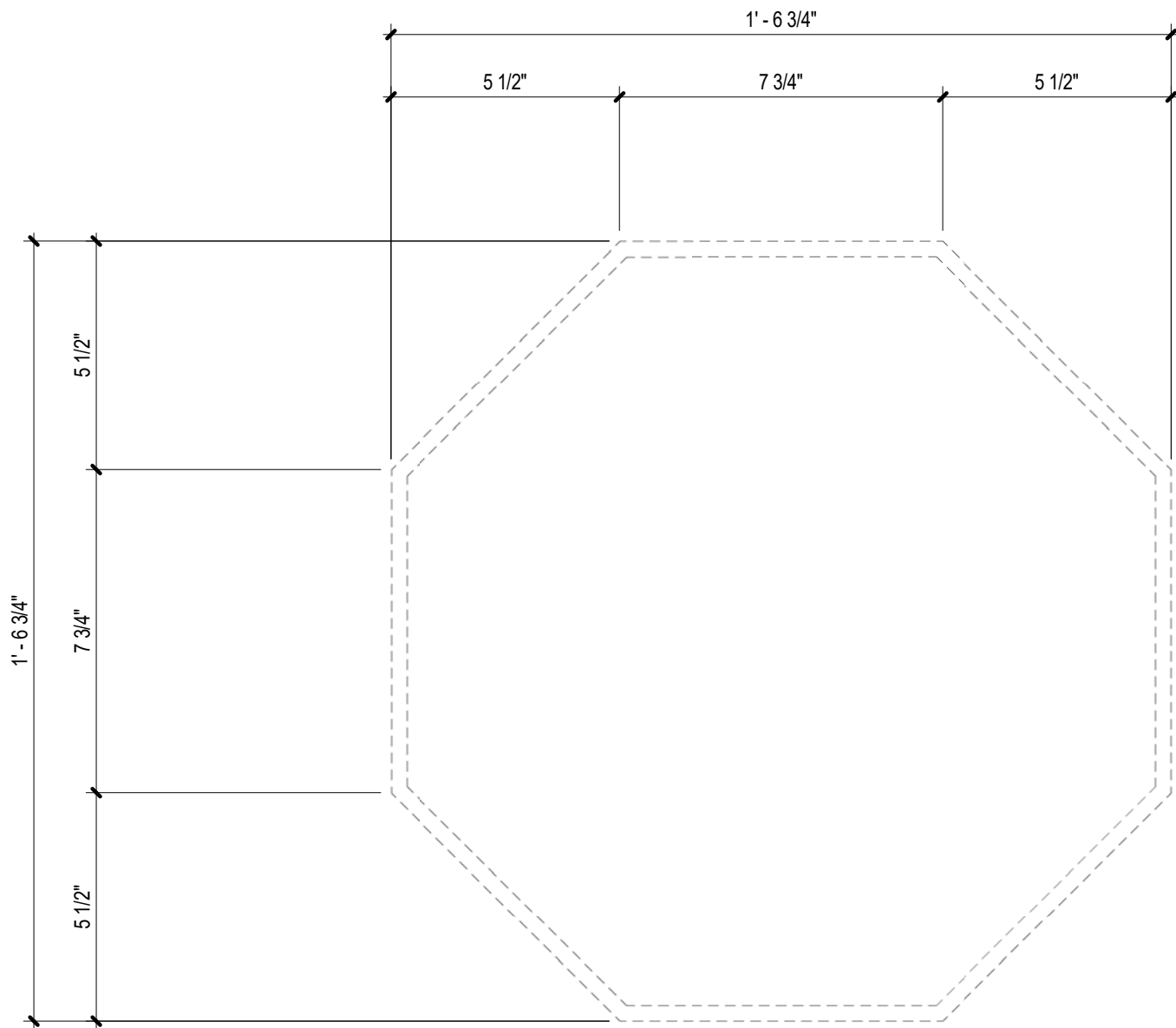
c. AIR INFILTRATION VALUE OF 0.30 CFM/SF OR LESS

d. VISIBLE TRANSMITTANCE OF 0.51 OR BETTER
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a. CLEAR OPENING WIDTH OF 33-13/16"

b. CLEAR OPENING HEIGHT OF 26-1/4"

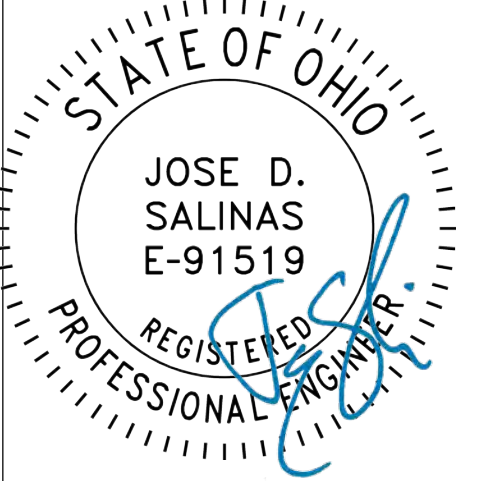
c. OPENING AREA OF 6.2 SQ. FT.
8. WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS OR CITY OF COLUMBUS CODE REQUIREMENTS, WHICHEVER IS STRICTER.
9. GENERAL CONTRACTOR TO DOUBLE CHECK WINDOW SIZES AND R.O. DIMENSIONS LISTED IN THE SCHEDULES AGAINST MANUFACTURERS LISTED R.O. DIMENSIONS BEFORE FRAMING WALLS IN ORDER TO ENSURE A PERFECT FIT



ROUGH OPENING OF OCTAGON WINDOW
3" = 1'-0"



208 WELSH POOL ROAD
EXTON, PENNSYLVANIA 19341
(610) 686-1086
www.treetopbuilders.net



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DOOR AND WINDOW SCHEDULE

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Date11/18/2024

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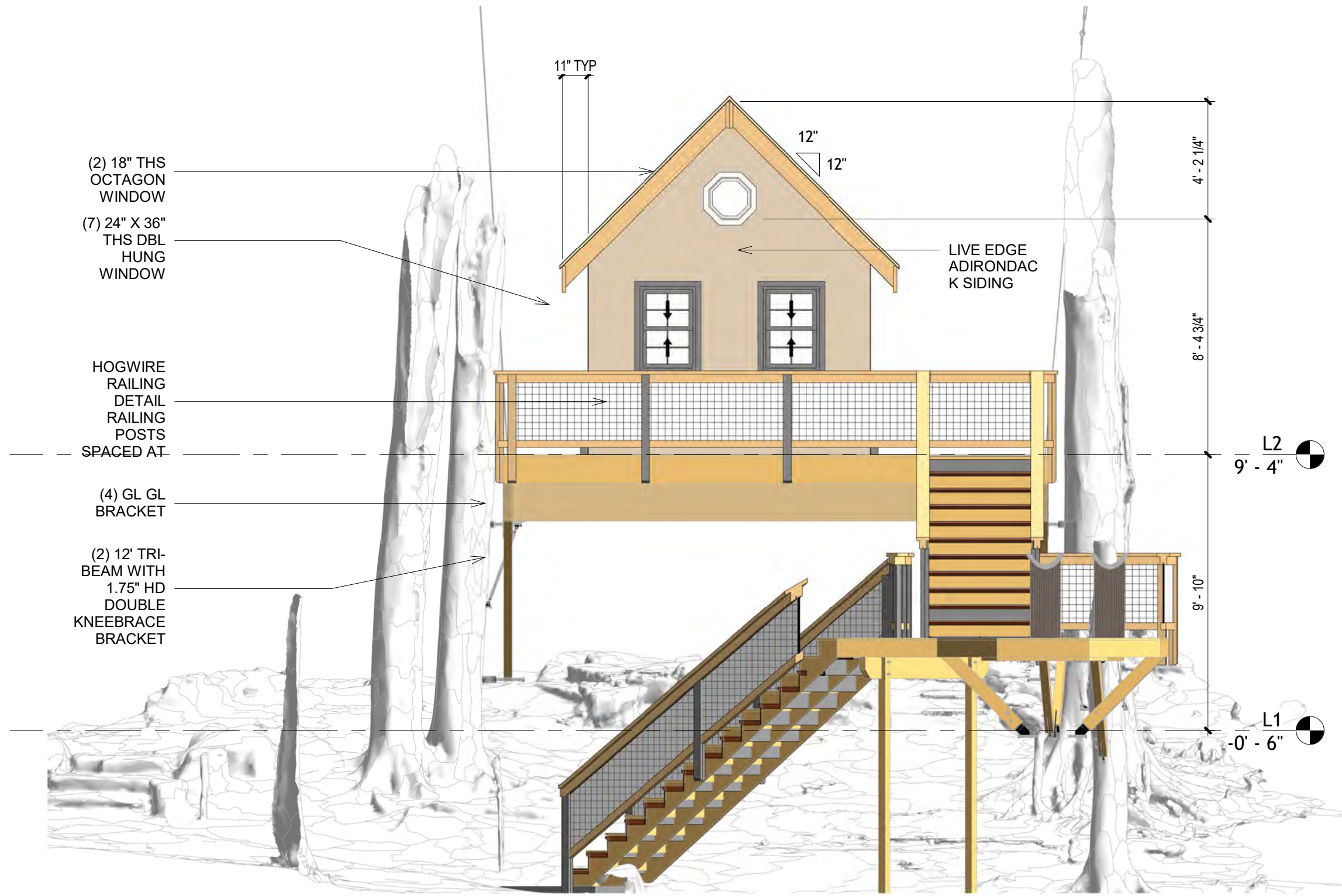
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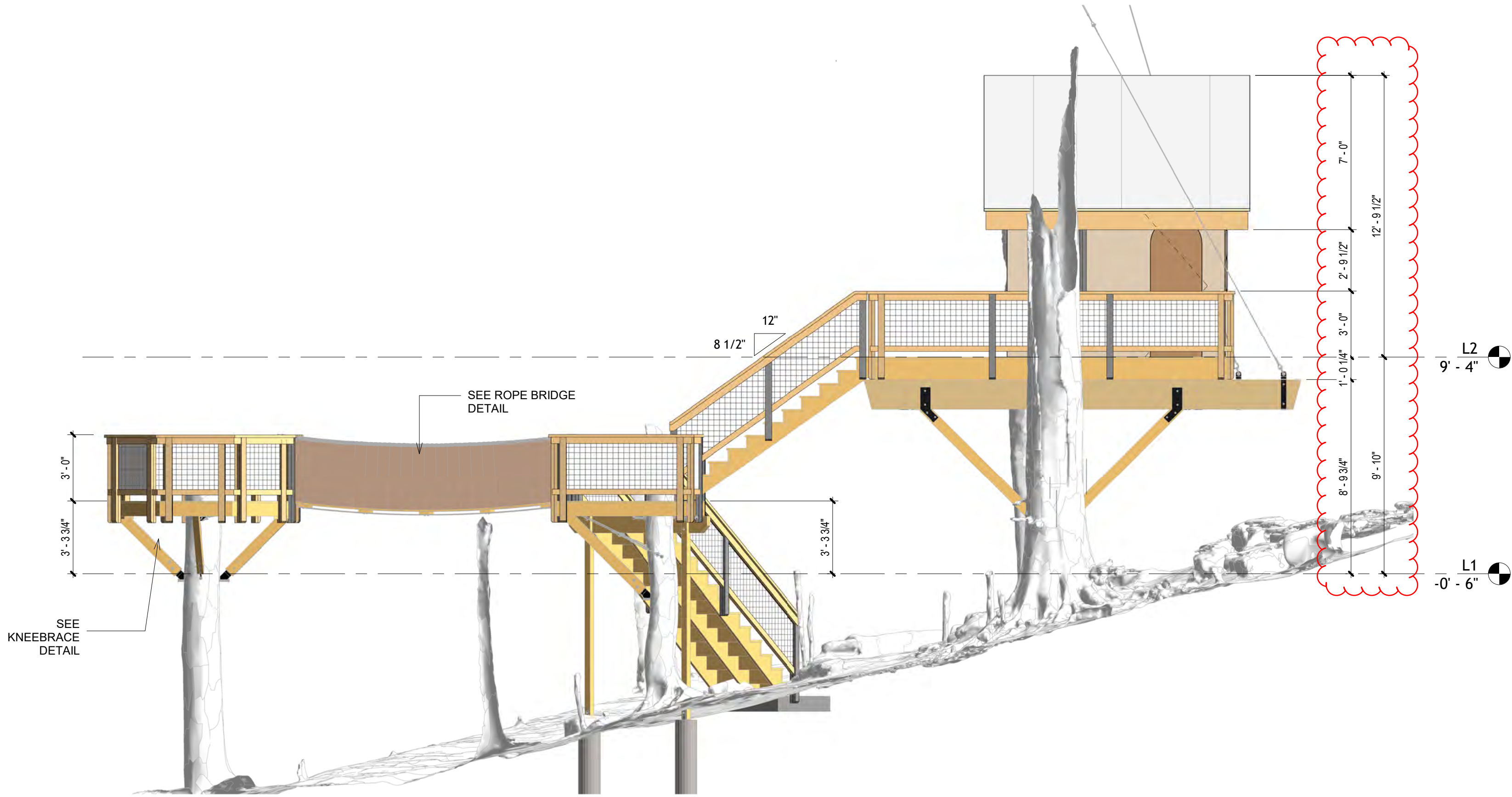
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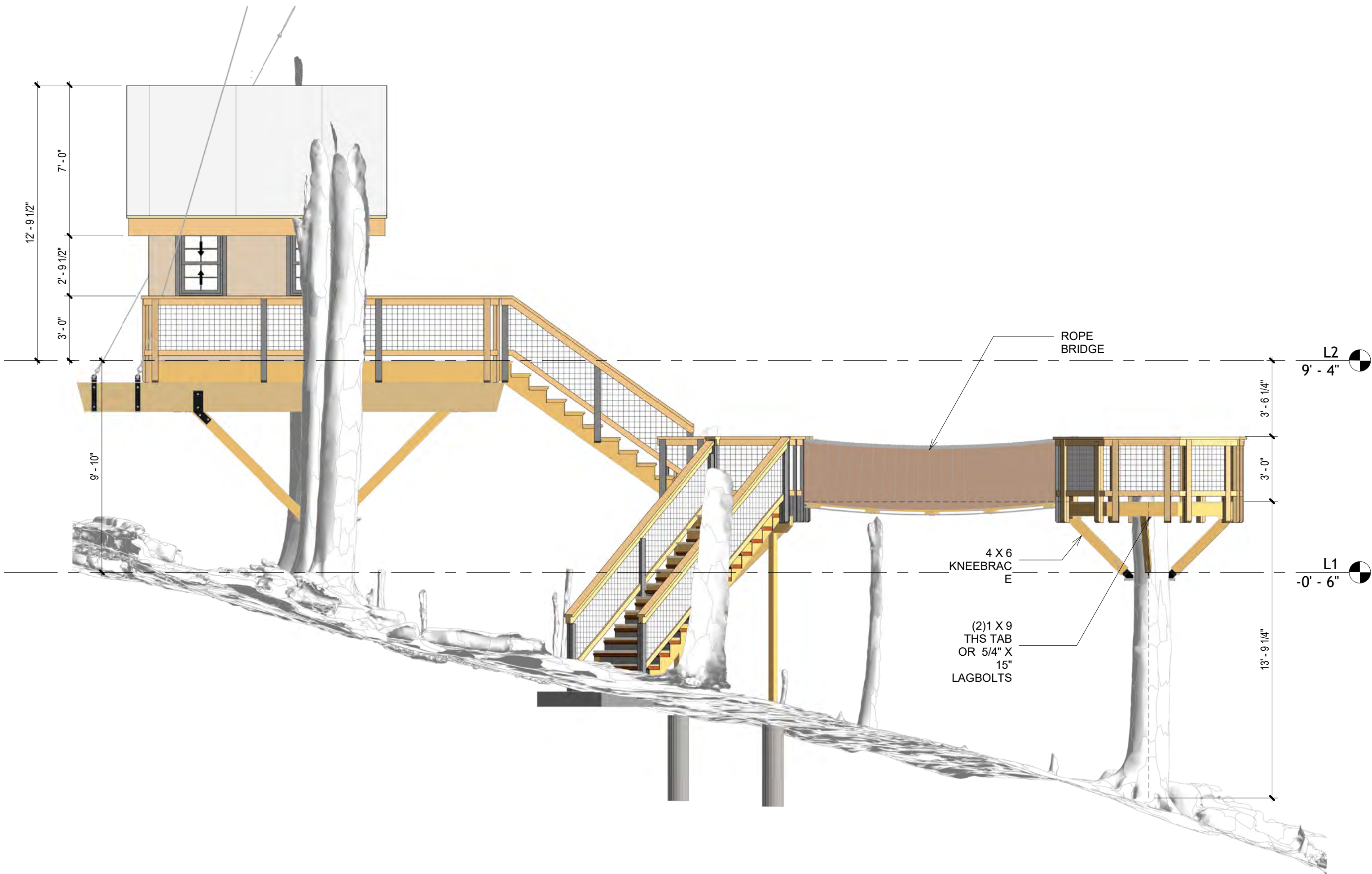
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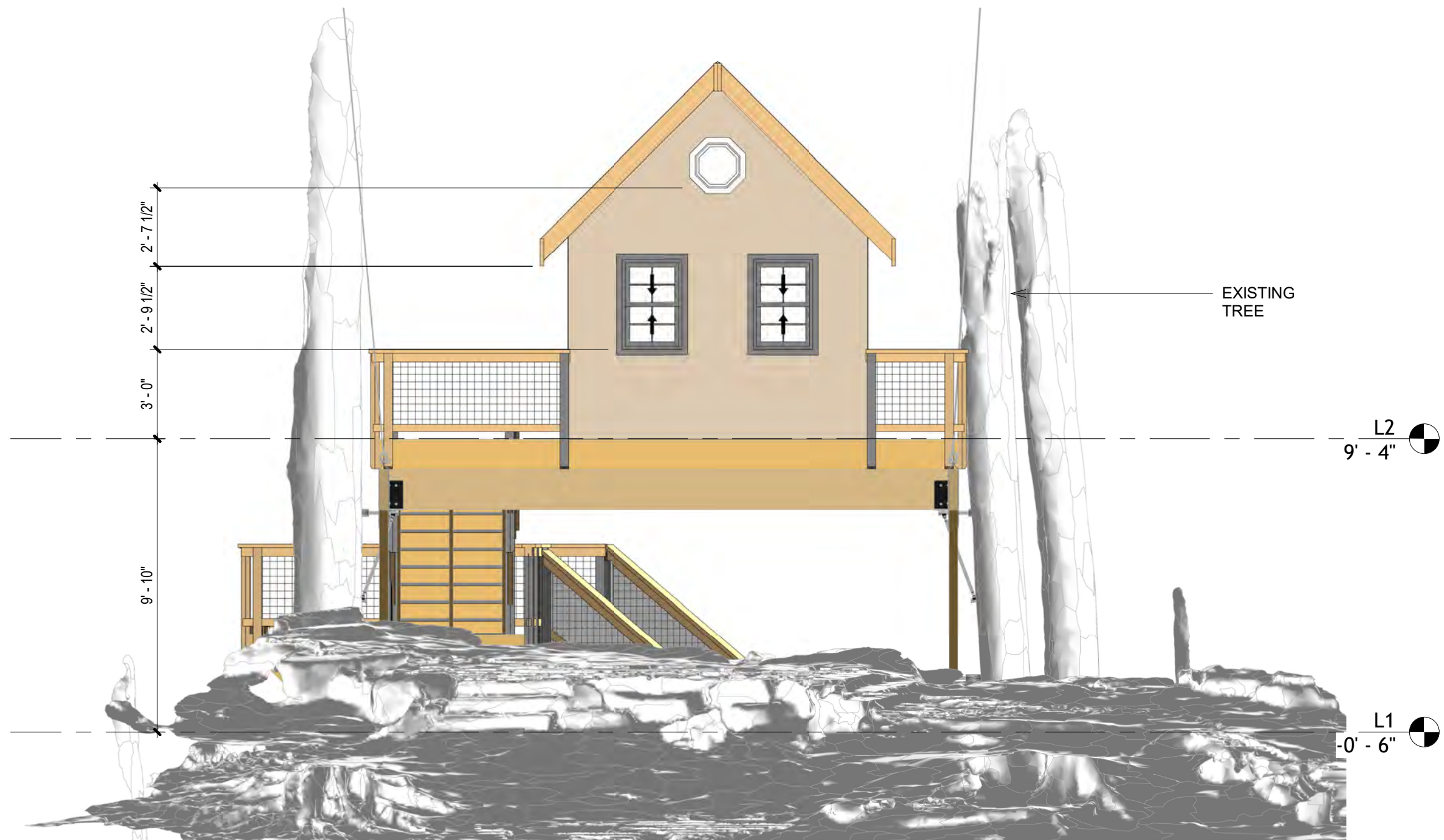
1 TREEHOUSE ELEVATION A
1/4" = 1'-0"



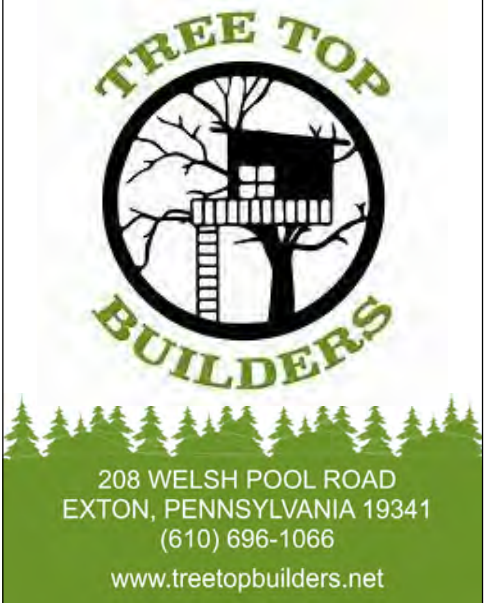
2 TREEHOUSE ELEVATION B
1/4" = 1'-0"



3 TREEHOUSE ELEVATION C
1/4" = 1'-0"



4 TREEHOUSE ELEVATION D
1/4" = 1'-0"



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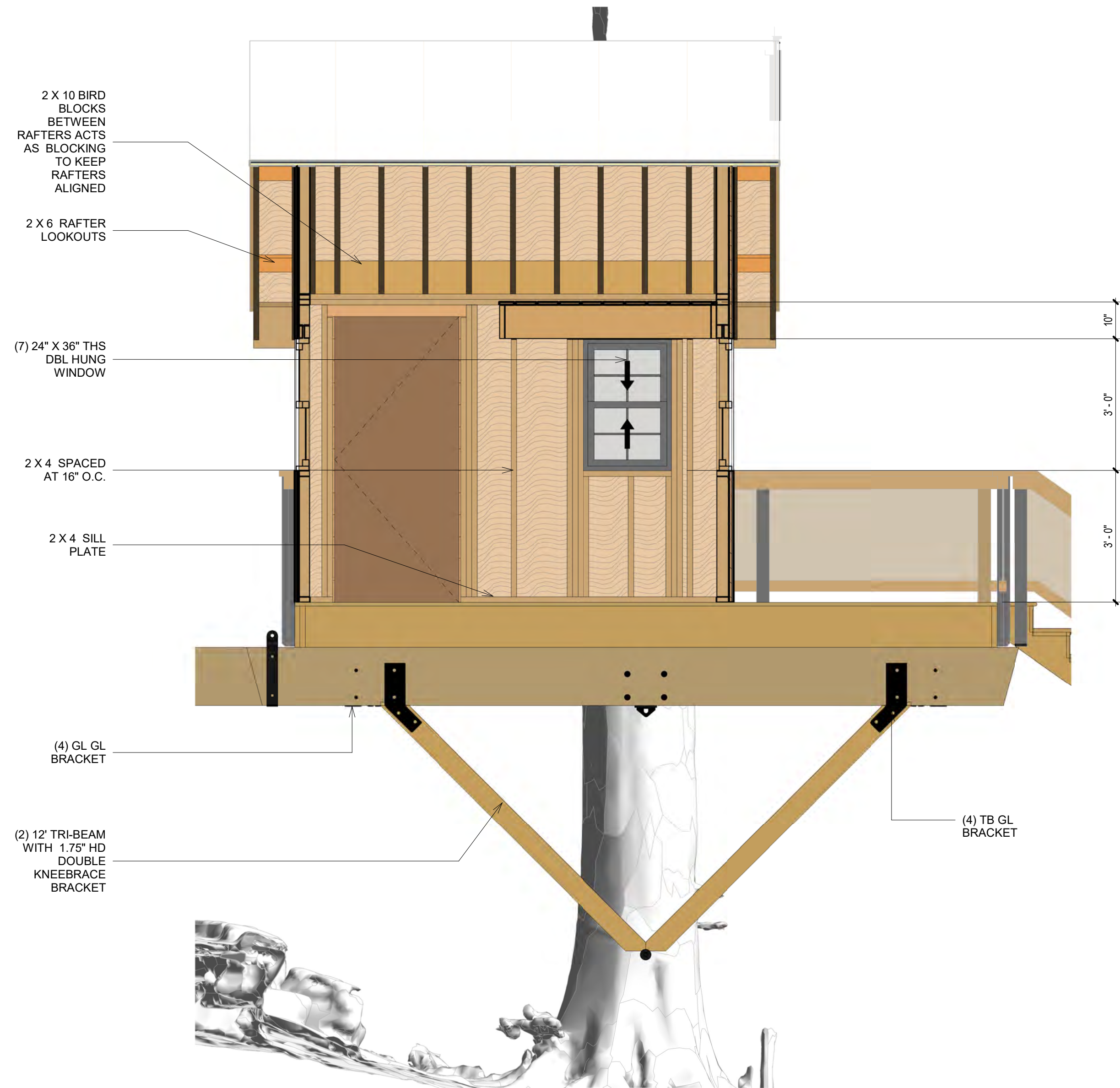
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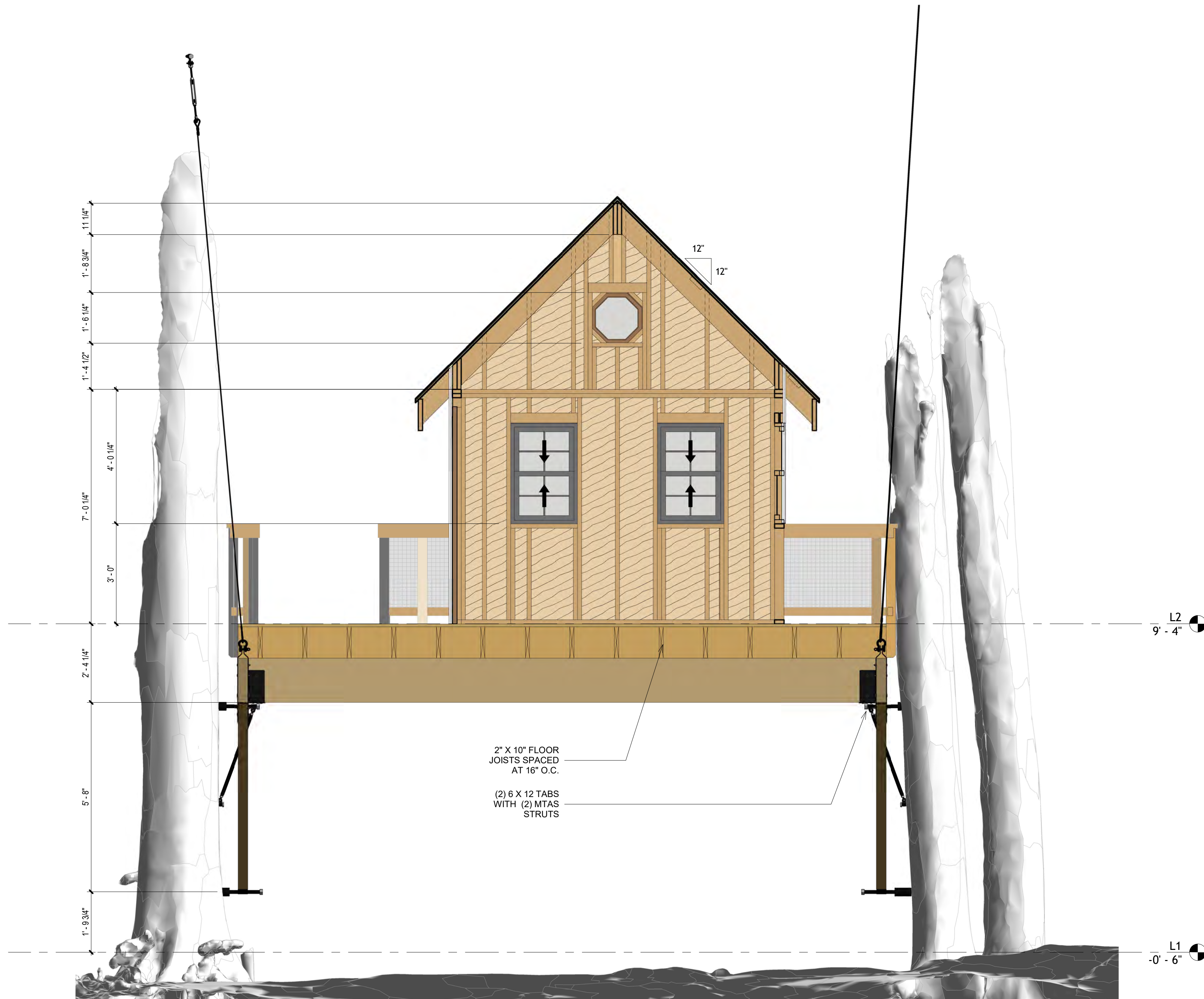
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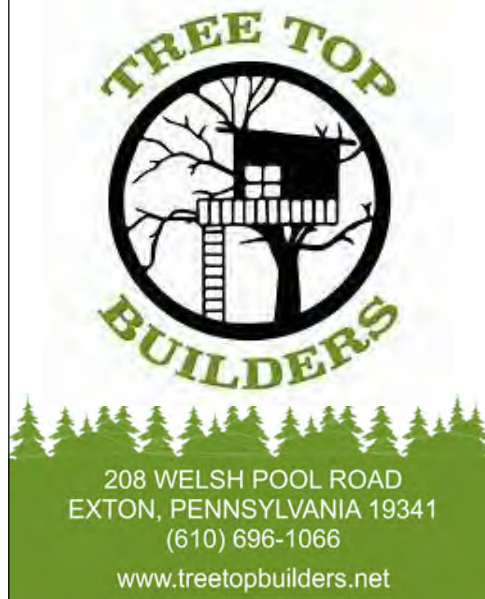
① TREEHOUSE SECTION 1
1/2" = 1'-0"



② TREEHOUSE SECTION 2
1/2" = 1'-0"

General Notes:

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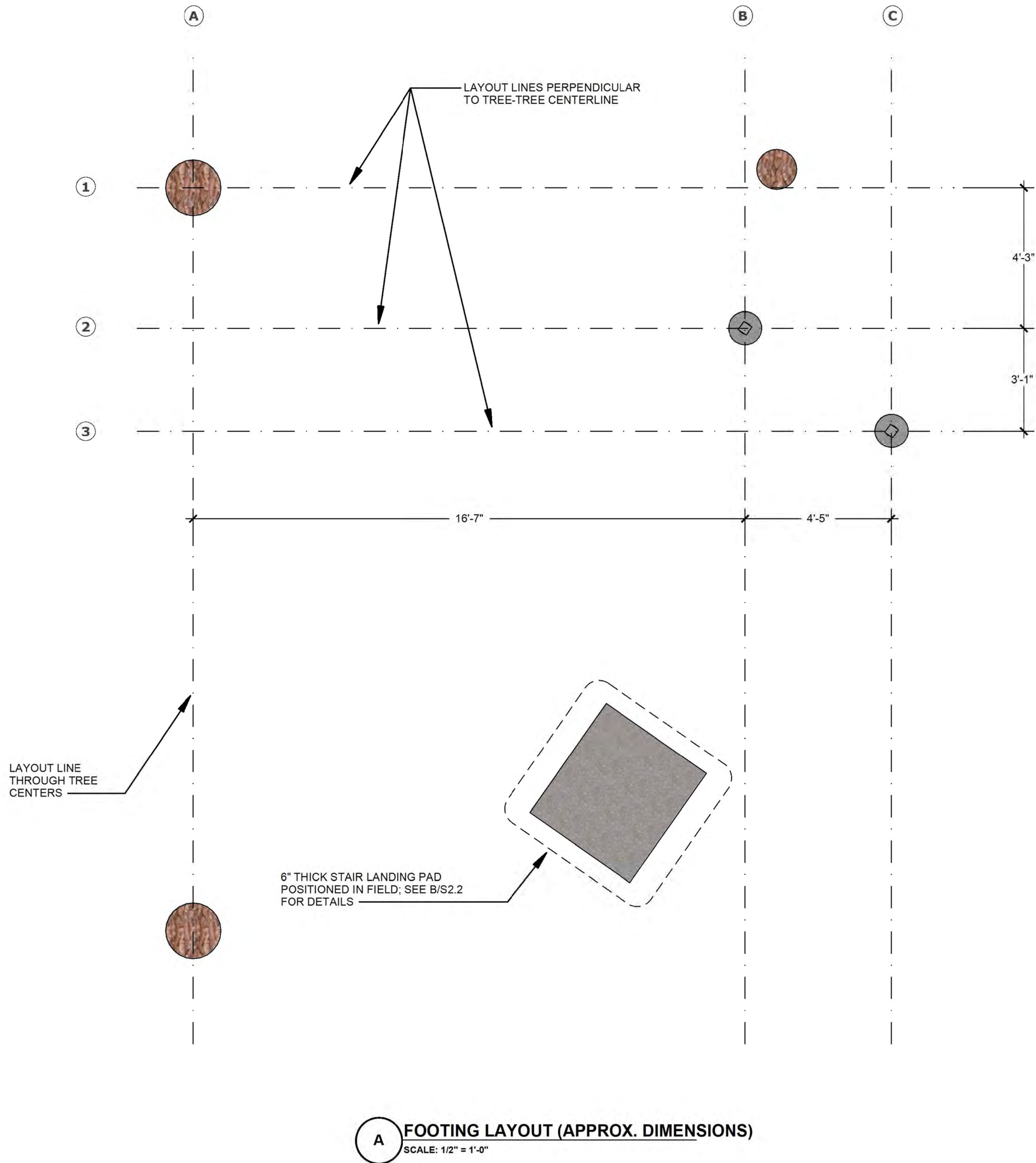
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Document
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Date	11/18/2024
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Page number	

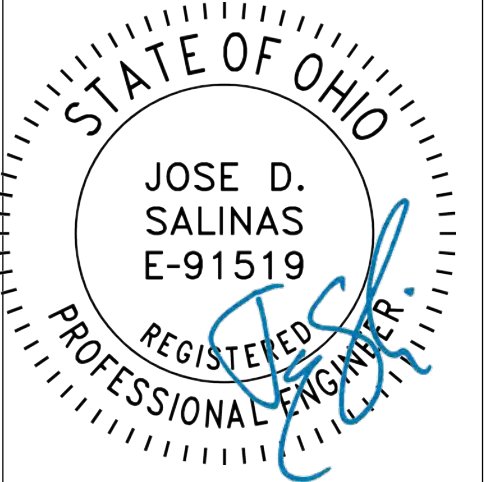
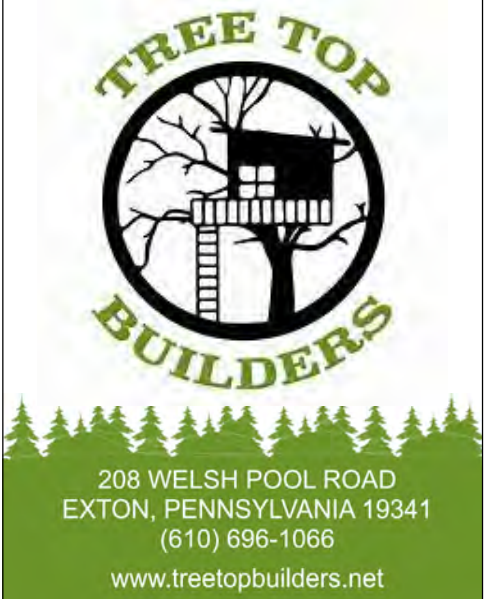
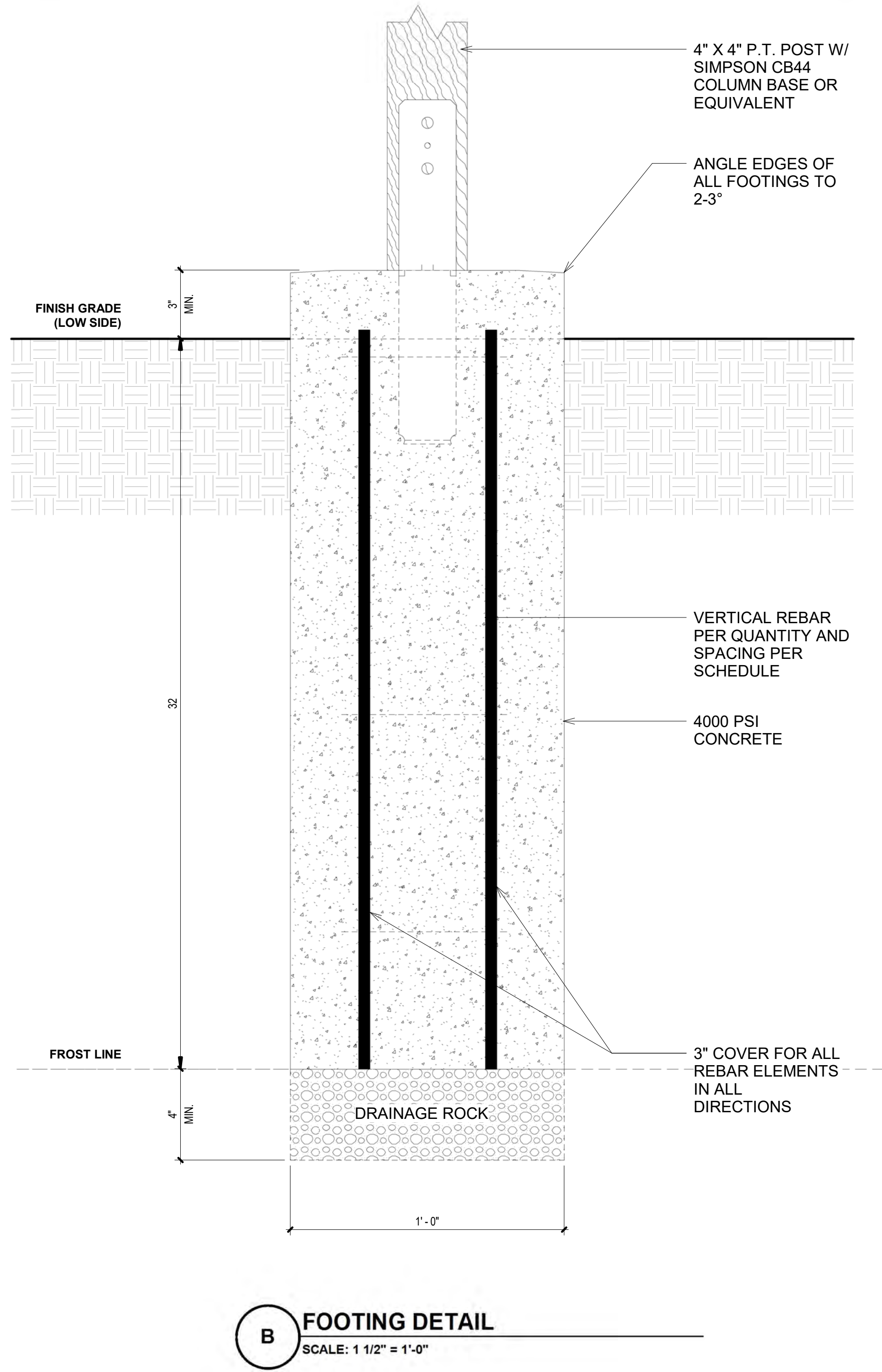
A4





FOOTING AND COLUMN SCHEDULE

LOCATION	DIA.	REBAR SIZE	VERTICAL BAR QTY	POST SIZE	COLUMN BASE	NOTES
2/B	12"	#5	4	4X4	SIMPSON CB44	STAIR LANDING PLATFORM
3/C	12"	#5	4	4X4	SIMPSON C44	STAIR LANDING PLATFORM



DATE OF 11/18/2024
DATE OF 13 June, 2026

1. Design shown on drawings by TTB is for the following items only: Treehouse build, to include foundations, wall and roof framing, window and door installation and weatherproofing (roofing and siding). Design shown on drawings does not include finishes, moisture barriers, waterproofing, mechanical units, plumbing or electrical items. Architectural and finish items depicted in the drawings are for conceptual and illustrative purposes only.

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3. The use of these plans and specification is restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or in

TREEHOUSE DESIGN FOR
Scott & Carolyn White
Project location
2600 Slate Run Road,
Columbus, OH 43220

No.	Description	Date
1	ISSUED FOR REVIEW	11/18/2024

Sheet Title
FOOTING LAYOUT AND DETAILS

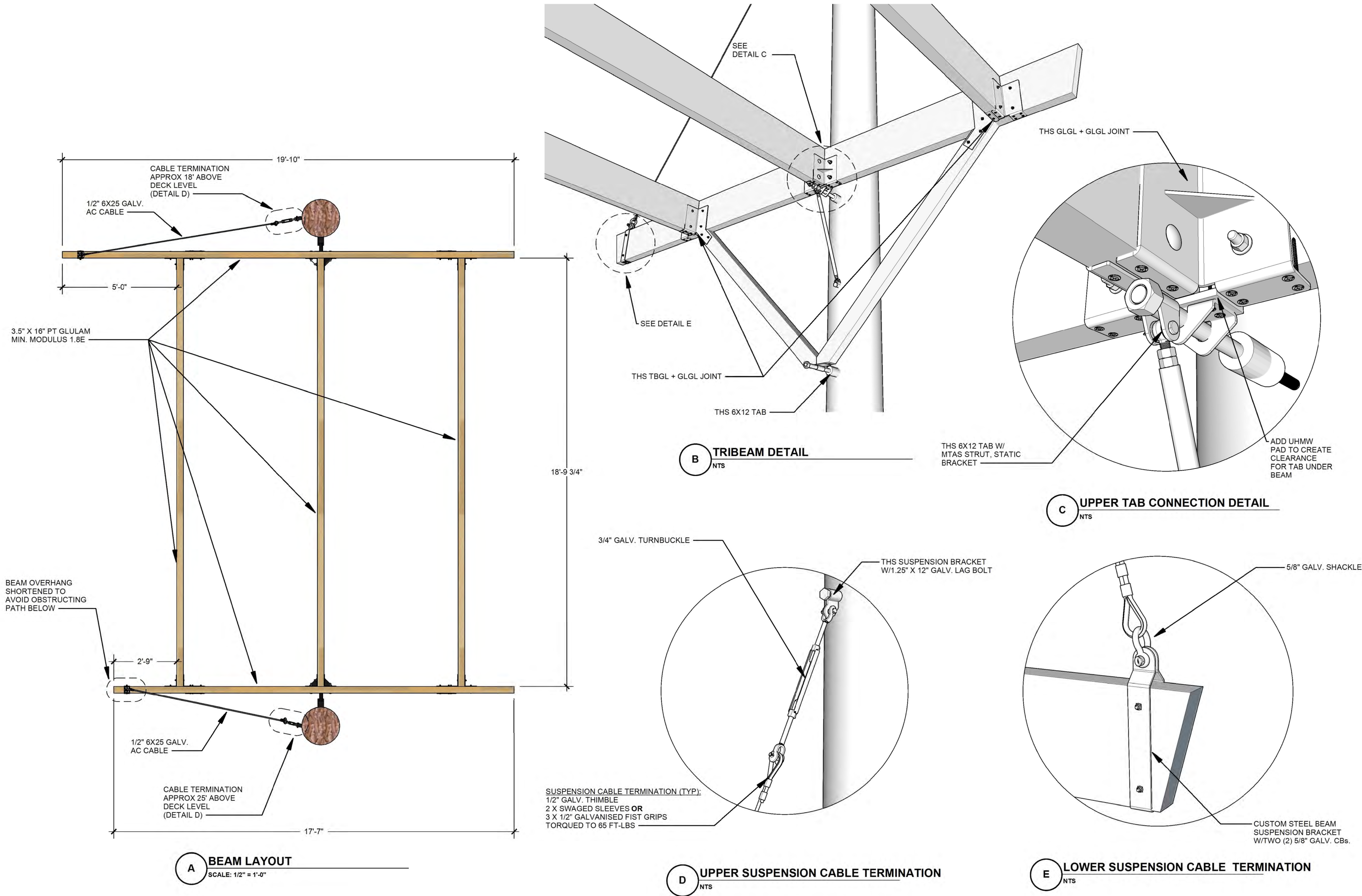
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ISSUED FOR REVIEW

Project number SV_042
Date 11/18/2024
Drawn by BBP
Checked by JS
Scale As indicated
Page number

S1



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DATE OF 11/18/2024
DATE OF 13 June, 2026

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Scott & Carolyn White
Project location
**2600 Slate Run Road,
Columbus, OH 43220**

No.	Description	Date
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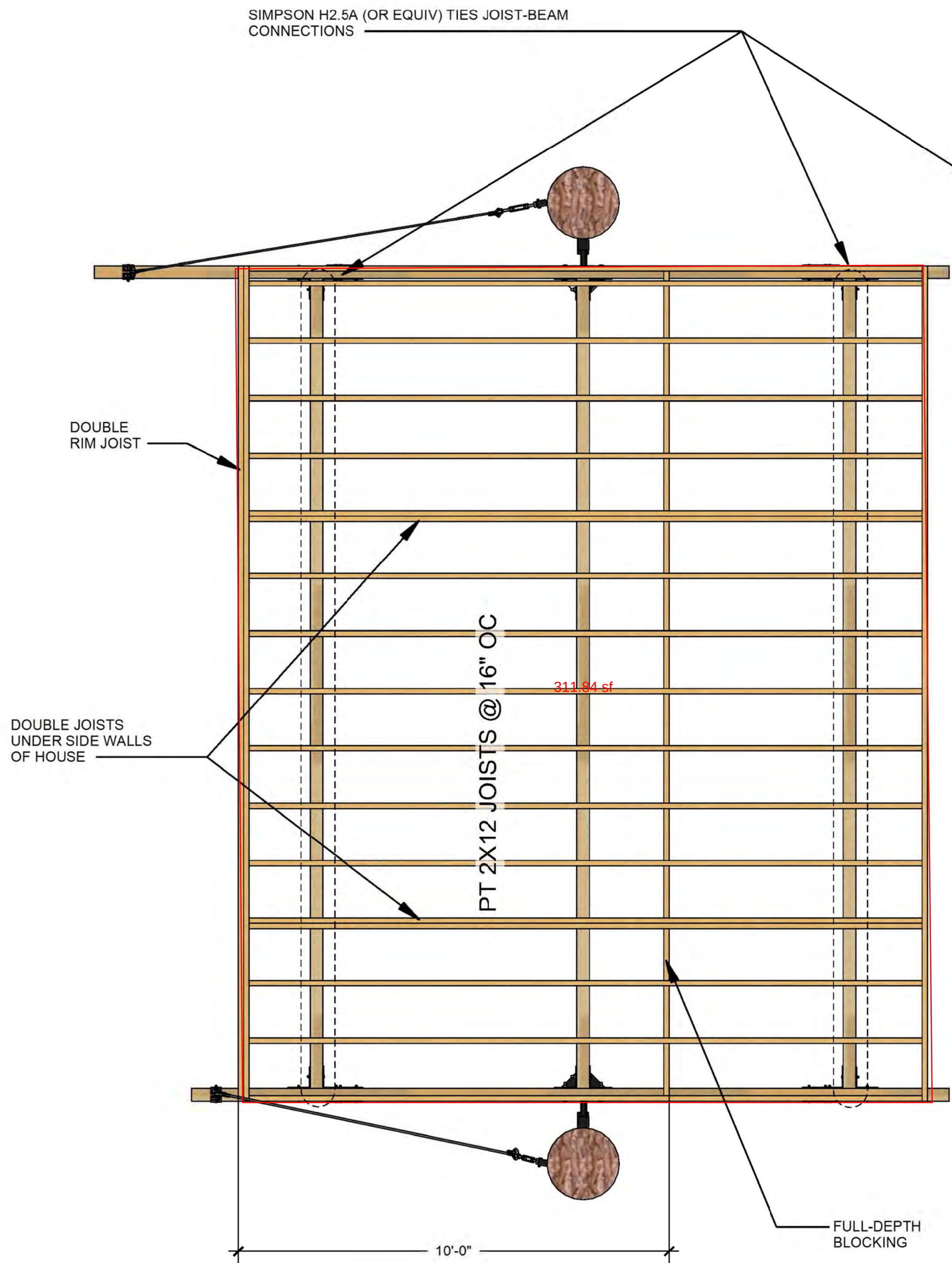
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**BEAM LAYOUT AND MAIN
DECK TREE
CONNECTIONS**

Document
ISSUED FOR REVIEW

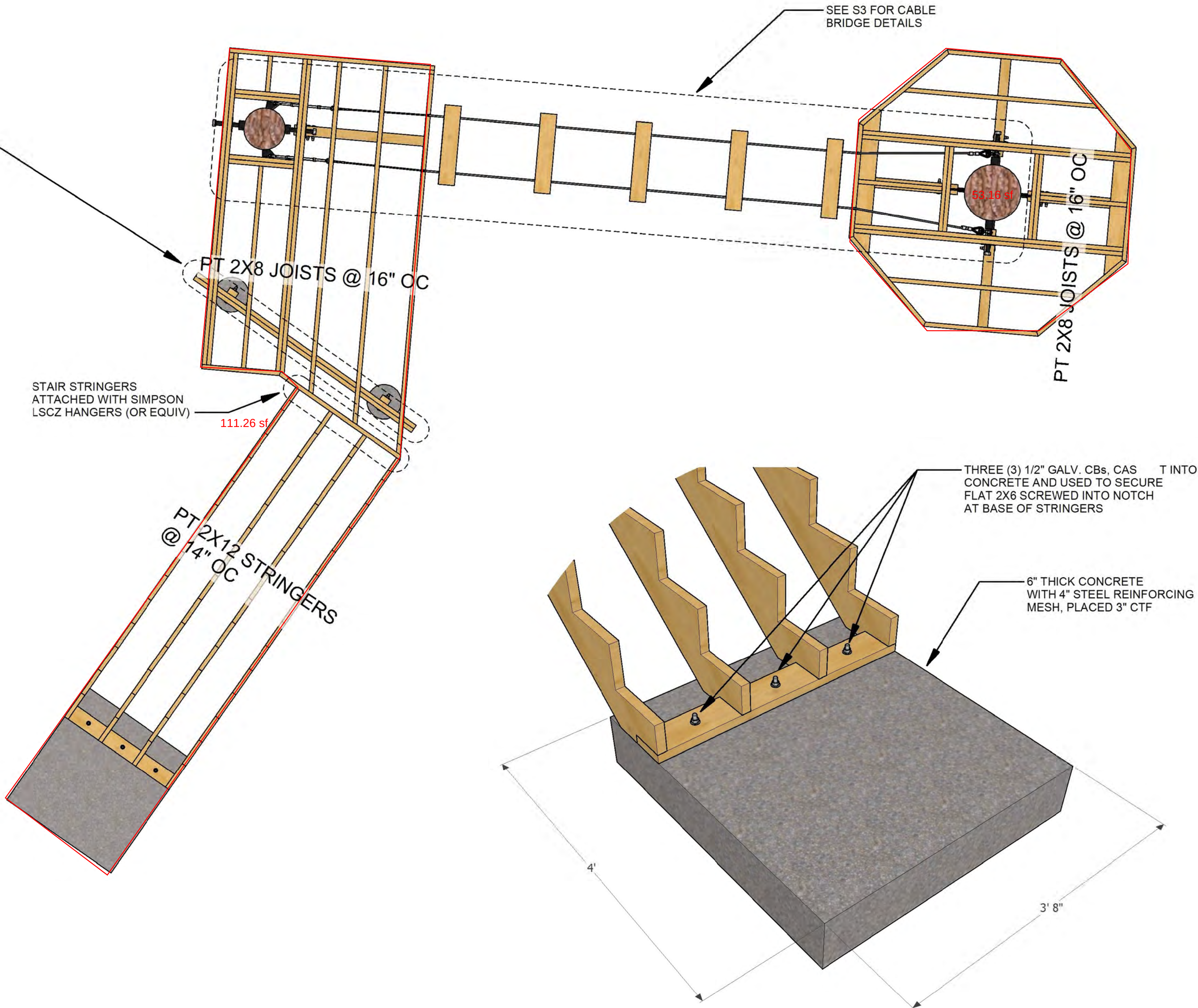
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Date 11/18/2024
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Page number

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A DECK FRAMING DETAILS
SCALE: 1/2" = 1'-0"



B LANDING PAD DETAILS
NTS

DATE OF 11/18/2024
DATE OF 13 June, 2026

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TREEHOUSE DESIGN FOR
Scott & Carolyn White
Project location
2600 Slate Run Road,
Columbus, OH 43220

No.	Description	Date
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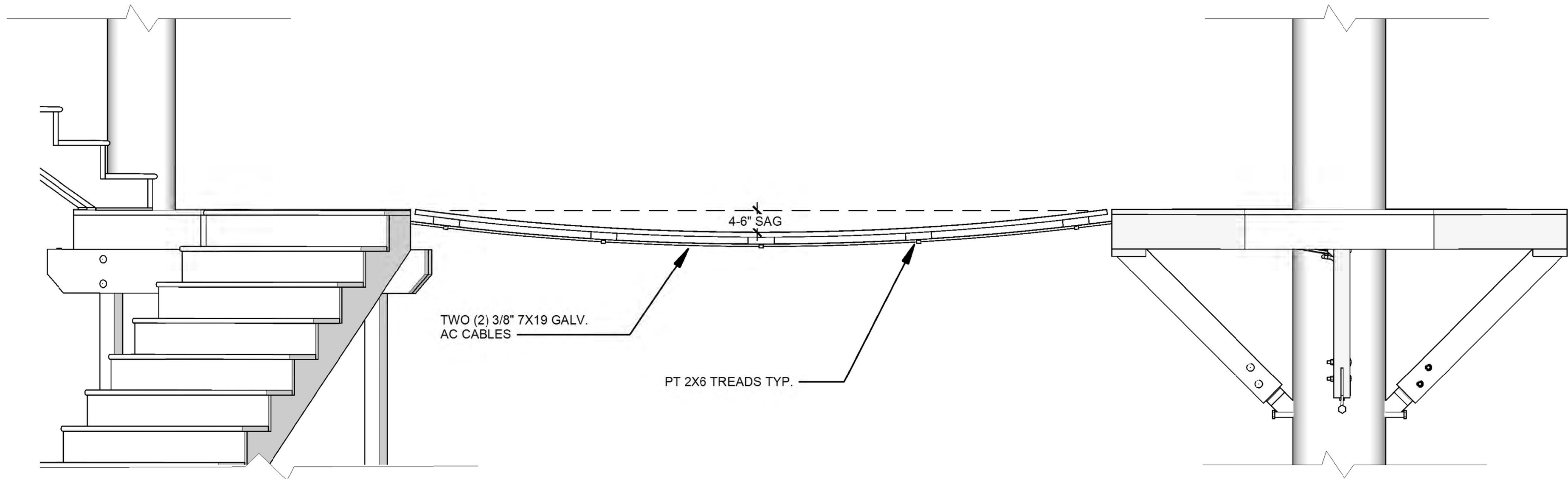
Sheet Title
DECK FRAMING DETAILS

Document
ISSUED FOR REVIEW

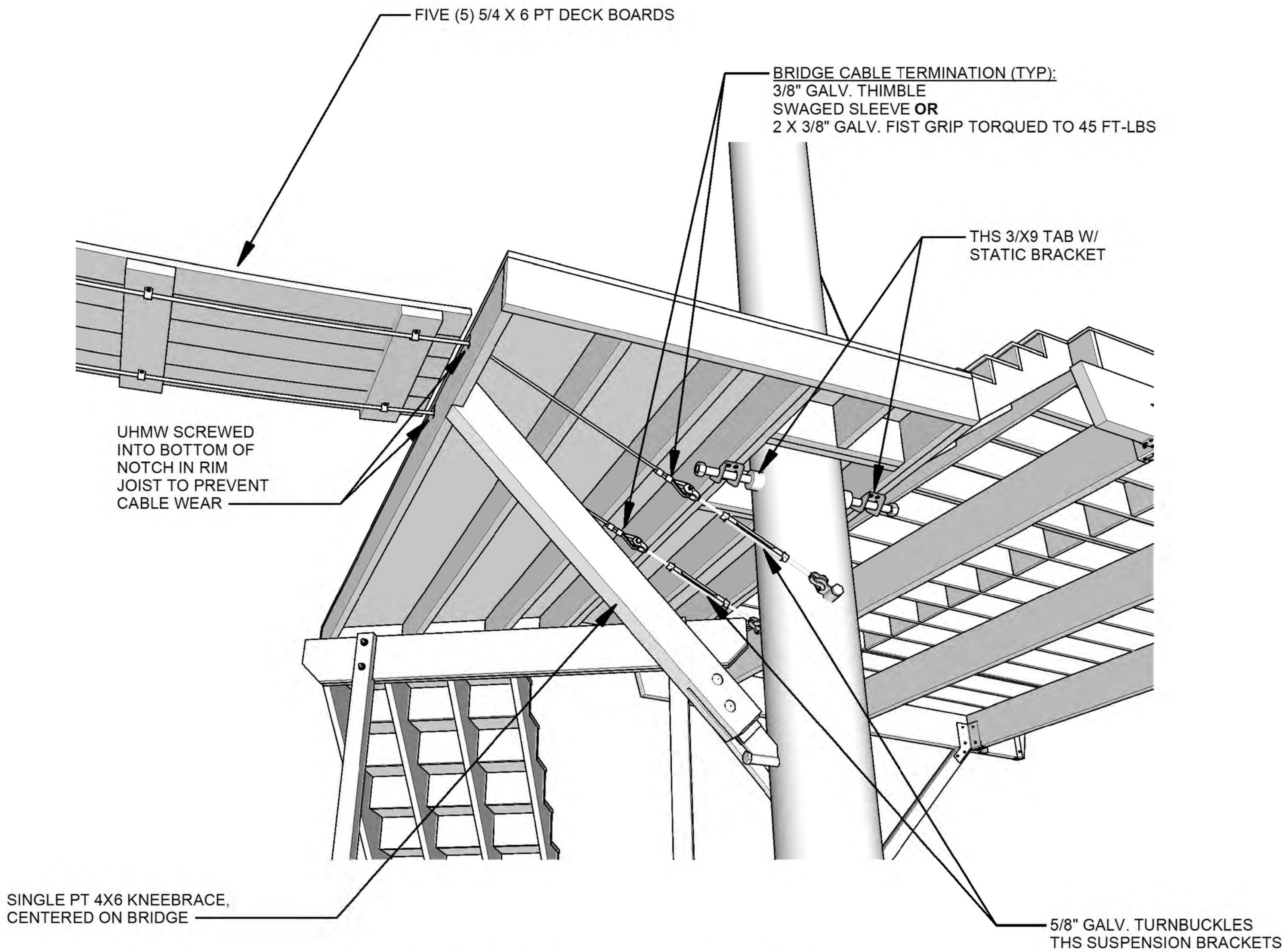
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Page number

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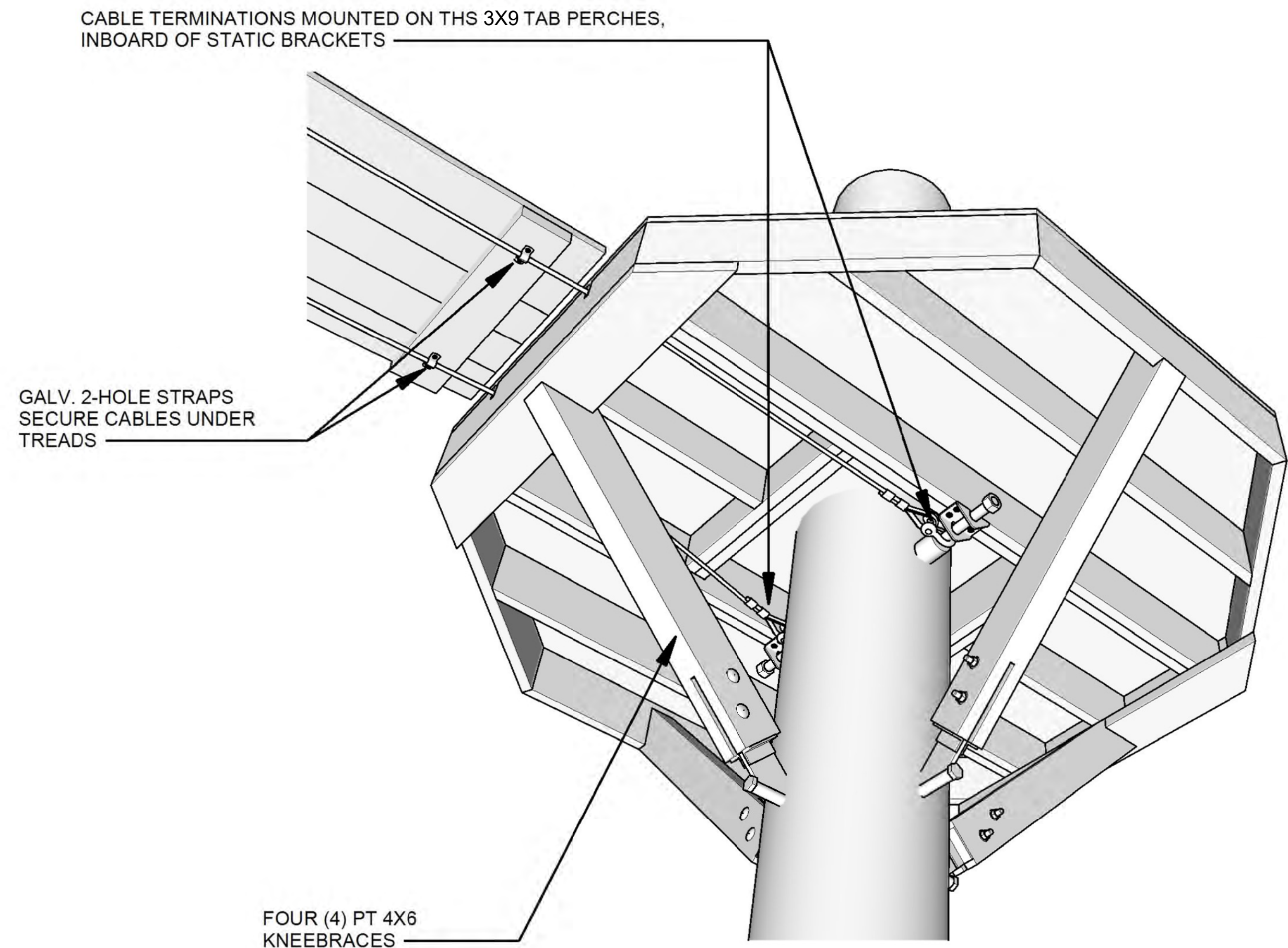
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A CABLE BRIDGE ELEVATION
SCALE: 3/4" = 1'-0"



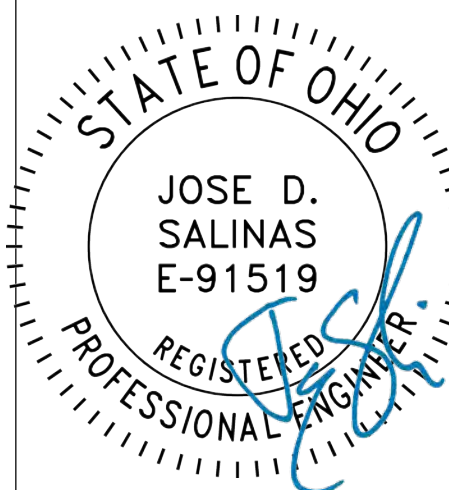
B CABLE BRIDGE ANCHOR DETAIL (LANDING SIDE)
NTS



C CABLE BRIDGE ANCHOR DETAIL (OCTAGON PLATFORM SIDE)
NTS



208 WELSH POOL ROAD
EXTON, PENNSYLVANIA 19341
(610) 686-1086
www.treetopbuilders.net



DATE OF 11/18/2024
DATE OF 13 June, 2026

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Scott & Carolyn White
Project location
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Columbus, OH 43220

No.	Description	Date
1	ISSUED FOR REVIEW	11/18/2024

Sheet Title
CABLE BRIDGE DETAILS

Document
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Page number

S3



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Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 22, 2025

Subject: 2630 Chester Road (VAR-04-25) - To allow a two-story garage addition to encroach five feet into the 10-foot minimum side yard setback.

Site Description/History

The subject property, 2630 Chester Road, is located on the east side of the street, six homes south of Northam Road, and is zoned R-1c, One-Family Residence District. It has 90 feet of frontage and 162 feet of depth, larger than most in the neighborhood, but similar to those immediately south. It is platted as [Lot #13](#) of the College Hill subdivision from 1923. A 22-foot tall, Cape Cod-style stone and stucco home sits along the 40-foot front yard setback; it has a nonconforming 1.5-car attached garage that encroaches 1'-6" into the side yard. Several mature trees/bushes are located throughout the property and are to be retained, including along the north property line. The home was built in 1952, remodeled in 2018, and purchased by the applicant in July 2024.

Proposal

The proposal includes the construction of a two-story garage addition onto the north side of the home, which would encroach five feet into the 10-foot minimum side yard setback, an increase of 3'-6" from today. The expanded garage is roughly 700 square feet in area plus 640 square feet for a second floor bonus room. Approximately 128 square feet of the first floor encroaches into the side yard setback; it is 70 square feet for the second floor. The proposed addition would match the height of the home at 21 feet and includes stucco and siding to match the home; a front-facing window dormer would face the street. From existing conditions, the width of the garage would increase from 17'-9" to 22 feet, and the width of the garage door from 15 to 18 feet. 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 two-story garage addition to encroach five feet into the 10-foot minimum side yard setback (Article 5.02).



Alternatives

In order to avoid a variance, the applicant could pursue a detached garage that would mirror the neighbor's layout but would increase building and development coverage for the site. It would also not provide the extra bonus room space desired by the applicant.

Requested Action and Findings

Staff has reviewed the application and plans, and visited the site. The existing garage already encroaches into the side yard setback and this plan would extend it by another 3'-6", with both first and second floor space. The plan does expand a 1.5-car attached garage to allow for two vehicles, which certainly adds value and utility to the home. The proposed garage size matches that of today's standards as well. Staff is more concerned about the proposed second floor being so close to the side property line. Perhaps a different design that is not an extension of the side wall could be more palatable for Staff.

Should the Board provide a motion for this application, Staff would recommend that Finding #4 be considered and that a closer look be taken at the proposed second floor space.

Attachments

1.	BZAP Staff Report Pics - 2630 Chester Road
2.	BZAP Application - 2630 Chester Road



2630 Chester Road

BZAP Staff Report Pictures | Variance Application



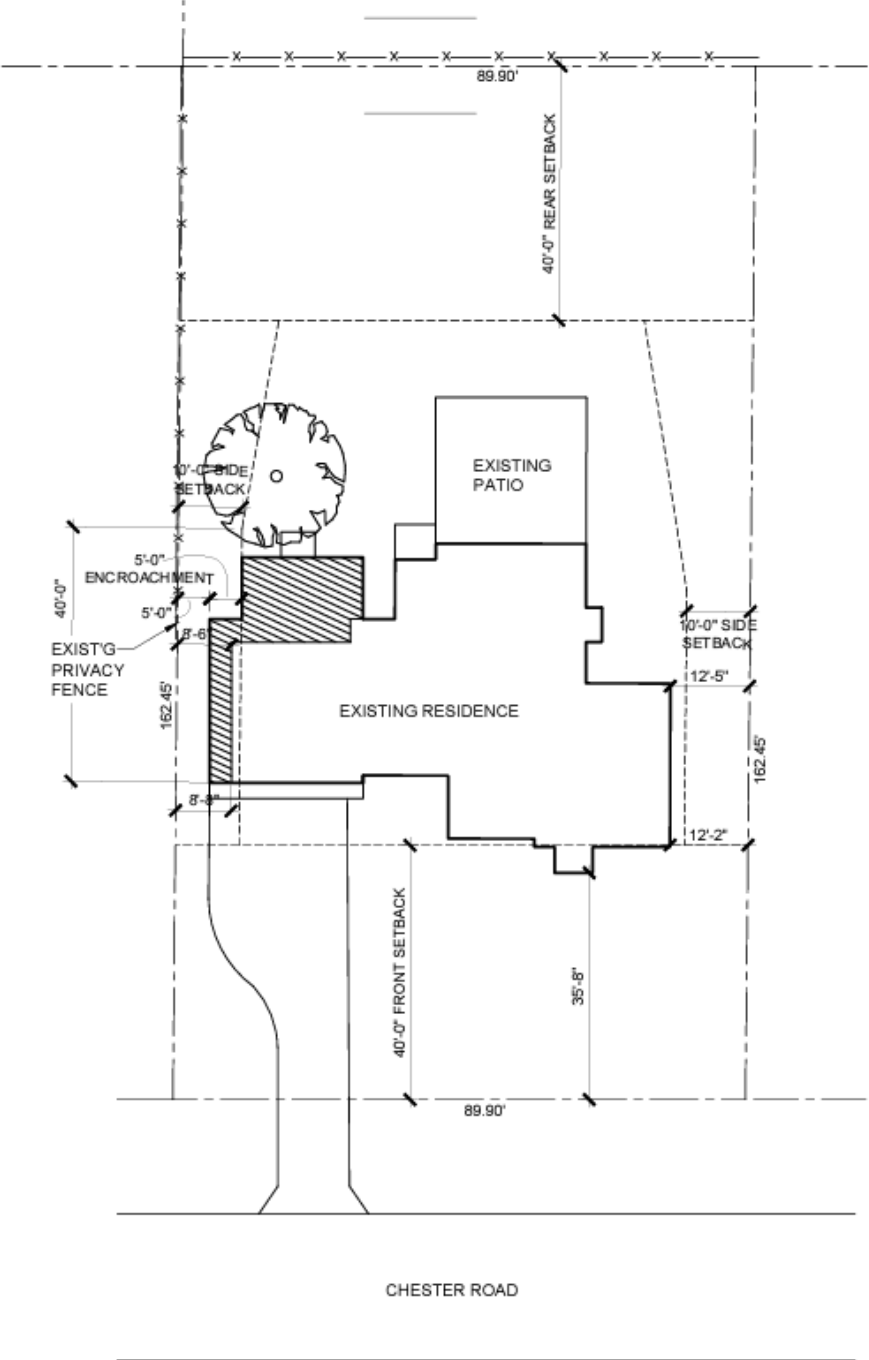
Google Maps ® Aerial – Looking East



Site Photos



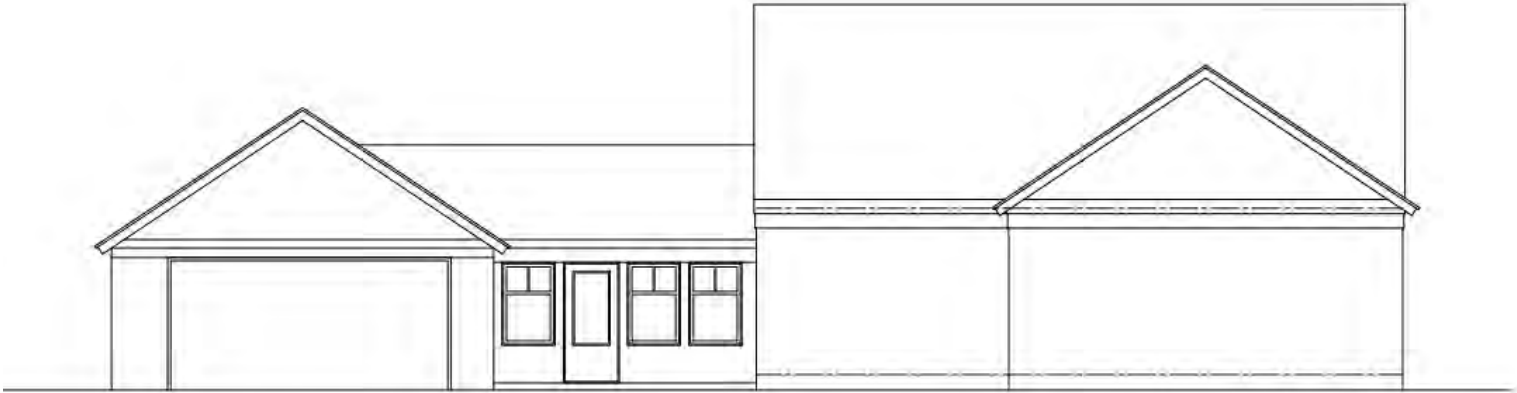
Proposed Site Plan



Proposed and Existing Elevations



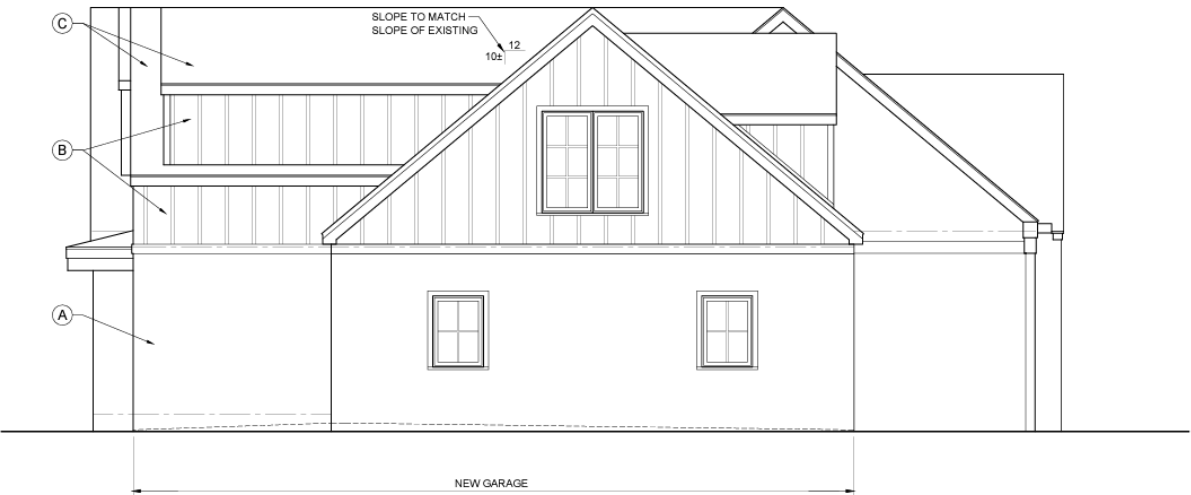
FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



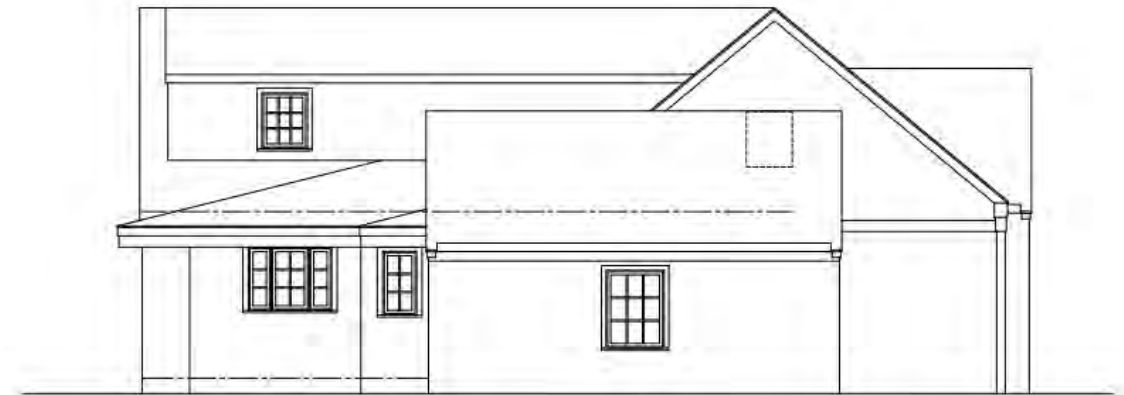
FRONT (WEST) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



Proposed and Existing Side/Rear Elevation



SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (NORTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



Proposed and Existing Rear Elevation



REAR (EAST) ELEVATION



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





24-5691

Variance Application

Status: Active

Submitted On: 12/17/2024

Primary Location

2630 CHESTER RD
UPPER ARLINGTON, OH 43221

Owner

Mark and Heather Okey
CHESTER 2630 COLUMBUS, OH
43221

Applicant

 Gary Alexander
 614-487-0637
 gary@garyjalexanderarchitect.com
 1265 Neil Avenue
Columbus, Ohio 43201

BZAP Information

BZAP Case

VAR-04-25

Status

Pending

BZAP Determination Date

01/22/2025

Vote Tally

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story garage addition to encroach five feet into the 10-foot minimum side yard setback.

BZAP conditions

Variance Information

Describe Variance Request

We are requesting a variance to encroach 5'-0" into the required 10' side setback along the north property line. If approved this will result in a side yard sum of 17'-2". The reduction of the side yard sum from 20' will also require a variance.

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

The existing garage is relatively narrow making it difficult to park two cars. The existing garage encroaches 1'-6" into the side yard setback. This proposal expands the width of the current garage by 3'-6".

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

Similar variances have been granted for this same reason.

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 new garage, when finished, will look very similar to the current garage. Roof slopes and exterior materials match the existing house. When finished, very little change on the site will be apparent. This will enhance the streetscape since one vehicle will no longer need to remain out in the driveway.

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

The proposed garage is much deeper than the current garage. To minimize the area in the setback, the portions of the garage beyond the vehicles' parking spaces have been built beyond the setback. The encroachment is just for the vehicles.

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

Any owner of this property wanting to park two vehicles within the garage will need to expand it. This is the simplest and most logical way of doing that. While the house could be sold without this change, the size of the garage does not meet the expectations of the current market. The proposed expansion remedies that.

**Acknowledgement: I or a representative will be present 
at the BZAP hearing.***



Gary J. Alexander
Architects
1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

December 16, 2024

Mr. John Duym and Ms. Annie Specht
2601 Westmont Blvd.
Upper Arlington, Ohio 43221

Re: Zoning variance request for a new garage at 2630 Chester Road

Dear Mr. Duym and Ms. Specht:

I am writing to inform you that we are requesting a zoning variance for a new garage at the side of this home. The garage will be located at the north side of the residence, replacing the current garage. This request will be heard at 6:00 p.m. Wednesday, January 22, 2025, in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Gary J. Alexander, AIA

Cc: Mr. Mark and Ms. Heather Okey

Revised: May 2023

Certification of Notice

Applicant Name: Mr. Mark and Ms. Heather Okey

Location of property subject to BZAP request: 2630 Chester Road

This application will be heard by the Board of Zoning and Planning on: January 22, 2025

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance to permit the construction of a new garage that encroaches into the side yard 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:
2601 WESTMONT BLVD	ANNIE SPECHT & JOHN DUYM	7019 1640 0002 2856 6636	12/17/2024
2609 WESTMONT BLVD	MARILYN MCCOY	7019 1640 0002 2856 6643	12/17/2024
2617 WESTMONT BLVD	ANDREA TEDESCHI & WENJING SUN	7019 1640 0002 2856 6650	12/17/2024
2625 WESTMONT BLVD	NICHOLAS & JACKI CARRON	9589 0710 5270 0610 6135 43	12/17/2024
2633 WESTMONT BLVD	EMILY WHILLANS	9586 0710 5270 0610 6135 50	12/17/2024
2641 WESTMONT BLVD	MICHAEL & KEI COBETTO	9589 0710 5270 0610 6135 67	12/17/2024
2648 CHESTER RD	CAROLINE & AARON MOSES	9589 0710 5270 0610 6135 74	12/17/2024
2640 CHESTER RD	KEITH ZOLKOWSKI & JAYMEE NEMEC	9589 0710 5270 0610 6135 81	12/17/2024
2620 CHESTER RD	MARGARET ZINKAND	9589 0710 5270 0610 6135 98	12/17/2024
2606 CHESTER RD	MOLLIE & RICHARD BASSLER	9589 0710 5270 0610 6136 04	12/17/2024
2615 CHESTER RD	KEI & MICHAEL COBETTO	9589 0710 5270 0610 6135 67	12/17/2024
2623 CHESTER RD	KEVIN CLAY	9589 0710 5270 0610 6136 28	12/17/2024
2631 CHESTER RD	CHARLES & MARIA MILLIGAN	9589 0710 5270 0610 6132 77	12/17/2024
Applicant Signature:			Date:

Revised: May 2023

Certification of Notice

Applicant Name: Mr. Mark and Ms. Heather Okey

Location of property subject to BZAP request: 2630 Chester Road

This application will be heard by the Board of Zoning and Planning on: January 22, 2025

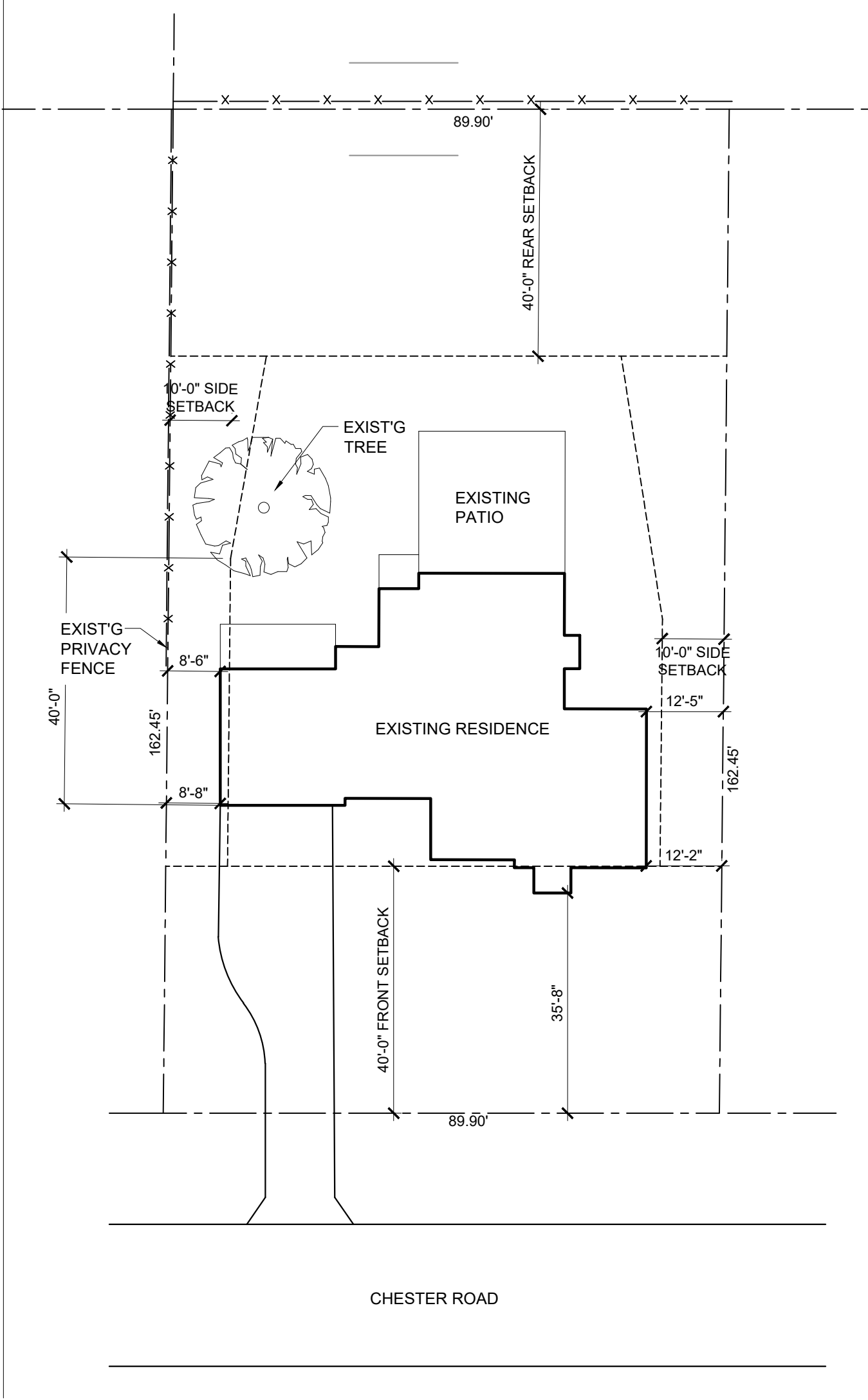
Describe activity which requires Board of Zoning and Planning review:

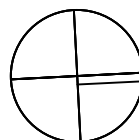
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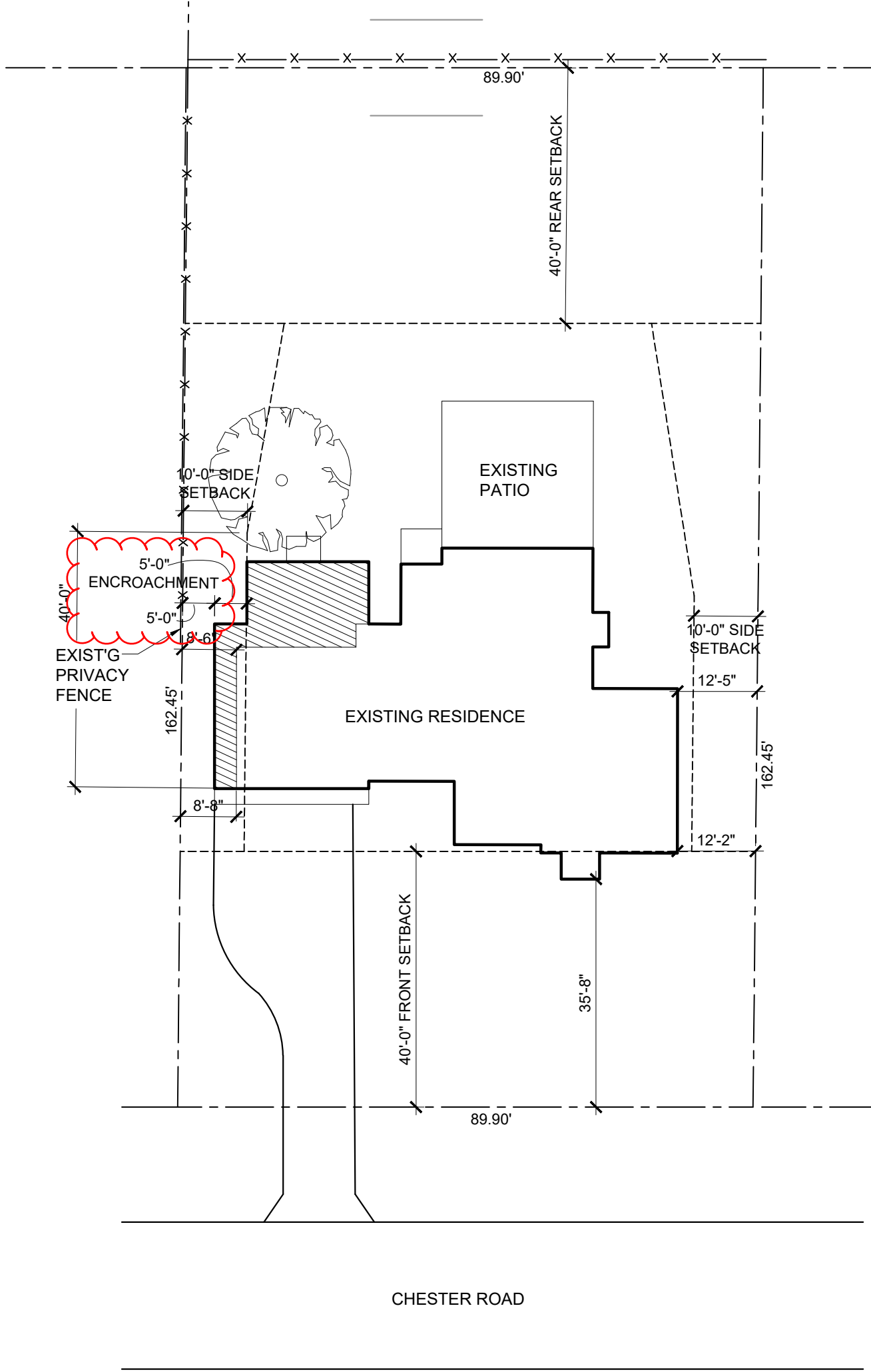
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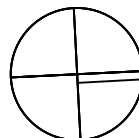
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2631 CHESTER RD	CHARLES & MARIA MILLIGAN	9589 0710 5270 0610 6132 77	12/17/2024
Applicant Signature:			Date:



 **SITE PLAN**
EXISTING
SCALE: 1" = 20'-0"



 **SITE PLAN**
PROPOSED
SCALE: 1" = 20'-0"

ZONING IDENTIFICATION	-	R-1C	
PARCEL ID:	-	070-002208-00	
LOT AREA	-	14,604 SQ. FT.	
EXISTING BUILDING COVER	-	2,271 SQ. FT.	16% OF LOT AREA
PERMITTED BUILDING COVER	-	4,235 SQ. FT.	29% OF LOT AREA
PROPOSED BUILDING COVER	-	2,614 SQ. FT.	18% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	3,057 SQ. FT.	21% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	6,572 SQ. FT.	45% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	4,102 SQ. FT.	28% OF LOT AREA
EXISTING DEVELOPMENT COVER WITHIN FRONT SETBACK	-	636 SQ. FT.	18% OF FRONT SETBACK AREA
PERMITTED DEVELOPMENT COVER WITHIN FRONT SETBACK	-	899 SQ. FT.	25% OF FRONT SETBACK AREA
PROPOSED DEVELOPMENT COVER WITHIN FRONT SETBACK	-	696 SQ. FT.	19% OF FRONT SETBACK AREA

**ADDITION & REMODELING
THE OKEY RESIDENCE
2630 CHESTER ROAD**

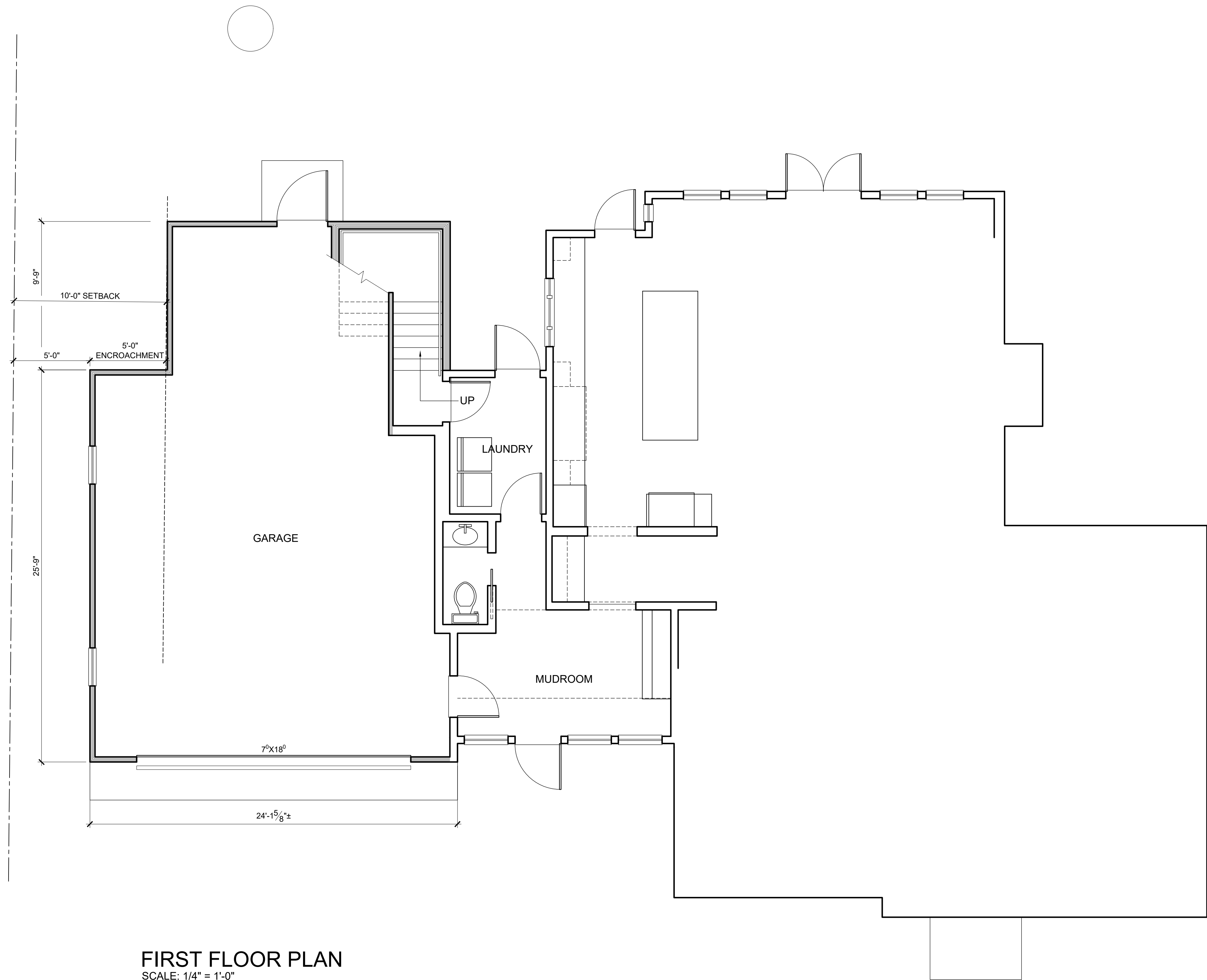
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024

A-1

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

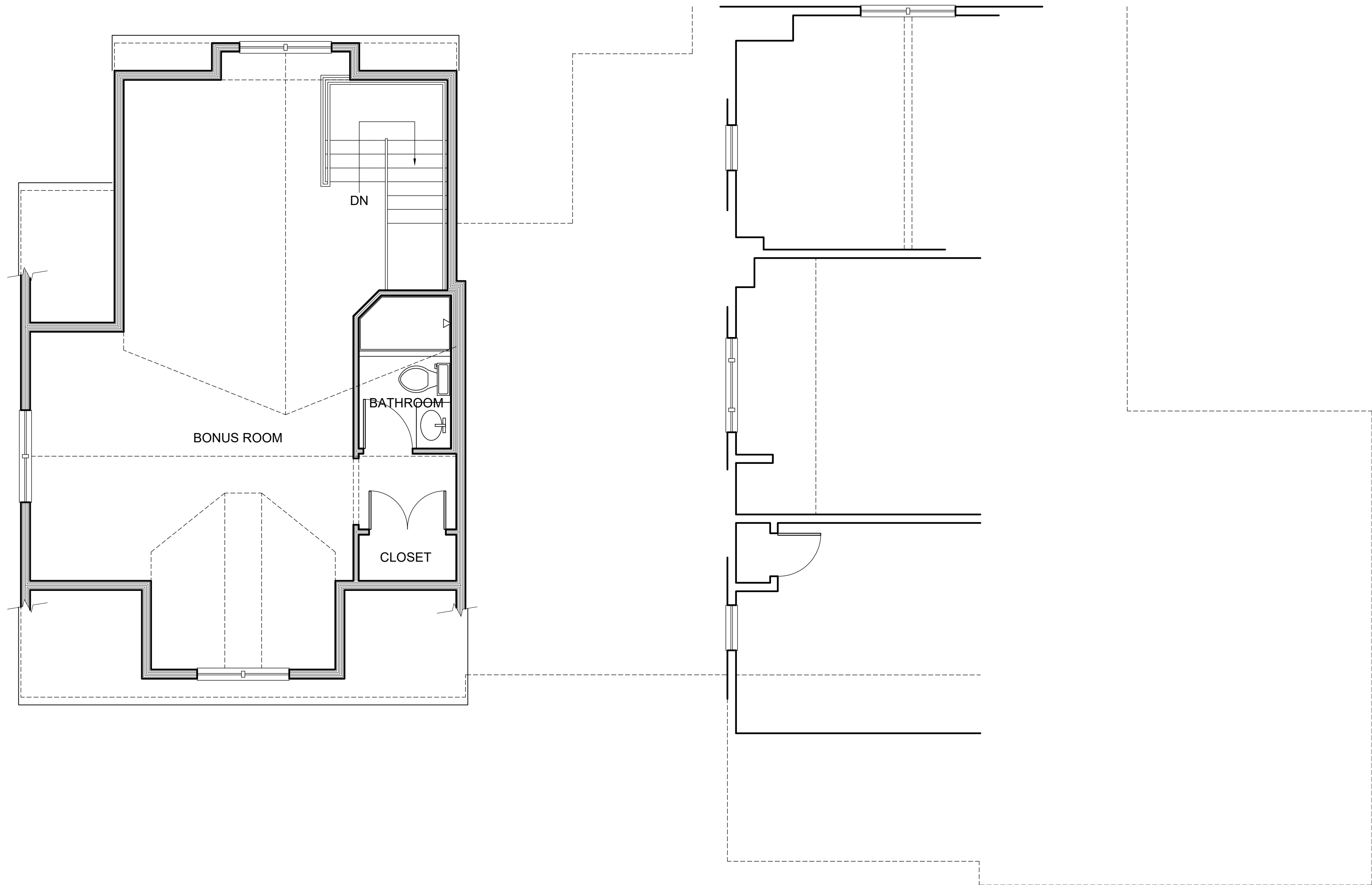
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ADDITION & REMODELING
THE OKEY RESIDENCE
2630 CHESTER ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024

A-2



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

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ADDITION & REMODELING
THE OKEY RESIDENCE
2630 CHESTER ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024
A-3



FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION MATERIALS LIST**
- ALL EXTERIOR TRIM TO BE WOOD OR BORAL. TRU EXTERIOR POLY ASH. IF WOOD TRIM IS USED, TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.
 - ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS
 - A. STUCCO TO MATCH EXISTING
 - B. BOARD AND BATTEN SIDING TO MATCH EXISTING
 - C. SHINGLES TO MATCH EXISTING DIMENSIONAL SHINGLES

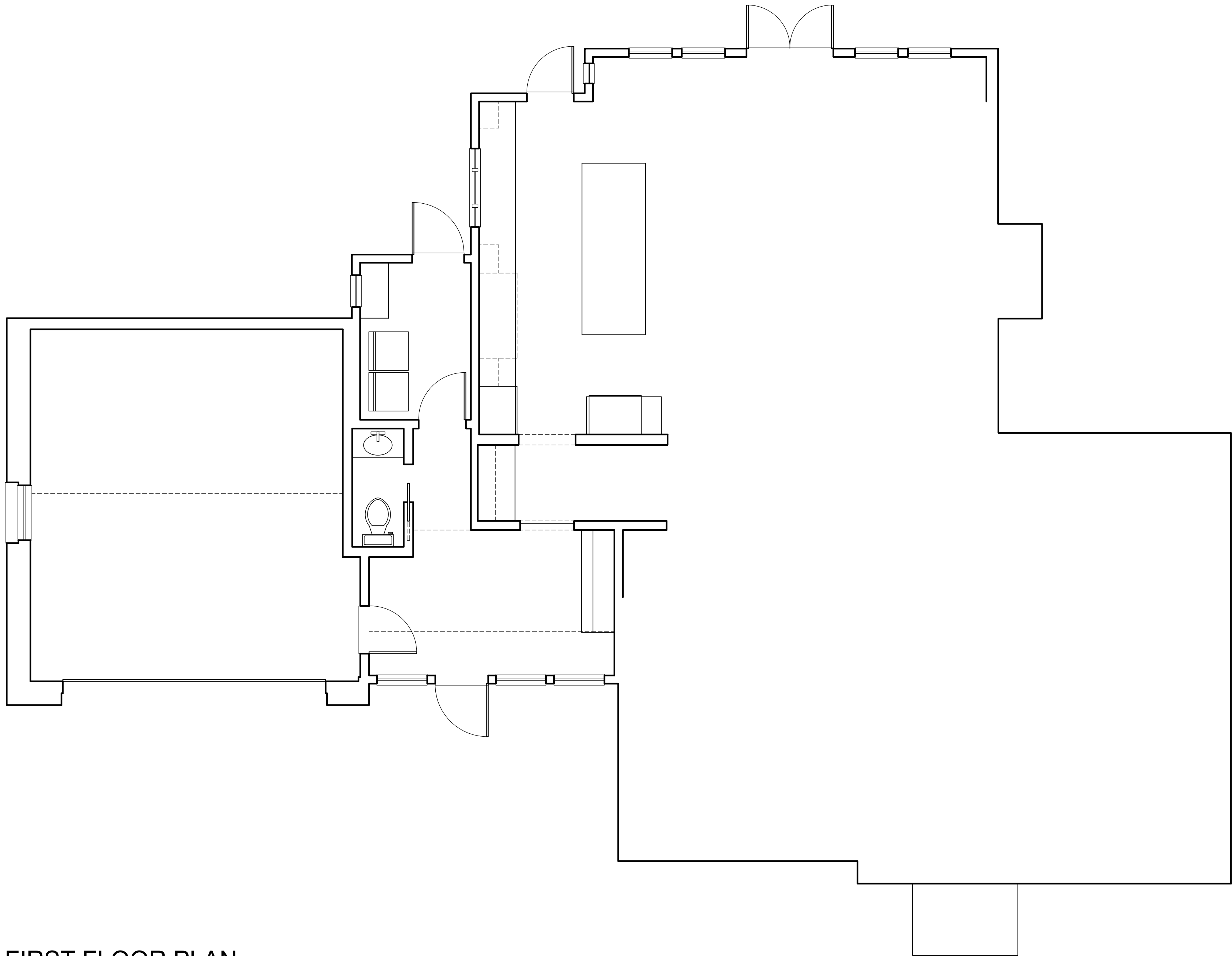
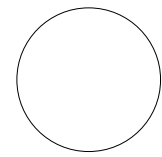
**ADDITION & REMODELING
THE OKEY RESIDENCE
2630 CHESTER ROAD**

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024

A-4

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FIRST FLOOR PLAN

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

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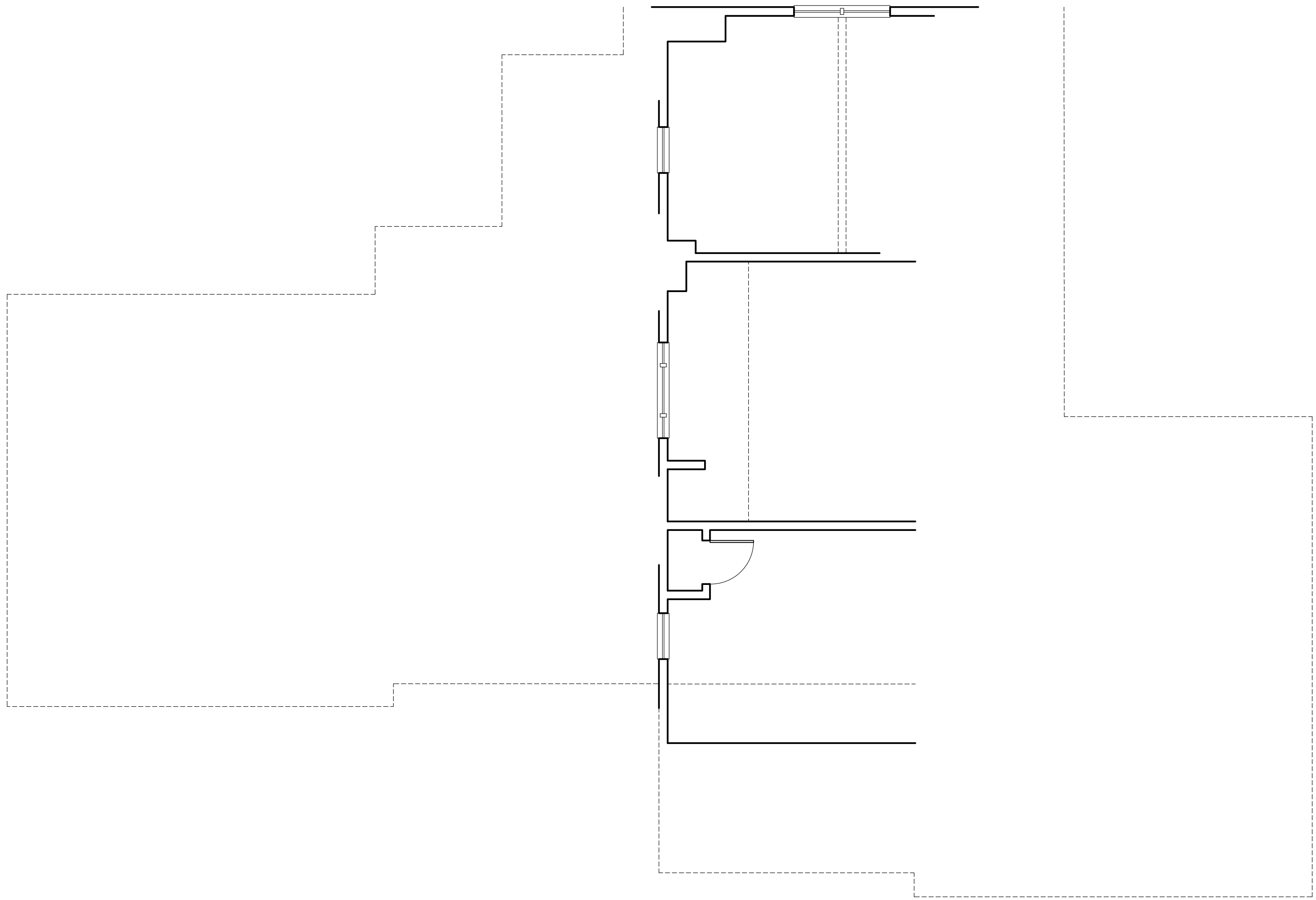
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Gary J. Alexander,
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1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024

A-2 EXIST



SECOND FLOOR PLAN

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

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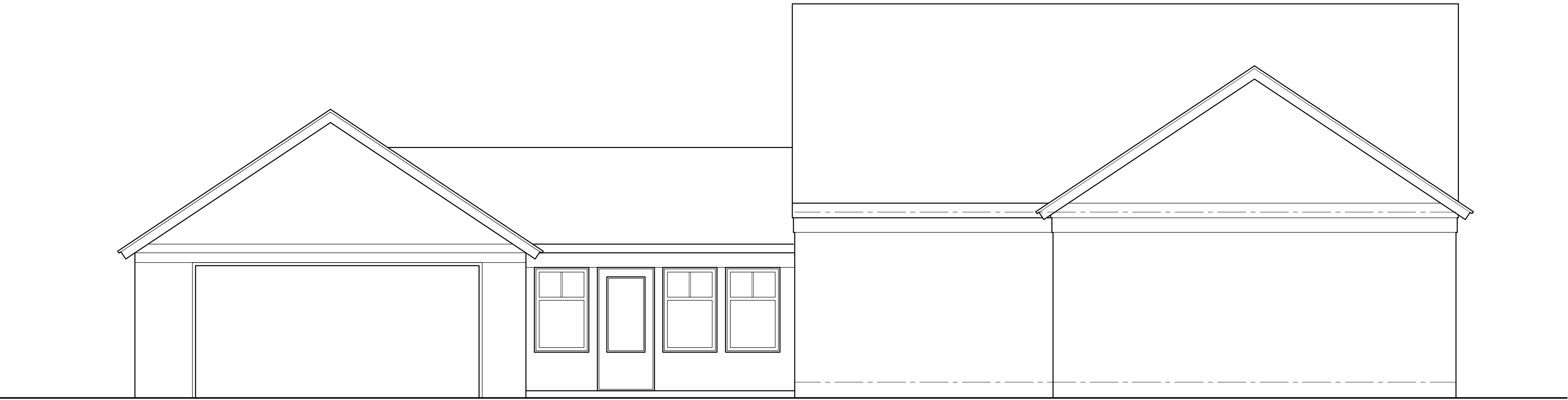
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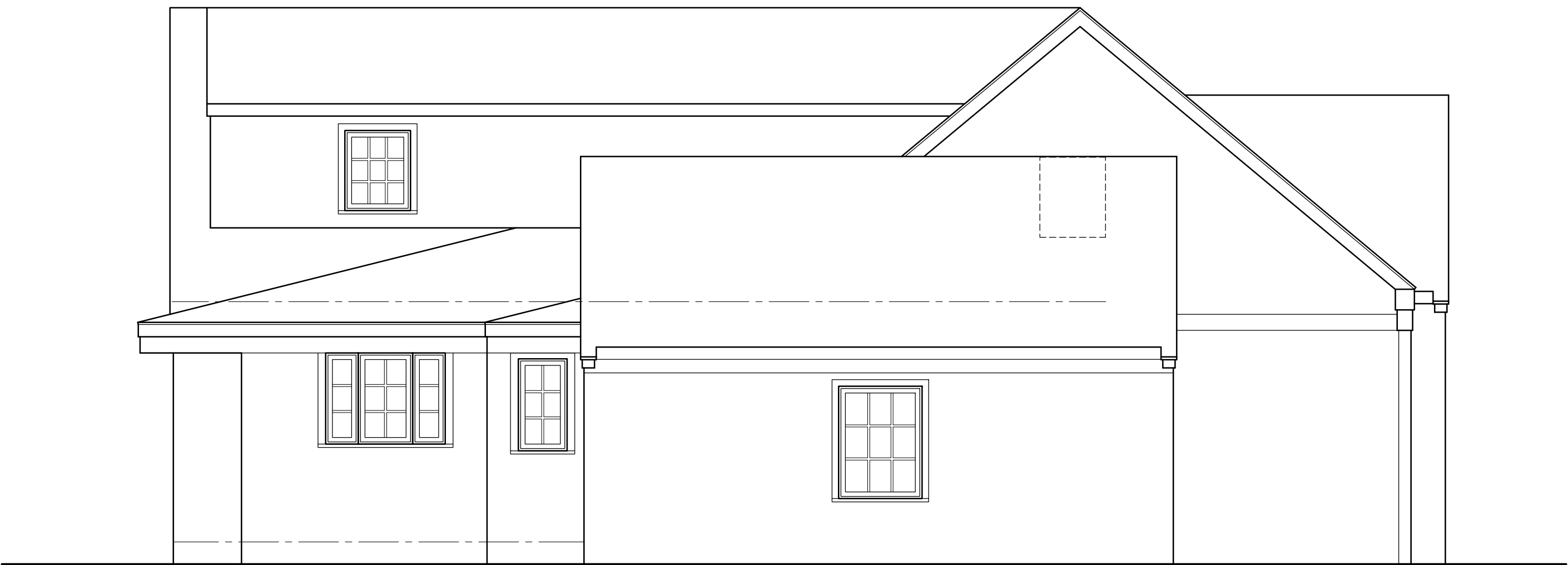
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024

A-3 EXIST



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



SIDE (NORTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



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

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ADDITION & REMODELING
THE OKEY RESIDENCE
2630 CHESTER ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 12-16-2024
A-4 EXIST

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 22, 2025

Subject: 2587 Berwyn Road (VAR-05-25) - To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall setback, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent.

Site Description/History

The subject property, 2587 Berwyn Road, is located on the west side of the street, mid-block between Northam Road (to the north) and W. Lane Avenue (to the south), and is zoned R-1c, One-Family Residence District. It has 60 feet of frontage with 178 feet of depth, similar to others in the neighborhood. It is platted as Lot #17 of the North Arlington subdivision from 1922. A 1.5-story Cape Cod with white siding sits just behind the 40-foot front setback; a large front porch that projects into the front yard. A rear balcony overlooks the rear yard. A driveway on the north side of the site leads to a two-car detached garage. The property is enclosed with a variety of fencing with mature trees/bushes located throughout. The home was built in 1938 and purchased by the applicant in June 2019.

Proposal

The proposal includes the construction of a one-story bedroom and bathroom addition that would connect the house to the existing detached garage. The proposed addition measures 36' x 23'-9" (854 square feet), and is set one foot in from the existing residence. It would extend the existing side yard elevation from 38 feet to 74 feet. The addition is 16 feet tall, below the 23'-8" height of the home, and would have siding to match. A hallway would connect the kitchen to the garage. Windows are shown on all elevations. The plan is compliant with front yard development and overall development coverage, but exceeds building coverage by 248 square feet. The "attached" garage would encroach 138 square feet into the rear yard. Existing fencing and landscaping are to be maintained.

Zoning Code Requirements

When a connection from the home to an existing detached garage is proposed, the detached garage now becomes an "attached garage" and must meet the setbacks of the principal residence. Variances for side yard setback, side yard sum setback, and rear yard setback are a result of existing site conditions.



- To allow a one-story addition to attach to an existing detached garage that will encroach 3'-4" into the eight-foot minimum side yard setback;
- To allow a one-story addition to attach to an existing detached garage that will encroach 3'-8" into the side yard longwall setback;
- To allow a one-story addition to attach to an existing detached garage that will encroach 8'-2" into the 40-foot minimum rear yard setback;
- To allow a one-story addition to attach to an existing detached garage that will reduce the side yard setback sum from 16 feet to 14 feet; and
- To allow a one-story addition to attach to an existing detached garage that will increase building coverage from 29 percent to 31 percent.

Alternatives

If the proposed addition were not attached to the existing detached garage, variances for the side yard setback, side yard setback sum and rear yard setback. Variances for the side yard longwall and building coverage would still result.

Requested Action and Findings

Staff has reviewed the application and plans, and visited the site. Variance applications for garage connections have a mixed history with the Board, as it is generally on a case-by-case basis given a variety of factors (neighborhood, lot size, architecture, number of variances required, existing garage placement, etc.). Typically, rear and side yard setbacks are needed with these types of applications and are oftentimes not visible from the street or adjacent property. In this instance, not only are the aforementioned variances needed, but also ones for side yard sum, side yard longwall, and building cover. Anytime a variance application generates five or more variances, it gives pause for concern, regardless of existing site conditions and circumstances. Staff would recommend that the applicant explore alternatives that would mitigate the side yard longwall request (which is significant) and eliminate the building coverage request. What is proposed is unfortunately too much for Staff's comfort to support.

Attachments

1.	BZAP Staff Report Pics - 2587 Berwyn Road
2.	BZAP Application - 2587 Berwyn Road

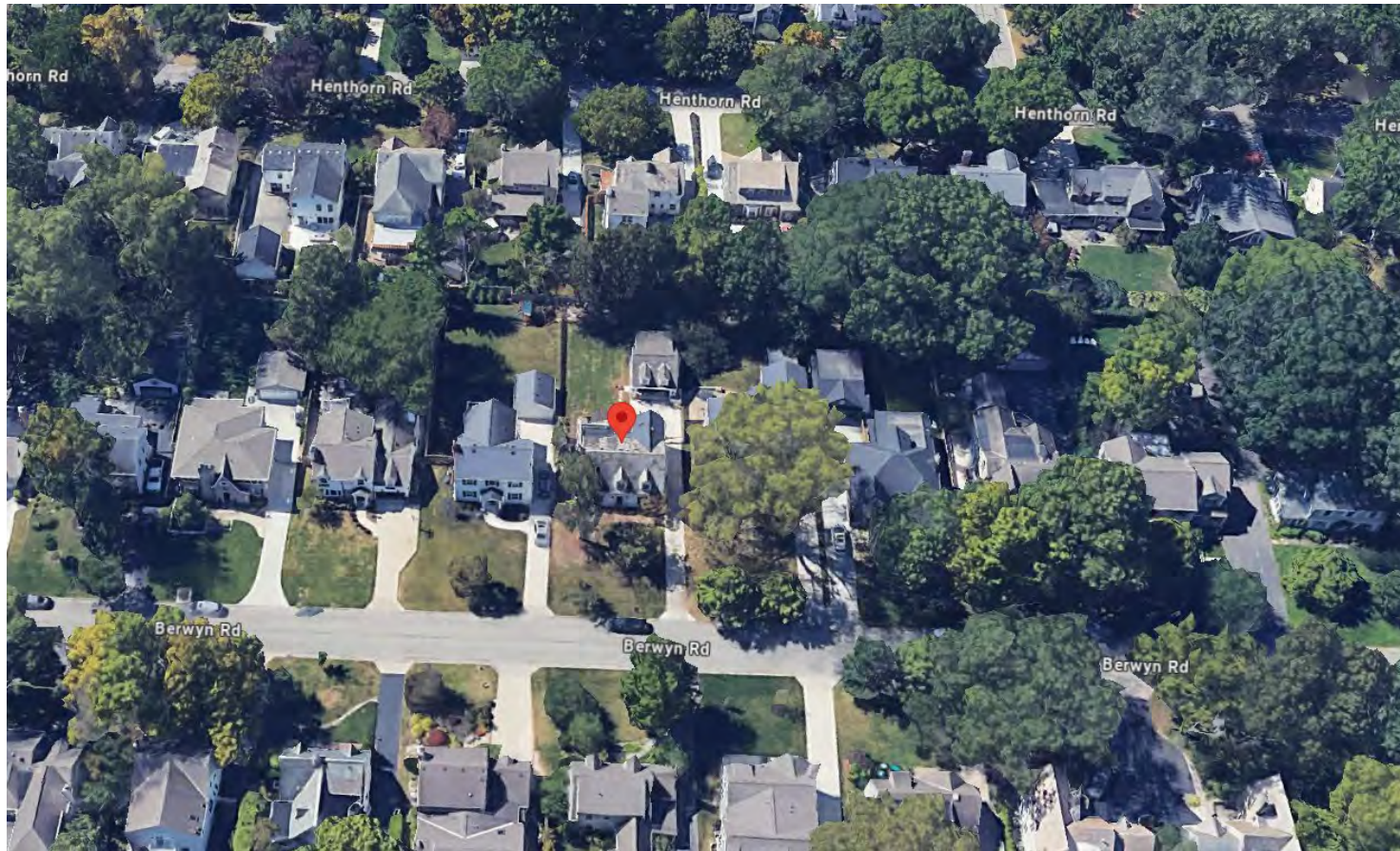


2587 Berwyn Road

BZAP Staff Report Pictures | Variance Application



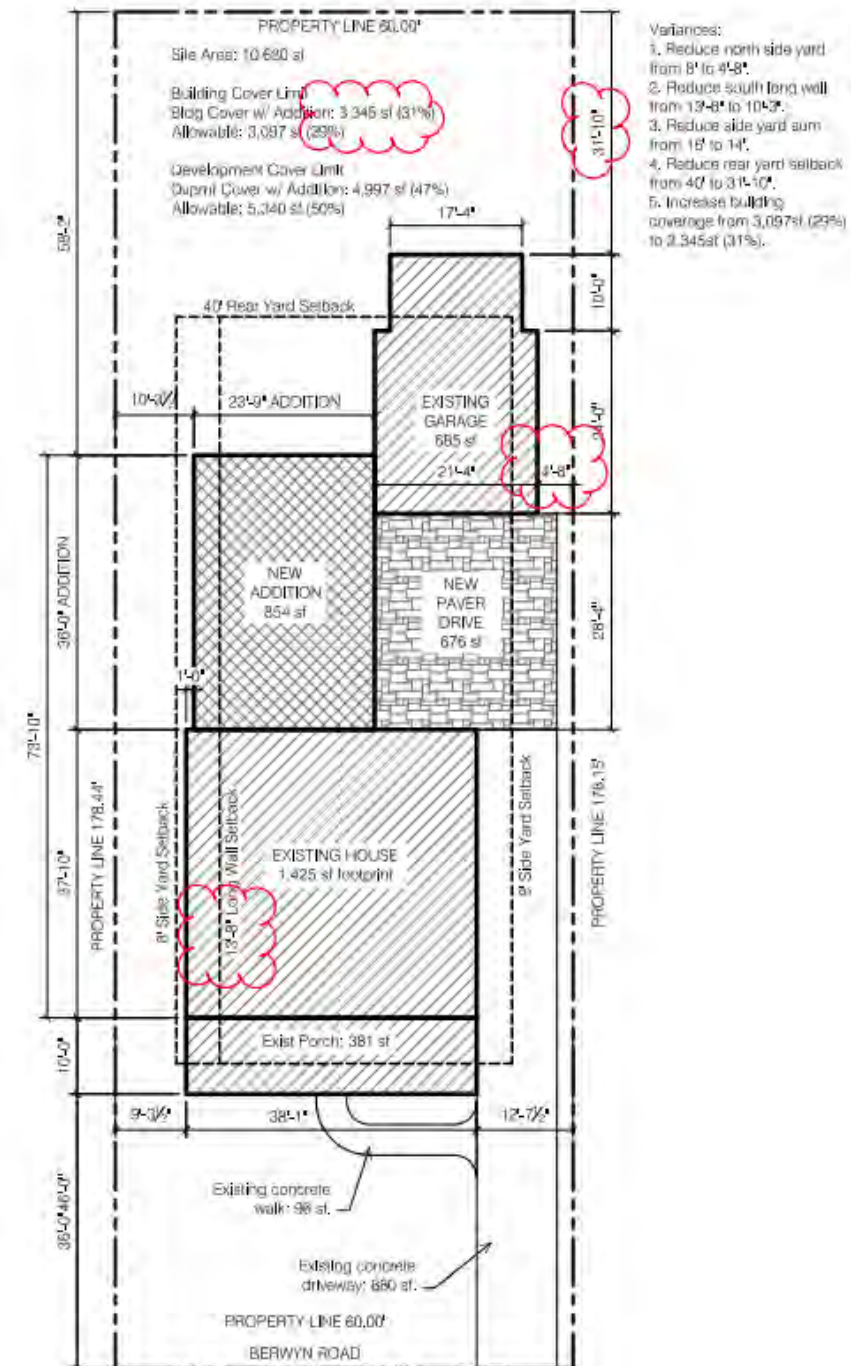
Google Maps ® Aerial – Looking West



Site Photos



Proposed Site Plan



Proposed North Elevation



Proposed Side/Rear Elevation



Proposed Rear Elevation





24-5714

Variance Application

Status: Active

Submitted On: 12/18/2024

Primary Location

2587 BERWYN RD
UPPER ARLINGTON, OH 43221

Owner

Ben & Lauren Calhoon
BERWYN 2587 COLUMBUS, OH
43221

Applicant

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

BZAP Information

BZAP Case

VAR-05-25

Status

Pending

BZAP Determination Date

01/22/2025

Vote Tally

Primary Variance

Multiple

Findings of Fact for Approval/Denial

Variance Request

To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall setback, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent.

BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to reduce the north side yard setback from 8'-0" to 4'-8".
Request variance to reduce the south long wall setback from 13'-8" to 10'-3".
Request variance to reduce the side yard sum from 16'-0" to 14'-0".
Request variance to reduce the rear yard setback from 40'-0" to 31'-10".
Request variance to increase the building coverage from 3,097 sf (29%) to 3,345 sf (31%).

The property at 2587 Berwyn Road consists of a single-family cape cod dwelling with a two-car detached garage. Access to the garage is via a driveway along the north side to the rear yard.

The owners would like to construct a single-story addition at the rear of the house that would connect to the existing detached garage. The addition would be utilized for a new primary suite, mudroom, & laundry room. The new primary suite serves two purposes. It adds an additional bedroom allowing one of the children to move from the basement to the second floor. It also allows for the owners to age in place and stay in the house long term.

The direct connection to the garage is critical to the owners desirability to age in place as they won't have to traverse the auto-court in inclement weather. The connection between living spaces and the rear yard gets compromised with the new addition, so a wide and light-filled hallway is proposed on the north side of the addition.

The new addition is positioned 12" inboard of the existing south side wall to create a transition between the existing house and the new addition. This also assists in meeting the intent of the long wall setback by not having a long continuous wall along the side yard. The south side of the addition runs alongside and faces the neighbor's detached garage, so the long wall is not as critical as if it faced the neighbor's open yard space.

The attachment to the garage is driving several of the variances including the north side yard minimum setback, the side yard sum, and the rear yard setback. Had the detached garage not been existing, the positioning of the garage could have been adjusted to eliminate some of the variances.

The building coverage partly falls to the error of the architect. The first phase of the project consisted of exterior improvements to the front elevation. A variety of portico and porch designs were explored. The owners fell in love with the front porch to allow for a place they could interact with neighbors. The impact of the building coverage related to the second phase addition was not conveyed to the owners until the full design of the addition was explored and the zoning calculations ran.

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 difficulties related to this property and the zoning variance request is primarily the location of the detached garage and the desire to have a direct connection from the living space to the garage. Connecting the garage to the house is driving several of the zoning variances. The lot size allows for a standard two-story house including addition, but pulling the primary suite down to the first floor takes up a large amount of space which impacts the building coverage.

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

Side yard setbacks in this part of Upper Arlington seem to be fairly prevalent, so granting the side yard variances will not confer a special privilege. The intent of the long wall is being considered by stepping the side wall of the addition in. Although a building coverage variance is being requested, the total lot coverage is still compliant.

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

The essential character of the neighborhood will not be substantially altered. The addition is only a single story. The addition and connection to the garage will not be visible from the street. The south long wall runs parallel with and faces the neighbors 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?

An array of other solutions were explored to avoid the variance request. Constructing a covered walkway between the garage and addition was one of the options. Tearing down and relocating the garage was explored but was deemed to be too costly. The most simple solution, and most desirable, is to construct a simple addition that connects the existing house with the garage providing the desired interior spaces, connection to the back yard, and connection to the garage.

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

The use of the property without the variances will be deemed inadequate by the owners in regards to allowing them to inhabit the property long term and age in place gracefully.

Acknowledgement: I or a representative will be present  at the BZAP hearing.*



NOTICE:

Date: December 18, 2024

To:

Please be advised that Ben & Lauren Calhoon have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2587 Berwyn Road, Upper Arlington, Ohio 43221.

The zoning variance requests are as follows:

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

Request variance to reduce the south long wall setback from 13'-8" to 10'-3".

Request variance to reduce the side yard sum from 16'-0" to 14'-0".

Request variance to reduce the rear yard setback from 40'-0" to 31'-10".

Request variance to increase the building coverage from 3,097 sf (29%) to 3,345 sf (31%).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, January 22, 2025 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 Ben & Lauren Calhoon

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2587 Berwyn Road, Upper Arlington, Ohio 43221

Describe activity which requires Board of Zoning and Planning review:

Zoning variances for a new single-story addition attached to the existing garage.

This application will be heard by the Board of Zoning and Planning on: January 22, 2025

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:
2602 Berwyn Road	Michael & Susan Kimble		
2594 Berwyn Road	Brent & Angela Theaker		
2586 Berwyn Road	Frederick & Shelley Owen		
2578 Berwyn Road	Robert & Sarah Graffagnino		
2570 Berwyn Road	Martha Anderson		
2571 Berwyn Road	The First Source LLC		
2579 Berwyn Road	Daniel & Hayley Stentz		
2595 Berwyn Road	Christopher Ardelea & Jessica Mussulin		
2603 Berwyn Road	John & Lindsey Romans		
2610 Henthorn Road	Stephen Pryor & Michelle Bacha		
2604 Henthorn Road	Marie Grady Adamo		
2600 Henthorn Road	Christopher Baker & Robyn Gebhard		
2590 Henthorn Road	John & Ann Marie Bixler		
<u>Applicant Signature:</u>			<u>Date:</u>

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2587 Berwyn Road, Upper Arlington, Ohio 43221

Describe activity which requires Board of Zoning and Planning review:

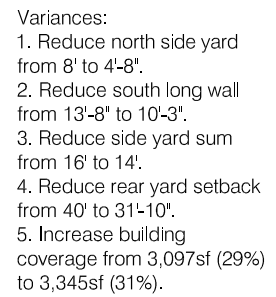
Zoning variances for a new single-story addition attached to the existing garage.

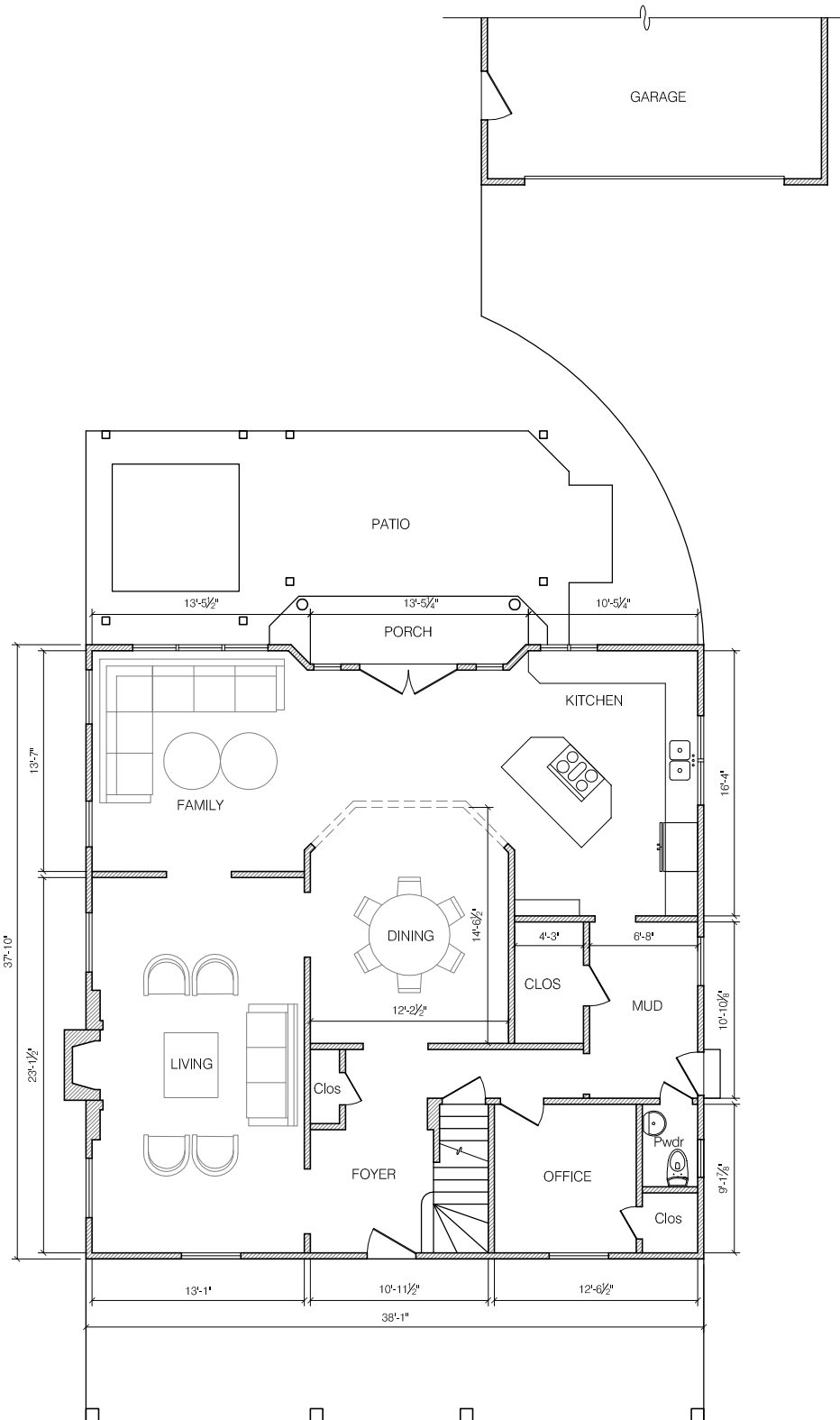
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2590 Henthorn Road	John & Ann Marie Bixler		
Applicant Signature:			Date:



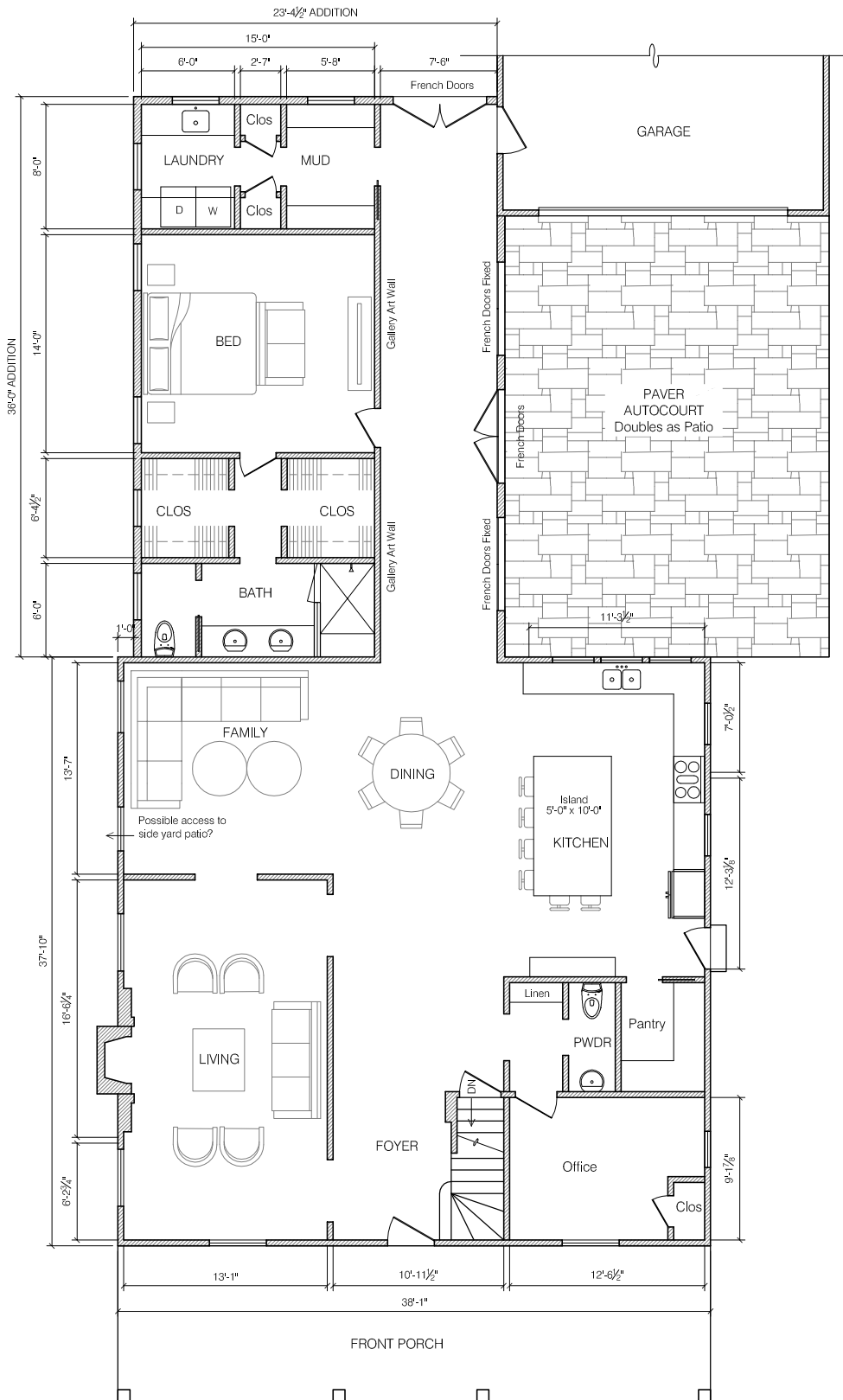


FIRST FLOOR w ADDITION

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

2587 Berwyn Road

December 11, 2024



FIRST FLOOR - Proposed

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

2587 Berwyn Road

December 11, 2024



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

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

2587 Berwyn Road

December 11, 2024



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

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

2587 Berwyn Road

December 11, 2024









