



New Albany Architectural Review Board Agenda
Monday, August 08, 2022 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call To Order

II. Roll Call

III. Action of Minutes: June 13, 2022

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

ARB-84-2022 Certificate of Appropriateness

Certificate of Appropriateness for a new building addition at 14 South High Street (PID: 222-000001).

Applicant: Keiser Design Group c/o Ethan Fraizer

VIII. Other Business

- Project Updates

IX. Poll members for comment

X. Adjournment



New Albany Architectural Review Board
June 13, 2022 DRAFT Minutes

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:01 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Absent
Mr. Jonathan Iten	Present
Mr. Jim Brown	Absent
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Absent
Ms. Traci Moore	Present
Mr. Michael Durik	Present

Staff members present: Chris Christian, Planner; and Josie Taylor, Clerk.

Moved by Mr. Thomas to approve the May 9, 2022 meeting minutes, seconded by Mr. Iten. Upon roll call: Mr. Thomas, yea; Mr. Iten, yea; Mr. Hinson, yea; Ms. Moore, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Mr. Hinson swore those wishing to speak to the Architectural Review Board (hereafter, "ARB") to tell the truth and nothing but the truth.

Mr. Hinson asked if anyone wanted to discuss items not on tonight's Agenda. (No response).

**ARB-55-2022 Certificate of Appropriateness
Certificate of Appropriateness to allow a new patio at 14 & 20 S High Street (PIDs: 222-000001 and 222-000027).**

Applicant: Lorenz Lawn & Landscape

Mr. Christian presented the staff report.

Mr. Iten asked if there had not also been a condition requiring the submission of a landscape and lighting plan as part of the zoning permit.

Mr. Christian stated yes.

Mr. Iten asked if the first slide of the patio in the presentation could be put on the screen.

Mr. Christian put the slide up to view.

Mr. Iten asked if the circles on the slide were for lighting.

Mr. Brad Lorenz, applicant, stated it was for proposed lighting.

Mr. Iten stated okay, so whatever it will be will be later submitted if this is approved and staff will the review it.

Mr. Lorenz stated yes.

Mr. Thomas asked if there was a step down.

Mr. Lorenz stated it was an inlay.

Mr. Thomas asked if it was then not a step down.

Mr. Lorenz stated no, it was just an inlay.

Mr. Christian asked Mr. Lorenz to stay at the microphone.

Ms. Moore asked if the brick would be red brick.

Mr. Christian stated they had agreed that the brick at the edge of the patio, the piers, and any walls would all be red brick and the patio terrace would have a complimentary paver.

Ms. Moore stated got it, thank you.

Mr. Durik asked where the steps were going up to as this appeared to be above street level and why the wall was not being continued.

Mr. Lorenz stated the wall was not a retaining wall, it was a seat wall.

Mr. Durik stated, right, and asked if the steps were only to the front of the house and the seat wall only went part of the way.

Mr. Lorenz stated yes.

Ms. Moore stated it looked to be aligned with the house to the right.

Mr. Durik asked why not have the seat wall go all the way across and to the steps.

Mr. Iten asked that an aerial shot of the site be put on screen. Mr. Iten stated there were four (4) steps and asked if they were at the same level as the patio.

Mr. Lorenz stated the drawing was not final and was not sure of the elevations. Mr. Lorenz stated it would step down and the steps that went down to the sidewalk were lower than the actual house.

Mr. Iten stated this was not about building codes, but he was thinking about how it would look.

Mr. Hinson stated there were lots of other details that were not being considered. Mr. Hinson noted one was the existing railing which would be required on one side or the other.

Mr. Lorenz stated right.

Mr. Hinson noted where another railing would be.

Mr. Iten stated that was a building code thing.

Mr. Hinson stated there were a lot of other things going on and he was not sure if they could bring the seating wall all the way across. Mr. Hinson asked if the owners would mind having the seating wall go all the way across.

Mr. Lorenz stated he did not think they would care.

Ms. Moore stated it would be nice to block the view as it was right at the street.

Mr. Hinson stated yes, it would block.

Mr. Iten stated it would give the patio a little privacy too.

Mr. Hinson stated it was a bit higher than the street already

Ms. Moore asked if there were any details on the railing.

Mr. Hinson stated they might be able to terminate the railing into the wall and then continue it up.

Mr. Iten stated it would depend on what the building code said.

Mr. Lorenz asked if the question was about the style of the railing.

Ms. Moore stated yes.

Mr. Lorenz stated it would probably be either a black iron or aluminum railing at this time.

Mr. Hinson stated there was black iron on it now.

Mr. Thomas stated that if the patio were all the way it would join the houses and asked if it was kept separate on purpose.

Mr. Hinson stated there was already a retaining wall there.

Mr. Thomas stated that if it was run all the way across it might look as if they had joined the houses together. Mr. Thomas asked if the reason behind this was to provide visual clearance and some separation so it would not look like a bunker.

Mr. Iten asked the reason to stop the retaining wall.

Mr. Thomas stated exactly.

Mr. Hinson stated there was basically already a retaining wall that connected all of these buildings at the street level.

Mr. Lorenz stated the seat wall was just a design they threw in there.

Mr. Hinson asked if there could not be a seat wall at all.

Mr. Lorenz stated it was just a customer proposal.

Mr. Hinson asked if there would not be a seat wall would there be a landscaping buffer, a hedgerow, to screen.

Ms. Moore stated they would need some sort of visual to block, either the wall or some sort of landscaping.

Mr. Durik stated the houses there already had bushes to screen and if the seat wall was put in there could be bushes put in front of that to maintain the landscaping all along.

Mr. Lorenz stated it was not a bad idea.

Mr. Hinson stated he believed it would be site specific due to the grading, as he believed the house on the right was lower than the house on the left.

Mr. Lorenz stated it was.

Mr. Durik stated the leveling would be fun.

Mr. Hinson stated he believed the grading would mean they needed a wall and some landscaping.

Mr. Durik stated that if the patio was flat and the land sloped away he believed there should be something in front as that would be an awkward transition. Mr. Durik stated the wall would provide a buffer for that transition.

Mr. Hinson stated the wall, even if just a seating wall would be two (2) feet out of the ground on one side and three (3) or four (4) feet on the other side.

Mr. Lorenz stated he did not think it was that drastic.

Mr. Durik stated there was some difference though.

Mr. Hinson stated it might be easily a foot or maybe fifteen (15) inches.

Ms. Moore stated if the drawing was truly level with those stairs.

Mr. Iten stated he was comfortable requesting that the seat wall be all the way across.

Mr. Christian asked if it could be made subject to the approval of the City Architect.

Mr. Iten stated he was happy to do that.

Moved by Mr. Iten to approve the certificate of appropriateness for ARB-55-2022 with the following conditions:

1. Brick be used on the patio walls, piers and edge and a complimentary paver be used for the main patio terrace, subject to the review and approval of the city architect.
2. A detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and be subject to the review and approval of the city landscape architect.
3. Seating wall in front, on the street side of the patio, shall run the entire length of the patio subject to the review and approval of the city architect.

seconded by Mr. Hinson. Upon roll call vote: Mr. Iten, yea; Mr. Hinson, yea; Mr. Thomas, yea; Ms. Moore, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Other Business

Mr. Christian stated the City had hired two (2) new planners.

Mr. Iten asked staff to provide a summary of where things the ARB had asked to have raised to City Council were at this time.

Mr. Christian stated he would provide an update at the next regular meeting.

Poll Members for Comment

Mr. Hinson asked if there were any comments. (No response.)

Moved by Mr. Hinson to adjourn, seconded by Mr. Thomas. Upon roll call vote: Mr. Hinson, yea; Mr. Thomas, yea; Mr. Iten, yea; Ms. Moore, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

Meeting adjourned at 7:24 p.m.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report June 13, 2022

14 & 20 SOUTH HIGH STREET PAVER PATIO CERTIFICATE OF APPROPRIATENESS

LOCATION: 14 & 20 South High Street (PIDs: 222-000001 and 222-000027)
APPLICANT: Lorenz Lawn & Landscape LLC
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-55-2022

Review based on: Application materials received on April 26, 2022.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests review and approval to install a new 937 sq. ft. patio between the shared property lines at 14 & 20 S. High Street.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. This section of city code states that patios, porches and other defined areas used for dining or other commercial activities constitutes as a major environmental change. Both properties are owned by Busch Tax Company, and at the patio itself will be located on 14 S. High Street where the company is located, therefore ARB review and approval is required.

II. SITE DESCRIPTION & USE

The properties are located in the Historic Village Center, are zoned Urban Center Code and the New Albany Design Guidelines and Requirements apply to the site. Busch Tax Company occupies the building at 14 S. High Street. The two properties are under common ownership.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

- The applicant proposes to install a new, 937 sq. ft. patio in between the shared property lines at 14 & 20 S. High Street. The properties each contain one single family homes one of which has been converted to a commercial use, occupied by Busch Tax Company. The main paver terrace will be located in between the existing buildings and walkways will connect the patio to existing entrances into both buildings, an accessory structure and a private site parking lot.
 - C.O. 1157.07 states that patios, porches and other defined outdoor areas used for dining or other commercial areas are considered a major environmental changed and ARB review and approval is required. The applicant indicates that the proposed patio area will not be used for commercial dining purposes such as a restaurant however, given the requirements of city code the ARB must approve a patio at this site.
 - New Albany Design Guidelines Section 3: Village Center Commercial section I(A)(9) states that brick pavers are the most appropriate paving material in all commercial areas of the Village Center District.
 - As submitted, the applicant proposed to use a smooth, large paver. The city architect reviewed the proposal and recommends that brick be used for the patio as recommended in the DGRs. While the city architect recommends that the applicant use brick for the patio walls, he states that the piers and edge could be a complimentary paver for the main patio terrace area. Brick walls and an alternative paver for floor space is generally consistent with the existing built environment. The building at 14 S. High Street has brick walls and a concrete walkway leading from the public sidewalk to the front door. The applicant verbally agreed to this approach prior to the publishing of the staff report however, the submittal could not be updated to reflected this change. In order to meet the recommendation of the DGRs and the city architect, staff recommends a condition of approval that brick be used on the patio walls, piers and edge and a complimentary paver be used for the main patio terrace, subject to the review and approval of the city architect.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The proposed patio appears to be appropriately located in between both sites. Based on the submittal, it appears that new landscaping and lighting may be added in the patio area as part of the project. Staff recommends a condition of approval that a detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and be subject to the review and approval of the city landscape architect.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - It does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the installation of this proposed patio.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - Not Applicable.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - It appears that the applicant has designed and located the patio on the sites in a way that is sensitive the existing site and building conditions.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable.

B. Urban Center Code Compliance

The Urban Center Code and city code do not provide regulations for commercial patios in the Village Center. The city architect has reviewed the proposal and states that the proposed patio is appropriately located on the sites.

IV. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval with the conditions listed below. The city architect states that the proposed patio is appropriately located on the sites however, the vertical and visible elements of the patio must be brick as to be consistent with the established character of the Village Center.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-55-2022:

Move to approve Certificate of Appropriateness application ARB-55-2022 with the following conditions:

1. Brick be used on the patio walls, piers and edge and a complimentary paver be used for the main patio terrace, subject to the review and approval of the city architect.
2. A detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and be subject to the review and approval of the city landscape architect.

Approximate Site Location:



Source: Google Earth

DRAFT



**Architectural Review Board Staff Report
August 8, 2022**

**14 SOUTH HIGH STREET BUILDING ADDITION
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 14 South High Street (PID: 222-000001)
APPLICANT: Keiser Design Group Inc, c/o Ethan Frazier
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-84-2022

Review based on: Application materials received on July 11, 2022 and July 27, 2022.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval to expand the rear portion of the existing building by adding a 975 square foot second story addition. This second story addition is within the existing footprint of the current building. This addition will create five new offices, one half-bath, and a new staircase

The ARB reviewed and approved a new patio to be installed at this property at their June 13, 2022 meeting (ARB-55-2022). The patio has not yet been installed.

Since submitting the application, the applicant has indicated the property owner would like to add new signage, new gooseneck lighting on the north side of the building, as well as converting the existing front door to a double door (French door). These items are not included as part of this application. Those items will be brought back before the board for review at a later date via a separate application.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition qualifies as such a change and thus requires review and approval by the board.

II. SITE DESCRIPTION & USE

The property is located in the Historic Village Center, zoned Urban Center Code, and the New Albany Design Guidelines and Requirements apply to the site. The existing structure was built in 1910. Busch Tax Company occupies the building.

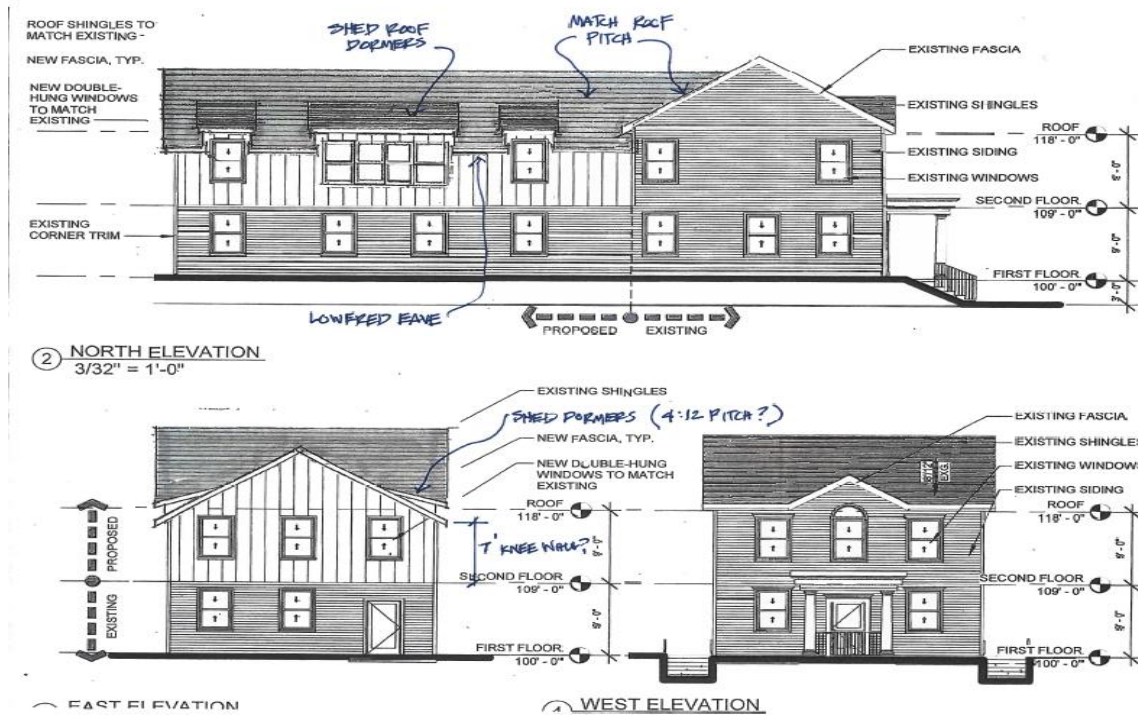
III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant proposes to construct a new, 975 square foot second story addition on the back side of the existing building located at 14 S. High Street. The property contains one single family home which has been converted to a commercial use, occupied by Busch Tax Company.
 - The new two-story wall will be flush with the side wall of the original structure. The new fascia matches the existing fascia. The plans include new double-hung windows to match the existing windows. The applicant proposes to utilize gray roof shingles on the addition that match the existing shingles. The applicant included a digital sample material board with their application documents.
 - The existing material on the building is horizontal white lap vinyl siding.
 - Section 2(F.1) of the Design Guidelines & Requirements states wood siding and brick are the most appropriate exterior materials. Use of other façade materials requires approval of the Architectural Review Board. Section 2(F.3) states the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
 - The applicant proposes a white board and batten style siding on the addition that is consistent with the way traditional materials would have been used. The applicant proposes to use Hardie panel board (fiber cement) for the boards and thin strips of wood molding for battens. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center.
 - The applicant proposes to remove and replace the existing vinyl siding with Hardie panel board and batten on the existing portions of the building.
 - The city architect recommends that the applicant retain the horizontal siding pattern with new Hardie board material. The city architect states that this approach helps to differentiate between old and new.
 - Staff supports the request to replace the existing vinyl siding with the Hardie board material since it mimics wood material. Hardie panel board has been used successfully in other parts of the Village Center.
 - Based on the city architect's comment, staff recommends a condition of approval that the existing horizontal vinyl siding be replaced with horizontal Hardie board material.
 - Section 4 of the Design Guidelines & Requirements (DGRS) states that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. Section 4 (I.B.1) states "building additions shall observe and respect the design of elements of the existing buildings on the site and shall employ the same or similar design elements, including but not limited to roof shape, exterior surface materials, roof materials, windows, doors, and architectural style, details, or trim."
 - The city architect has reviewed the application and comments that since the addition is a full two-story height structure, it doesn't feel as if the renovation relates to the existing design as much as it should. The city architect recommends the following revisions:
 - The visual break between the existing portion and new addition needs to happen at the eave.
 - The roof pitch of the existing structure and new addition are to match.
 - Shed roof dormers are to be added with a 4:12 pitch.

- The addition is to have a 7' tall knee wall between the existing one-story portion of the structure and the new roof for the addition.
- Staff recommends a condition of approval that all comments from the city architect are satisfied, subject to staff approval. The city architect created the following sketch to indicate what additional detailing he recommends:



- The city architect’s rendering above shows how they recommend to visually separate the existing and new eave lines, in order to maintain a hierarchy of the original main building shape. This rendering, along with the city architect’s comments, were provided to the applicant. The applicant responded by stating the property owner agrees to the revisions proposed by the city architect and they intend to provide updated renderings at the board meeting.
 - Design Guidelines and Requirements (DGR) Section 4(I.B.3) states that “additions shall be designed in a way that does not obscure, destroy or otherwise compromise the character and design of the existing building.” Additionally, section 2 (II.B.2) states “building designs shall not mix elements from different styles.” DGR Section 4(I.B.4) states that additions shall employ similar materials to those that predominate in existing structures. With the recommended changes from the city architect, this requirement will be met.
 - DGR section 2(II.C.3) states “the height of building wings and dependencies shall not exceed the height of the roof peak of the main portion of the building.” Based on the recommended changes from the city architect, this requirement will be met.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - There are no changes to those items as this is a second story addition within an existing footprint.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

- With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the second story addition in a way that is appropriate to the historic character and design of the building.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - With the recommended changes from the city architect, this requirement will be met.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - With the recommended changes from the city architect, it does not appear that removal of the proposed addition would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Historic Center area within the Urban Center District. The existing building typology is Classic Commercial. The proposal complies with all typology standards listed in this section of the Urban Center Code with the exception of the building width. However, this is an existing, nonconforming condition.

1. Lot and Building Standards

Classic Commercial (UCC Section 2.78)

Standard	Minimum	Maximum	Proposed/Existing
Lot Area	4,000 sq. ft	No max	5,126 sq. ft
Lot Width	50'	100'	50' 6"
Lot Coverage	No min	95%	43%
Street Yard	0'	15'	4'
Side Yard	3'	16'	3' 6" feet
Rear Yard	10'	no max	21' 6"
Bldg. Width	70%	95%	60% (existing, nonconforming)
Stories	1.5	2	2
Height	No min	45'	29' 6"

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures.

The city architect recommends modifications to the design of the building addition to ensure a hierarchy of the original main building and the new addition is maintained. In order to accomplish

this hierarchy, design modifications to the eaves, roof pitch, adding dormers, and using different siding patterns need to be incorporated into the building's architecture. With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion. Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval with the conditions listed below.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-55-2022:

Move to approve Certificate of Appropriateness application ARB-84-2022 with the following conditions:

1. That the applicant must revise the design and drawings per the city architect's comments and the rendering provided, subject to staff approval.
2. The existing horizontal vinyl siding be replaced with horizontal Hardie board material.

Approximate Site Location:



Source: Google Earth



Community Development Planning Application

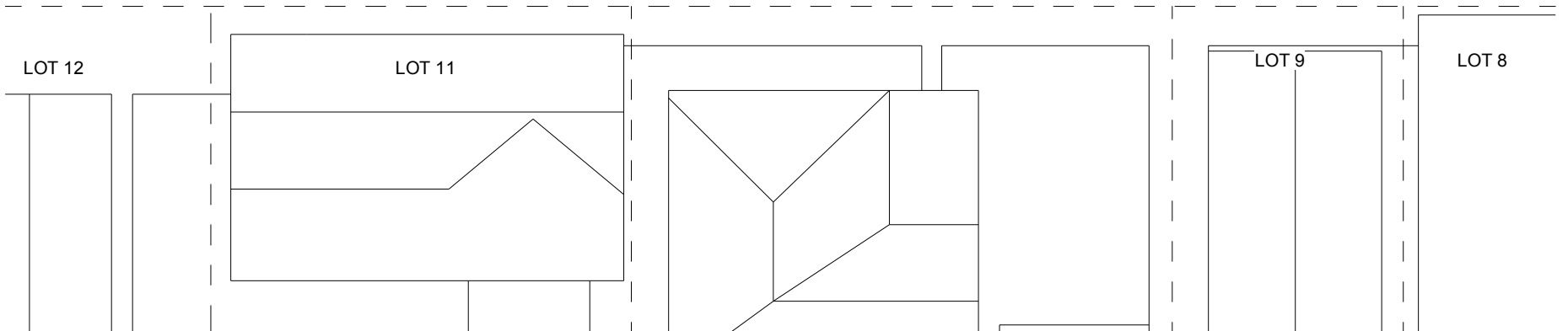
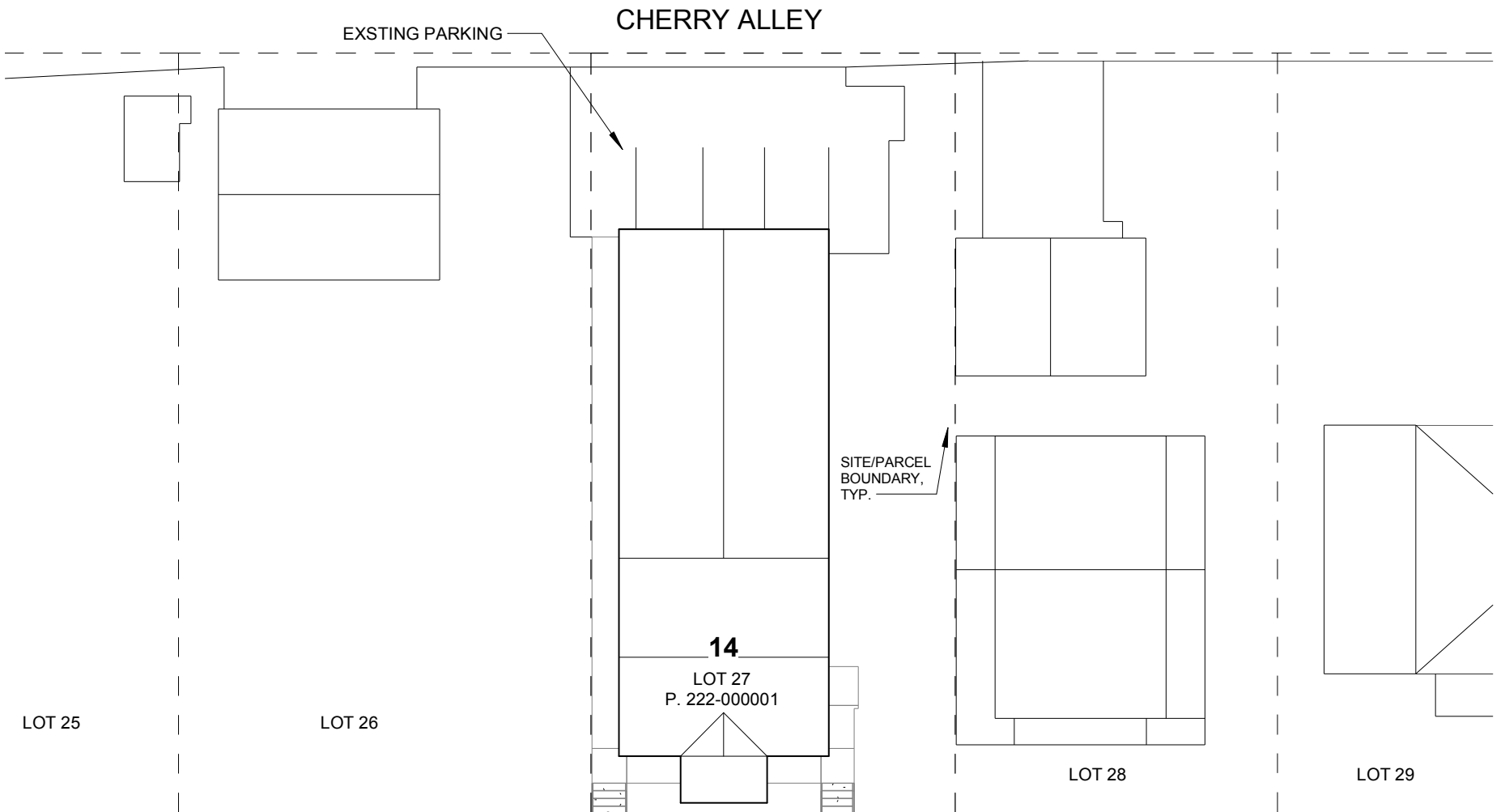
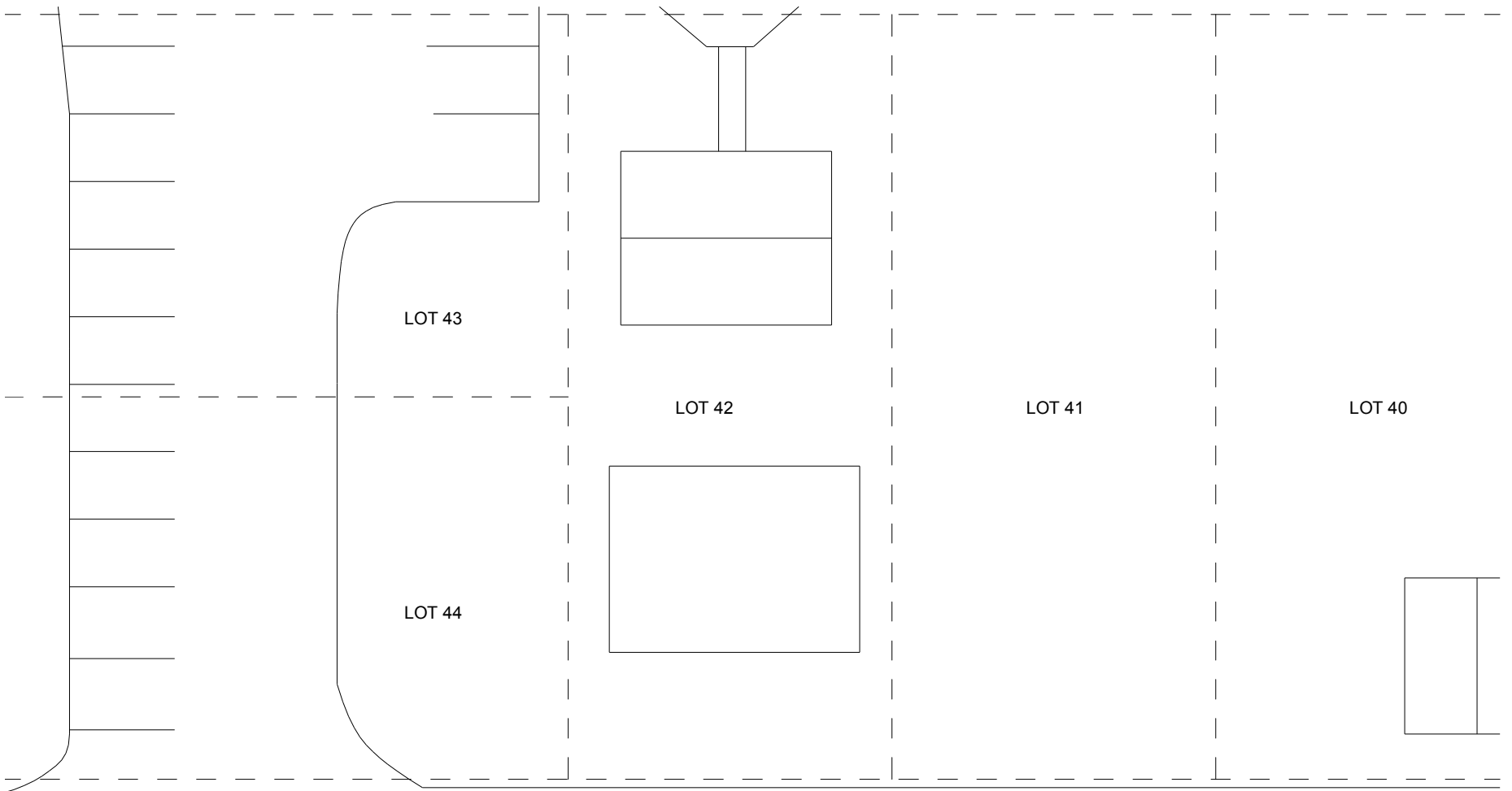
Project Information	Site Address <u>14 South High Street, New Albany, Ohio 43054</u> Parcel Numbers <u>222-000001-00</u> Acres <u>0.11</u> # of lots created <u>0</u>																																																											
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<input type="checkbox"/> Extension Request																																																												
<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																									
Description of Request: <u>To expand the second floor of Busch Tax Co. building, creating 5 new offices, 1 Half-Bath, and a new staircase leading down to the rear exit.</u>																																																												
Contacts	Property Owner's Name: <u>Nathaniel Busch</u> Address: <u>14 South High Street</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614-600-3777</u> Fax: <u>614-750-1531</u> Email: <u>nate@buschtax.com</u>																																																											
	Applicant's Name: <u>Ethan Frazier</u> Address: <u>800 Cross Pointe Road, Suite M</u> City, State, Zip: <u>Gahanna, Ohio 43230</u> Phone number: <u>614.864.9999</u> Fax: <u>N/A</u> Email: <u>efrazier@keiserdesigngroup.com</u>																																																											
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																											
	<table style="width:100%;"> <tr> <td style="width: 30%;">Signature of Owner</td> <td style="width: 40%;"><u>Nathaniel Busch CPA</u></td> <td style="width: 30%;">Date: <u>7/13/22</u></td> </tr> <tr> <td>Signature of Applicant</td> <td><u>Ethan Frazier</u></td> <td>Date: <u>7/13/22</u></td> </tr> </table>	Signature of Owner	<u>Nathaniel Busch CPA</u>	Date: <u>7/13/22</u>	Signature of Applicant	<u>Ethan Frazier</u>	Date: <u>7/13/22</u>																																																					
Signature of Owner	<u>Nathaniel Busch CPA</u>	Date: <u>7/13/22</u>																																																										
Signature of Applicant	<u>Ethan Frazier</u>	Date: <u>7/13/22</u>																																																										

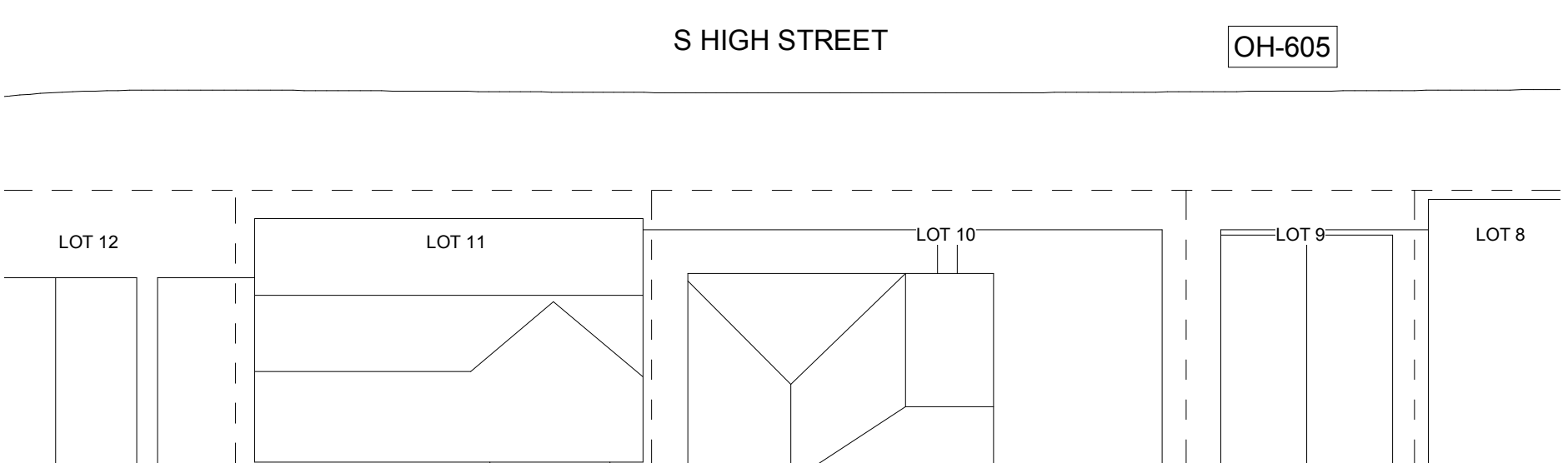
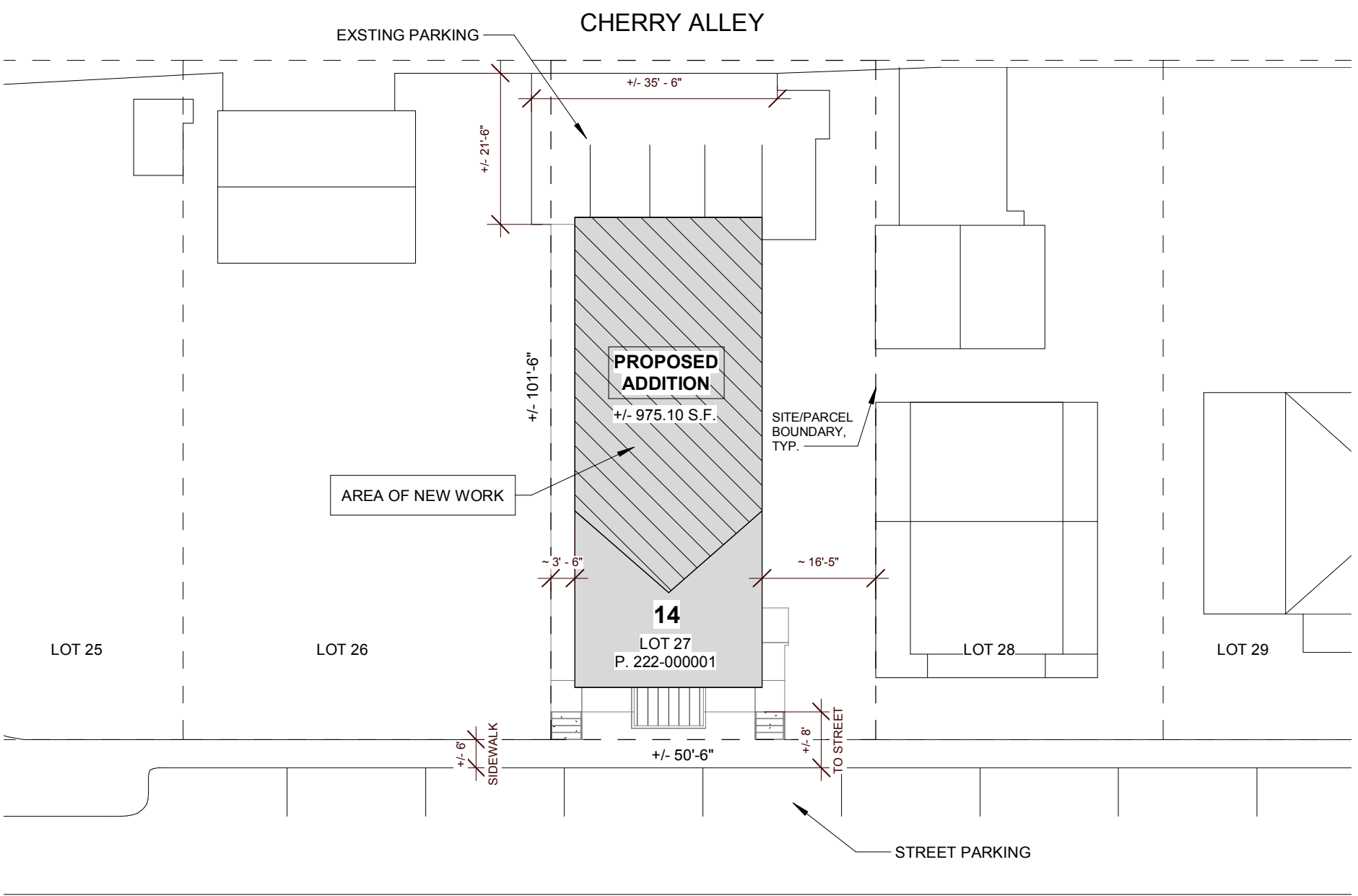
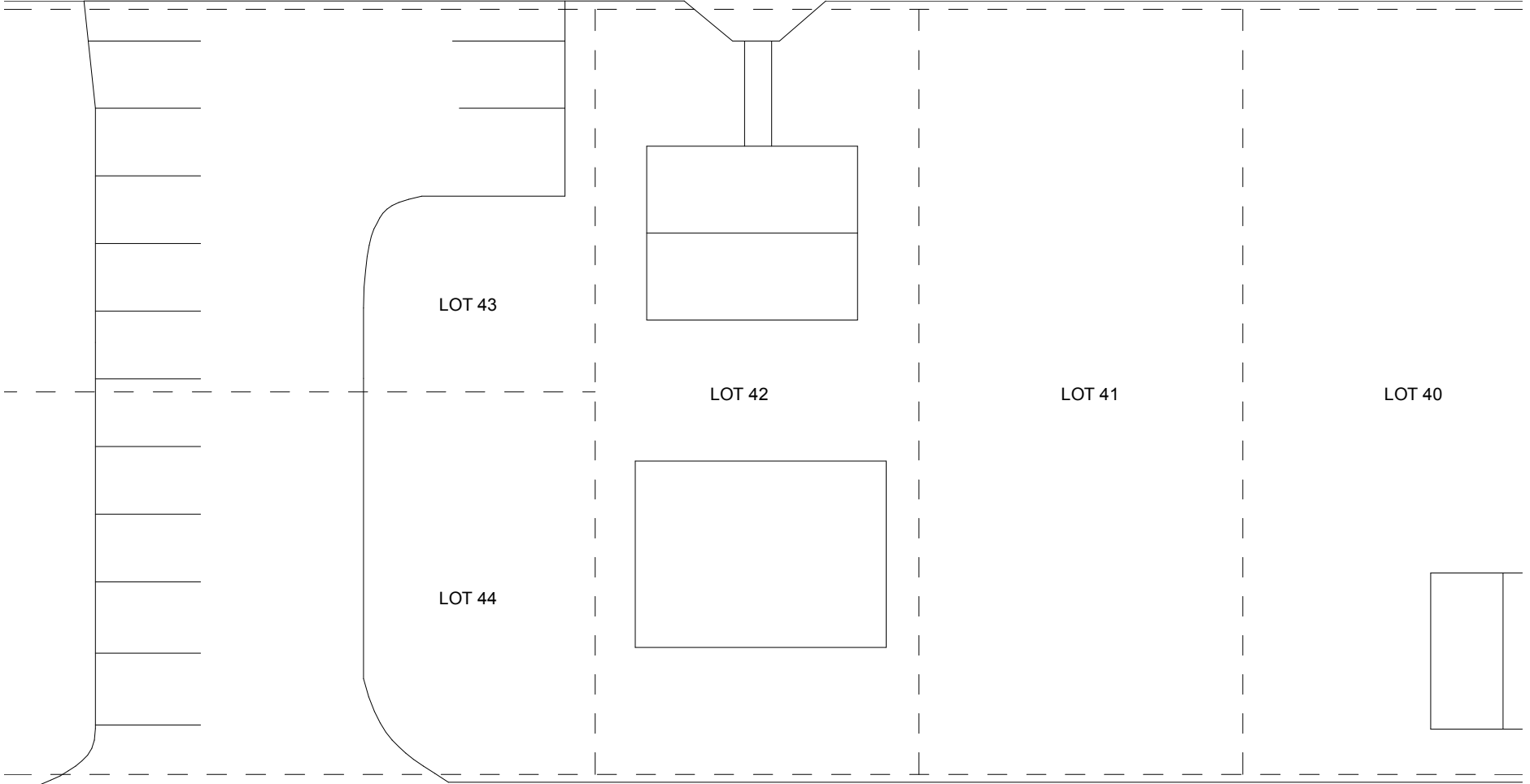
Fees & Submittal Information

Appeal		250.00	_____
Certificate of Appropriateness			_____
ARB – single and two family residential		100.00	_____
ARB – All other residential or commercial		300.00	_____
ARB - Signage		75.00	_____
Conditional Use		600.00	_____
Development Plan – Preliminary PUD or Comprehensive			_____
Planning fee	First 10 acres	750.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
Engineering fee	1-25 lots	155.00 / each	_____
	Minimum fee	1000.00	_____
Engineering fee	26 – 50 lots	3875.00	_____
	Each additional lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each additional lot over 51	50.00 / each	_____
Development Plan – Final PUD			_____
Planning fee	First 10 acres	650.00	_____
	Each additional 5 acres or part thereof	50.00	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 / each	_____
Engineering fee	26 – 50 lots	3875.00	_____
	Each additional lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each additional lot over 51	50.00 / each	_____
Development Plan – Non-PUD		300.00	_____
Development Plan / Text Amendment		600.00	_____
Plat – Road Preliminary			_____
Planning fee		350.00	_____
Engineering fee	no lots on either side of street	1.00 / LF	_____
	lots on one side of street	.50 / LF	_____
	Minimum fee	1,000.00	_____
Plat – Road Final			_____
Planning fee		350.00	_____
Engineering fee	no lots on either side of street	1.00 / LF	_____
	lots on one side of street	.50 / LF	_____
	Minimum fee	1,000.00	_____
Plat – Subdivision Preliminary			_____
Planning		650.00	_____
	Plus each lot	50.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 / each	_____
Engineering fee	26 – 50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____

Fees & Submittal Requirements

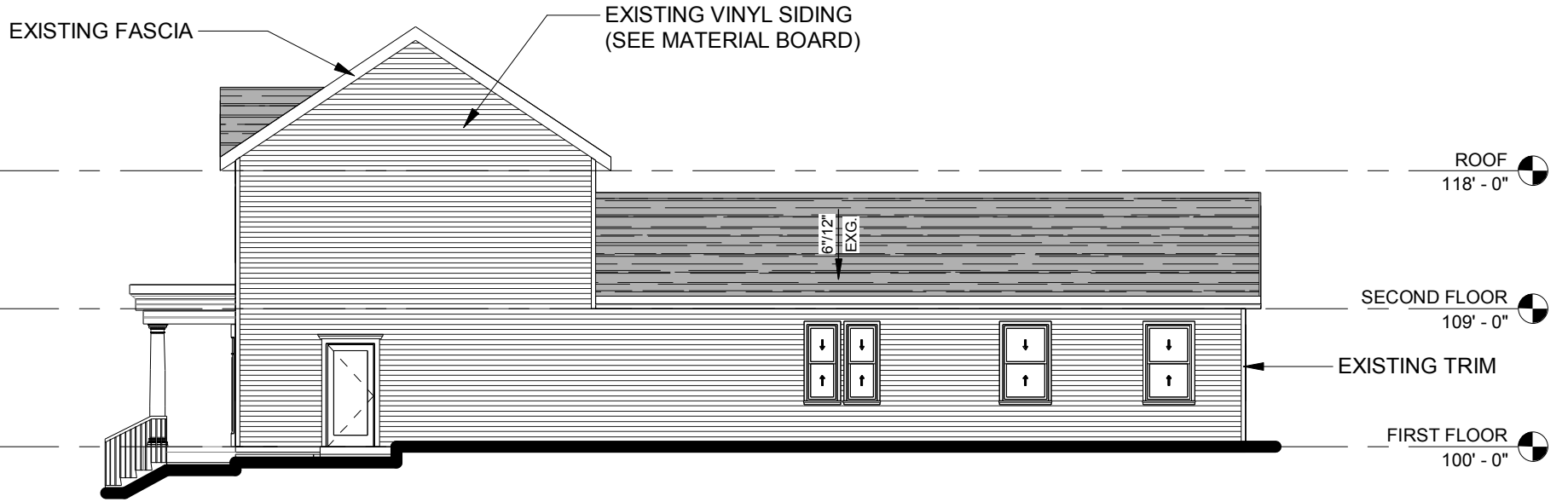
Plat – Subdivision Final			
Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			
	Non-single family, commercial, subdivision, multiple properties	600.00	_____
	Single Family residence	250.00	_____
	In conjunction with Certification of Appropriateness	100.00	_____
Extension Request		0.00	_____
Zoning			
	Rezoning - First 10 acres	700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
	Rezoning to Rocky Fork Blacklick Accord	250.00	_____
	Text Modification	600.00	_____
Easement Encroachment		800.00	_____



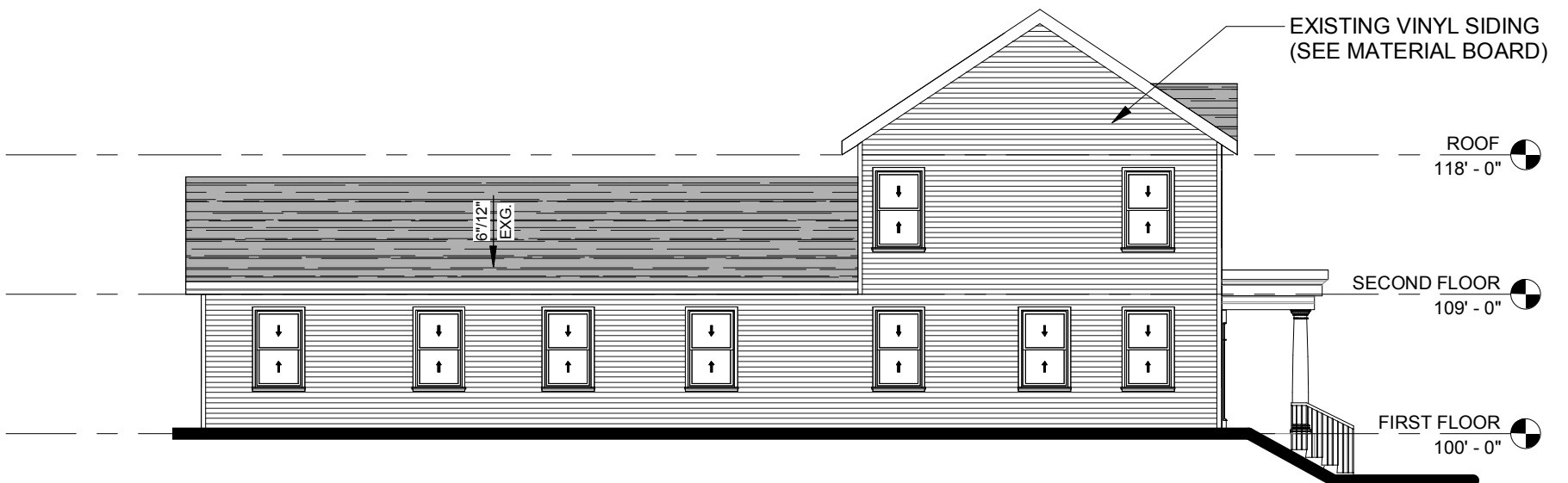


LOT COVERAGE = 43%
 SAME AS EXISTING
 (FOOTPRINT UNAFFECTED)
 www.keiserdesigngroup.com

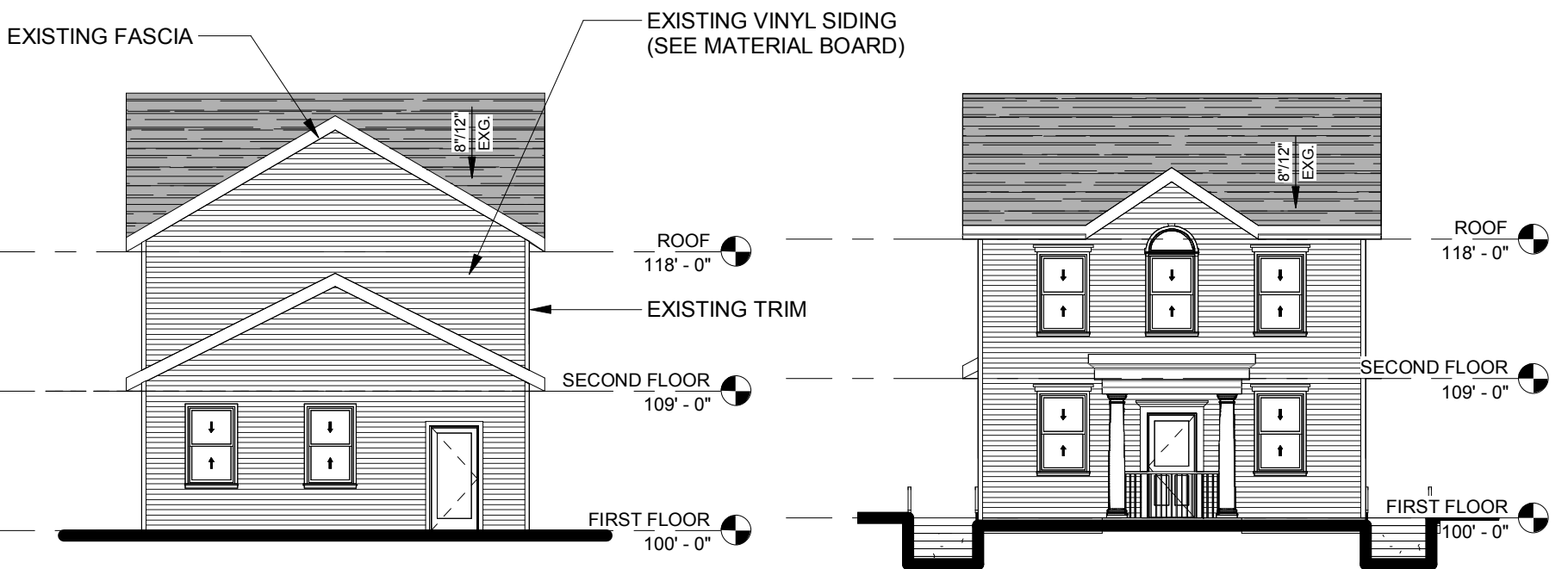
1 PROPOSED SITE PLAN
 1" = 20'-0" N



① SOUTH ELEVATION - EXISTING
3/32" = 1'-0"



④ NORTH ELEVATION - EXISTING
3/32" = 1'-0"



② EAST ELEVATION - EXISTING
3/32" = 1'-0"

③ WEST ELEVATION - EXISTING
3/32" = 1'-0"

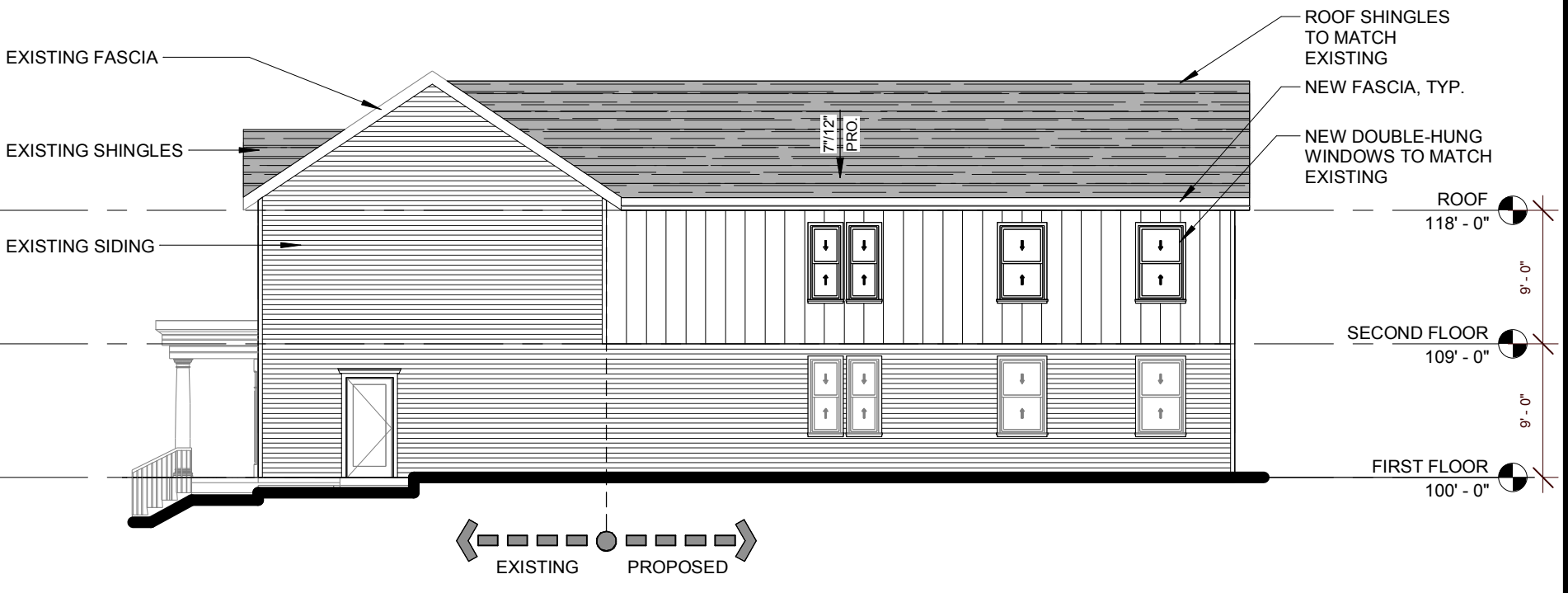
NO WORK DONE THIS SIDE

CERTIFICATE OF APPROPRIATENESS

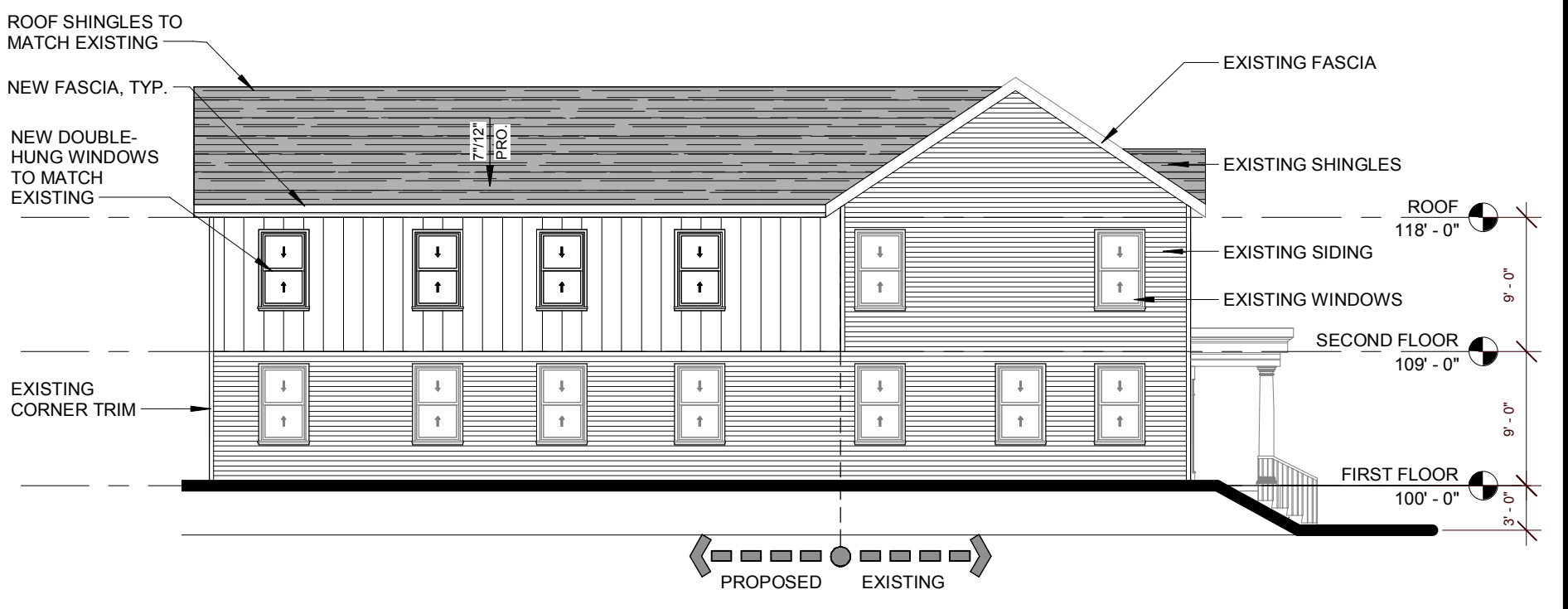
14 S. HIGH ST., NEW ALBANY, OH 43054
EXISTING EXTERIOR ELEVATIONS

ELEVATION LEGEND

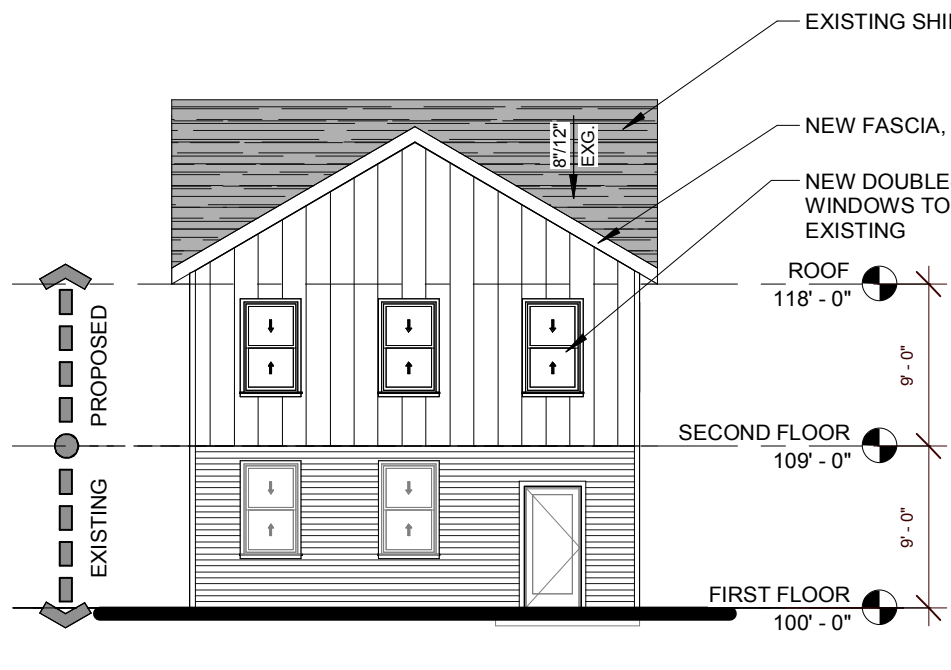
	ROOF SHIGLES COLOR: GRAY
	LAP SIDING (EXISTING) COLOR: WHITE
	BOARD AND BATTEN SIDING (PROPOSED) COLOR: WHITE



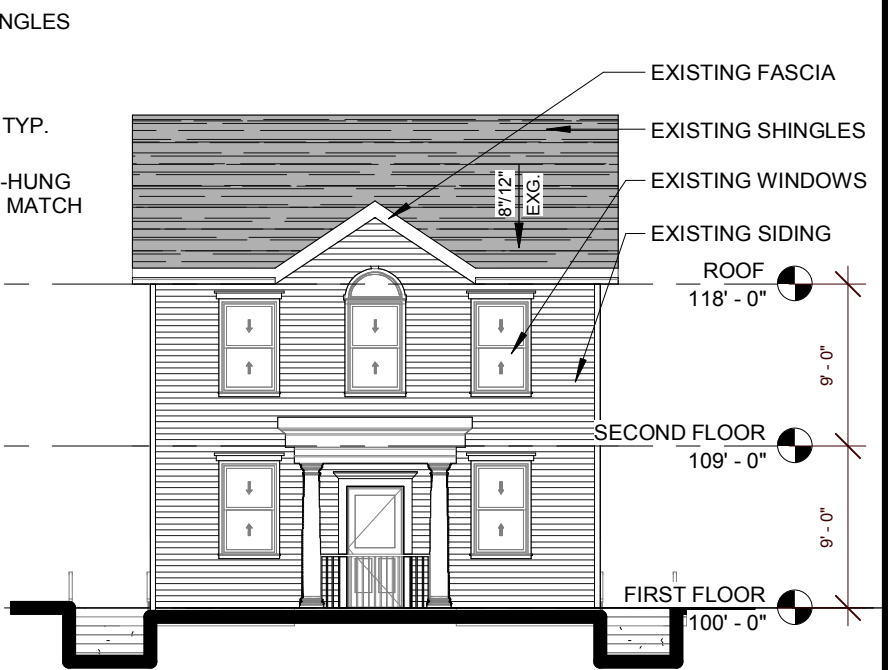
1 SOUTH ELEVATION - PROPOSED
3/32" = 1'-0"



2 NORTH ELEVATION - PROPOSED
3/32" = 1'-0"



3 EAST ELEVATION - PROPOSED
3/32" = 1'-0"



4 WEST ELEVATION - PROPOSED
3/32" = 1'-0"

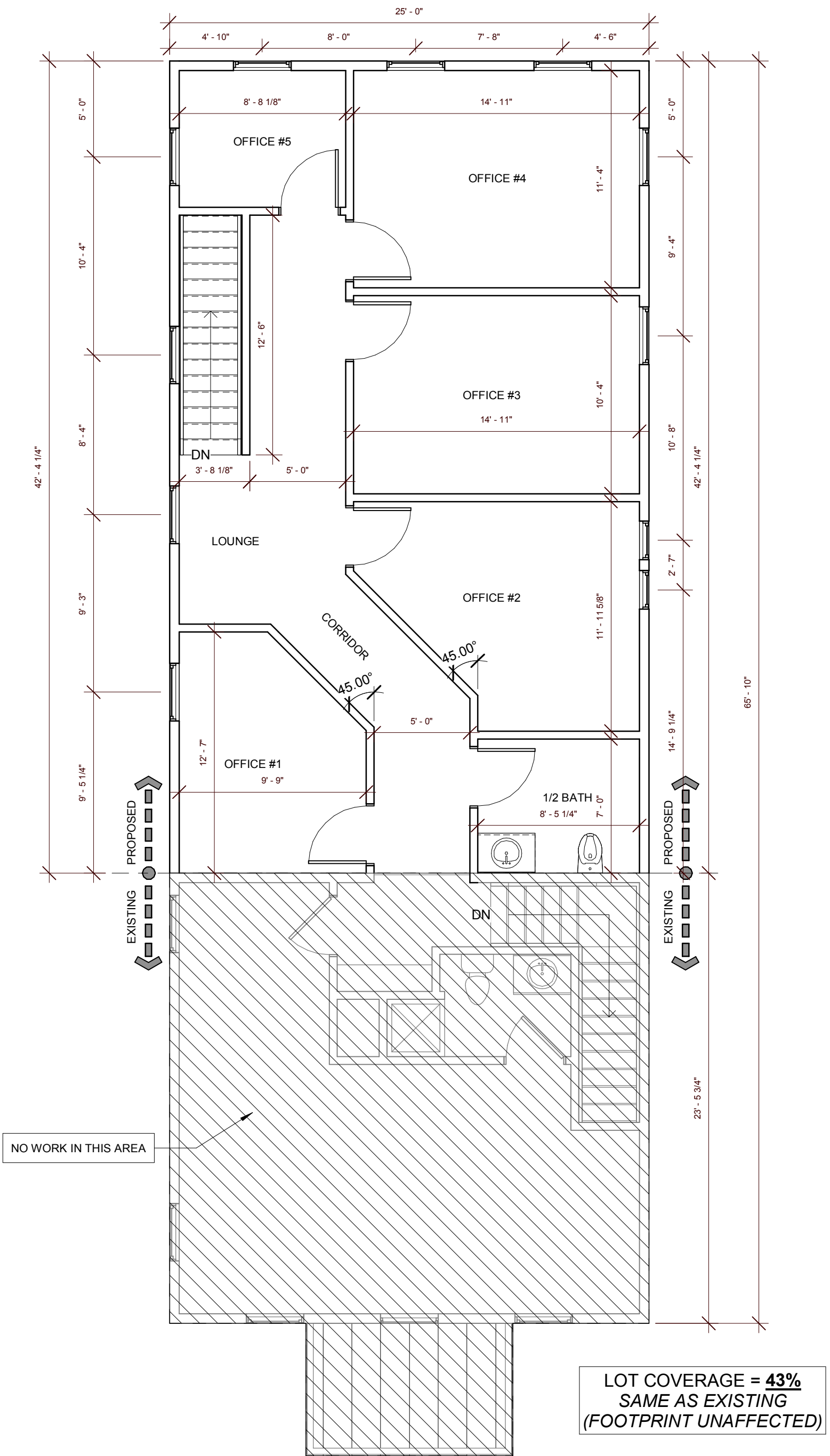
NO WORK DONE THIS SIDE

CERTIFICATE OF APPROPRIATENESS

14 S. HIGH ST., NEW ALBANY, OH 43054
PROPOSED EXTERIOR ELEVATIONS

ELEVATION LEGEND

	ROOF SHIGLES COLOR: GRAY
	LAP SIDING (EXISTING) COLOR: WHITE
	BOARD AND BATTEN SIDING (PROPOSED) COLOR: WHITE



1 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"



CERTIFICATE OF APPROPRIATENESS

14 S. HIGH ST., NEW ALBANY, OH 43054



KDG PROJECT # 2022-229
www.keiserdesigngroup.com

DIGITAL SAMPLE MATERIAL BOARD

EXISTING

PROPOSED



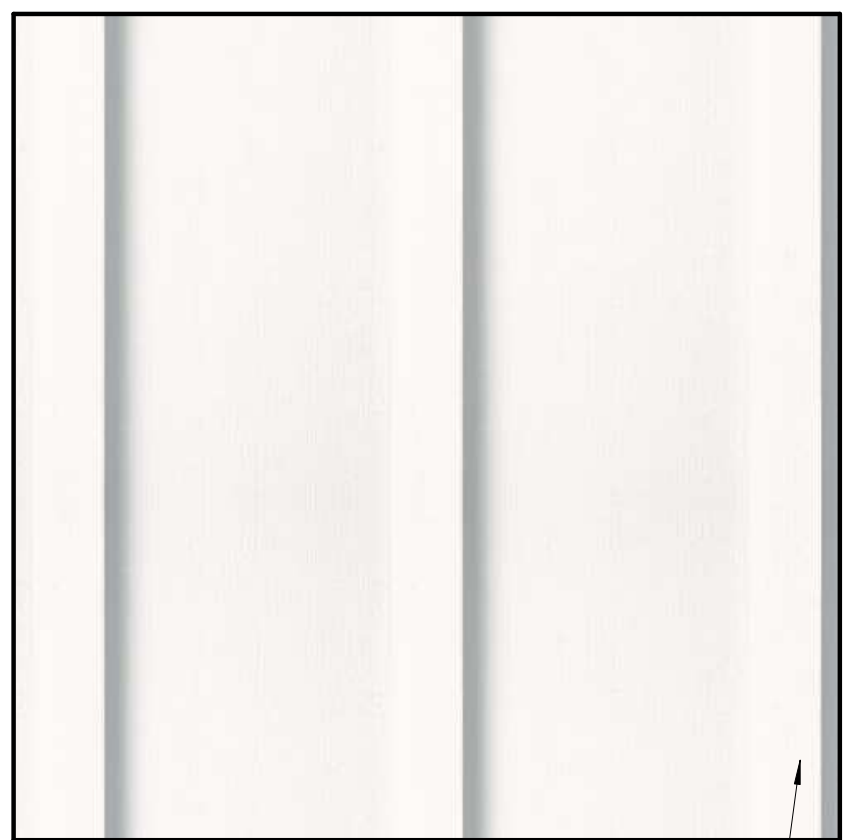
14 S. HIGH STREET - EXISTING SIDING



PROPOSED SIDING EXAMPLE

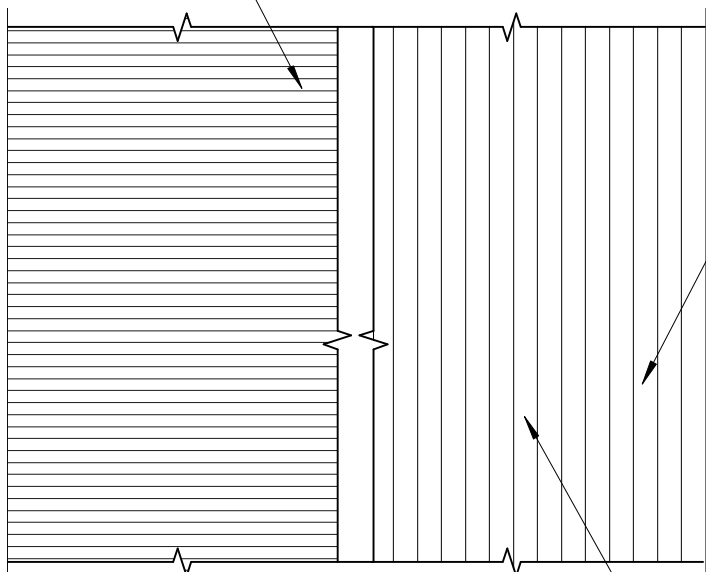


WHITE VINYL SIDING



WHITE BOARD-AND-BATTEN SIDING

EXISTING VINYL SIDING



HARDIE PANEL BOARD (FIBER CEMENT) TO BE USED AS BOARDS, AND THIN STRIPS OF WOOD MOLDING FOR BATTENS.

THE AIM IS TO USE BOARD-AND-BATTEN SIDING ON THE ADDITION TO THE EXISTING STRUCTURE. THE EXISTING VINYL SIDING ON THE REST OF THE BUILDING IS TO BE REMOVED AND REPLACED WITH BOARD-AND-BATTEN AS WELL.

PROPOSED BOARD-AND-BATTEN SIDING