

New Albany Architectural Review Board Meeting Agenda

Monday, July 10, 2023 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment. The inperson 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 <u>https://newalbanyohio.org/answers/streaming-meetings/</u>

- I. Call to order
- II. Roll call
- **III.** Action on minutes: June 12, 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. Case:

ARB-55-2023 Certificate of Appropriateness & Waivers Certificate of Appropriateness and waivers to the number and sign type regulations in order to allow a new projecting sign to be installed for Vivian Nail House at 108 N. High Street (PIDs: 222-000467-00, 222-000133). Applicant: SignGlo c/o Dina Cherney

VI. Other business

- VII. Poll members for comment
- VIII. Adjourn



New Albany Architectural Review Board Monday, June 12, 2023 DRAFT meeting minutes

I. Call to order

The New Albany Architectural Review Board met in regular session on June 12, 2023 in the New Albany Village Hall. Vice Chair Iten called the meeting to order at 7:05 p.m.

II. Roll call

Those answering roll call

8	
Mr. Hinson	absent
Mr. Iten	present
Mr. Brown	absent
Mr. Davie	present
Mr. Maletz	absent
Ms. Moore	present
Mr. Strahler	present
Council Member Durik	present

Note – Council Member Durik was present on behalf of Council Member Wiltrout.

Having 4 members present, the board had a quorum to transact business.

Staff members present: Planner II Chris Christian, Intern Melanie Bade, Deputy Clerk Christina Madriguera.

III. Action on minutes: May 8, 2023

Vice Chair Iten asked if there were any additions or corrections to the minutes from the May 8, 2023 meeting. Hearing no response, he asked for a motion on the minutes.

Board Member Strahler moved to approve the May 8, 2023 meeting minutes as submitted. Board Member Moore seconded the motion.

Upon roll call: Mr. Strahler, yes; Ms. Moore, yes; Mr. Davie, yes; Mr. Iten, yes.

Having 4 votes in favor, the May 8, 2023 meeting minutes were approved as submitted.

IV. Additions or corrections to agenda

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

Planner Christian answered there were none from staff.

Vice Chair Iten administered the oath to all present who would address the board.

V. Case:

23 0612 New Albany Architectural Review Board DRAFT meeting minutes

• ARB-57-2023 Certificate of Appropriateness

Certificate of Appropriateness to allow two new wall signs to be installed for Sakasci Diamonds located at 153 Granville Street (PID: 222-000121-00). Applicant: ProSign Studio c/o Sean Alley

Planner II Christian delivered the staff report.

Vice Chair Iten noted that normally the board did not see temporary signs and asked whether there was any particular reason they needed to see it here.

Planner II Christian agreed that temporary signs were not typically reviewed by the board, that they were handled administratively. He explained that review of this temporary sign was because it was included with the application materials.

Board Member Strahler stated, regarding the temporary sign, that he knew there had been issues in the past with them going way beyond and asked whether that was a concern here.

Planner II Christian answered that typically the temporary sign would be removed when the occupancy permit is issued and that staff follows up to ensure the temporary sign is removed.

Vice Chair Iten asked whether the applicant would like to supplement the staff report and also to offer comments in support of a white sign as opposed to a black sign.

Jason Sakasci, 153 Granville Street, applicant, thanked the board. He stated that this was a big project and he felt very good about it. He noted that he had been New Albany's personal jeweler for 8 years already, and he was a 5-minute walk away. He further noted that he is an appointment-only jeweler and offered personal service. He preferred the white sign because it was more visible than the black. The white with the red was personal and very important to him. He noted that for 8 years he had used that type of logo and desired continuity.

Vice Chair Iten asked Mr. Sakasci about his intent with the colors of the building.

Mr. Sakasci answered that he wanted to do all white with a black roof and black window trim. He further stated that he had spoken to his contractor earlier that day about the project. He clarified that he was not interested in going against the grain and would like the building to look like the other structures in New Albany.

Vice Chair Iten thanked Mr. Sakasci for answering his question.

Board Member Moore clarified whether white was the color of Mr. Sakasci's typical logo.

Mr. Sakasci indicated that it was.

Board Member Moore continued that she had no issue with it [the white]. She further noted that she thought the black might stand out more than the white but she understood his desire for continuity with his logo. She further suggested that he might consider doing a study and comparing examples but she was fine with the white. Vice Chair Iten stated that if the sign was going to be white perhaps Mr. Sakasci would consider putting a black border around it.

Board Members Strahler and Moore agreed that a border would be helpful.

Mr. Sakasci answered that if the sign was going to be white, that a black border would be fine with him.

Vice Chair Iten stated that he was indifferent on black or white, but recommended a black border if white was used and asked for guidance from staff regarding the width of the border.

Planner II Christian stated that staff would look into it and work with Mr. Sakasci.

Vice Chair Iten indicated that it would be subject to staff approval.

Board Member Davie commented that regarding the positioning of the sign on the north elevation, he would like to see more breathing room around the sign, between the sign and the window.

Mr. Sakasci responded that he understood, and that that actually might end up being the location of the door.

Vice Chair Iten commented that placement of a border there would create a visual distinction around the top and the bottom.

Board Member Davie yes it was similar to when a mirror is hung, it is helpful to have an area at the top and the bottom.

Vice Chair Iten asked whether the board should specify that there should be at least an inch on the bottom and on the top.

Board Member Davie responded that it was likely that it wasn't measured perfectly based on the rendering. If the boards are 4-5 inches there is potentially 15 inches and if the sign measures 12 inches then the space exists already.

Vice Chair Iten stated that it [the condition] can simply say that as mounted it will be an inch on the bottom and on the top. He further remarked that if it already has that, then that would be fine.

Mr. Sakasci said that would be fine and asked whether the board had an issue with the location of the sign.

Vice Chair Iten confirmed that the board had no issue with the location.

Board Member Strahler asked staff to comment on the reasoning for the recommended usage of black for the sign color.

Planner II Christian responded that it was not necessarily black per se, but usage of a darker background such as New Albany blue because the white was stark compared with the tan siding of the building.

Vice Chair Iten asked whether the board would like to make a motion.

Board Member Strahler moved for approval of the certificate of appropriateness for application ARB-57-2023 with the following conditions:

- 1. The proposed wall sign must have a black border, subject to staff approval.
- 2. The eastern elevation sign should be positioned as presented this evening (June 12, 2023) in the updated renderings.
- 3. The requirements of 1169.10(c) must be met for the proposed temporary commercial construction sign.
- 4. The northern elevation must be mounted at least one inch above the window line and one inch below the roof line.

Board Member Moore stated there should be some relief, visually.

Vice Chair Iten seconded the motion.

Council Member Durik stated that the conditions did not mention the sign color.

Vice Chair Iten stated that his view was that the board was approving a white sign.

Board Member Strahler stated that condition 1 could be amended to reflect that the proposed white wall sign must have a black border, subject to staff approval. As amended, the pending motion was for approval of the certificate of appropriateness for application ARB-57-2023 with the following conditions:

- 1. The proposed white wall sign must have a black border, subject to staff approval.
- 2. The eastern elevation sign should be positioned as presented this evening (June 12, 2023) in the updated renderings.
- 3. The requirements of 1169.10(c) must be met for the proposed temporary commercial construction sign.
- 4. The northern elevation must be mounted at least one inch above the window line and one inch below the roof line.

Vice Chair Iten asked to hear the roll.

Upon roll call: Mr. Strahler, yes; Mr. Iten, yes; Ms. Brown, yes; Mr. Davie, yes. Having 4 yes votes, the certificate of appropriateness was approved subject to conditions.

The board thanked Mr. Sakascki and wished him good luck.

VI. Other business

Vice Chair Iten asked whether there was any other business.

Planner II Christian answered there was none from staff.

Greg Mantor indicated he would like to address the board. Mr. Mantor resides at 6450 Kitsmiller Road. He explained that he owns just shy of 5 acres and he would like to put 2 other houses on the property. Has been here since 1980. Mr. Mantor stated that he has spoken to other folks and has been told that because he wants to do that, it would be a

subdivision and would be subject to all subdivision requirements. He continued that he only wanted to build 2 homes, not a subdivision.

Mr. Mantor stated that he was asking 2 things. First that this project, which was intended to improve the community, be granted an exception. He stated that his proposal was within the intent of the law and that it would be a benefit to the community because it would increase taxes by at least 4-fold. He asked for consideration for what he wanted to do without calling a subdivision. Second, he wanted to direction regarding what kind of paperwork and formal information he needed to submit.

Vice Chair Iten answered that it was the Planning Commission, rather than the Architectural Review Board that would consider a project like this. He recommended that Mr. Mantor work with staff. He stated that presentation to the Architectural Review Board was good practice, but these issues fall outside of jurisdiction of this board. He further explained that the Architectural Review Board may become involved in what the development would look like if a variance was sought. He reiterated that Mr. Mantor to work with staff in order to prepare for an appearance before the Planning Commission.

Mr. Mantor thanked him and said that he had been in touch with staff and asked when the Planning Commission met.

Board members answered that the Planning Commission met on the third Monday, which would be next week.

Council Member Durik asked, as a point of reference for the Planning Commission, whether Mr. Mantor could be on the agenda or whether he would be a walk-in item.

Planner II Christian confirmed that the Planning Commission was scheduled to meet on June 19th and that although it was too late to be scheduled for the June 19th agenda, Mr. Mantor could speak informally to the commission on other business. Formal applications for Planning Commission consideration must be submitted within the appropriate time table.

Vice Chair Iten thanked Mr. Mantor and wished him luck.

Planner II Christian encouraged Mr. Mantor to feel free to keep in touch regarding this project and any other questions he might have.

Vice Chair Iten asked whether there was any other business. Hearing no response, he polled the members for comment.

VII. Poll members for comment

Vice Chair Iten noted that he missed the guiding hand of Chair Hinson.

Board Member Moore commented that Vice Chair Iten did a great job, the rest of the members agreed.

Vice-Chair Iten noted that it was nice to see Council Member Durik, even for a brief time.

Vice Chair Iten noted there was no further business before the board and asked for a motion for adjournment.

VIII. Adjourn

Board Member Davie moved to adjourn. Board Member Moore seconded the motion.

Upon roll call: Mr. Davie, yes; Ms. Moore, yes; Mr. Strahler, yes; Mr. Iten, yes. Having 4 yes votes the June 12, 2023 meeting of the New Albany Architectural Review Board was adjourned at 7:30 p.m.

Submitted by Deputy Clerk Christina Madriguera, Esq.

Appendix:

ARB-57-2023 Certificate of Appropriateness

- Staff report
- Record of action



SAKASCI DIAMONDS WALL SIGNS CERTIFICATE OF APPROPRIATENESS

LOCATION:153 East Granville StreetAPPLICANT:ProSign Studio c/o Sean AlleyREQUEST:Certificate of AppropriatenessZONING:Urban Center, Historic Center Sub-DistrictSTRATEGIC PLAN:Village CenterAPPLICATION:ARB-57-2023

Review based on: Application materials received on May 11th and 30th, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow two wall signs to be installed at 153 East Granville Street, for Sakasci Diamonds. The wall signs are proposed to be installed near entrances to the building, one along the Granville Street building elevation and the other on the eastern elevation of the building.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site. The existing structure was built in 1940. The Cottage Salon and Day Spa previously occupied the building.

III. EVALUATION

Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss to be issued by the Architectural Review Board. 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 and 1169 City Sign Regulations**, 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.
 - Per the city's sign code section 1169.14(a) each building or structure in the Historic Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant is proposing to install two wall signs with the following dimensions.

Wall Sign Board #1

 City sign code Chapter 1169.16(d) permits a maximum area of 30 square feet based on the building's frontage, allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 30+/- feet of frontage on Granville Street and 2 business entrances. External illumination is allowed.

- *a.* Area: 20 square feet [meets code].
- *b.* Location: the sign is proposed to be installed above the first story window on the eastern elevation of the building [meets code].
- c. Lighting: none proposed [meets code].
- *d*. Relief: 1.25 inch [meets code].
- *e*. Colors: white, black and burgundy (total of 3) [meets code].
- *f*. Lettering Height: 7" maximum [meets code]
- The sign will read "Sakasci Diamonds | Your Personal Jeweler" and feature a diamond logo
- The sign panel is made out of MDO which is a permitted sign material.
- The applicant proposes to use either a white or black sign board panel. City code section 1169.12(a) provides the context and compatibility requirements for signs in the city. C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. Further, signs shall integrate with the building/site on which they are located and adjacent development in scale, design and intensity.
- The ARB should evaluate the appropriateness of the proposed panel colors. In order to meet these requirements, the color of a sign board panel is typically chosen so that a sign may "blend" into the architecture, consistent with the building on which they are located. Based on these requirements, it appears that using the black color for sign panel may be more appropriate than using white.
- <u>The ARB should evaluate the appropriateness of the proposed location of this sign.</u> Positioning the sign so that it fits within the outside frames of the first and second story windows and centered between them may be more appropriate in this case.
- The applicant proposes to install a 6 sq. ft., temporary sign underneath the permanent wall sign. The temporary sign will read "Summer 2024". C.O. 1169.10(c)(1) states that a temporary commercial construction sign may be placed no sooner than 60 days prior to the start of construction, must be removed 14 days after construction is complete and may be no larger than 30 sq. ft. in size. These requirements shall apply to the proposed temporary sign.

Wall Sign Board #2

- City sign code Chapter 1169.16(d) permits a maximum area of 30 square feet based on the building's frontage, allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 30+/- feet of frontage on Granville Street. External illumination is allowed.
 - *a.* Area: 6 square feet [meets code].
 - *b.* Location: the sign is proposed to be installed above the first story window on the Granville Street elevation of the building [meets code].
 - c. Lighting: none proposed [meets code].
 - *d*. Relief: 1 inch [meets code].
 - e. Colors: white, black and burgundy (total of 3) [meets code].
 - f. Lettering Height: Less than 24 inches [meets code]
- The sign will read "Sakasci Diamonds | Your Personal Jeweler" and feature a diamond logo
- The sign panel is made out of MDO which is a permitted sign material.
- The applicant proposes to use either a white or black sign board panel. City code section 1169.12(a) provides the context and compatibility requirements for signs in the city. C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. Further, signs shall integrate with the

building/site on which they are located and adjacent development in scale, design and intensity.

- <u>The ARB should evaluate the appropriateness of the proposed panel colors.</u> In order to meet these requirements, the color of a sign board panel is typically chosen so that a sign may "blend" into the architecture, consistent with the building on which they are located. Based on these requirements, it appears that using the black color for sign panel may be more appropriate than the white.
- 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 signs are an appropriate sign-type for this tenant space.
- 3. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
 - If modified as described above, the signs appear to be positioned in suitable locations and do not block any architectural features.
- 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 signs appropriate to its scale and style, while considering its surroundings. The proposed signs are designed and scaled appropriately for this tenant space.
- 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.
 - It does not appear that the sign affects the original structure, if removed or altered in the future.

IV. SUMMARY

The proposed wall signs, with the modifications described in the report, appear to be consistent with the architectural character of the building, the overall Village Center and are appropriate for this space.

V. ACTION

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

Suggested Motion for ARB-57-2023:

Move to approve Certificate of Appropriateness for application ARB-57-2023 with the following conditions:

- 1) The proposed wall sign panels must be black;
- 2) The eastern elevation sign must be positioned so that it fits within the outside frames of the first and second story windows, centered between them; and
- 3) The requirements of 1169.10(c) must be met for the proposed temporary commercial construction sign.

Approximate Site Location:



Source: ArcGIS Online



Community Development Department

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

Dear Prosign Studio c/o Sean Alley,

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, June 13, 2023

The New Albany Architectural Review Board took the following action on 06/12/2023 .

Certificate of Appropriateness

Location: 153 W GRANVILLE RD **Applicant:** Prosign Studio,

Application: PLARB20230057
Request: Certificate of Appropriateness to allow two new wall signs to be installed for Sakasci Diamonds located at 153 Granville Street (PID: 222-000121-00).
Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 4-0

Result: Certificate of Appropriateness, PLARB20230057 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this June 12, 2023

Condition(s) of Approval:

- 1. The proposed wall sign panels may be white but must have a black border around the sign, subject to staff approval.
- 2. The eastern elevation sign must be positioned so that it fits within the outside frames of the first and second story windows, centered between them; and
- 3. The requirements of 1169.10(c) must be met for the proposed temporary commercial construction sign.
- 4. The wall sign on the northern building elevation must be mounted at least one inch above the window and one inch below the roof line in order to provide visual relief.

Staff Certification:

Chris Christian

Chris Christian Planner II



Architectural Review Board Staff Report July 10, 2023

VIVIAN NAIL HOUSE—SIGNAGE CERTIFICATE OF APPROPRIATENESS & WAIVERS

LOCATION:108 N. High Street (PIDs: 222-000467-00, 222-000133)APPLICANT:SignGlo, c/o Dina CherneyREQUEST:Certificate of Appropriateness & WaiversZONING:Urban Center, Historic Center Sub-DistrictSTRATEGIC PLAN:Village CenterAPPLICATION:ARB-55-2023

Review based on: Application materials received on May 24, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness and waivers to the number and sign type regulations of city code in order to allow a new projecting sign to be installed for Vivian Nail House.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district therefore, the city's sign code regulations apply to the site. A multi-tenant commercial building exists on the site today and according to the Franklin County Auditor website, it was constructed in 1946.

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 Village 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 projecting sign on the western elevation of the building with the following dimensions:
 - a. Lettering Height: 4 inch maximum [meets projecting sign standards in city code]
 - b. Area: 4.90 sq. ft. [meets projecting sign standards in city code]
 - c. Location: mounted on the western elevation of the building which fronts onto High Street. [meets projecting sign standards in city code]

- d. Lighting: proposed gooseneck light fixture [meets projecting sign standards in city code]
- e. Relief: not specified. C.O. 1169.16(h)(3)(b) requires a minimum 1-inch relief for projecting signs. If the ARB finds the proposed sign appropriate, a condition of approval requiring the sign to have a minimum 1 inch of relief should be added.
- f. Colors: Pink, black, tan and white for a total of four colors [meets projecting sign standards in city code]
- The sign will read "Vivian Nail House | Permanent Make Up" and feature the company logo.
- The sign panel is proposed to be made out of PVC which is a permitted sign material.
- The property is zoned Urban Center within the Historic Center sub-district. However, the property is categorized as Village Residential in the city sign code.
- <u>C.O. 1169.14(b) states that buildings/structures located within the Village Residential</u> sub-district of the city sign code shall be allowed one sign type. There is an existing, non-conforming dual post sign on the property. Therefore, a waiver to this requirement is necessary in order to add the proposed second sign to the site.
- C.O. 1169.16(h) states that projecting signs are not a permitted sign type within the Village Residential sub-district of the city sign code. Therefore, a waiver is necessary in order to add the proposed projecting sign to the building.
- 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 projecting sign is an appropriate sign type for this site as commercial and retail uses are permitted. The proposed sign is in an appropriate location on the western building elevation of the building which fronts onto High Street.
- 3. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
 - The sign is located appropriately on the building and does not block any architectural features.
- 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 signs appropriate to its scale and style, while considering its surroundings. The projecting sign is scaled and designed appropriately for this building.
- 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.
 - It does not appear that the sign will affect the original structure, if removed or altered in the future.

B. Waiver Requests

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

- 1. Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted.
- 2. Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.
- 4. Be necessary for reasons of fairness due to unusual building, structure or site-specific conditions; and
- 5. Not detrimentally affect the public health, safety or general welfare.

The applicant is requesting the following waivers.

- (A) Waiver to C.O. 1169.14(b) to allow a second sign type to be used at the property where code only permits one sign type.
- (B) Waiver to C.O. 1169.16(h) to allow a projecting sign to be installed where code does not allow.

The following should be considered in the board's decision:

- 1. C.O. 1169.14(b) states that buildings/structures located within the Village Residential sub-district of the city sign code shall be allowed one sign type. There is an existing, non-conforming dual post sign on the property. Therefore, a waiver to this requirement is necessary in order to add the proposed second sign to the site.
- 2. C.O. 1169.16(h) states that projecting signs are not a permitted sign type within the Village Residential sub-district of the city sign code. Therefore, a waiver is necessary in order to add the proposed projecting sign to the building.
- 3. The intent of code requirements are to ensure that any signage is consistent with the permitted land uses of the underlying zoning classification. The property is zoned Urban Center within the Historic Center sub-district. However, the property is categorized as Village Residential in the city sign code, creating a conflict of regulations.
 - a. Vivians Nail House is a retail use which is permitted on the property however, the proposed signage is not permitted due to the "Village Residential" subdistrict classification of the site in the city sign code.
 - b. While the proposed projecting sign does not meet the requirements of code, permitting the sign to be installed facilitates an appropriate pattern of development considering the context in which the development is proposed, substantially meets the intent of the standards that the applicant is attempting to seek a waiver from and fits within the goals of the Village Center Strategic Plan.
- 4. The waiver substantially meets the intent of the standard that the applicant is attempting to seek a waiver from and fits within city goals which includes ensuring signs are appropriately designed and located. The sign provides identification for the permitted retail use located within the building. Additionally, while the proposed sign is not permitted to be installed, it is appropriately scaled, designed and located on the building. With the suggested condition of approval, the proposed sign meets all city sign code requirements for projecting signs.
- 5. It appears that granting the waiver is necessary for reasons of fairness due to unusual sitespecific constraints and characteristics. As stated, the site is zoned Urban Center Code and located within Historic Center sub-district where retail and other commercial uses are

permitted to be developed. However, the site is located within the "Village Residential" sub-district of the city sign code where commercial type signs, like a projecting sign, are not permitted to be installed. Due to these conflicting regulations, a constraint is created where commercial and retail uses are permitted on the property but signage providing advertisement for these permitted uses is not allowed. This is one of only two properties in the Village Center where this constraint exists.

6. It does not appear that the granting the waivers would detrimentally affect the public health, safety or general welfare.

IV. RECOMMENDATION

With the suggested condition of approval, the proposed projecting sign appears to be appropriate for the site as it is zoned to allow for commercial and retail uses, is designed and located appropriately on the building and meets all code requirements for this sign type.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motion would be appropriate. Additional conditions of approval may be added.

Suggested Motion for ARB-55-2023:

Move to approve Certificate of Appropriateness with waivers for application ARB-55-2023 with the following condition.

1. The projecting sign must have at least one inch in relief (thickness).

Approximate Site Location:



Source: NearMap



Site Address

Community Development Department Planning Application

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	Case # Board Mtg. Date	ALB-55	-2023
r			
hat	Annly		

	Parcel Numbers 222 - 000407-00, 222,000133						
	Acres .24	# of lots created	NIA				
	Choose Application Type	Circle al	Details that Apply				
Project Information	Certificate of Appropriateness Conditional Use Development Plan Plat Lot Changes Ninor Commercial Subdivision Vacation Vacation Xariance Extension Request Zoning Description of Request:		Comprehensive Amendment Adjustment Street Text Modification Vivian's Nail Salan				
Contacts	Applicant's Name: City, State, Zip: Phone number: City, State, Zip: Phone number: Laly	11/199 Equities pour Road pus, 011 -13230 an G10 clo Di st main street st. 011 - 1496 uegol.com	S Fax:				
Signature	Site visits to the property by City of application. The Owner/Applicant, representatives, employees and app notice on the property described in and attached to this application is t Signature of Owner Signature of Applicant	as signed below, hereby a pointed and elected offician this application. I certify	uthorizes Village of New Albany ls to visit, photograph and post a that the information here within				



1

DESCRIPTION: Projecting sign



Custom Script logo - 4" Cap letter Total graphic area 6.25 sq ft



Scroll bracket



Mounting + fasteners Wall mount dimensions 3" W X 14" H, 4 holes



(4) 2.5" length lag bolts/.375" diameter, lead anchors to mount ornamental projection frame suspended from pole

Gooseneck light



★ ★ ★ DUE TO THE PRINTING PROCESS OR COMPUTER MONITORS, COLORS IN PROOF MAY NOT BE 100% ACCURATE 🛛 ★ ★ ★



MJ	NER JOB NAME: -		CUSTOMER APPROVAL:		3800 Agler Rd	
	NT JOB LOCATION: - ORDER #: XXXX LINE ITEM: - DATE: -		(X)		Columbus, OH 43219	
GK	ORDER #: XXXX	LINE ITEM: -	DATE: -	Customer Signature	Date	614.428.8250