



1/4/2023 6:00 PM

**MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
Council Chamber**

Zoom Link for Observation Only:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 9938

I. INFORMAL REVIEW

- A. Hicks 2380 Northwest Boulevard
Informal review of a proposed two-story garage addition that would require four variances.
- B. Creedon 3744 Lyon Drive
Informal review of a proposed hot tub that would require one variance.
- C. Merullo Realty Co. Inc. 1917 Northwest Boulevard
Informal review of a proposed interior and exterior renovation for a dental office.

ADJOURNMENT

The Upper Arlington Board of Zoning and Planning (BZAP) holds a Work Session prior to the regularly scheduled formal meeting. The purpose of this meeting is for the Board to review informal proposals for information and feedback prior to the filing of a formal application with the Community Development Department or advance of a vote on a submitted application. The meeting is open to the public and includes, at a minimum, a quorum of BZAP members. Public testimony is typically not taken during this meeting.



Author(s): Justin Milam, AICP, Senior Planner

BZAP Meeting Date: Wednesday, January 4, 2023

Subject: Informal review of a proposed two-story garage addition.

Property Owner/Address: Hicks, 2380 Northwest Boulevard (zoned R-1c)

Proposal

Architect Mr. John Patterson will be present to introduce and seek the Board's direction for a proposed two-story garage addition on the east side of the home that would necessitate four (4) variances. The proposed 1,315-square foot addition includes a subgrade two-car garage with an office; the second floor includes an owner's bedroom and bathroom. The elevations show stone on the lower level with vertical siding on the second floor and a skewed roof.

At its closest point, the addition would be 5'-10" from the east (rear) property line and 8'-10" from the south (side) property line, where each required setback is ten feet (*variances required*). A rear profile encroachment of 5'-2" is also proposed. The applicant previously explored a plat amendment application before reconfiguring the plan to the current proposal, which the applicant noted is the minimum necessary.

A variance application has not been submitted.

Zoning Code Requirements

- To UDO Article 5.02 to permit a two-story addition to encroach up to 4'-2" into the ten-foot minimum rear yard setback;
- To UDO Article 5.02 to permit a two-story addition to project up to 5'-2" into the rear profile;
- To UDO Article 5.02 to permit a two-story addition to encroach up to 1'-1" into the ten-foot side yard setback; and
- To UDO Article 5.02 to permit a two-story addition to encroach up to 7'-2" feet into the side yard longwall setback (when a side yard elevation exceeds 40 feet).

Attachments

1. Proposed plan and elevations
2. Aerial photo from UA GIS

5' EASEMENT

NEW DRIVEWAY

EXISTING DRIVEWAY TO BE REMOVED

RETAINING WALL TO BE REMOVED

PATIO RETAINING WALL TO BE REMOVED

EXISTING PATIO

EXISTING HOUSE

EXISTING PATIO

AREA OF ADDITION

AREA OF REAR YARD SIDE YARD AND REAR YARD AERIAL EASEMENT

10.00'

8.849'

1.00'

10.25'

10' SIDE YARD BUILD LINE

30' BUILD LINE

40' FRONT BUILD LINE

N 00°00'00" W 129.150'

N 00°00'00" W 130.080'

40.00'

N 89°44'52" W 75.001'



SCALE: 1" = 20'

BUILDING AREA SCHEDULE	
NAME	AREA
LOWER LEVEL ADDITION	720 sq ft.
LOWER LEVEL ALTERATIONS	707 sq ft.
UPPER LEVEL ADDITION	595 sq ft.
UPPER LEVEL ALTERATIONS	119 sq ft.

AREA COVERAGE/ZONING REQUIREMENTS	
ZONING	R-1C
ZONING DISTRICT	ONE- FAMILY RESIDENCE DISTRICT
MIN. LOT AREA	9000.0 SQ. FT.
LOT AREA	9792.0 SQ FT.
MIN. LOT FRONT	75'
LOT FRONT	75'
FRONT YARD SET BACK	40'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
ALLOWED LOT DEVELOPMENT	45% =3920.4 SQ. FT.
PROPOSED LOT DEVELOPMENT	3771.0 SQ. FT.
EXISTING LOT DEVELOPMENT	3336.0 SQ. FT.
ALLOWED BUILD COVERAGE	2839.0 SQ. FT.
PROPOSED BUILD COVERAGE	2385.0 SQ. FT.
EXISTING BUILD COVERAGE	1665.0 SQ FT.

BID PLANS
NOT FOR CONSTRUCTION

REVISION SCHEDULE	
DATE	REVISION NOTE
10/3/22	PRELIMINARY PLAN AND BID PLANS
11/8/22	REV. FOR UA ZONING PRELIMINARY PLAN AND BID PLANS

SEVENTH CONVENT

IS CLAIRE DAN

POWELL, OH. 43065

PHONE 841-1800
FAX 841-9415

FAX 841-9415

1 OF 6

DRAWN BY: JP

NOTES ON SCALES:

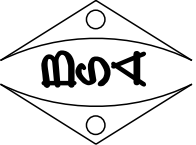
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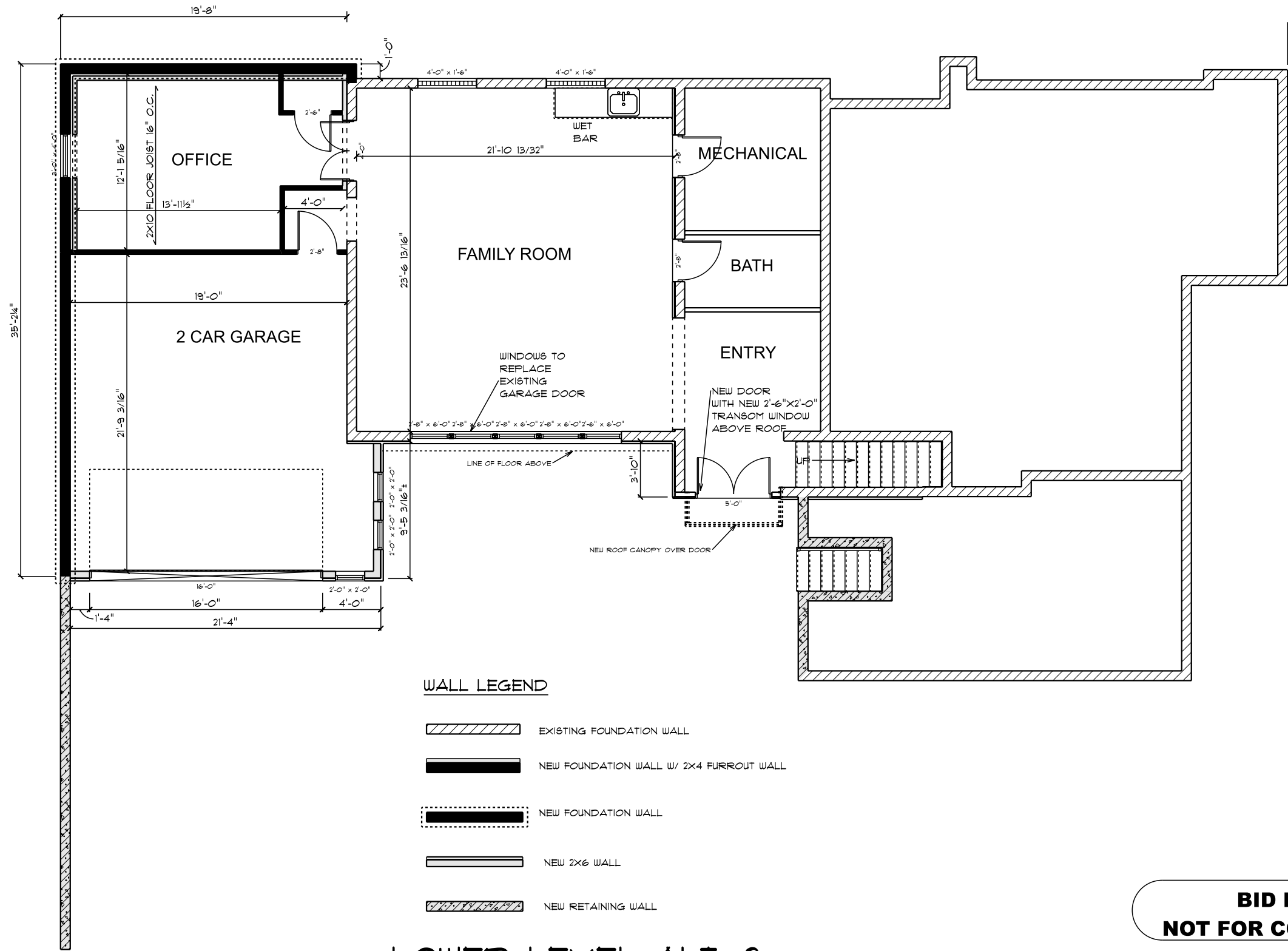
HICKS RESIDENCE ADDITION AND ALTERATIONS

2380 NORTHWEST BLVD.
COLUMBUS, OHIO 43221

**Building
Service &
Associates**

P.O. BOX 77
POWELL, OHIO 43065
PH. 614-841-9460
FAX 614-841-9415
E-MAIL RESIDENTIAL





LOWER LEVEL ALT. 2

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

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10/3/22	PRELIMINARY PLAN AND BID PLANS
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BID PLANS

NOT FOR CONSTRUCTION

MANOR HOMES

15 CLAIRE DAN

POWELL, OH, 43065

PHONE 841-1800

FAX 841-9415

HICKS RESIDENCE

ADDITION AND ALTERATIONS

2380 NORTHWEST BLVD.

COLUMBUS, OHIO 43221

Building Service & Associates

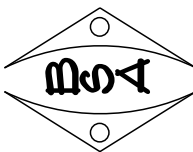
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FAX 614-841-9415

E-MAIL RESIDENTIALDESIGN@MSN.COM






DRAWN BY: JF

SCALE: NOTED

DATE: 10/3/22



- | | |
|---|--|
| | EXISTING EXTERIOR WALL |
|  | EXISTING EXTERIOR WALL WITH ADDED CULTURED STONE |
|  | EXISTING INTERIOR PARTITION |
| | NEW INTERIOR PARTITION |
|  | NEW EXTERIOR WALL |

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3 OF 6

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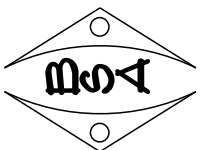
SCALE: NOTED

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ADDITION AND ALTERATIONS
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COLUMBUS, OHIO 43221

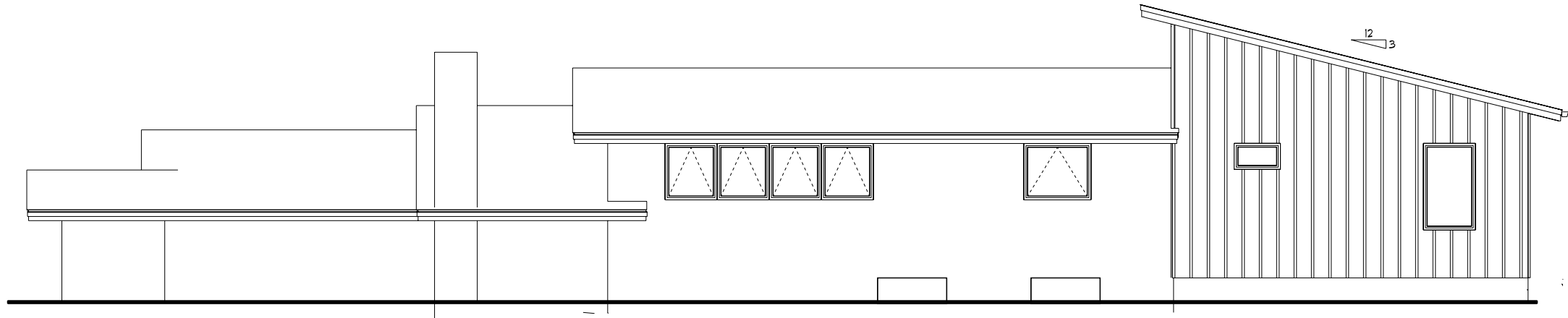
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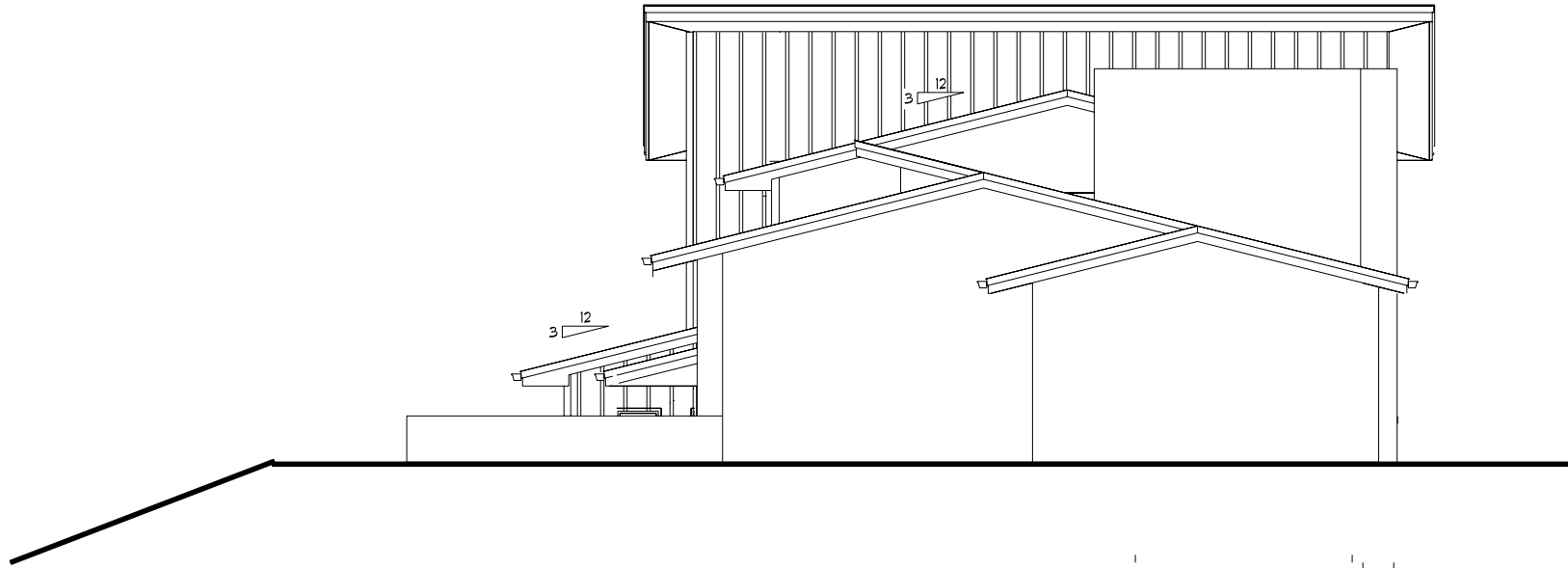
UPPER LEVEL ALT. 2

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



SOUTH ELEVATION

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



WEST ELEVATION

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

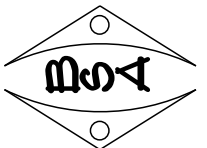
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15 CLAIRE DAN
POWELL, OH, 43065
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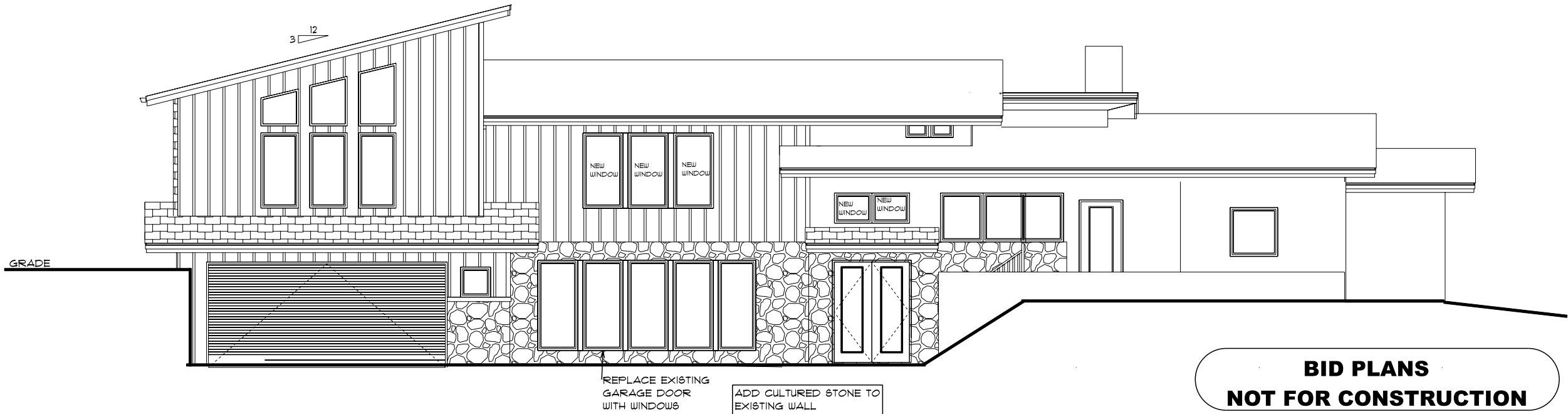


4 OF 6

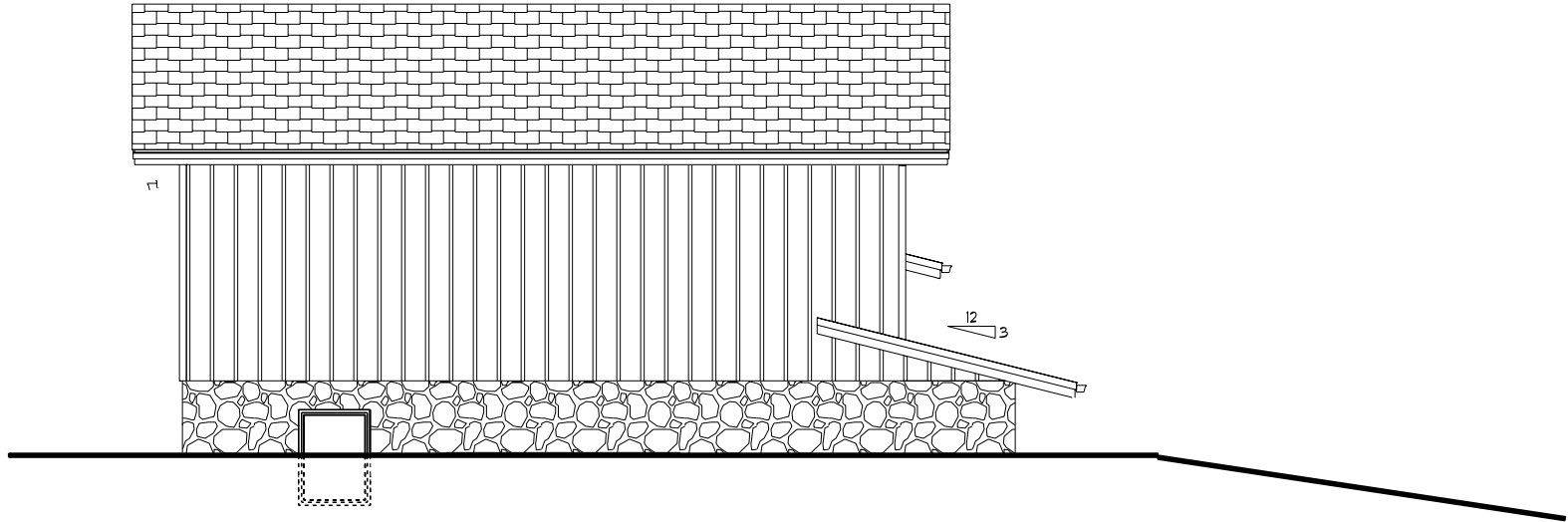
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SCALE: NOTED

DATE: 10/3/22



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



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

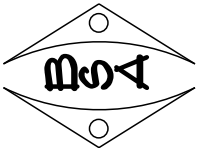
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5 OF 6
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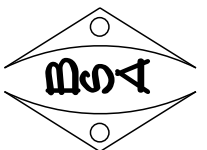


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Associates**



HICKS RESIDENCE
ADDITION AND ALTERATIONS

DRAWN BY: JP	6 OFF 6
SCALE: NOTED	
DATE: 10/3/22	

070-001099
HUHEEY
MARILYN
J TR

BERKSHIRE RD

NORTHWEST BLVD

BERKSHIRE RD

NORTHWEST BLVD

070-001932

2380

HICKS ANNA

HOLBROOK

Author(s): Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: Wednesday, January 4, 2023

Subject: Informal review of a proposed hot tub located in a platted rear yard setback.

Property Owner/Address: Creedon, 3744 Lyon Drive (zoned R-1b)

Proposal

Mr. William Creedon will be present to propose two potential locations for an outdoor hot tub. The existing home at 3744 Lyon Drive is located along a platted 95-foot rear yard setback adjacent to the Ohio State University Golf Courses (see [Turkey Run Subdivision, Lot #41](#)).

There is an alternate, compliant location on the south side of the house. However, this is not preferred by the owner and would be more impactful for the neighbor; it would also be visible from the street. The preferred location would result in an encroachment of 15 feet into the platted rear setback (*variance required*). The homeowner would prefer this location because it is near existing utilities and closer to the back door of the home. An existing low brick wall and wooden fencing would help screen the proposed hot tub from view.

The homeowner is seeking informal feedback from the Board regarding these two potential locations and may submit a variance application following the meeting.

Zoning Code Requirements

- To UDO Article 6.09 to permit an accessory structure to be located forward of a platted building line, which is prohibited.

Attachments

1. Proposed Site Plan
2. Site photos
3. Aerial photo from UA GIS



GENERAL INFORMATION

Address: 3744 Lyon Drive
Upper Arlington, Ohio 43220
Parcel: 070-080689-00

Scope of Project: The project consists of the renovation of the entire first floor with reconfiguration of the existing spaces and removal of walls to create an open plan. The project also includes converting the rear porch into interior space with a new great space. All windows, doors, & millwork are to be replaced at the first floor.

First Floor Existing Interior Area: 2,172 sf
Concert Porch to Interior Space: 182 sf
Total First Floor Renovation Area: 2,354 sf

ZONING: R-1B

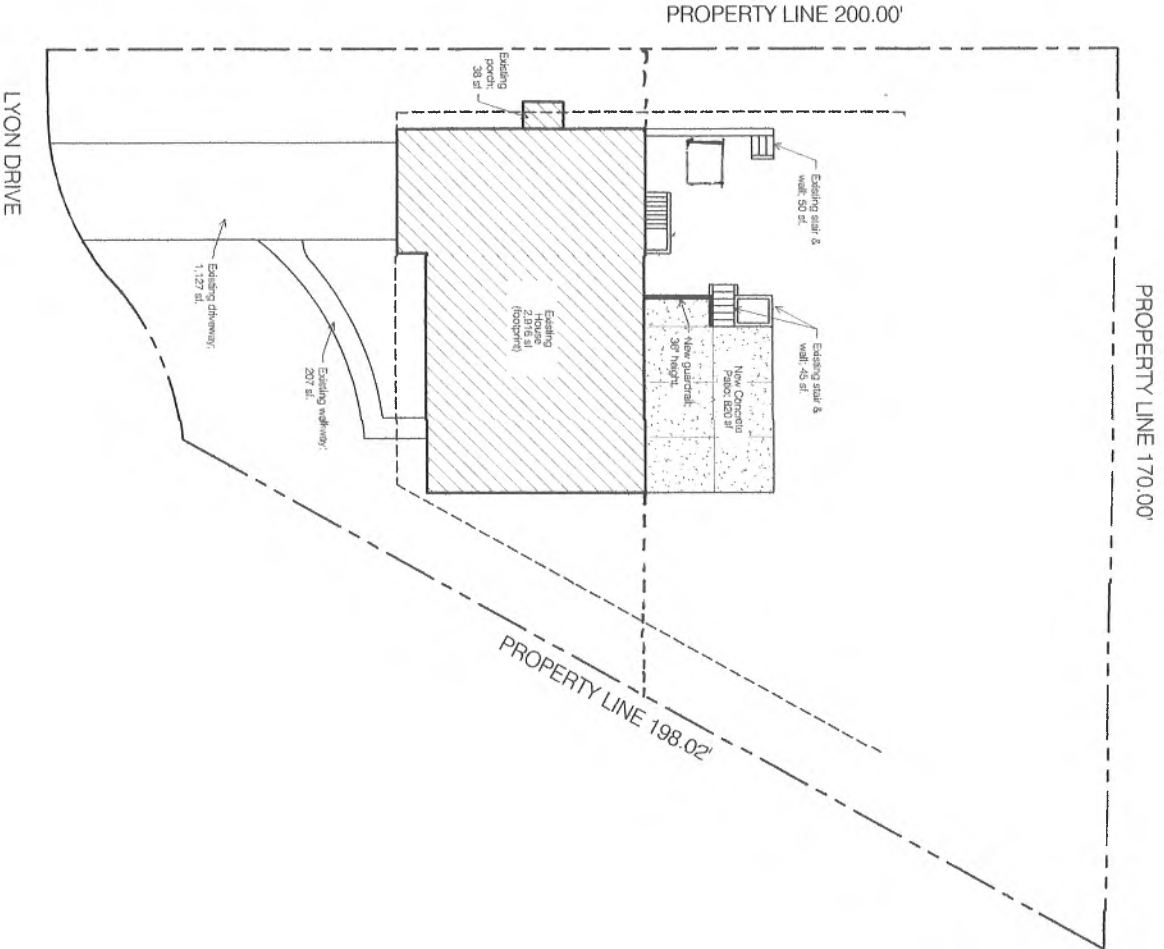
Lot Area & Lot Width	Actual	Zoning Req'd
Lot Area	22,282 sf	22,000 sf
Lot Width	Varies	90'
Building Cover Limit	Actual	Zoning Req'd
Max House	2,318 sf	6,432 sf (28%)
Max Porch	2,318 sf	
Max Total	2,318 sf	Max Zoning
Development Cover Limit	Actual	Zoning Req'd
Building Cover	2,354 sf	8,000 sf (40%)
Driveway	1,127 sf	
Front Walk	1,207 sf	
Rear deck, walks, walls	149 sf	
Spot Court	616 sf	
New Rear Porch	820 sf	
Drivert Cover Total	5,812 sf	Max Zoning

SHEET INDEX

A1.0 Site Plan & General Info	A4.0 Basement Ceiling Plan
A2.0 Foundation Plan	A4.1 First Floor Finish Plan
A2.1a First Floor Demo Plan	A4.2 First Floor Ceiling Plan
A2.1b First Floor New Work Plan	A4.3 Interior Elevations
A3.1 Exterior Elevations	A4.3 Interior Elevations
A3.2 Exterior Elevations	A4.3 Interior Elevations
A3.3 Exterior Elevations	E.01 Basement Electric Plan
	E.1 First Floor Electric Plan
	HVAC & Plumbing Plans

DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph
Seismic Design = 0.25
Vibration = None
Front Line Depth = 38'
Terrace = Moderate to Heavy
Soil Barrier Underlayment = Yes, Rocked
Floor Live Load = 40 psf
Snow Load = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000 (at-variance 5%-7%)



A4 SITE PLAN

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



3744 Lyon Drive
Upper Arlington, Ohio 43220

Owner:
Creation Resources
3744 Lyon Drive
Upper Arlington, Ohio 43220

Architect:
Berndt Parke
580 Northwest Blvd
Columbus, OH 43212
berndt@berndtparke.com



SITE PLAN &
GENERAL INFO

March 4, 2021
Permit Set
3744.LD

A1.0

3744 Lyon Drive
Upper Arlington, Ohio 43220

Owner:
Crescent Real Estate
3744 Lyon Drive
Upper Arlington, Ohio 43220

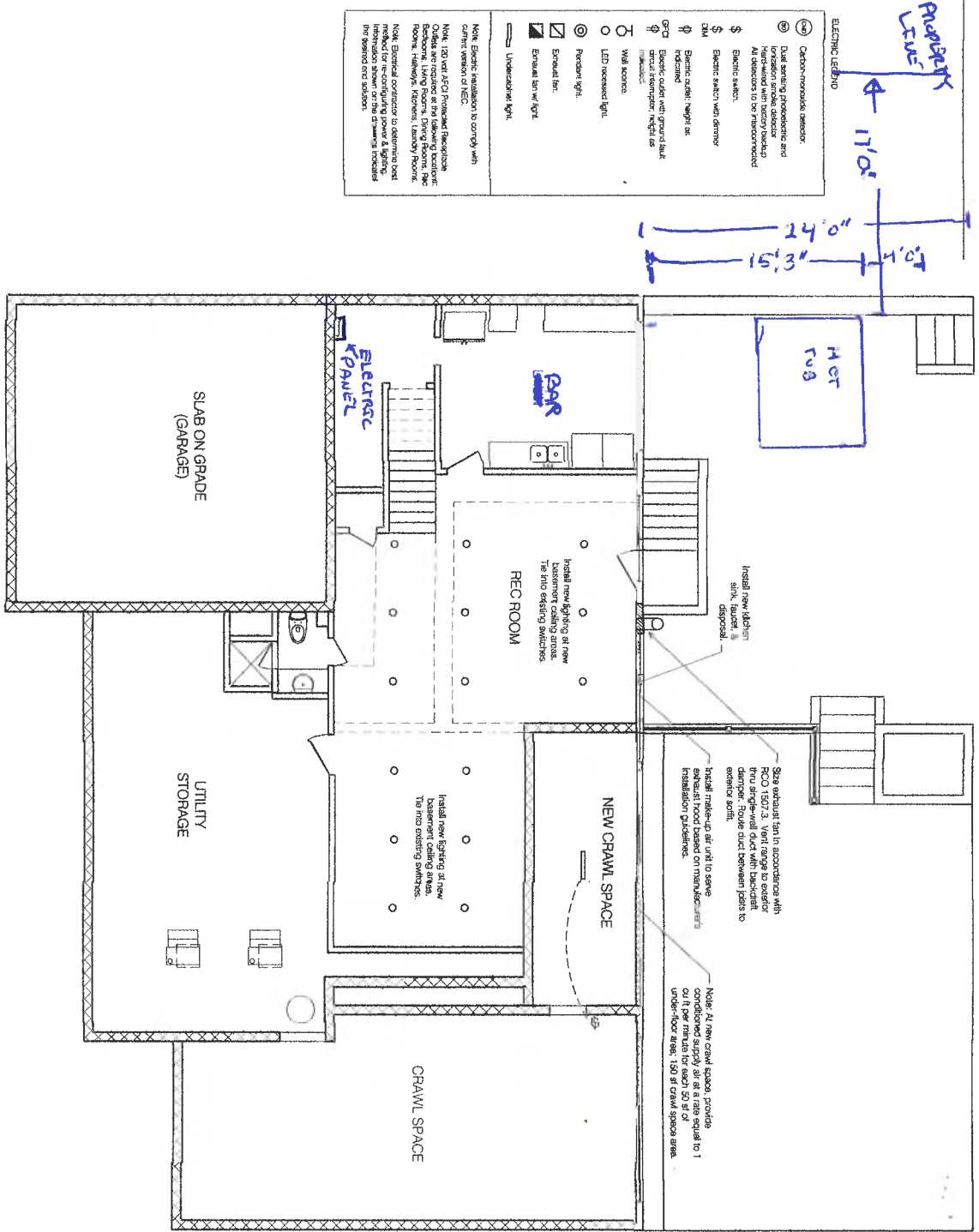
Architect:
Brenda Payer
3800 Northwest Blvd
Columbus, Ohio 43219
Tel: 614.598.6574
brenda.payer@bcbarchitect.com



May 16, 2021
Permit Set
3744.LD

**BASEMENT
ELEC PLAN**

E.0



A5 BASEMENT ELECTRIC PLAN
SCALE: 3/16" = 1'-0"





























3744

ADER
ERE
EDON





3744

ADER
ERE
EDON







Author(s): Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: Wednesday, January 4, 2023

Subject: Informal review of a proposed dental office.

Property Owner/Address: SJH93 LLC, 1917 Northwest Boulevard (zoned B-1)

Proposal

Architect Mr. Jim Bender will be present to introduce a proposed dental office at 1917 Northwest Boulevard, where Avis Car Rental is currently located. The proposal includes extensive interior renovations to the existing building, as well as exterior building and site work including façade improvements (Hardie siding with stone accents and a shake roof).

An increase in on-site parking from 14 to 24 spaces is also proposed which easily meets the minimum requirement of 15 spaces; there is also on-street parking available along Northwest Boulevard. The Stanford Road entrance would be relocated farther west, away from the intersection; on-street parking restrictions in this area would remain.

Additional information is needed on proposed landscaping, development cover, and the percentage of stone/brick on the exterior façade (50% minimum). Landscape islands may need to be added within the parking area to achieve the minimum greenspace requirement. [Note: During a recent City project, area residents expressed a strong preference to retain the established hedges located within City right-of-way, which may be an issue for the new tenant.]

The applicant is seeking initial feedback on the proposal prior to submitting a formal application.

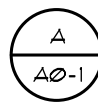
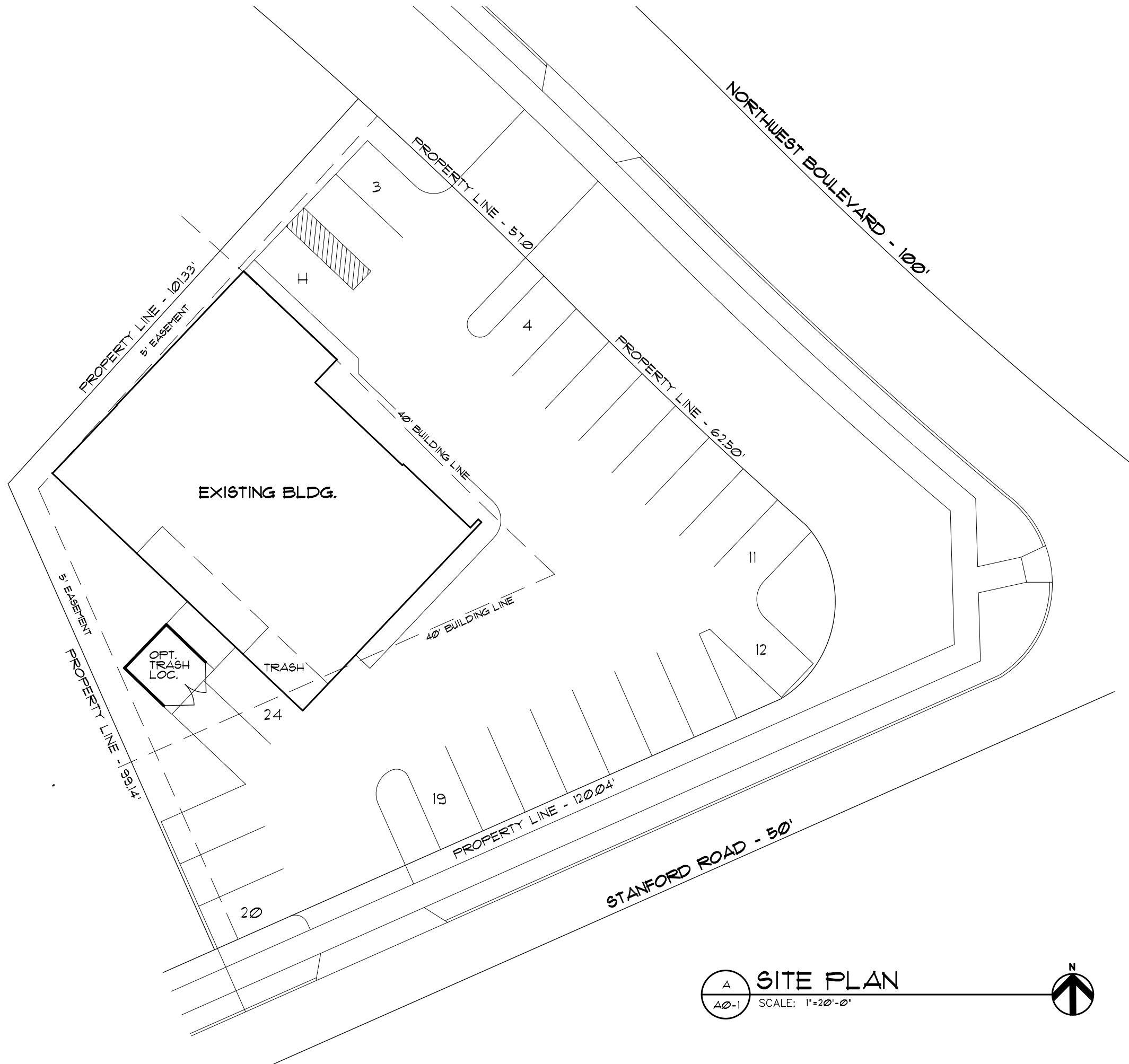
Zoning Code Requirements

- Amended Final Development Plan and potential variances required for review/approval by the Board. No formal application has been submitted to date.

Attachments

1. Proposed Plan
2. Aerial photo from UA GIS
3. Google Street Views of the site from Northwest Boulevard and Stanford Road





SITE PLAN

SCALE: 1"=20'-0"

REV.	ISSUE	DATE

DATE
14 NOVEMBER 2022
DRAWING

PRELIMINARY
SITE PLAN

SHEET NUMBER
A0-1
JLB PROJECT #22012

BUILDING AND SITE RENOVATION
STEVEN HART, DDS
1917 NORTHWEST BOULEVARD
COLUMBUS, OHIO 43212

JLBender Inc.
JL BENDER INC. ARCHITECTS AND PLANNERS A.L.A.
3040 REVEREND DRIVE, SUITE 132, COLUMBUS, OHIO 43221
PH 614.468.8814 FX 614.468.7224 EMAIL INFO@JLBENDER.COM







TAMSAG LTD

1931

070-003210

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NEMER
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SJH93 LLC

070-003211

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NORTHWEST BLVD

STANFORD RD

J-MAR
PROPERTIES
LTD



