



**New Albany Architectural Review Board Meeting Agenda**  
Monday, April 10, 2023 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 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 on minutes:** March 13, 2023

**IV. Additions or corrections to agenda**

- Administer the oath to all witnesses/applicants/staff who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

**V. Cases:**

**ARB-40-2023 Certificate of Appropriateness**

Certificate of Appropriateness for a building addition at 175 E. Main Street (PID: 222-000030 and 222-000219).

**Applicant: Eller Architecture LLC, c/o Greg Eller on behalf of Infinite Church**

**VI. Other business**

**VII. Poll members for comment**

**VIII. Adjourn**



**New Albany Architectural Review Board**  
Monday, March 13, 2023 DRAFT Meeting Minutes

Prior to the beginning of the March 13, 2023 meeting of the New Albany Architectural Review Board, Council Member Wilttrout administered the oath of office to new board member, Adam Davie.

**I. Call to order**

Vice Chair Iten called the meeting of the New Albany Planning Commission to order at 7:01 p.m. The meeting was held at New Albany's Village Hall.

**II. Roll call**

Those answering roll call:

Mr. Hinson	absent
Mr. Iten	present
Mr. Brown	present
Mr. Davie	present
Mr. Maletz	absent
Ms. Moore	present
Mr. Strahler	present
Council Member Wilttrout	present.

Having 5 members present, the board had a quorum to transact business.

Staff members present: Ben Albrecht, Law Director; Chris Christian, Planner II, Sierra Cratic-Smith, Planner; Adrienne Joly, Director of Administrative Services; Steve Mayer, Planning Manager; Chelsea Nichols, Planner; Christina Madriguera, Deputy Clerk.

**III. Action on minutes:** February 13, 2023

Board Member Strahler moved to approve the minutes from the February 13, 2023 meeting. Board Member Moore seconded the motion.

Upon roll call: Mr. Strahler, yes; Ms. Moore, yes; Mr. Davie, yes; Mr. Brown, abstain; Mr. Iten, yes. Having 4 yes votes; 0 no votes; and 1 vote to abstain, the February 13, 2023 meeting minutes were approved as submitted.

**IV. Additions or corrections to agenda**

Vice-Chair Iten asked whether there were any additions or corrections to the agenda.

Planner Nichols introduced Planner Cratic-Smith who would be presenting ARB-33-2023 and was appearing before the board for the first time.

The board welcomed Planner Cratic-Smith.

Council Member Wiltout introduced new board member Adam Davie. She explained that Board Member Davie is an architect and that he and his family are New Albany residents.

The board welcomed Board Member Davie.

Vice Chair Iten administered the oath to anyone present who would be addressing the board for an item on the agenda.

## **V. Cases:**

### **ARB-22-2023 Certificate of Appropriateness**

Certificate of Appropriateness for the installation of a new canopy on a building for defined outdoor areas used for dining located at 266 E. Main Street (PID: 222-000089).

**Applicant: Sarasheen Partnership LLC**

Planner Nichols delivered the staff report.

Vice Chair Iten asked whether the board had approved a proposed structure to be built in the future.

Planning Manager Mayer responded that he did not think so, he recalled the board's consideration of a proposed structure at another restaurant location, but not at this location.

Board Member Brown stated that he thought the canopy was an improvement to the patio and the restaurant as a whole.

Board Member Strahler agreed that it was an improvement to the building.

Board Member Moore further agreed and asked whether the top of the canopy would reach the underside of the brick.

Frank Weaver, on behalf of the applicant, responded in the affirmative and stated that it might not be clear from the rendering but that was his intention.

Council Member Wiltout remarked that she thought the design looked beautiful.

Board Member Davie stated that he was a big fan of Elliot's and looked forward to this amenity and asked whether the downspout would be relocated.

Mr. Weaver responded no, that the downspout was close to the corner.

Board Member Davie asked whether the existing smaller canopy would be removed and how the new canopy would be attached.

Mr. Weaver responded that the smaller canopy would be removed and the new canopy would be installed using a pre-fab system and there would be a flashing detail as it goes up to the metal roof.

Vice Chair Iten asked whether there were any further questions.

There was no response.

Board Member Brown moved to approve the certificate of appropriateness for ARB-22-2023. Board Member Strahler seconded the motion.

Upon roll call: Mr. Brown, yes; Mr. Strahler, yes; Mr. Iten, yes; Mr. Iten, yes; Mr. Davie, yes; Ms. Moore, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the certificate of appropriateness for ARB-22-2023 was approved.

**ARB-33-2023 Certificate of Appropriateness**

Certificate of Appropriateness for the expansion of a school campus parking lot located at 7600 Fodor Road (PID: 222-000922).

**Applicant: Mannik Smith**

Planner Cratic-Smith delivered the staff report.

Vice Chair Iten asked the applicant whether he had anything to add to the staff report.

Andrew Samuelson, applicant, thanked Planner Cratic-Smith and stated that he had nothing to add to her report.

Vice Chair Iten asked whether the parking lots were lit and whether that was in the report.

Mr. Samuelson answered that the lots were lit and that the lamps would be improved to include 2 heads.

Board Member Moore responded that the fact that the lots were lit was in the report.

Vice Chair Iten asked about the landscaping, whether the trees and landscaping proposed in the application would match the existing trees.

Mr. Samuelson responded that the new trees would match as best as possible and further that currently there is no adjacent landscape screening so the proposed evergreen shrubs and screening would be a new addition.

Board Member Strahler observed that the application called for removal of 4-5 trees and asked whether they would be replaced.

Mr. Samuelson responded that the ash trees scheduled for removal were ash trees that were scheduled for removal regardless of the application, and that there was no plan to replace them.

Board Member Strahler asked whether or not there was a screening requirement for the south side location.

Planning Manager Mayer answered that there was not a screening requirement for the south side.

Board Member Strahler remarked that the other sides of the parking lot had trees and screening. He further stated that even if the removed trees are dying ash trees, it would be nice to have them replaced.

Board Member Brown asked about the new water retention basin and asked whether calculations performed that indicated that the current basin was insufficiently sized.

Mr. Samuelson replied that the retention basin was being installed in an effort to protect the existing basin.



Board Member Davie stated that the design for increasing the parking looked like a no-brainer and that it should have been added at the outset, but joined other board members with concern for removal of the trees. He stated that the renderings do not do justice to the number of trees that will be removed. He suggested that trees or larger shrubs be added to replace the trees that would be removed.

Board Member Strahler stated that he understood that the Ash trees were dying and needed to be removed. He asked whether those trees were planted pursuant to a code requirement and thus whether the code required that they be replaced.

Planning Manager Mayer stated that the code requires 1 tree per parking space, and he confirmed that this application would meet code requirements even if the removed trees were not replaced.

Board Member Strahler asked whether the board could ask for more trees to be added.

Planning Manager Mayer responded that requiring more trees was within the purview of the board.

Vice Chair Iten asked Board Member Strahler what he had in mind.

Board Member Strahler responded that the 5 trees be replaced on the south side.

Mr. Samuelson asked whether there was a particular caliper size that the board would like for the new trees.

Planning Manager Mayer stated that between 2 and 2 ½ inches was the standard and staff could continue to work with the applicant on that.

Board Member Davie observed that they would be removing 7 trees, and while it was true that trees would be added, as a practical matter the new trees would not replace the removed trees. He stated it would be nice to have more substantial landscaping or 1 or 2 trees on the side facing Fodor Road. But he acknowledged the space constraints involving the islands in the parking lot and the water line.

Planning Manager Mayer stated that staff would be happy to work with the applicant on creating more of a balance for the new landscaping and the location of the trees. He further stated that staff had good guidance from the board.

Council Member Wiltout asked the applicant if he knew why the parking lot was not built bigger in the first place.

Mr. Samuelson said he was not sure but he knew it had been originally planned to be built larger.

Council Member Wiltout said she was concerned that they were missing a well-reasoned decision not to build a bigger parking lot in the first place.

Vice Chair Iten stated that he thought they originally intended to construct a larger auditorium on that site, but then the construction of the McCoy superseded those plans.

Council Member Wiltout asked about the perimeter of the adjacent wetland.

Mr. Samuelson responded that the wetland was not indicated on the rendering. He explained that the wetland has been there for such a period of time that it currently has plants and a retention basin.

Council Member Wilttrout thanked Mr. Samuelson and stated that she wanted to ensure that the expanded parking lot would not encroach in any way on the adjacent wetland

Administrative Services Director Joly added that the city got a water quality grant in order to enhance and improve the aesthetics of the wetland.

Board Member Strahler moved for approval of the certificate of appropriateness for ARB-33-2023, subject to the condition that 3 trees be added around the new retention pond area on the Fodor Road side of the property, subject to staff approval. Board Member Brown seconded the motion.

Upon roll call: Mr. Strahler, yes; Mr. Brown, yes; Mr. Iten, yes; Ms. Moore, yes; Mr. Davie, yes. Having 5 yes votes; 0 no votes; 0 abstentions, the certificate of appropriateness for ARB-33-2023 was approved.

### **ARB-34-2023 Certificate of Appropriateness**

Certificate of Appropriateness for new improvements at Taylor Farm Park (PID: 222-005165).

**Applicant: City of New Albany Ohio c/o Adrienne Joly**

Administrative Services Director Joly delivered the staff report. She welcomed Board Member Davie. She also introduced Dan Hanes of Columbus Architectural Studio, who was the architect for this project. The architecture of the proposed restroom and storage building is intended to mimic the design and scale of the half monitor chicken coop that is currently on the Taylor Farm property. She explained that a report by Hardlines Design Company outlines how the half monitor design of the chicken coop was created by the University of Illinois and was used across the Midwest in the 1920s, but there are very few examples remaining. The proposed structure mimics the half monitor design because it includes a monitor with vertically proportioned windows, wood siding, usage of dark grey stain, and a standing seam metal roof. She further explained that on March 20, 2023 the Planning Commission will consider a related variance application, VAR27-2023, because 80% of the proposed structure was within the floodplain.

Vice Chair Iten noted that when he visited the Taylor Farm property, that it did not appear that the chicken coop had ever been painted.

Administrative Services Director Joly agreed, and stated that if it was, there is no evidence the chicken coop was ever painted.

Vice Chair Iten asked whether the windows would be fixed.

Board Member Brown stated fixed, meaning not operational. And further stated that when the chicken coop is restored the coop windows will be gone and, and it appeared that the replacement windows would be fixed.

Mr. Hanes agreed, the replacement windows would be fixed and further that traditionally these buildings were not painted.

Vice Chair Iten clarified the scope of the certificate of appropriateness, whether the applicant was seeking approval for more than the proposed restroom structure.

Administrative Services Director Joly confirmed that the certificate of appropriateness was solely for the proposed restroom structure. Discussion of the adjacent chicken coop was to provide context.

Board Member Moore stated that she liked the structure and asked whether the restrooms would be locked after hours.

Administrative Services Director Joly explained that park hours would be from dawn til dusk. Signs would be posted. At dusk, remote control gates will be closed in order to prohibit vehicular entry to the park however foot traffic through trail connections would still be possible.

Board Member Moore remarked that the design looked very good.

Board Member Strahler noted the photos of the barn and asked whether restoration of the barn would occur.

Administrative Services Director Joly answered yes, restoration of the barn is anticipated for phase III of the project. She further stated that she hoped it would be an open-air type of shelter, not unlike Whetstone Pavillion.

Board Member Davie noted that frequently drinking fountains tend to be an afterthought in these types of project, and suggested that the city consider installing them in the early stages.

Administrative Services Director Joly thanked Board Member Davie for raising that issue and noted that she had not yet thought about drinking fountains.

Board Member Davie asked what type of flooring would be used in the community room.

Mr. Hanes responded that it would be brick and concrete.

Board Member Davie observed that the rainwater would come into the structure so that is something to consider. He further stated that the renderings looked great.

Vice Chair Iten asked for further comments and stated that he would entertain a motion.

Board Member Moore moved to approve the certificate of appropriateness for ARB-34-2023. Board Member Davie seconded the motion.

Upon roll call: Ms. Moore, yes; Mr. Davie, yes; Mr. Strahler, yes; Mr. Brown, yes; Mr. Iten, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the certificate of appropriateness was approved.

## **VI. Other business**

### **1. City Project Update: Market Street Extension**

Planning Manager Mayer stated that he wanted to give the board a preview of the continuing development plans for the Market Street Extension project which includes extension of Market St. up to Third St. He provided an overview of the Market Street Extension project and explained that traffic throughout the city, especially the Village Center has been an area of focus of development since 2006. The Engage New Albany survey revealed that 43% of all traffic in New Albany was through traffic, and that the through traffic was not just on SR 161, it included High St/605 and Main St./SR 62 through the Village Center. This has resulted in a congestion area in our village center. Our overall goal is to provide additional, narrower streets through the village center.

Planner Christian explained that in the next 2 to 3 months there will be an application for a street extension before the Planning Commission. The plat itself will not be before the board, but because the application will impact private property, he wanted to explain it to the board. There will be a realignment with Third St. and Main St. In order to accommodate the city's proposed realignment, the Methodist Church will lose a portion of their parking lot, the eye doctor's parking lot will need to shift, and the New Albany Company has already agreed that the building that houses Prestige Driving will be demolished. The board will review applications related to these private property accommodations.

Vice Chair Iten stated that ultimately the city has the right to condemn these properties.

Administrative Services Director agreed and added that consistent with past practice, the city would be working with the private property owners so that such action need not be taken.

## **2. Annual Organizational Meeting**

### **Election of 2023 Chair**

Vice Chair stated that Alan Hinson had served as Chair of the Architectural Review Board with aplomb since the departure of the former chair, Mr. Costantino. He nominated Mr. Hinson to continue as Chair of the Architectural Review Board. Board Member Strahler seconded the nomination.

Upon roll call: Mr. Iten, yes; Mr. Strahler, yes; Mr. Brown, yes; Mr. Davie, yes; Ms. Moore, yes. Having 5 yes votes, Mr. Hinson was unanimously elected to serve as Chair of the New Albany Architectural Review Board for 2023.

### **Election of 2023 Vice Chair**

Secretary Brown nominated Jonathan Iten to continue as Vice Chair of the Architectural Review Board. Board Member Moore seconded the nomination.

Upon roll call: Mr. Brown, yes; Ms. Moore, yes; Mr. Strahler, yes; Mr. Davie, yes; Mr. Iten, yes. Having 5 yes votes, Mr. Iten was unanimously elected to serve as Vice Chair of the New Albany Architectural Review Board for 2023.

### **Election of 2023 Secretary**

Vice Chair Iten nominated Jim Brown to continue to serve as Secretary of the Architectural Review Board. Board Member Strahler seconded the nomination.

Upon roll call: Mr. Iten, yes; Mr. Strahler, yes; Ms. Moore, yes; Mr. Davie, yes; Mr. Brown, yes. Having 5 yes votes, Mr. Brown was unanimously elected Secretary of the New Albany Architectural Review Board for 2023.

### **Establishment of 2023 meeting schedule**

Vice Chair Iten moved that the board adopt the staff-recommended 2023 meeting schedule. Board Member Brown seconded the motion.

Upon roll call: Mr. Iten, yes; Mr. Brown, yes; Mr. Davie, yes; Ms. Moore, yes; Mr. Strahler, yes. Having 5 yes votes, the staff recommended 2023 meeting schedule was unanimously adopted.

Law Director Ben Albrecht and discussed the change to the attendance policy and refreshed the board on electronic communications. He admonished the board to be cognizant of requirements of the Ohio Open Meetings Act, particularly the fact that it applies to all electronic communications. He reminded the board that all discussions between board members of public business must be at an open meeting. He encouraged board members to reach out to city staff members if they had questions. And further, to be cognizant and careful about using the reply all feature for electronic communications. If you have questions, ask staff.

Vice Chair Iten sought to clarify that a meeting was defined as a majority of the public body, so a one on one conversation with a single board member would not run afoul of the open meetings act.

Law Director Albrecht stated that was correct, but he stated that all members should remain cautious about the deliberation component.

Vice Chair Iten agreed, and then continued that deliberation does not include fact-finding or hearing a lecture or presentation in the same room as another board member.

Law Director Albrecht stated that deliberation could include fact finding but agreed that hearing a lecture or attending an information session do not constitute a meeting.

**VII. Poll members for comment**

Vice Chair Iten thanked staff and all members.

**VIII. Adjourn**

Board Member Brown moved to adjourn. Board Member Strahler seconded the motion.

Upon roll call: Mr. Brown, yes; Mr. Strahler, yes; Ms. Moore, yes; Mr. Davie, yes; Mr. Iten. Having 5 votes to adjourn, the meeting adjourned at 8:04 p.m.

Submitted by Christina Madriguera, Deputy Clerk.

**Appendix**

**Staff Report and Record of Action ARB-22-2023**

**Staff Report and Record of Action ARB-33-2023**

**Staff Report for ARB-34-2023 and Record of Action ARB-28-2023** - clerk's note, Record of Action ARB-28-2023 corresponds to application and Staff Report ARB-34-2023 on the meeting agenda.



**Architectural Review Board Staff Report  
March 13, 2023**

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**266 E. MAIN STREET CANOPY ADDITION  
CERTIFICATE OF APPROPRIATENESS**

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LOCATION: 266 East Main Street (PID: 222-000089)  
APPLICANT: Sarasheen Partnership LLC, c/o Tom Sheehan  
REQUEST: Certificate of Appropriateness  
ZONING: Infill Planned Unit Development (I-PUD) within the Urban Center  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-22-2023

Review based on: Application materials received on February 2, 2023 and February 23, 2023.

*Staff report prepared by Chelsea Nichols, Planner*

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**I. REQUEST AND BACKGROUND**

The applicant requests review and approval of a certificate of appropriateness for a new canopy addition to cover an existing patio and the use of removable seasonal walls on the patio canopy for Elliot's Wood Fired Kitchen & Tap located at 266 East Main Street. The existing patio was approved in 2012 (ARB-03-12) and is approximately 1,077 square feet in area. The patio is used as an outdoor dining area for the restaurant. It is located on the west side of the building. Approximately 600 square feet of the total outdoor patio area will be covered by the proposed canopy. The canopy will have removable, seasonal plastic screens to allow for year-round use of the outdoor dining area.

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. In considering this request for a new canopy patio cover addition within the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157.

**II. SITE DESCRIPTION & USE**

The property is zoned I-PUD (Infill Planned Unit Development) and is part of the US Bank Center Development. It contains a multi-tenant commercial building and U.S. Bank. Businesses within this development include U.S. Bank, Polished Nails Spa, Impressed Dry Cleaning, Cutler Real Estate, Laura Jacob Art, and Elliot's Wood Fired Kitchen & Tap. The site is located on the north side of E. Main Street, and is directly across from the Avalon of New Albany assisted living development.

**III. EVALUATION**

**A. Certificate of Appropriateness**

The ARB's review is pursuant to the U.S. Bank Center Development Zoning Text and C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 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 existing patio is located within the courtyard area of the development and serves as outdoor seating for Elliot's. A single door provides access to the patio from the restaurant. One existing egress gate is in place and second egress gate will be added for the patio. The current entrance to Elliot's will remain as the primary business entry.
  - To contain the dining area, an existing railing and fence defines two edges of the patio. The existing brick wall (approximately 2.5 feet in height), parallel to E. Main Street, will remain to define the patio's edge closest to the roadway.
  - The proposed canopy addition will be a black finish and is 12' in height. The canopy will serve as a cover for patio. The patio is approximately 1,077 square feet (21' x 51') of total outdoor dining space. The steel canopy structure will support a roof over 600 square feet of the area. The remaining 400 square feet will be open-air and left uncovered.
  - The canopy will support removable, seasonal window walls made of canvas with plastic screens. This will allow for additional dining space during inclement weather. The wall will be a black colored canvas with clear plastic "windows."
  - Within the open-air area of the patio, there are existing air conditioning units, which are screened from the dining area with an existing stained cedar wood fence.
  - The canopy creates an eave overhand along the front face of the structure that projects as a rake along both sides. Emphasis is placed on the entablature with a horizontal bead that terminates into the piers. Vertically oriented siding occurs on the left and right-hand sides below rake trim.
  - The details included on the proposed design helps aesthetically harmonize the canopy with the building by complementing the architectural lines from the building's façades and brick soldier course. Consistent with the development text requirement, this canopy exhibits 360-degree design and balances the architecture of the main building.
  - The U.S. Bank Center zoning text requires all colors harmonize to with each other. The black color chosen for the canopy addition is appropriate and harmonious with the surrounding development. The existing awnings on the building and within the development are already black.
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 canopy addition is consistent with the original intent of the development and is appropriately scaled for the building and site. The canopy integrates with the architectural style of the building.
  - The removable screen wall changes the visual components of the building and site when it is in use. The removable walls are designed to be used during the colder seasons and during bad weather.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
  - The existing original qualities and character of the building will remain. The canopy is an addition that will serve to enhance the original character of the U.S. Bank Center Development.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
  - The building is a product of its own time and as such should utilize design appropriate to its style and scale, while considering its surroundings. The proposed canopy addition appears to match the style of the building and is appropriately scaled.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*



- Not Applicable
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.*
- The canopy addition does not provide significant structural elements to the building. If the canopy is removed in the future, the essential form and integrity of the primary structure will not be impaired or affected.

#### IV. SUMMARY

The canopy addition is proportional to the building and the patio area, and its location within the site is appropriate. Overall, it seems that construction of this canopy will enhance the quality of the business, building, and surrounding area by “activating” the public space year round and contributing to the urban character that is desired in the Village Center. The canopy details help aesthetically harmonize the canopy with the building by complementing the architectural detail lines from the building’s façades and brick soldier course. Consistent with the development text requirement, this canopy exhibits 360-degree design and balances the architecture of the main building.

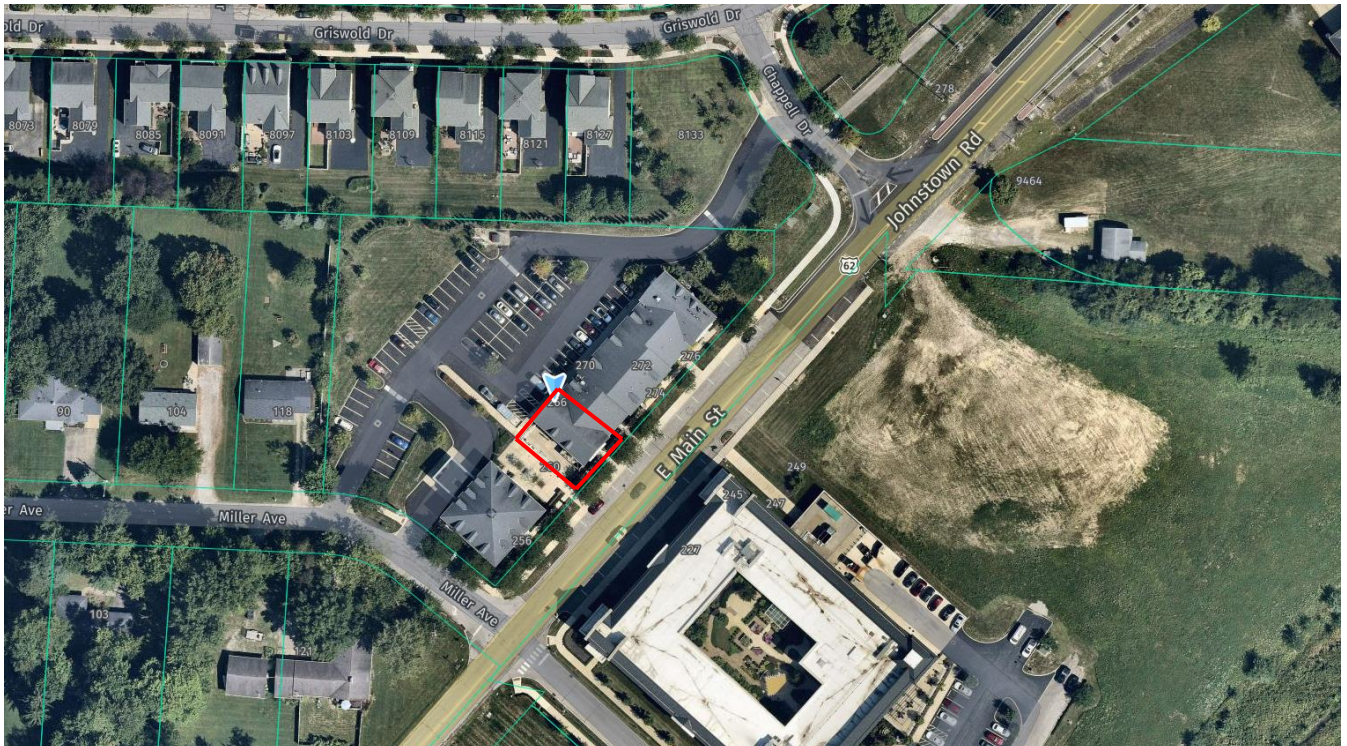
#### V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate (conditions may be added).

#### **Suggested Motion for ARB-22-2023**

Move to approve Certificate of Appropriateness application ARB-22-2023.

#### **Approximate Site Location:**



Source: nearmap





## **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Sarasheen Partnership LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, March 14, 2023

The New Albany Architectural Review Board took the following action on March 13, 2023.

#### Certificate of Appropriateness

**Location:** 266 E Main Street

**Applicant:** Sarasheen Partnership LLC,

**Application:** PLARB20230022

**Request:** Certificate of Appropriateness for a new canopy addition to cover an existing patio.

**Motion:** To approve.

**Board Vote:** Motion to approve PLARB20230022

**Result:** Certificate of Appropriateness, PLARB20230022 was approved, by a vote of 5-0.

Recorded in the Official Journal this March 14, 2023.

**Condition(s) of Approval:** None

Staff Certification:

*Chelsea Nichols*

Chelsea Nichols  
Planner



**Architectural Review Board Staff Report  
March 13, 2023 Meeting**

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**7600 FODOR ROAD  
CERTIFICATE OF APPROPRIATENESS  
NEW ALBANY PLAIN LOCAL SCHOOL DISTRICT  
HIGH SCHOOL PARKING LOT EXPANSION**

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LOCATION: 7600 Fodor Road (PID: 222-000922)  
APPLICANT: Anders Samuelson, Mannik Smith Group  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center District within Village Center – Campus Subdistrict  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-33-2023

Review based on: Application materials received on February 17, 2023.

*Staff report prepared by Sierra Cratic-Smith, Planner*

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**I. REQUEST AND BACKGROUND**

The applicant requests an expansion of the existing high school parking lot. The High School parking lot proposal increases its area to accommodate 28 additional parking spaces based upon an anticipated increase in the number of students attending in the next ten years. The addition of 28 parking spaces brings the total number to 327 spaces at this lot.

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 any addition to a parking lot constitutes as a major environmental change. Accordingly, the new additional parking spaces must be reviewed and approved by the ARB.

**II. SITE DESCRIPTION & USE**

The parking lot is located on the school campus and zoned Urban Center District (Campus sub district). The parking lot is located east of Fodor Road and west of the High School and football stadium.

The school campus is located generally north of Dublin Granville Road, south of State Route 161, and between Fodor Road and High Street. The site is developed with multiple school buildings, accessory buildings and recreation facilities, including a football stadium, tennis courts, and ball fields.

**III. EVALUATION**

**A. Certificate of Appropriateness**

The ARB's review is pursuant to the U.S. Bank Center Development Zoning Text and C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board.

ARB 23 0313 NAPLS High School Parking Lot Expansion ARB-33-2023

Per Section **1157.09 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.*
  - Section 1(I)(E) of the Design Guidelines and Requirements (DGRs) – Design Principle and American Architectural Precedent – requires parking areas to be screened with landscaping and placed in locations to minimize their visual impact. See the landscaping section for additional information.
  - Section 8(II)(2) of the DGRs - Civic and Institutional Buildings – requires site plantings and landscaping to be an appropriate scale and design, based on or complementary to the architectural design of the buildings. See the landscaping section for additional information.
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.*
  - Landscape:
    - The parking lot is landscaped to meet code chapter 1171.06(b) which requires “parking lots shall be screened from primary streets, residential areas, and open space by a three and one-half (3.5)-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings. The parking lot expansion is located along Fodor Road and is screened by evergreen shrubs.
    - Codified Ordinance 1171.08(a) requires “wet and dry stormwater basins shall be designed by a landscape architect in conjunction with a professional engineer to ensure that the basins have a natural shape and are graded and planted in an attractive manner.” The basin is designed with a natural curvature shape and is planted with ornamental grasses, perennials, and evergreen shrubs.
    - The city code recommends 1171.06(a)(3) recommends one tree per 10 parking spaces be installed in the islands. The applicant is exceeding the recommended number of trees by providing a total of four.
  - Parking and Circulation:
    - The proposal adds 28 additional parking spaces to the High School parking lot. The maneuvering lane is 22 feet wide with 9 feet by 19 feet wide parking spaces which meet code requirements per code 1167.03(A)..
    - The additional parking utilizes the current circulation plan for the High School parking lot and routes incoming traffic from Fodor Road to the right to maximize stacking and increase the drop-off area near the building by creating a one-way counterclockwise loop to increase on-site safety. The additional spaces extend this circulation route.
    - Directional arrows will be painted on the asphalt to direct traffic through the parking lot and drop-off zone.
  - Signage:
    - No signage has been submitted at this time.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
  - The proposed addition of parking lot is an expansion of the existing parking areas preserves and expands the distinguishing original qualities of the site.
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.*
  - The parking lot is landscaped above the minimum code requirements. The addition of the water basin provides a creative addition to the already abundant landscaping character of the site and appears to be preserved.
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 provides the following lot and building standards for the Campus sub-district:

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	76.7 acres
Lot Width	No min	No max	N/A
Lot Coverage	No min	No max	Unknown
Street Yard	30 feet	No max	50 feet
Side Yard	20 feet	No max	N/A
Rear Yard	20 feet	No max	N/A
Building Width	No min	No max	N/A
Stories	1	4	N/A
Height	No min	55 feet	N/A

- Urban Center Code Section 2.140.1 states that parking shall be provided as needed and supported by evidence-based standards. The application submittal includes a historical enrollment report and future projections. The report indicates that student enrollment projections could increase by approximately 16% over the next ten years.
- Urban Center Code Sections 2.1240.2 and 5.30 state that one bicycle hitch is to be provided based on the number of off-street parking spaces. This requirement is met from the existing conditions.

## II. SUMMARY

The ARB should evaluate the overall proposed based on the requirements in the Urban Center Code, Design Guidelines & Requirements, and the Codified Ordinance Chapter 1171. The addition of parking is to accommodate the future growth of students attending the high school. The expansion does not appear to be substantial because it does not disrupt the flow of traffic nor does it disrupt the school's character. Furthermore, the addition of landscaping is appropriate for the school's characteristics. The site layout appears to be matching the intent of the standards and goals found within the Engage New Albany strategic plan, Urban Center Code, and the Design Guidelines and Requirements for institutional uses on a school campus. Therefore, the new and expanded parking lot configurations appear appropriate.

## III. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate (conditions may be added).

**Suggested Motion for ARB-33-2023**

Move to approve Certificate of Appropriateness application ARB-33-2023

**Approximate Site Location:**



Source: NearMap



## **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Anders Samuelson

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



## Community Development Department

### Decision and Record of Action

Wednesday, March 15, 2023

The New Albany Architectural Review Board took the following action on 03/13/2023 .

#### Certificate of Appropriateness

**Location:** 7600 Fodor Rd, Unit:HS

**Applicant:** Mannik & Smith Group

**Application:** PLARB20230033

**Request:** An expansion of the existing high school parking lot. The High School parking lot proposal increases its area to accommodate 28 additional parking spaces based upon an anticipated increase in the number of students attending in the next ten years.

**Motion:** Approved

**Commission Vote:** Motion Approval with Conditions, 5-0

**Result:** Certificate of Appropriateness, PLARB20230033 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this March 13, 2023

#### Condition(s) of Approval:

1. Install trees along Fodor Road, especially around the stormwater basin.

Staff Certification:

*Sierra Cratic-Smith*

Sierra Cratic-Smith  
Planner





**Architectural Review Board Staff Report  
March 13, 2023 Meeting**

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**CERTIFICATE OF APPROPRIATENESS  
TAYLOR FARM PARK RESTROOM AND STORAGE BUILDING**

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LOCATION: Taylor Farm Park (PID: 222-005165)  
APPLICANT: City of New Albany c/o Adrienne Joly  
REQUEST: Certificate of Appropriateness  
ZONING: Agricultural (AG)  
STRATEGIC PLAN: Parks and Green Space  
APPLICATION: ARB-34-2023

Review based on: Application materials received on February 23, 2023.

*Staff report prepared by Chris Christian, Planner II.*

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**I. REQUEST AND BACKGROUND**

This certificate of appropriateness application is for a new building to provide community meeting space, restrooms and indoor storage at Taylor Farm Park on Dublin Granville Road.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional projects must submit a development plan for review by the Architectural Review Board (ARB). The plan should include site design, building locations, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors, and ornamentation. Section 8 of the New Albany Design Guidelines and Requirements applies to all park and recreation buildings therefore, ARB review and approval is required. All other proposed or existing improvements shown on the site plan do not constitute as new buildings and therefore do not require ARB review.

There is related variance application for the property relating to the city floodplain regulations scheduled to be heard by the Planning Commission during their March 20, 2023 meeting (VAR27-2023).

**II. SITE DESCRIPTION & USE**

Taylor Farm Park is located on the far western corporate boundary that is shared with the city of Columbus along Dublin Granville Road. The site contains an existing historic home, summer kitchen, garage, chicken house, barn and parking lot.

**III. EVALUATION**

The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). 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 **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

**A. Certificate of Appropriateness**

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

- The applicant proposes to construct a new bathroom and storage building on the Taylor Farm Park site. The proposed 550+/- sq. ft. building is located adjacent to the existing chicken house which is proposed to be restored.
- Section 8 of the New Albany Design Guidelines and Requirements provides the requirements for all civic and institutional projects in New Albany. Section 8 (III.2) requires the architectural style of a civic building to be appropriate to the context, location and function of the building and be based on traditional practice in American architecture. Public recreation structures may be appropriately designed as vernacular buildings or even in the form of traditional barns.
  - A report by Hardlines Design Company outlines how the existing half monitor chicken house was invented by the University of Illinois and became popular on rural properties throughout the Midwest in the 1920s. The report concludes that the proposed bathroom and storage facility design is appropriate to the context of the site as it mimics the design and scale of the existing chicken house.
- DGR Section 8(III)(4) states that civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
  - This requirement is met as the proposed building is designed to mimic the existing, historic chicken house which sits directly adjacent to it. The design includes a monitor with vertically proportioned windows, wood siding, a standing seam metal roof and the addition of functional barn doors to enter the building.
- The applicant identifies the following exterior materials on the plans:
  - Dark wood siding;
  - CMU;
  - Steel roof panels; and
  - Fixed wood windows

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.*

**Landscape**

- There are no landscape requirements for the site as it is zoned Agricultural (AG). There are some complimentary landscape improvements shown on the site plan around the proposed and existing buildings and community garden area.

**Lighting**

- Four gooseneck, downcast lights are proposed to be added above the entrances to each building. The proposed fixtures are appropriate as they are not excessive and simply assist with ingress and egress of the buildings.

**Parking and Circulation**

- The site is accessed via two existing curb cuts along Dublin Granville Road. There is an existing parking lot on the site for visitors of the park. In addition, a new drop off lane will be constructed in between the proposed restroom and storage facility and the existing barn.

**Signage**

- No signage was submitted for review. All new signage will be subject to staff review during the permitting process.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - The restroom building is consistent with the restored chicken house and preserves the agrarian nature of the site.
  4. *All buildings, structures and sites shall be recognized as products of their own time.*
    - The proposed building is new construction and is appropriately designed to mimic the existing chicken house on the site.
  5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
    - The design of the proposed building resembles a historic chicken house.
  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.*
    - It does not appear that the essential form and integrity of the existing chicken house will be altered.

#### **B. Agricultural (AG) Zoning District Development Standards Compliance**

- The proposed building meets all of the Agricultural (AG) zoning district requirements found in C.O. 1129.06 and provided below.

<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
Lot Area	Not less than 5 acres	10.17 [meets code]
Minimum Lot Frontage	200 feet	600+/- feet [meets code]
Minimum Front Yard Depth	50 feet	300+/- feet [meets code]
Minimum Side Yard Width	20 feet	240+/- feet [meets code]
Minimum Rear Yard Depth	50 feet	274+/- feet [meets code]
Maximum Height	45 feet	16 feet [meets code]

#### **IV. SUMMARY**

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements. The proposed building is appropriately scaled and positioned on the site and is sensitive to the existing building environment that surrounds it, paying homage to the rural history of the area.

#### **V. ACTION**

Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

**Move to approve application ARB-34-2023.**

**Approximate Site Location:**



Source: NearMap



## **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear City of New Albany,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, March 14, 2023

The New Albany Architectural Review Board took the following action on 03/13/2023 .

#### Certificate of Appropriateness

**Location:** Taylor Farm Park (PID: 222-005165)

**Applicant:** City of New Albany,

**Application:** PLARB20230028

**Request:** Certificate of Appropriateness for new improvements at Taylor Farm Park (PID: 222-005165).

**Motion:** Move to approve

**Commission Vote:** Motion Approved, 5-0

**Result:** Certificate of Appropriateness, PLARB20230028 was Approved, by a vote of 5-0.

Recorded in the Official Journal this March 13, 2023

**Condition(s) of Approval:** None

Staff Certification:

*Chris Christian*

Chris Christian  
Planner II



**Architectural Review Board Staff Report  
April 10, 2023**

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**INFINITE CHURCH BUILDING ADDITION  
CERTIFICATE OF APPROPRIATENESS**

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LOCATION: 175 E Main Street (PID: 222-004868)  
APPLICANT: Eller Architecture LLC, c/o Greg Eller  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center, Village Core Sub-District  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-40-2022

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Review based on: Application materials received on March 9, 2023 and March 20, 2023.

*Staff report prepared by Chelsea Nichols, Planner*

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**I. REQUEST AND BACKGROUND**

The applicant requests review and approval to expand the existing building by adding an additional 5,737 square feet. This expansion consists of three additions located on the north end, south end, and at the east entry. The additions are over existing brick patio areas. This addition expands the lobby area as well as create office space, meeting space, and classroom space.

The ARB reviewed and approved the original building with waivers in 2015 (ARB-65-2015) for Noah's Event Venue. In 2020 when the Infinite Church moved into the building, the ARB reviewed and approved new wall signs and an associated waiver (ARB-95-2020).

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 Village Core, zoned Urban Center Code, and the New Albany Design Guidelines and Requirements apply to the site. The existing structure is 8,766 square feet and was built in 2016. Infinite Church owns and 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 three separate additions on three sides of the existing building located at 175 E Main Street. The building was previously owned and occupied by Noah's Event Center. The building is currently owned and occupied by Infinite Church.

- The addition on the north side of the building removes and replaces the existing patio area. This 1,628 square foot addition is built in its place. The addition consists of two classrooms and one multipurpose room that can be used as gathering space or as a classroom.
- The two-story addition on the south side also replaces an existing patio. It includes a 2,470 square foot first floor and a second level mezzanine that could either be at 1,200 square feet or 3,670 square feet. This southern addition provides office space and a large multipurpose room on the first floor and shared workspace on the second-floor mezzanine.
- The 740 square foot addition on the east side expands the foyer area and includes café space.
- The purpose of the New Albany Design Guidelines and Requirements (DGRs) is to help ensure that the New Albany community enjoys the highest possible quality of architectural design. Architectural standards for this site are regulated by Section 3 (Village Center Commercial) and Section 4 (Existing Buildings) of the Design Guidelines and Requirements.
- The city architect has reviewed the proposal and is supportive of the proposal.
- DGR Section 3 (I.E.1) states wood and brick are the most appropriate exterior materials.
  - The existing material on the building is brick. A thin set of clay fire brick is used on all four sides of the building additions that match the existing brick. The DGRs state wood and brick are the most appropriate exterior materials in the older areas of the Village Center District.
  - Cast stone is used for the wainscot and coping accents on the additions in order to match the existing building. James Hardie Cementous board products or similar are proposed to be used for exterior frieze, eaves, and soffits to match the existing building.
- DGR Section 4 (I.B.1): 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.
- DGR Section 4 (I.B.4): Additions shall employ similar materials to those that predominate in existing structures.
  - Standing seam metal roofing is proposed to match the existing in type, size, and color.
  - The Design Guidelines and Requirements require new windows to be true divided light or simulated divided light. The DGRs require the simulated divided light window is one in which the glass panes have vertical proportions (height greater than width) and correctly profiled muntin's with an internal spacer that gives the appearance of a muntin extending through the glass. The proposal includes a Sierra Pacific aluminum clad, wood installed in frames, window painted a Mocha color to match the existing. Based on the elevation renderings, it appears as though the new windows also match the existing windows by providing simulated divided light 2" grids and a shadow bar between the glass. The city staff recommends this as a condition of approval.
  - The proposed exterior doors are to comprised of Sierra Pacific windows that are aluminum clad wood swing panels with sidelights installed in the frame. The doors match the existing doors with all these listed features and by utilizing the same color as what exists today.
  - The exterior trim for the north doors is to match the existing doors with casing and head trim of James Hardie Cementous board products or similar. The window and door casing are fascia corner boards.
- DGR Section 4 (I.B.3): Additions shall be designed in a way that does not obscure, destroy or otherwise compromise the character and design of the existing building. Overall, it appears that the additions to the building are an improvement to the site. It seems that the additions enhance the appearance of this corridor within the city by providing appropriately styled additions to a building located in the Village Center. Given that the existing building



required waivers due to not meeting minimum size requirements, expanding the existing structure reduces the non-conforming aspects of the existing site.

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.*

- **Lighting:**
  - Existing wall light fixtures on existing building are to remain. The applicant proposes to remove existing light fixtures at new addition location and retain/re-use with new addition. Any new or replacement fixtures are to match existing in type, material, and color (dark bronze aluminum).
- **Parking:**
  - Per New Albany Urban Center Code, sites containing a building typology of traditional commercial are required to have a minimum of 2 off-street parking spaces and a maximum of 1 space per 400 square feet of building area. With the proposed additions, the maximum number of parking spaces permitted by code is 36. The existing off-street parking provided on site is 91 spaces. Therefore, no additional parking spaces are required.
- **Signage:**
  - The applicant requests review and approval of one new wall sign with the dimensions outlined below.

**Wall Sign**

- City sign code chapter 1169.16(d) permits a maximum area of one s.f. per linear s.f. of building frontage, not to exceed 40 s.f. and allows one wall sign per business entrance. External, neon and internal illumination is allowed. The current building includes two existing wall signs; one on the front elevation/ west side of the structure and one on the rear elevation/south side. The applicant proposes to replace the existing south facing sign with a new sign, which has the following dimensions:
  - a. Lettering Height: The letter “f” in the signs is 20 inches tall [meets code]. All other lettering in the sign is less than 20 inches tall.
  - b. Area: 6.53 sq ft [meets code]
  - c. Location: on the southern addition/rear elevation, centered over the primary entrance.
  - d. Lighting: gooseneck lighting to match lighting used for existing sign [meets code].
  - e. Relief: 1.25 inches [meets code].
  - f. Colors: black (total of 1) [meets code].
  - g. Material: PVC [meets code]
- The sign reads “Infinite Church”

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 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 addition in a way that is appropriate to the design of the existing building.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*

- With the design as proposed, this requirement is 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.*
  - 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 Village Core area within the Urban Center District. The existing building typology is Traditional Commercial.

#### **1. Lot and Building Standards**

##### **Traditional Commercial (UCC Section 2.87)**

<b>Standard</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Proposed/Existing</b>
Lot Area	No min	No max	1.3 acres [Existing]
Lot Width	No min	200'	257 feet [Existing]*
Lot Coverage	No min	100%	Less than 100%
Street Yard	0'	20'	31.5 [Existing]*
Side Yard	0'	20'	5 feet (south side) and 79.7 (north side) [Proposed] – Existing north side setback is 104.8 feet
Rear Yard	15'	No max	77.43 [Proposed minimum]
Bldg. Width	80%	100%	66% [Proposed]*, 45.3% [Existing]
Stories	2	3	1 story at primary entrance [Existing]*
Height	No min	55'	23.5 feet [Existing and proposed, top of parapet]

\*Waivers were previously approved for this site by the ARB via ARB-65-2015. The approved waivers remain applicable and the current proposal for the additions does not expand any waiver request. The proposal reduces the non-conforming aspects for the site and brings the property closer to conformity with code requirements.

### **IV. SUMMARY**

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 has reviewed the proposal and is supportive of the addition. As proposed, 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. Overall, it appears that the additions to the building will be an improvement to the site. The addition enhances the appearance of this corridor within the city by proving appropriately styled additions to a building located in the Village Center. Given that the existing building required waivers due to not meeting minimum size requirements, expanding the existing structure reduces the non-conforming aspects of the existing site.

### **V. ACTION**

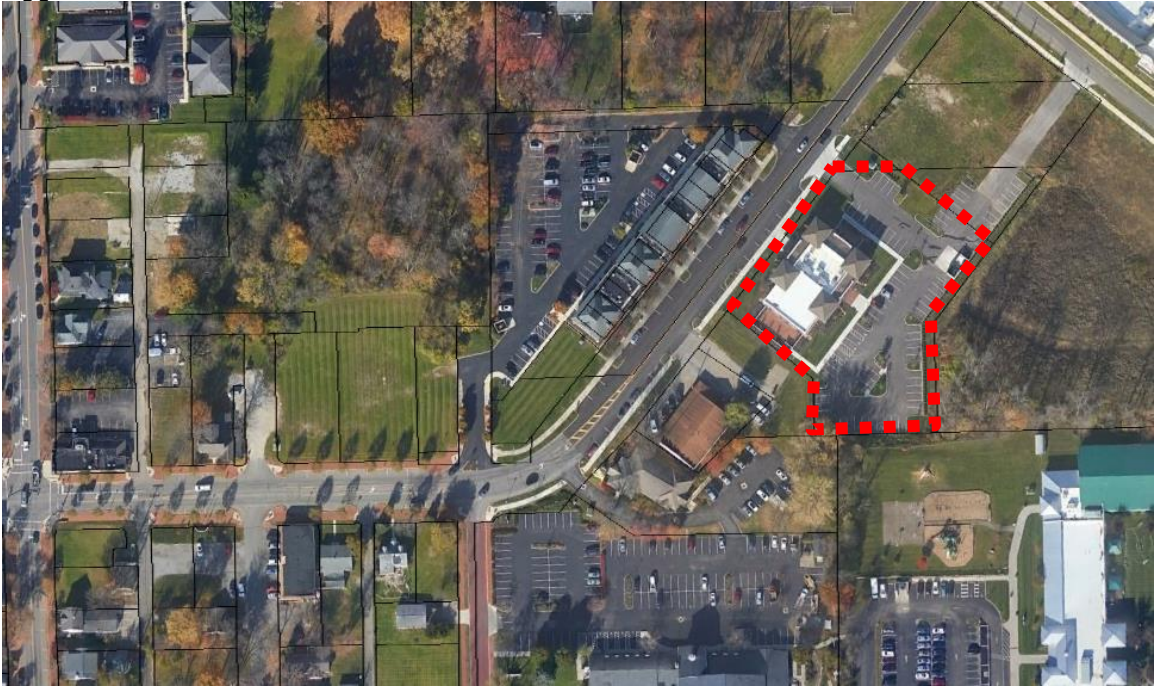
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

**Suggested Motion for ARB-40-2023:**

Move to approve Certificate of Appropriateness application ARB-40-2023 with the following condition:

1. That the windows provide simulated divided light 2” grids and a shadow bar between the glass to match the existing windows on the existing building.

**Approximate Site Location:**



Source: Google Earth



Permit # \_\_\_\_\_  
Board \_\_\_\_\_  
Mtg. Date \_\_\_\_\_



### Community Development Planning Application

Project Information	Site Address <u>175 E Main St.</u>																																																						
	Parcel Numbers <u>222-000030-00 and 222-000219-00</u>																																																						
	Acres <u>1.391</u> # of lots created _____																																																						
Choose Application Type	Circle all Details that Apply																																																						
	<table border="1"><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input checked="" type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td>Final</td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input type="checkbox"/> Plat</td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></table>	<input type="checkbox"/> Appeal					<input checked="" type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																				
Description of Request:	<u>Building additions at 3 locations on the building - north end, south end and east entry totaling 5,737 sq. ft. Additions are planned over existing brick patio areas.</u>																																																						
Contacts	Property Owner's Name: <u>Infinite Church, Pastor Mark Condon</u>																																																						
	Address: <u>175 E Main St</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614 582 9537</u> Fax: _____ Email: <u>mark.condon@infinitechurch.org</u>																																																						
Applicant's Name:	<u>Eller Architecture, LLC, Greg Eller</u>																																																						
	Address: <u>6161 New Albany Rd W</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614 493-8134</u> Fax: _____ Email: <u>geller@ellerarchitecture.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.																																																						
	Signature of Owner <u>[Signature]</u> Date: <u>3/9/2023</u> Signature of Applicant <u>[Signature]</u> Date: <u>3/9/2023</u>																																																						



March 18, 2023

## **Expansions to Infinite Church**

175 E. Main Street

Certificate of Appropriateness – Project Narrative

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We desire to expand our facilities to accommodate some regular challenges that we as a church have on a weekly basis. These expansions would tremendously help us to serve our Infinite Church Family more efficiently.

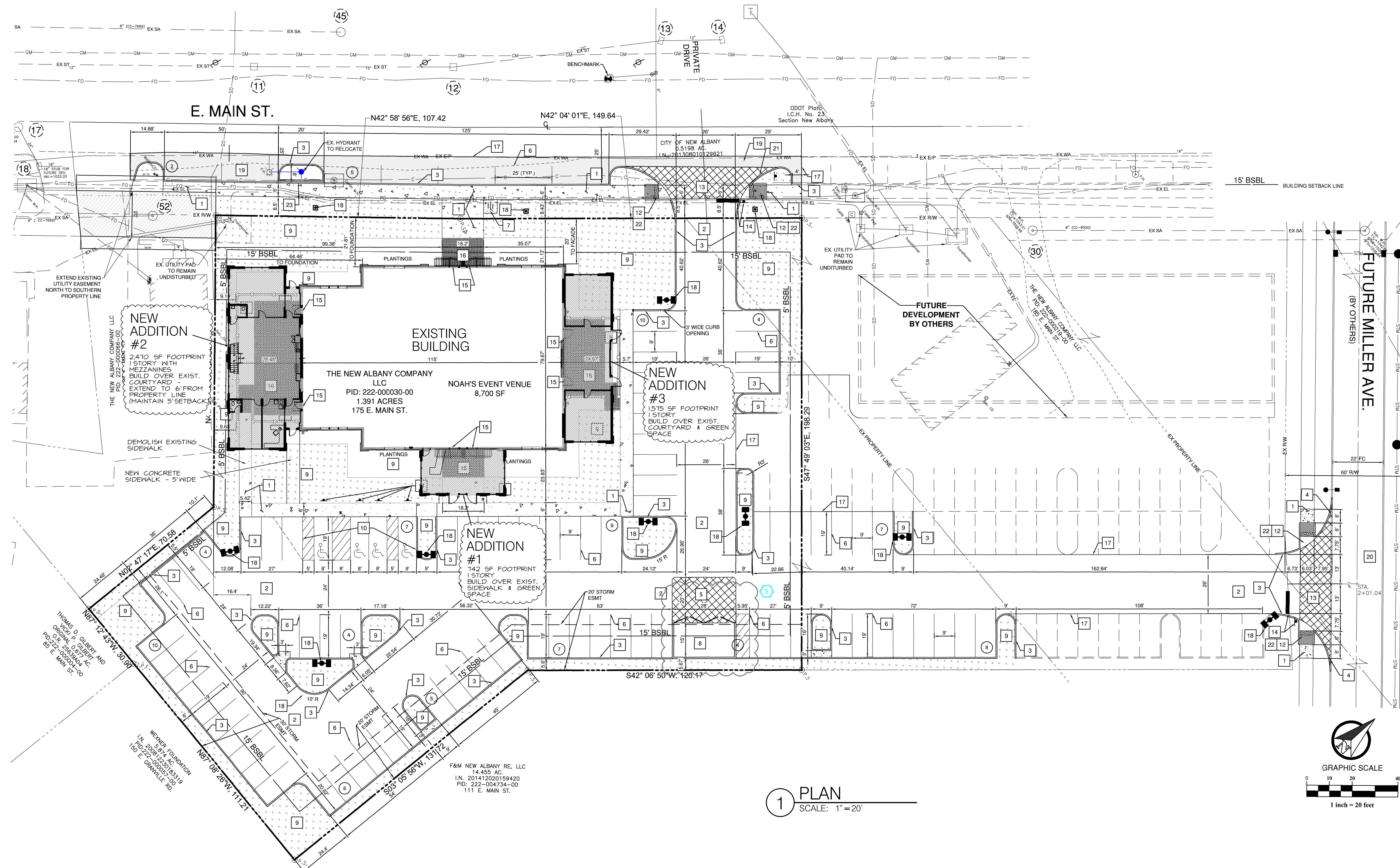
We also desire and enjoy serving our New Albany community for different events throughout the year. For example, LifeWise Academy, Training for New Albany Children's Etiquette Training, Funerals and other community services presently use our facilities on a regular basis.

### **Three Areas of Expansion**

1. On the south side of the building we would like to remove the patio area and build an office area for our day to day needs. This would give us office space which we presently do not have. This expansion would include a large green room space for our staff and volunteers to use between our Sunday services. We would also use this space for our board meetings, leadership meetings and personal meetings throughout the week. It would truly be very multi-purpose. The space in the loft area would give our team some area for quiet work space and study time for the different ministry departments. This would give us a Lead Pastor's Office, Administrative office and then a larger shared workspace that would function for our Music/Worship Ministry, Children's Ministry and all our Student Ministry Leadership.
2. The central space would expand our Foyer/Lobby area to help accommodate the flow of crowds coming and going between services. It would be an open area allowing our members to have more room. This becomes a great need especially on days that we have inclement weather.
3. On the North side of the building we would again replace the present patio and add a couple of rooms for breakout classes, Children's classrooms, LifeWise Academy classrooms, Student Rooms etc.. These additional rooms are multi-purpose rooms allowing us to serve our church and community more efficiently. We would also be able to expand our larger central room for larger meetings, small weddings, training, small meetings, community rooms etc...

The additions are planned with matching massing, fenestration, window/door types, lighting and lower water table as the existing building.





1 PLAN  
SCALE: 1" = 20'

## PARKING DATA

PARKING REQUIRED: 87 SPACES  
NEW ALBANY ZONING:  
NEW ALBANY VILLAGE CENTER URBAN CENTER CODE  
TRADITIONAL COMMERCIAL  
2,842.7 PARKING STANDARDS REQUIRE:  
MAXIMUM ONE OFF-STREET SPACE PER 400 SF  
TOTAL BUILDING AREA: EXISTING + NEW ADDITIONS = 14,192 SF  
14,192 SF / 400 SF = 37 PARKING SPACES REQUIRED  
PARKING PROVIDED: 91 SPACES  
EXISTING PARKING = 91 PARKING SPACES  
(84 SPACES ON PROPERTY AND 7 SPACES  
ON MAIN STREET AS PER ORIGINAL PERMITTED  
CIVIL DRAWING SET)  
THEREFORE NO ADDITIONAL PARKING SPACES  
ARE REQUIRED

Project Title / Owner

Proposed New  
Phased Expansions



175 E Main Street  
New Albany, Ohio 43054

Project Number

2023.03

Phase

Zoning Compliance

Date

March 18, 2023

Revision Dates

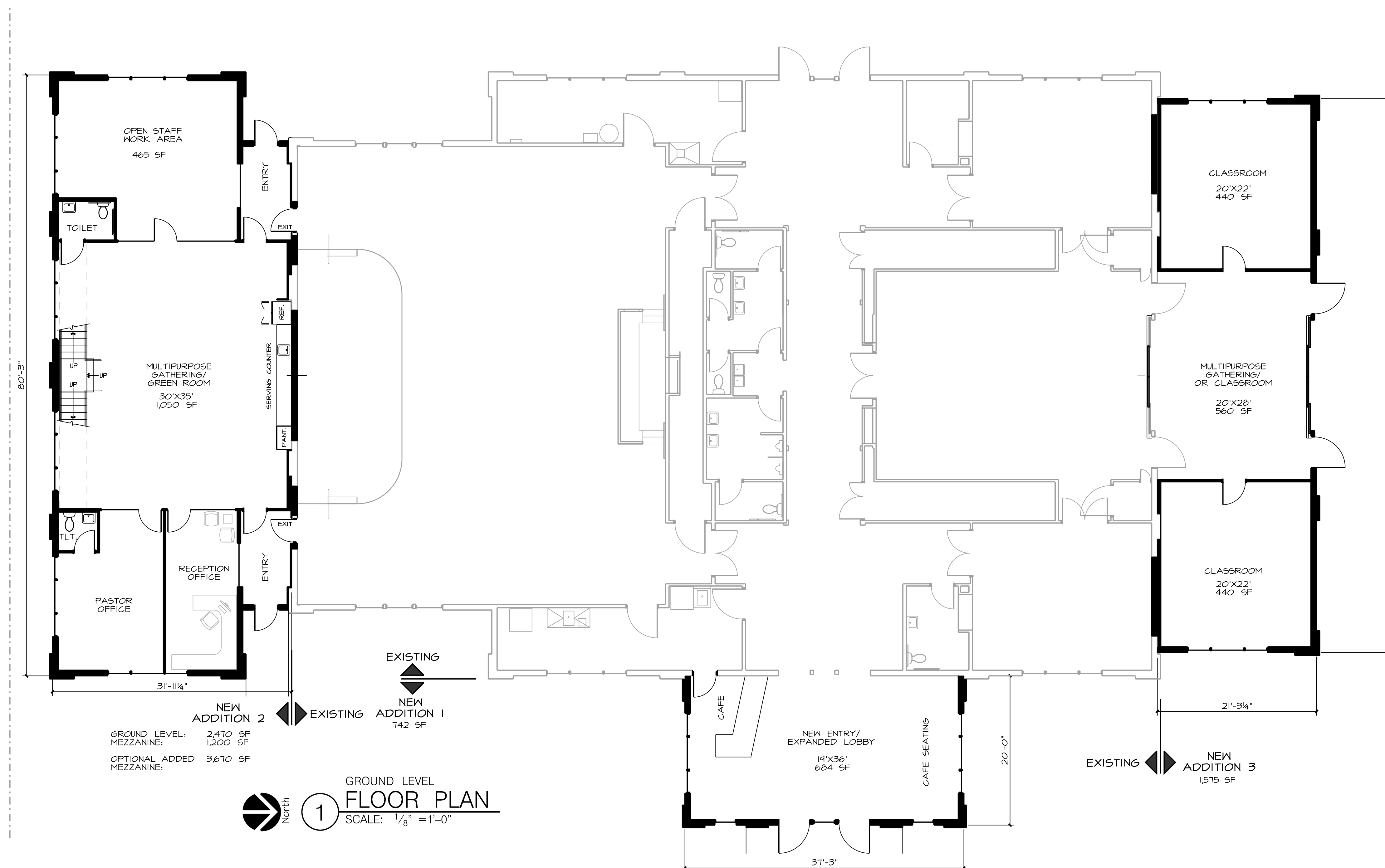
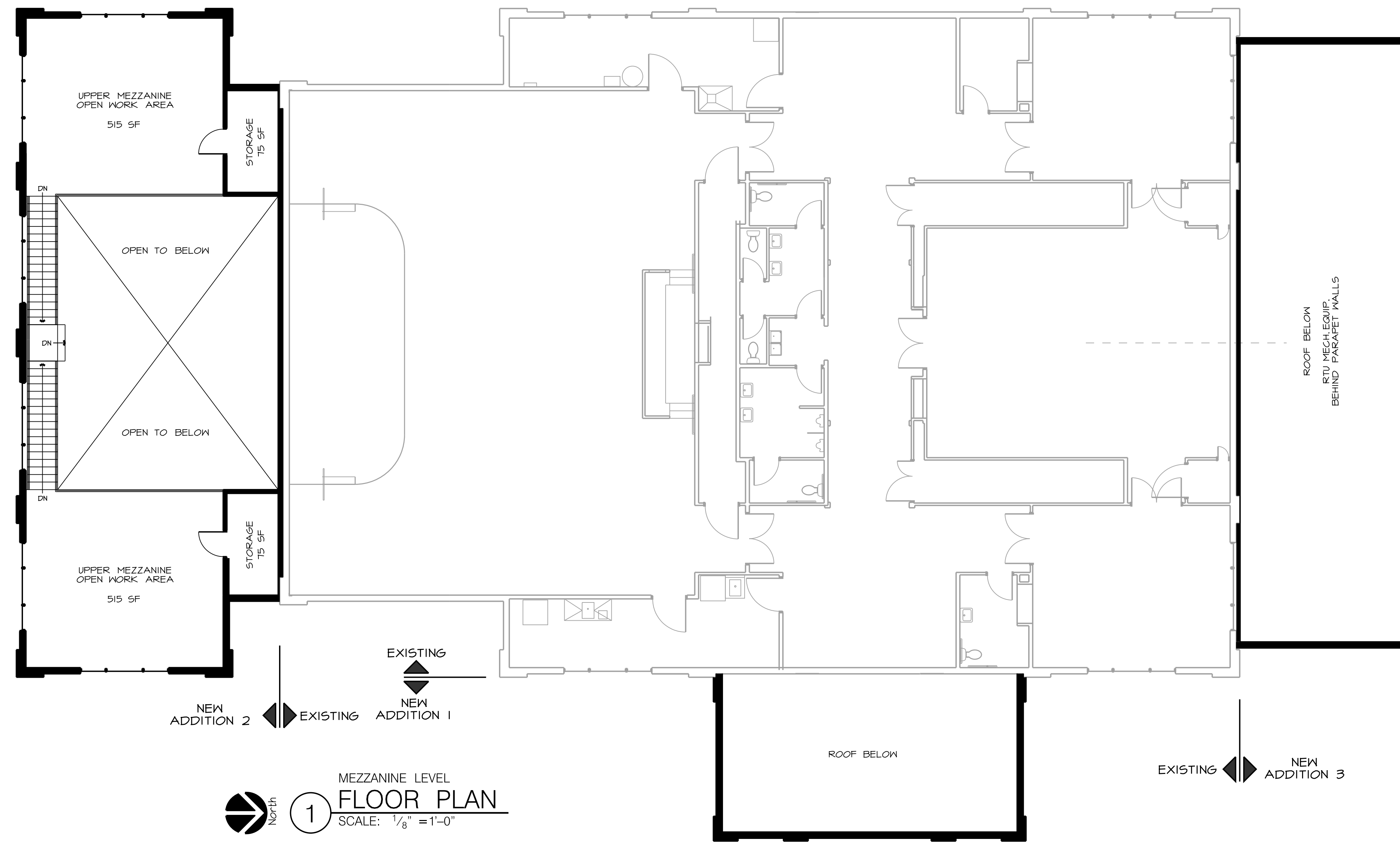
Drawing Title

Site Plan

Drawing No.

S1.1





## AREA TOTALS

ADDITION 1:	142 SF
ADDITION 2:	3,610 SF (2,410 SF + 1,200 SF MEZZ.)
ADDITION 3:	1,515 SF
TOTAL NEW:	5,267 SF
EXISTING BUILDING:	8,805 SF
TOTAL BUILDING:	14,192 SF

Architect

**eller ea**  
architecture  
llc

6161 New Albany Rd. W.  
New Albany, OH 43054  
Tele: 614.493.8134  
www.ellerarchitecture.com

Soil

Project Title / Owner

Proposed New  
Phased Expansions

**infinite**  
CHURCH

175 E Main Street  
New Albany, Ohio 43054

Project Number  
2023.03

Phase  
Zoning Compliance

Date  
March 18, 2023

Revision Dates

Drawing Title

Floor Plans

Drawing No.

A1.1





NEIGHBORING BUILDINGS ACROSS MAIN STREET



NEIGHBORING BUILDINGS ACROSS MAIN STREET



NEIGHBORING BUILDING TO THE NORTH - THE AVALON

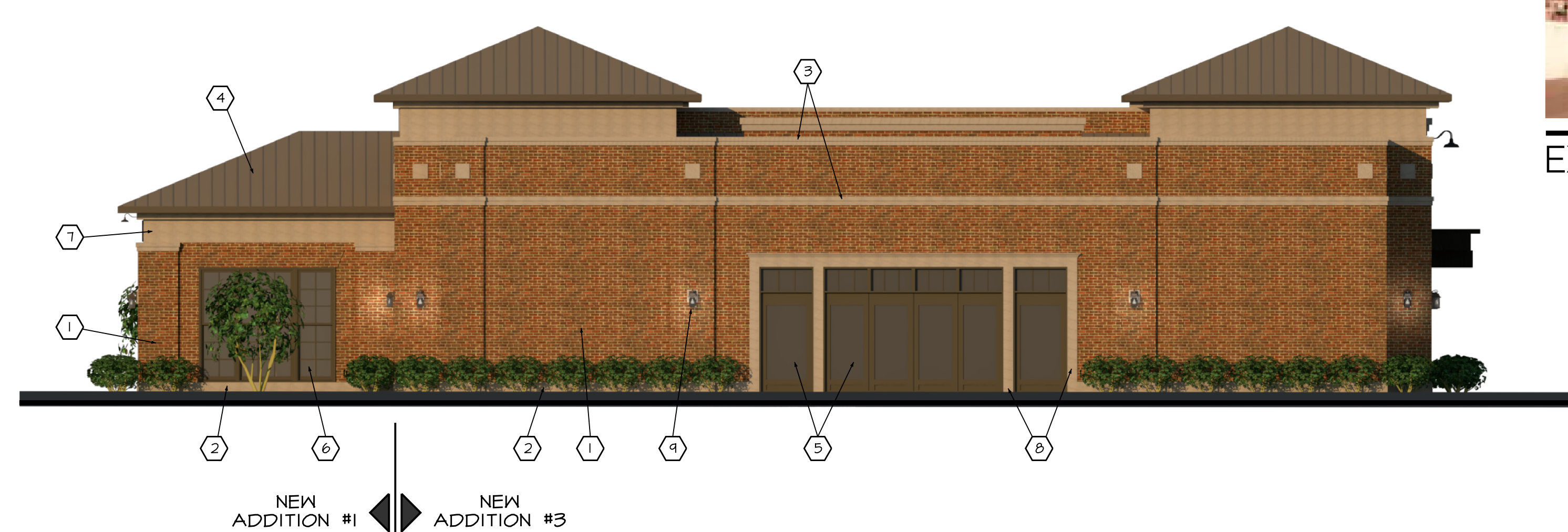
## COMMUNITY CONTEXT



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



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



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



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

EXISTING SIGN LIGHTING  
RETAIN EXISTING WEST  
SIDE - NO CHANGE  
NEW LIGHTING ON NEW  
EAST ENTRY TO MATCH  
STYLE AND COLOR AT  
SMALLER SIZE

EXISTING WALL SIGNAGE  
RETAIN EXISTING WEST  
SIGN - NEW EAST SIGN  
TO BE SAME LAYOUT  
AT 50% SIZE

EXISTING WALL LIGHTS  
RETAIN LIGHTS DEMOLISHED  
AND RE-USE ON NEW  
ADDITIONS



EXISTING SIGNAGE /LIGHTING

## PROPOSED MATERIALS

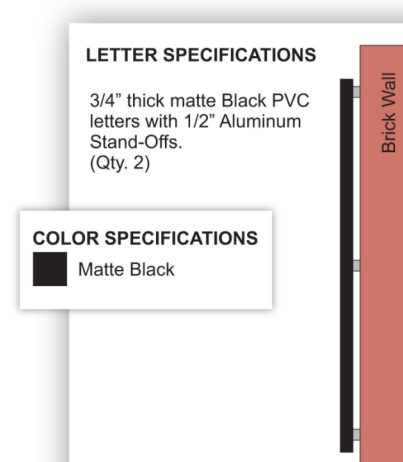
EXTERIOR PRODUCTS TO MATCH EXISTING IN TYPE AND COLOR.

1. BRICK: CLAY FIRE BRICK - THIN SET TO MATCH EXISTING PROVIDE ALL BRICK TRIM, SPECIAL SHAPES, COLOR AND CORNERS TO MATCH EXISTING
2. WAINSCOT: CAST STONE - UNLIMITED DESIGNS OR SIMILAR (MATCH EXISTING) - COLOR TO MATCH EXISTING
3. COPING BELT LINES, TRIM IN BRICK WORK: CAST STONE - UNLIMITED DESIGNS OR SIMILAR (MATCH EXISTING) - COLOR TO MATCH EXISTING
4. STANDING SEAM ROOF: MATCH EXISTING IN TYPE, SIZE AND COLOR
5. EXTERIOR DOORS - SIERRA PACIFIC WINDOWS ALUMINUM CLAD WOOD SKING PANELS AND SIDELIGHTS INSTALLED IN FRAME (MATCH EXISTING) COLOR TO MATCH EXISTING
6. WINDOWS - SIERRA PACIFIC WINDOWS ALUMINUM CLAD WOOD INSTALLED IN FRAMES (MATCH EXISTING) COLOR TO MATCH EXISTING
7. EXTERIOR FRIEZE EAVES, SOFFITS: JAMES HARDIE CEMENTIOUS BOARD PRODUCTS OR SIMILAR - MATCH EXISTING SMOOTH PANEL SHEETS WITH HARDIE TRIM SMOOTH BATTEN STRIPS @ 16" O.C.
8. EXTERIOR TRIM FOR NORTH DOORS: MATCH EXISTING CASING AND HEAD TRIM JAMES HARDIE CEMENTIOUS BOARD PRODUCTS OR SIMILAR WINDOW & DOOR CASING, FASCIA, CORNER BOARDS, ETC. 1/4" HARDIE PLANK BOARDS
9. WALL LIGHTING: EXISTING WALL FIXTURES ON EXISTING BUILDING TO REMAIN REMOVE EXISTING LIGHT FIXTURES AT NEW ADDITIONS AND RETAIN RE-USE WITH NEW ADDITIONS - NEW OR REPLACEMENT FIXTURES TO MATCH EXISTING IN TYPE, MATERIAL AND COLOR - DARK BRONZE ALUMINUM
10. EXISTING WEST WALL SIGNAGE: WALL SIGN AND SIGN LIGHTING OVER WEST ENTRY TO REMAIN IN PLACE
11. NEW WALL SIGN AND SIGN LIGHTING ON NEW EAST ENTRY TO BE REPLACED WITH A NEW SIGN AT 50% SIZE AS SHOWN - SIGN IS 3/4" THICK MATTE BLACK PVC LETTERS WITH 1/2" ALUMINUM STAND-OFFS



## NEW SIGNAGE /LIGHTING

MANUFACTURE (1) 20"x41" NON-ILLUMINATED 3/4" THICK MATTE BLACK PVC LETTERS READING: "INFINITE CHURCH (CUSTOM LOGO)" MOUNTED 3/4" THICK ALUMINUM STAND-OFFS  
NEW SIGN TO MATCH EXISTING SIGN AT 50% SIZE EXISTING SIGN ON WEST ELEVATION TO REMAIN EXISTING SIGN ON EAST ELEVATION TO BE DEMOLISHED WITH NEW ADDITION  
SIGN TO BE ILLUMINATED WITH (2) WALL MOUNT GOOSENECK LIGHT FIXTURES ABOVE THE SIGN FIXTURES TO BE LED ALUMINUM HOUSING WITH GLARE SHIELDS, ALUMINUM TO BE DARK BRONZE, STYLE AND COLOR TO MATCH EXISTING ON WEST SIDE AT HALF SIZE











infinite  
church



