



New Albany Architectural Review Board Meeting Agenda
Monday, December 11, 2023 7:00 p.m.

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: November 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. Hearing of visitors for items not on tonight's agenda

VI. Cases:

ARB-106-2023 Certificate of Appropriateness

Certificate of Appropriateness to construct six new townhomes along Richmond Square located generally north of Main Street, south of McDonald Lane, and west of Keswick Drive (PID: 222-000043).

Applicant: Maletz Architects

VII. Other business

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
DRAFT Meeting Minutes
Monday, November 13, 2023 7:00 p.m.

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, November 13, 2023 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m., and asked to hear the roll.

II. Those answering roll call:

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

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

Staff members present: Planner II Christian; Planner Nichols; Deputy Clerk Madriguera.

III. Action on minutes: August 14, 2023

Chair Hinson noted that the minutes had been distributed and asked if there was any action on the minutes.

Hearing none, Board Member Iten moved for approval of the minutes from the August 14, 2023 meeting. Board Member Brown seconded the motion.

Upon roll call: Mr. Iten yes; Mr. Brown yes; Mr. Davie yes; Mr. Maletz yes; Ms. Moore yes; Mr. Strahler abstain; Mr. Hinson yes. Having six votes in favor and one abstention, the August 14, 2023 meeting minutes were approved as submitted.

IV. Additions or corrections to agenda

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

Board Member Maletz stated that because he was the applicant for ARB-100-2023, he would recuse himself from consideration of that application.

Chair Hinson administered the oath to all present who would be addressing the board.

V. Hearing of visitors for items not on tonight's agenda

Chair Hinson asked if there was anyone present who wished to address the board for an item not on the agenda.

Seeing none, Chair Hinson introduced ARB-98-2023 and asked to hear the staff report.

VI. Cases:

ARB-98-2023 Certificate of Appropriateness

Certificate of Appropriateness to install two dual post signs and one address sign for New Albany Presbyterian Church at 5885 E. Dublin Granville Road (PID: 222-002058).

Applicant: New Albany Presbyterian Church

Planner II Christian delivered the staff report.

Board Member Iten noted that he could not recall ever approving numbers on a building and asked if approval was needed because this address sign was not on the building.

Planner II Christian responded that this certificate of appropriateness was needed because of the broad nature of the condition imposed in the original certificate of appropriateness granted in 2021.

Board Member Iten continued that if a building was built in downtown New Albany, a certificate of appropriateness would be required in order to put the address sign on the building.

Planner II Christian responded that the city has not done too many but they have been done. He also made a point to clarify, for the record, that temporary signage, such as would be used for events, does not need approval.

Board Member Iten stated they looked splendid as installed, and remarked that he understood why they were installed.

Chair Hinson stated he had no comments on the installation and thought they looked great.

Council Member Wilttrout remarked that she drove past them every day and thought they looked great.

Board Member Iten moved for approval of ARB-98-2023, the signs and address signs as presented. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes; Mr. Hinson yes; Mr. Brown yes; Mr. Davie yes; Mr. Maletz yes; Ms. Moore yes; Mr. Strahler yes. Having seven yes votes, the certificate of appropriateness was granted.

Council Member Wilttrout thanked the applicants for returning.

Chair Hinson and the board remarked that the building looked great and congratulated the applicants.

ARB-100-2023 Certificate of Appropriateness

Certificate of Appropriateness to install one projecting sign on the building of a restaurant located at 24 E. Main Street (PID: 222-000043).

Applicant: Maletz Architects

Chair Hinson introduced ARB-100-2023, and noted again for the record that Board Member Maletz was the applicant and had abstained, and asked to hear the staff report.

Planner Nichols delivered the staff report.

Board Member Iten asked about the logo, and whether the downward starburst was the logo.

Planner Nichols responded that the rendering was for placement and that the logo itself was being reserved. She explained that the city regulated the size and style but not the content.

Board Member Iten indicated that he understood.

Chair Hinson thanked Planner Nichols and stated that he had questions but would wait until other board members had commented.

Board Member Strahler asked for the location of the lights, and whether they would be attached to the building or the sign.

Planner Nichols responded that based on the information from the applicant, they would be on the building downcast toward the sign. She invited the property owner to respond if he desired.

Applicant Blake Coon explained that the lights are attached to the building at the same height of the sign, but they will be tucked behind the gutter. The light hardware is brass, and the wiring is not visible and would be tucked under the overhang.

Board Member Iten stated that he was happy with it and had nothing to add.

Chair Hinson remarked that his only thought was that the decorative bracket itself seemed a little out of the norm, most signage in New Albany had common details. He stated that he liked the sign itself.

Mr. Coon responded that the signs in the area were an eclectic array of arms and designs and that most were curved. They wanted a slight art deco.

Chair Hinson asked whether the interior was art deco.

Mr. Coon responded yes.

Board Member Iten agreed that it was slightly out of character but was so small that it did not bother him.

Chair Hinson thanked the applicant and stated that he had no further questions.

Board Member Strahler moved to approve ARB-100-2023. Board Member Brown seconded the motion.

Upon roll call: Mr. Strahler yes; Mr. Brown yes; Mr. Davie yes; Ms. Moore yes; Mr. Hinson yes; Mr. Iten yes. Having six votes in favor, the certificate of appropriateness was granted.

The board thanked and congratulated the applicants, and there was discussion regarding the opening date and preparations for the opening of the restaurant.

ARB-103-2023 Certificate of Appropriateness

Certificate of Appropriateness to install a projecting sign, wall sign and window sign for Le Reve Chateau at 31 North High Street (PID: 222-000101).

Applicant: American Sign Studio c/o Margie Hegg

Chair Hinson introduced ARB-103-2023 and asked to hear the staff report.

Planner Christian delivered the staff report.

Board Member Iten stated he had no questions.

Board Member Maletz recalled that prior wall mounted sign approvals included a half-round sculpted corner style, and that there was anecdotal discussion of the issue. He wanted to be consistent and was unsure whether the half-round sculpted corner was code or opinion.

Christian stated that it was certainly not a requirement, but it had been added as a condition to other applications.

Board Member Iten asked whether adjacent businesses had signs with sculpted corners.

Planner II Christian responded that surrounding businesses used a diverse array of sign types, as opposed to Market Square where the signs were more uniform.

Chair Hinson remarked that he thought New Albany Exchange utilized the sculpted corners.

Board Maletz responded fair enough. He continued that the bordering had a thin white line then a full bleed of red to the edge. He asked whether the sides of the sign itself would be red or white and continued that, depending on the answer to that question, in the past the board had asked for a full bleed to the edge to avoid an unusual color change at the corner.

Planner II Christian responded that that was a fair question, and deferred to the applicant.

Applicant Margie Hegg answered that the intent was that it would be white and to match the red of the graphic. And asked whether he was suggesting that the edge should be red or white.

Board Member Maletz responded that if it was to be white, because the substrate was white, he wondered whether it would make more sense to revise the border to be a full bleed to the edge, and noted that he was basing his comment on past approvals.

Board Moore commented that because the building was white, making the outside edge red would make the sign stand out.

Board Member Maletz agreed and stated that his preference was that it should be one or the other, and continued that the color change seemed off.

Chair Hinson agreed that the border should match the edge.

Board Member Iten stated that going back to the scallop on the corner, he had looked at google street view, and noted many buildings had signs with sculpted edges and thought it would appropriate here.

Ms. Hegg asked whether the board was asking for two different shapes of corners as between the blade sign and the wall sign.

Board Member Moore stated that had observed a good mix of sculpted and straight edges and that she liked the 90-degree edge because it gave a sharper edge.

Board Member Strahler commented that the last sign reviewed was square and it was around the corner. He continued that he would like to see the edges red.

Chair Hinson agreed and stated that given this location he was okay with it being 90 degrees, but would like to see the border match the edge.

Ms. Hegg asked whether she would need to withdraw this application and resubmit.

The board answered no, that they could add usage of red on the edge as a condition of approval.

Ms. Hegg thanked the board.

Board Member Moore moved for approval of ARB-103-2023 with the condition of having the red on all four sides. Board Member Davie seconded the motion.

Upon roll call: Ms. Moore yes; Mr. Davie yes; Mr. Maletz yes; Mr. Strahler yes; Mr. Hinson yes; Mr. Iten yes; Mr. Brown yes.

Having seven votes in favor, the certificate of appropriateness was granted subject to the condition that the sign is red on the edges.

VII. Other business

Chair Hinson asked if there was any other business before the board.

Board Member Iten asked if there was anything coming down the pike.

Planner Nichols stated that there was a possible application for the December 11th meeting.

Board Member Maletz stated that he was the applicant for the anticipated application and briefly explained it.

VIII. Poll members for comment

Chair Hinson polled the members for comment.

Board Member Iten stated that it was a delight to meet.

IX. Adjourn

Chair Hinson moved to adjourn the meeting. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes; Mr. Iten yes; Mr. Brown yes; Mr. Davie yes; Mr. Maletz yes; Ms. Moore yes; Mr. Strahler yes. Having seven votes in favor, the November 13, 2023 meeting of the New Albany Architectural Review Board was adjourned at 7:32 p.m.

Submitted by: Christina Madriguera, Esq., Deputy Clerk.

Appendix

ARB-98-2023

Staff Report

Record of Action

ARB-100-2023

**Staff Report
Record of Action
ARB-103-2023
Staff Report
Record of Action**

DRAFT



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

**CERTIFICATE OF APPROPRIATENESS
NEW ALBANY PRESBYTERIAN CHURCH SIGNAGE**

LOCATION: 5885 Dublin Granville Road (PID: 222-002058)
APPLICANT: New Albany Presbyterian Church
REQUEST: Certificate of Appropriateness
ZONING: Agricultural (AG)
STRATEGIC PLAN: Residential
APPLICATION: ARB-98-2023

Review based on: Application materials received on October 12, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for two dual post signs and an address sign for New Albany Presbyterian Church.

The ARB reviewed and approved a certificate of appropriateness application, with waivers, for the construction of the church on November 8, 2021 (ARB-99-2021). In their motion, the ARB included a condition of approval requiring new signs to be reviewed and approved by the board prior to their installation. Earlier this year, the city staff approved a sign permit for the dual post signs to be installed as they were shown on the site plan approved by the ARB and met all code requirements. After further review of the November 8th meeting minutes, staff determined that the signs should have been reviewed by the board. The dual post signs have been installed on the property.

II. SITE DESCRIPTION & USE

The 12.3 +/- acre site is located in Franklin County at the southwest corner of the Dublin Granville Road and Harlem Road intersection. The New Albany Presbyterian Church is located on the site and temporary occupancy of the building was issued in October.

III. EVALUATION

Certificate of Appropriateness:

The ARB's review is pursuant to C.O. 1157.06 (Architectural Review Overlay District). This code section states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied and issued by staff or the board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the proposed signs should be evaluated on the following criteria:

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

- Per the city sign code section 1169.15(a) each institutional building or structure in the city shall be allowed three (3) permanent sign types including, but not limited to dual post, awning and wall signs. Per C.O. 1169.18, address signs are classified as by-right signs and do not count towards the maximum number of permitted sign types. The applicant seeks approval for two identical dual post signs and an address sign with the following dimensions.

Dual Post Signs

- City sign code chapter 1169.17(b) allows one dual post sign per street entrance. The applicant installed two identical dual post signs with the following dimensions.
 - a. Area: 25.45 sq. ft. [meets code].
 - b. Location: Both signs are located near the private driveways along each road, situated perpendicular to them and in between the leisure trail and horse fence
 - c. Lighting: External [meets code]
 - d. Relief: 5.5 inches [meets code]
 - e. Colors: gray and white (total of 2) [meets code].
 - f. Maximum height: 7 feet [meets code]
 - g. Maximum sign board width: 4+/- feet [meets code]
- The signs feature a cross and reads “New Albany Presbyterian Church | Sunday 9:00 & 11:00 am | newalbanypresbyterianchurch.org”
- The sign panels are made out of ACM (aluminum composite material) which is a permitted sign material. The sign panels are built within a 2x4 dual post wood frame.

Address Sign

- City sign code chapter 1169.18(c) allows one address sign per building. The applicant proposes to install one address sign with the following dimensions:
 - a. Measurements: 27” x 4.5” [meets code].
 - b. Area: .84 sq. ft. [meets code].
 - c. Location: The sign is located at an end post of the 4 rail horse fence near the site entrance along Dublin-Granville Road [meets code].
 - d. Lighting: None [meets code].
 - e. Projection: less than six inches [meets code]
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 appropriate for the site on which they are located.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - All three signs are placed appropriately and do not detract from the existing character of the site.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The site has frontage on both Harlem Road and Dublin Granville Road, each with their own unique roadway character. The signs are appropriate in scale, meet all code requirements and do not compromise the character of either roadway.
 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.*
 - Not applicable.

IV. SUMMARY

The proposed signs meet all code requirements, are generally consistent with other institutional signs in the city and are appropriate for the site on which they are located.

V. ACTION

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

Move to approve Certificate of Appropriateness for application ARB-98-2023 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear New Albany Presbyterian Church,

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, November 14, 2023

The New Albany Architectural Review Board took the following action on 11/13/2023 .

Certificate of Appropriateness

Location: 5321 Harlem Rd., New Albany , OH 43054

Applicant: New Albany Presbyterian Church,

Application: PLARB20230098

Request: Certificate of Appropriateness to install two dual post signs and one address sign for New Albany Presbyterian Church at 5885 E. Dublin Granville Road (PID: 222-002058).

Motion: Move to approve

Commission Vote: Motion Approved, 7-0

Result: Certificate of Appropriateness, PLARB20230098 was Approved, by a vote of 7-0.

Recorded in the Official Journal this November 14, 2023

Condition(s) of Approval: None

Staff Certification:

Chris Christian

Chris Christian
Planner II



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

**CERTIFICATE OF APPROPRIATENESS – PROJECTING SIGN
24 E MAIN STREET**

LOCATION: 24 E Main Street (PID: 222-000043)
APPLICANT: Maletz Architects, c/o Richie Hughes
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-100-2023

Review based on: Application materials received on October 12, 2023 and October 25, 2023.

Staff report prepared by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow one projecting sign to be installed at 24 East Main Street, which is a new restaurant. The sign is proposed to be installed on the building face along East Main Street, which contains the front entrance to the restaurant.

II. SITE DESCRIPTION & USE

The site is zoned UCD, Urban Center District, within the Historic Core Sub-district. According to the Franklin County Auditor, the building was originally constructed in 1910, renovated in 1978, and is .20+/- acres in size. The previous tenants of this property were Wayside Floral and Griffin's Floral. On January 10, 2022, the ARB approved a Certificate of Appropriateness (ARB-135-2021) allowing several exterior building and site modifications for this property. The site is under active construction.

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 appropriateness issued by the Architectural Review Board. 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 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 one projecting sign with the following dimensions.

Projecting Sign

- City sign code Chapter 1169.16(h) allows one projecting sign per business entrance.
 - a. Area: 5.98 sq. ft. [meets code].
 - b. Location: Near the front entrance to the building [meets code].
 - c. Lighting: External [meets code].
 - d. Relief: 2 inches [meets code]
 - e. Colors: gold, black and gray (total of 3) [meets code].
 - f. Maximum projection: Exact measurement not provided but appears to be less than 5 feet [meets code]
 - g. Minimum clearance: Exact measurement not provided but appears to be greater than 8 feet clear of sidewalk [meets code]
 - The sign currently reads “24 Main” on the top and “Bar & Kitchen” on the bottom. The applicant indicates that the logo is for placement only and not a suggested logo.
 - The sign panel is made out of MDO which is a permitted sign material.
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 sign is 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.*
 - The sign appears to be positioned in a suitable location 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 proposed sign is 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 projecting sign appears to be consistent with the architectural character of the site, as well as the overall Village Center, and is appropriate for this space.

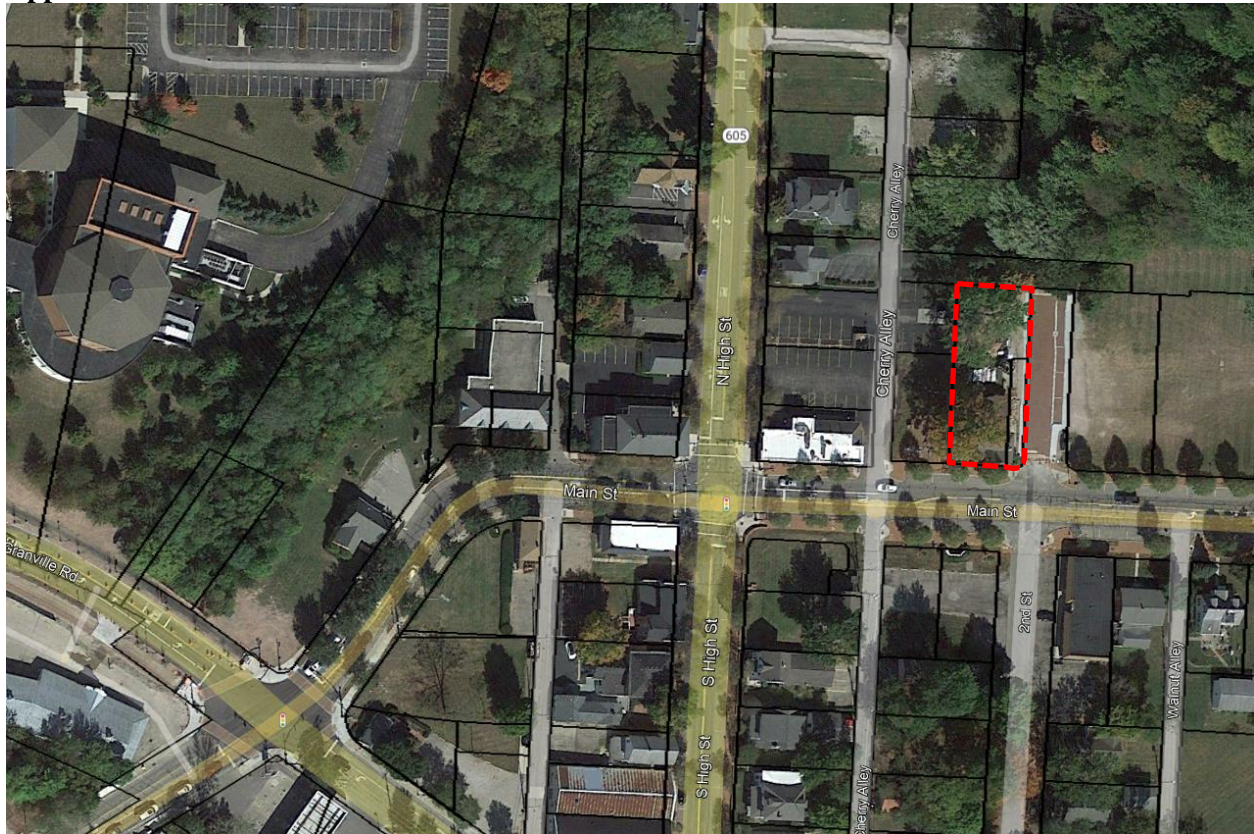
V. ACTION

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

Suggested Motion for ARB-100-2023:

Move to approve Certificate of Appropriateness for application ARB-100-2023 (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth



Community Development Department

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

Dear Maletz Architects,

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, November 14, 2023

The New Albany Architectural Review Board took the following action on 11/13/2023 .

Certificate of Appropriateness

Location: 24 E MAIN ST

Applicant: Maletz Architects

Application: PLARB20230100

Request: Certificate of Appropriateness to install one projecting sign on the building of a restaurant

Motion: To approve

Commission Vote: Motion to Approved

Result: Certificate of Appropriateness, PLARB20230100 was Approved, by a vote of 6-0.

Recorded in the Official Journal this Tuesday, November 14, 2023.

Condition(s) of Approval:

N/A

Staff Certification:

Chelsea Nichols

Chelsea Nichols
Planner



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

**CERTIFICATE OF APPROPRIATENESS
LE REVE CHATEAU**

LOCATION: 31 North High Street (PID: 222-000101)
APPLICANT: American Sign Studio c/o Margie Hegg
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-103-2023

Review based on: Application materials received on October 12, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a projecting sign, wall sign and window sign to be installed at 31 North High Street for Le Reve Chateau.

II. SITE DESCRIPTION & USE

The site is zoned UCD Urban Center District, within the Historic Core Sub-district. According to the Franklin County Auditor, the building on the site was originally constructed in 1900 and renovated in 2014. The building was previously occupied by the New Albany Academy.

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 appropriateness issued by the Architectural Review Board. 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 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 city 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 window signs. The applicant proposes to install a projecting sign, wall sign and window sign with the following dimensions.

Projecting Sign

- City sign code chapter 1169.16(a) allows one projecting sign per business entrance. The applicant proposes to install a projecting sign, using an existing sign arm, with the following dimensions:
 - a. Area: 5.64 sq. ft. square feet [meets code].
 - b. Projection: 36 inches [meets code].
 - c. Clearance: 8 feet [meets code]
 - d. Relief: 1 inch [meets code].
 - e. Location: Installed with an existing sign bracket on the High Street elevation adjacent to a business entrance [meets code].
 - f. Lighting: No lighting proposed [meets code].
 - g. Colors: red and white (total of 2) [meets code].
- The sign features the Eiffel Tower and reads “Le Reve Chateau”.
- The sign panels are made out of PVC, with acrylic text which are permitted sign materials.

Wall Sign

- City sign code chapter 1169.16(d) allows one wall sign per business entrance. The applicant proposes to install a wall sign with the following dimensions:
 - a. Area: 10 square feet [meets code].
 - b. Location: the sign is proposed to be installed on the High Street elevation of building. [meets code].
 - c. Lighting: No lighting proposed [meets code].
 - d. Relief: one inch [meets code].
 - e. Colors: red and white (total of 2) [meets code].
 - f. Lettering Height: less than 24” [meets code]
- The sign reads “Salon • Spa • Blowout • Makeup”.
- The sign panels are made out of PVC, with acrylic text which are permitted sign materials.

Window Sign

- City sign code chapter 1169.16(e) allows one window sign to be installed on up to three windows. The applicant proposes to install one window sign with the following dimensions:
 - a. Sign Dimensions: 12.375” x 8.979” [meets code].
 - b. Window Dimensions: 35” x 21.25”
 - c. Percentage of Window Area: 14.91% (.77/5.16 sq ft) [meets code]
 - d. Locations: placed on the front door window
 - e. Lighting: None [meets code].
 - f. Material: Vinyl [meets code].
 - g. Colors: White (total of one) [meets code].
 - The sign features the Eiffel Tower, reads “Le Reve Chateau” and includes the business contact 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.*
- The proposed sign types are appropriate for this location. Using multiple sign types adds a variety of character and visual interest to the Village Center.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - All three of the signs are in suitable locations on the building 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 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 signs would affect the original structure, if removed or altered in the future.

IV. SUMMARY

The proposed signs are appropriately designed and located on the building. The use of multiple sign types in the Village Center adds character and visual interest along High Street.

V. ACTION

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

Suggested Motion for ARB-103-2023:

Move to approve Certificate of Appropriateness for application ARB-103-2023 (conditions of approval may be added).

Approximate Site Location:





Community Development Department

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

Dear American Sign Studio,

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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, November 14, 2023

The New Albany Architectural Review Board took the following action on 11/13/2023 .

Certificate of Appropriateness

Location: 31 High N, New Albany, OH 43054

Applicant: American Sign Studio,

Application: PLARB20230103

Request: Certificate of Appropriateness to install a projecting sign, wall sign and window sign for Le Reve Chateau at 31 North High Street (PID: 222-000101).

Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 7-0

Result: Certificate of Appropriateness, PLARB20230103 was Approved with Conditions, by a vote of 7-0.

Recorded in the Official Journal this November 14, 2023

Condition(s) of Approval:

1. All sides of the wall sign and the projecting sign must be painted red to match each sign face.

Staff Certification:

Chris Christian

Chris Christian
Planner II



**Architectural Review Board Staff Report
December 11, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS & WAIVERS
RICHMOND SQUARE TOWNHOMES**

LOCATION: Generally located north of Main Street, south of McDonald Lane, and west of Keswick Drive (PID: 222-000043-00)
APPLICANT: Maletz Architects
REQUEST: Certificate of Appropriateness & Waivers
ZONING: Urban Center District within the Core Residential Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-106-2023

Review based on: Application materials received on November 14, 2023.

Staff report prepared by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for new townhomes to be located generally north of Main Street, south of McDonald Lane, and west of Keswick Drive. The project includes 6 units within three buildings. The proposal includes keeping the lot as one while splitting the units into six separate condominium parcels so that each building is its own parcel.

The applicant requests the following waivers as part of the application:

- (A) Waiver to UCC Section 2.51(a) to allow the street yard setback to be 7+/- feet where code requires a minimum 10-foot setback.
- (B) Waiver to UCC Section 2.51(c) to allow the rear yard setback (McDonald Lane) to be 1.5+/- feet where code requires a minimum 15-foot setback.
- (C) Waiver to UCC Section 2.51 to allow the building width to be less than 90% where code requires a minimum 90%
 - a. 73% (Main Street)
 - b. 75% (Richmond Square)
 - c. 59% (Keswick Drive)

The site is located within the Urban Center Code Core Residential sub-district and the New Albany Country Club, Section 21: subarea 2 I-PUD zoning district. Per Codified Ordinance 1158.03(c), properties within the Architectural Review Overlay District that are zoned PUD before Chapter 1158 of the city code was adopted in 2011, are permitted to either develop under the requirements of the underlying PUD zoning or the Urban Center Code. The applicant has elected to develop under the Urban Center Code, therefore the requirements of the Urban Center Code, the New Albany Design Guidelines and Requirements and city code apply to this site.

II. SITE DESCRIPTION & USE

In 2005, the ARB and Planning Commission approved a final development plan for Richmond Square (Section 21) of the New Albany Country Club. This development included traditional Georgian rowhouses to be developed fronting onto Richmond Square and Keswick Drive. Some of these rowhouses were developed on Richmond Square in phases. On January 24, 2022 the ARB approved a certificate of appropriateness and waivers to allow for the construction of a multi-unit building at this site. The applicant wishes to revise the plans for the site and requests a new certificate of appropriateness with waivers. The current request is to allow for the construction of new townhomes.

The site is surrounded by residentially zoned and used properties. The property is currently 0.75 acres in size.

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.*
 - Section 2 of the New Albany Design Guidelines and Requirements provides the requirements for townhouses inside the Village Center. Section II (III.B.1) requires townhouse buildings to be based on an American architectural precedent described in section 1 of the DGRs. The city architect has identified the Georgian architectural style for the proposed building which meets this requirement.
 - This infill site is unique in the Village Center as it is located in between two different architectural form contexts. One is Richmond Square where traditional, Georgian rowhouse architecture is employed and the other being the existing Market and Main multi-unit buildings. The city architect has reviewed the proposal and is supportive of the buildings design and how they fit within the existing context of the Village Center.
 - The city architect also states that the submitted drawings appear to be conceptual at this point. The plans will require further review by the city architect at the time of permitting.
 - DGR Section II (III.F.1) states that the materials used for townhouse buildings shall be appropriate and typical of the architectural style in which the building is constructed. In general, the DGRs recommend wood siding and brick as preferred exterior materials but allows other materials to be used if approved by the ARB. Based on the provided application materials, it appears as though brick is the primary façade material. However, all other building elements are not identified on the plans. Staff recommends that the ARB confirm the proposed material for the roof shingles, trim, columns, and windows. If a composite material is used, staff recommends that it be subject to staff approval (condition #1).
 - DGR Section II (III.F.7) states historically, true divided-light wood window sash were the only ones available for multi-paned windows. Today most people prefer to simulate the divided-light look. The only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. IN addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.

- No information has been provided about the windows. The city staff recommends a condition of approval that windows must comply with the DGR requirements (condition #2).
 - DGR Section II (III.C.3) states buildings shall be oriented towards the primary street on which the building is located.
 - This site is unique in that it has three frontages: Main Street, Richmond Square and Keswick Drive. While the main entrances to the buildings are along Richmond Square and Keswick Drive, the applicant has located secondary entrances that appear as though they are front entrances to the building along the Main Street elevations, which is appropriate as it is the primary road corridor.
 - DGR Section III (IV.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets. The applicant has accomplished this requirement as they propose to locate the garages in the rear of the homes and screen the garages with brick screen walls.
 - Urban Center Code section 2.54.1 states above ground mechanical devices shall be located in the side or rear yard, behind all portion of the principal façade, and shall be fully screened from the street and neighboring properties. Section 2.54.2 states above ground utility structures should be located in the alley or side or rear yard and fully screened from the street. The applicant has not identified screening for mechanical equipment and staff recommends a conditional of approval that all proposed mechanical meet these requirements (condition #3), subject to staff approval.
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

- Urban Center Code Section 2.74.1 requires all street and side yards, where present, to be landscaped with trees, shrubs, grass, ground cover and other plant materials.
 - a. Urban Center Code Section 5.8 states the following for street trees: All street trees shall be of large deciduous species.
 - b. Street trees shall be of a single species on each block, except within parks and preservation and campus subdistricts. Street tree species and arrangements shall be subject to staff approval.
 - c. Street trees species shall match the adjacent block unless the adjacent street typology differ.
- Some landscaping is shown on the site plan that shows the general location of proposed landscape improvements for the site but does not include any size or species details. Since a detailed landscape plan was not submitted, staff recommends a condition of approval that it be subject to staff approval and that all landscape code requirements be met for the site (condition #4).

Lighting

- A detailed lighting plan was not submitted for review and staff recommends a condition of approval that one be submitted and be subject to staff approval (condition #5).

Parking and Circulation

- Urban Center Code Section 2.53.1 requires a minimum of one off-street parking space per unit. The applicant is exceeding this requirement by providing one two-car garage per unit. The required number of off-street parking for the units is 6 and the applicant is providing 12.

- In addition to the off-street parking provided, the building will front onto Richmond Square where there are a total of 8 existing on-street parking spaces (4 on each side of the street) immediately adjacent to the building. The applicant is providing 5 additional on-street parking spaces along Main Street in order to match the established streetscape in the immediate area.
- Urban Center Code Section 2.52.1 states where an alley is present, parking and services shall be accessed through the alley. The applicant meets this requirement as the access drive to the garages will be derived from a curb cut located on the rear yard alley, McDonald Lane.
- Per Urban Center Code Section 5.30.3, one bicycle parking space is required to be provided on site based on the number of off-street parking spaces. The plan does not currently show bike racks. Staff recommends a condition of approval that the plans be updated to include the required number of bike racks on private property, subject to staff approval (condition #6).

Signage

- No signage was submitted for review. All new signage will be subject to ARB review and approval at a later date.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The site is currently vacant and is located in the immediate vicinity of the Richmond Square development and the Market and Main multi-unit buildings. The city architect has reviewed and preliminarily approved the submittal.
 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 using the Georgian architectural style.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and compliments existing buildings in the immediate area.
 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

This site is located in the Core Residential Sub-District. The building typology proposed is townhouse. Certain standards are evaluated on a lot-by-lot basis and others are evaluated on the lot as a whole. The lot will remain as one but the proposal is to separate each condominium so that they each have their own parcel number.

2.51 Lot and Building Standards:

Standard	Minimum	Maximum	Proposed
Lot Area	800 sq. ft	5,000 sq. ft	2, 498 sq. ft
Lot Width	25'	50'	31 feet
Lot Coverage	No min	80%	59% [meets code]
Street Yard	10'	25'	7 ft (Richmond Square) [waiver requested] 15 ft (Main St) 15 ft (Keswick Drive)
Side Yard	5'	No max	7.5 ft.
Rear Yard	10'	No max	1.5 ft (McDonald Lane) [waiver requested]
Building Width	90%	100%	73% (Main Street) [waiver requested] 75% (Richmond Square) [waiver requested] 59% (Keswick Drive) [waiver requested]
Stories	2	3	2.5 [meets code]
Height	No min	45	44 feet (from level 0 to ridge of roof) [meets code]

- Per 2.55.3, townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street. The applicant meets this requirement.
- 2.55.4 The maximum allowed building length shall be 300 feet for the Core Residential Sub-District. The applicant meets this requirement as the largest building length is 80 feet.
- Per Urban Center Code Section 2.72.3, trash containers are required to be stored out of public view and screened from adjacent properties. Staff recommends a condition of approval that the trash containers be stored internal to the building, inside the garage (condition #7).

2.55 Building Frontage Standards:

Urban Center Code Section 2.55 requires the following:

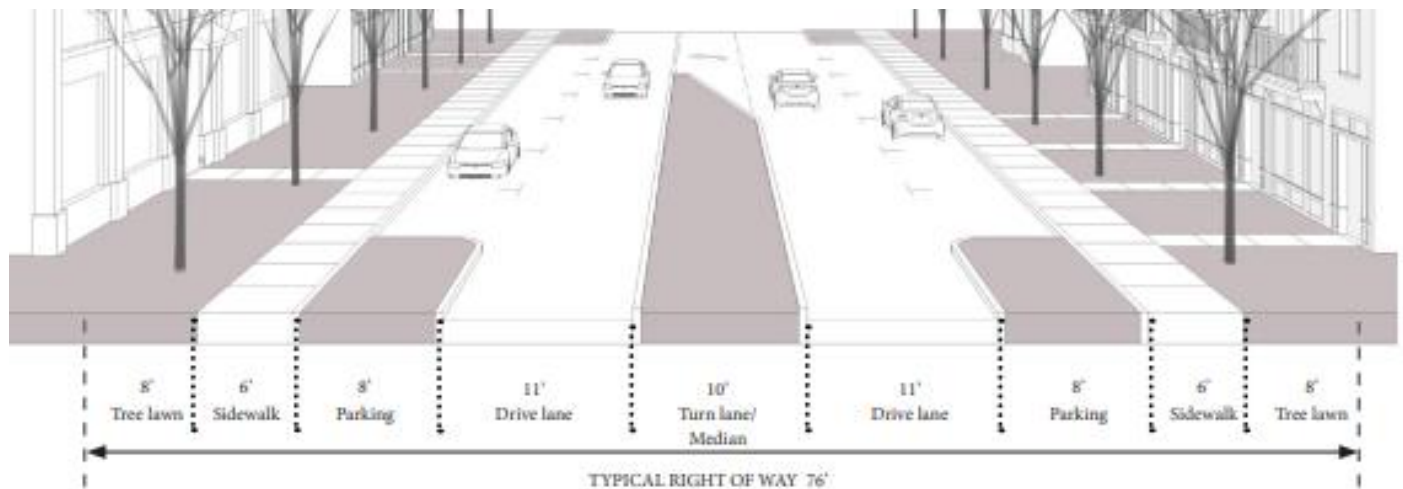
- Per 2.55.1, at least one functioning entrance to the townhome shall be provided from the street or side yard. The applicant meets this standard as there is a functioning entrance along all street yards. Each entrance includes a covered stoop.
- Per 2.55.2, a building frontage in accordance with section 3.2 shall be incorporated at the street or side yard entrance. Each functioning entrance has its own size and setback requirements. In this case, the applicant proposes covered stoops, which is permitted. The covered stoops must adhere to the following standards:

<p>3.10 Covered Stoop Standards</p> <p>3.10.1 The following standards shall be used for covered stoops:</p> <p style="padding-left: 40px;"><i>Minimum width (a): 5'</i></p> <p style="padding-left: 40px;"><i>Minimum depth (b): 4'</i></p> <p style="padding-left: 40px;"><i>Maximum landing height (c): 42"</i></p> <p style="padding-left: 40px;"><i>Minimum clearance (d): 8'</i></p> <p>3.10.2 Covered stoops and steps may encroach up to 2' within the right-of-way, subject to the approval of the City Manager or designee. A minimum pedestrian clear zone of 5' must be maintained.</p> <p>3.10.3 Stoop roof may be used as balcony space or enclosed to create habitable space.</p>	<p>Proposed</p> <p>Width: 6.5 feet width</p> <p>Depth: 1.5 depth</p> <p>Height: 28"</p> <p>Clearance: 9.5 feet</p> <p><u>Staff recommends a condition of approval that the front stoop depth and height are revised to meet code requirements (condition #11).</u></p>
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5.2 Street and Network Standards

Main Street:

- This original streetscape was approved by the ARB and by staff in accordance with Urban Center Code Section 5.2.1 (ARB-31-2016). This includes the sidewalks, tree lawns, front yards, and on-street parking.
- Urban Center Code Section 5.1 identifies this section of Main Street at Village Street. The following standards apply:



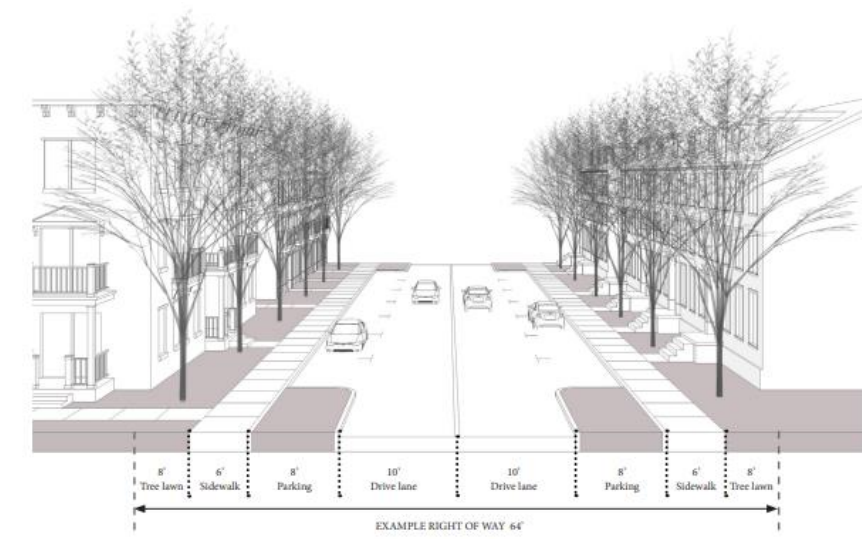
- The applicant proposes to meet all of the width and tree spacing requirements for the streetscape. The proposal flip-flops the location of the sidewalk and the tree lawn in order to match the existing residential design that the ARB approved in front of the apartment buildings on Main Street.

Standard	Minimum	Maximum	Proposed
Tree Spacing	30'	35'	35' [existing and meets code]
Tree Lawn	8'	10'	10' [proposed and meets code]
Sidewalk Width	6'	8'	6' [existing and meets code]
Parking Width	8'	8'	8' [proposed and meets code]
Drive Lane Width	10'	11'	N/A
Turn Lane Width	10'	10'	N/A
Total R.O.W	64'	84'	100' [existing]

- The city has always placed an importance of undergrounding utilities and their appurtenances whenever possible especially in the Village Center. There are 3 existing utility boxes that are installed within the Main Street streetscape. If these utilities are relocated or vaulted underground, it appears that there is sufficient space to add an additional on-street parking space. Staff recommends a condition of approval that these existing utility boxes are either installed underground or relocated to behind the existing sidewalk on Main Street, subject to the city's engineer's approval (condition #8).

Richmond Square and Keswick Drive:

- Urban Center Code Section 5.1 identifies Richmond Square and Keswick Drive as a Village Avenue. The following standards apply:



Richmond Square:

Standard	Minimum	Maximum	Proposed
Tree Spacing	25'	25'	25' [existing and meets code]
Tree Lawn	6'	8'	6' [proposed and meets code]
Sidewalk Width	6'	8'	6' [proposed and meets code]
Parking Width	8'	8'	8' [existing and meets code]
Drive Lane Width	9'	10'	9' [existing and meets code]
Turn Lane Width	-	-	-
Total R.O.W	58'	64'	35 feet [existing and previously approved with original Richmond Square subdivision]

Keswick Drive:

Standard	Minimum	Maximum	Proposed
Tree Spacing	25'	25'	25' [proposed and meets code]
Tree Lawn	6'	8'	14' [proposed, <u>Staff recommends a condition of approval that the plans be updated to meet this code requirement (condition #10) by shifting the sidewalk closer to the street so there is an 8-foot-wide tree lawn.</u>
Sidewalk Width	6'	8'	5' [proposed] <u>Staff recommends a condition of approval the side is a minimum of 6 feet wide.</u>
Parking Width	8'	8'	No on-street parking is proposed in order to match the existing street typology established by the apartments and Keswick subdivision. Staff is supportive and recommends the tree lawn be 8 feet to accommodate the possibility of future on-street parking.
Drive Lane Width	9'	10'	13' [existing and approved by ARB via Keswick application]
Turn Lane Width	-	-	-
Total R.O.W	58'	64'	50 feet

C. 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;*
3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waivers as part of the application.

- (A) Waiver to UCC Section 2.51(a) to allow the street yard setback to be 7+/- feet from Richmond Square where code requires a minimum 10-foot setback.**
- (B) Waiver to UCC Section 2.51(c) to allow the rear yard setback (McDonald Lane) to be 1.5+/- feet where code requires a minimum 15-foot setback.**
- (C) Waiver to UCC Section 2.51 to allow the building width to be less than 90% where code requires a minimum 90%**
 - a. 73% (Main Street)**
 - b. 75% (Richmond Square)**
 - c. 59% (Keswick Drive)**

- (A) Waiver to UCC Section 2.51(a) to allow the street yard setback to be 7+/- feet from Richmond Square where code requires a minimum 10-foot setback.**

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

1. Urban Center Code Section 2.51(a) states that the required minimum street yard setback for a townhome building is 10 feet. The applicant proposes a 6.5+/- foot setback along the closest street yard property line (Richmond Square), therefore a waiver is required.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. The existing Richmond Square buildings have a street yard setback of approximately 12 feet. The existing apartments have a street yard setback from Main Street that varies between 5-15 feet. This development proposes setbacks close to those of the apartments, thereby serving as a transitional area from townhomes to apartments.
3. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. The overall development substantially meets the intent of this standard since it provides a traditional urban form as desired in the UCC where a smaller setback is desirable. Even with the reduced setback, the application is providing all of the required streetscape improvements. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints since this is an existing lot with three street yards. This waiver request is just for the portion of the development that fronts onto Richmond Square. The buildings that fronts onto Keswick Drive and Main Street meet the required setbacks. Therefore, the development still provides an appropriate pattern of development as Main Street is the primary street yard and Richmond Square and Keswick are secondary streets.
4. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

- (B) Waiver to UCC Section 2.51(c) to allow the rear yard setback (McDonald Lane) to be 1.5+/- feet where code requires a minimum 15-foot setback.**

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

1. Urban Center Code Section 2.51(c) states that the required rear yard setback for a townhome building is 10 feet. The applicant proposes a 1.5+/- foot setback along the rear property line (McDonald Lane), therefore a waiver is required.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Due to the unique shape of the lot and curvature of McDonald Lane, the setback line varies along the rear yard lot line and only a portion of the building encroaches into this setback.
3. The plan substantially meets the intent of the standard that the applicant is attempting to seek a waiver from. The design hides the garages but still utilizes a public alley from McDonald Lane. With the garages being below living space within the building, instead of merely behind it, it accomplishes the form desired by the DGRs and UCC and matches the development pattern in the area.
4. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraint. The UCC contemplates all townhomes having a backyard to have space to provide a detached garage as is typically in traditional urban environments. Due to the grade changes, the garages are being incorporated into the house massing. The existing parcel is setup to accommodate this development pattern and doesn't leave space for a large traditional, grassed backyard.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver to UCC Section 2.51 to allow the building width to be less than 90% where code requires a minimum 90%

- a. 73% (Main Street)**
- b. 75% (Richmond Square)**
- c. 59% (Keswick Drive)**

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

1. Urban Center Code Section 2.51 states that the minimum building width is 90%. The proposed building widths are 73% (Main Street), 75% (Richmond Square), and 59% (Keswick Drive). Therefore, a waiver is required.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. The proposed setback along Main Street is 15 feet. The existing apartments have a setback from Main Street that varies between 5-15 feet. The result of having consistent setbacks is that it pushes the buildings back and creates more green space.
3. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. This requirement intends to create more density within the village center. Along Main Street, there is no building but there is a wall to provide a street presence and continuity of the built environment. Along Kewsick Drive, the decreased building widths are meant to mimic the single-family homes to the west.
4. In addition, while the building width is less than 90%, the applicant has incorporated urban design elements, such as stoops that project towards Richmond Square that connect to private sidewalks that connect to the public sidewalks that runs along Richmond Square.
5. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints. There are site constraints due to utilities that the applicant had to consider when designing the buildings. This is a corner lot with three street yards each with utilities. There are existing utility easements along the front yards. The utility areas cannot be built upon and thereby decreases the buildable space.

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

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements, Urban Center Code, and city codified ordinances. This site is unique in the Village Center as it is located in between two different architectural forms. One is Richmond Square where traditional, Georgian rowhouse architecture is employed and the other being the existing Market and Main multi-unit buildings. The applicant has successfully pulled cues from the existing Richmond Square architecture while building a townhouse structures that also relates to the existing Market and Main multi-unit buildings. This is accomplished by the use of similar high-quality building materials and the building's shape and proportion. Further, the applicant appears to match the existing Main Street typology which ensures that a consistent, welcoming pedestrian environment will continue to be achieved along this road. Relocating or burring the utility boxes will ensure a consistent design. All of these elements contribute to providing an appropriate gateway into the Village Center on Main Street.

V. ACTION

Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application ARB-106-2023 subject to the following conditions of approval, all subject to staff approval:

1. If a composite material is to be used for trim and/or screening elements, the use and type of material is subject to staff approval.
2. Windows must comply with the DGR requirements.
3. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal façade, and shall be fully screened from the street and neighboring properties, subject to staff approval.
4. A landscape plan must be submitted and meet all city landscape code requirements, subject to staff approval.
5. A lighting plan must be submitted and is subject to staff approval.
6. Bicycle parking spaces must be provided and located outside of the right-of-way, subject to staff approval.
7. The trash containers shall be stored internal to the building, inside the garage.
8. The existing utility boxes along Main Street must either be vaulted or relocated to behind the existing sidewalk, subject to the city engineer's approval.
9. The plans shall be revised to clearly indicate the proposed sidewalk is 6-foot wide along Richmond Square and Keswick Drive, connecting into the existing sidewalk sections along both Richmond Square and Main Street, subject to staff approval.
10. The plans shall be updated to provide a 6'8-foot-wide tree lawn along Keswick Drive.
11. The plans shall be updated to clarify whether the covered stoops meet code.

Approximate Site Location:



Source: ArcGIS



Community Development Department

Planning Application

Case # _____
Board _____
Mtg. Date _____

Site Address 282 Main St New Albany, Ohio 43054

Parcel Numbers _____

Acres _____ # of lots created _____

Project Information

Choose Application Type

Circle all Details that Apply

- ☐ Appeal
☒ Certificate of Appropriateness
☐ Conditional Use
☐ Development Plan
☐ Plat
☐ Lot Changes
☐ Minor Commercial Subdivision
☐ Vacation
☐ Variance
☐ Extension Request
☐ Zoning
- Preliminary Final Comprehensive Amendment
Preliminary Final
Combination Split Adjustment
Easement Street
Amendment (rezoning) Text Modification

Description of Request: Plans to review at ^{next} ARB meeting
New town home development

Contacts

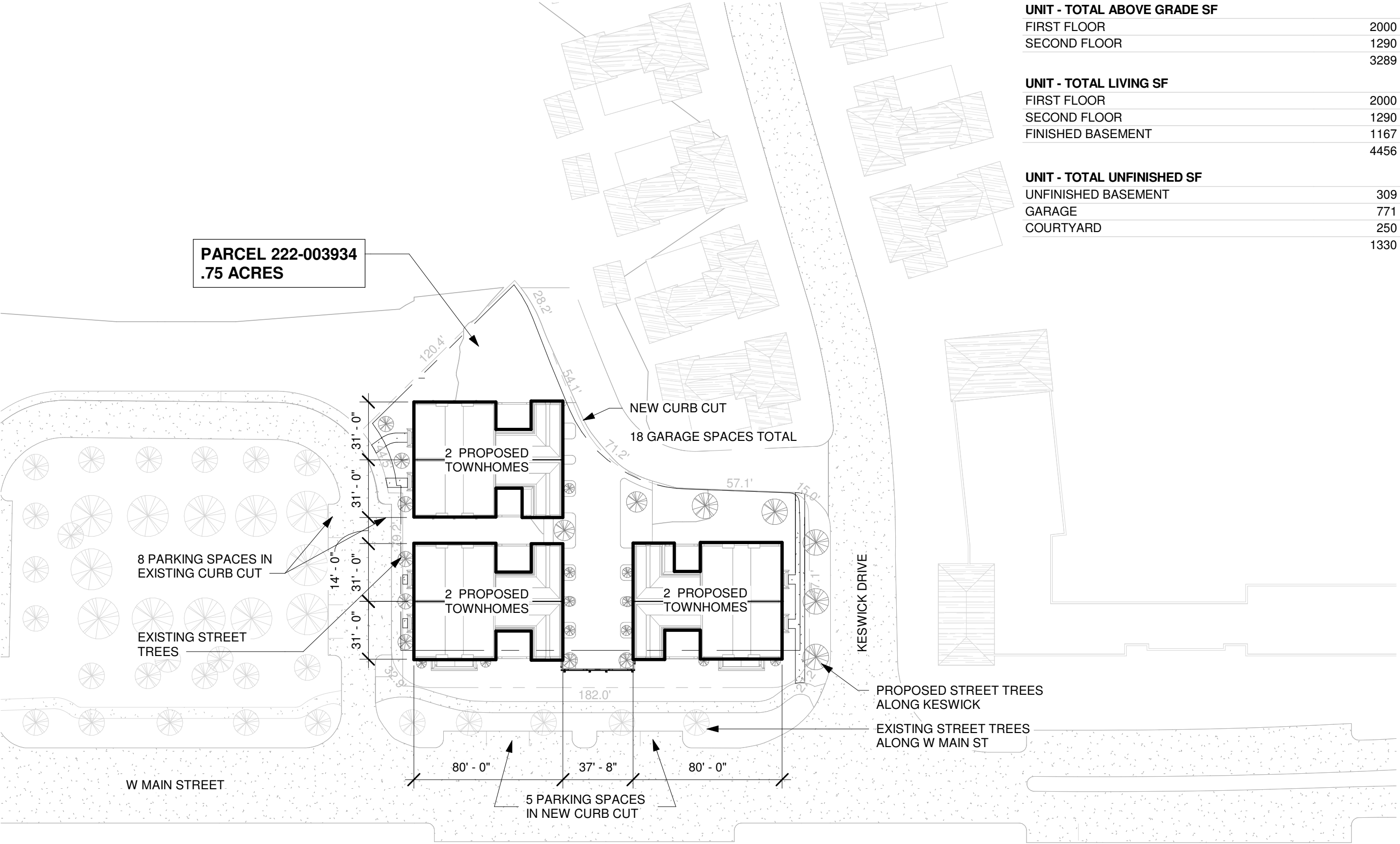
Property Owner's Name: Same as applicant
Address: _____
City, State, Zip: _____
Phone number: _____ Fax: _____
Email: _____

Applicant's Name: Richie Hughes
Address: 11 S High St
City, State, Zip: New Albany, Ohio 43054
Phone number: (740) 973-3107 Fax: _____
Email: richie@maletzarchitects.com

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 _____ Date: _____
Signature of Applicant PLH Date: 10/6/23

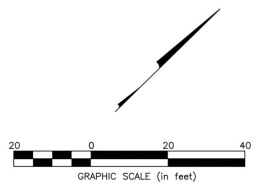
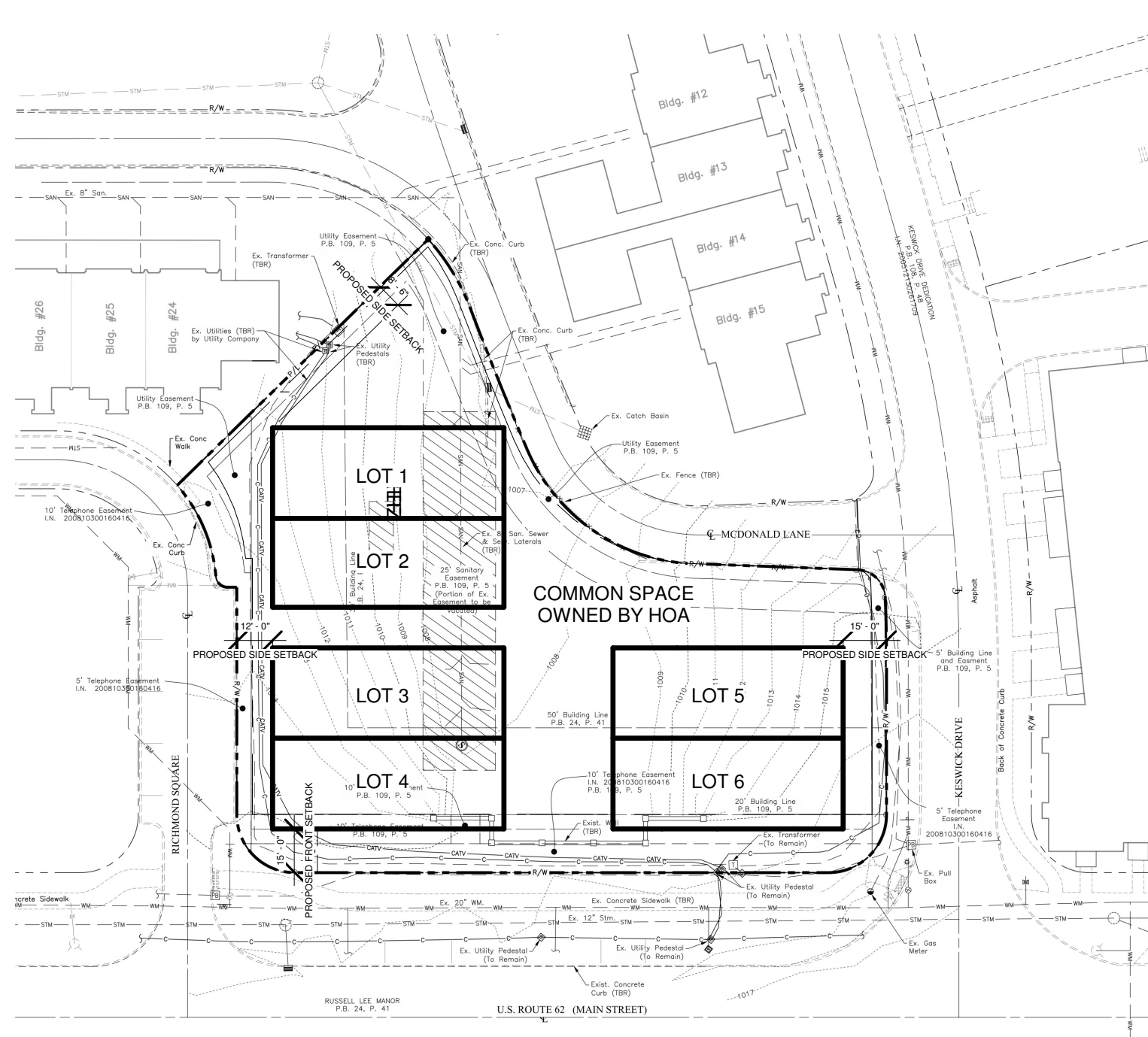


UNIT - TOTAL ABOVE GRADE SF	
FIRST FLOOR	2000 SF
SECOND FLOOR	1290 SF
	3289 SF

UNIT - TOTAL LIVING SF	
FIRST FLOOR	2000 SF
SECOND FLOOR	1290 SF
FINISHED BASEMENT	1167 SF
	4456 SF

UNIT - TOTAL UNFINISHED SF	
UNFINISHED BASEMENT	309 SF
GARAGE	771 SF
COURTYARD	250 SF
	1330 SF

1 ENLARGED SITE PLAN
1" = 50'-0"



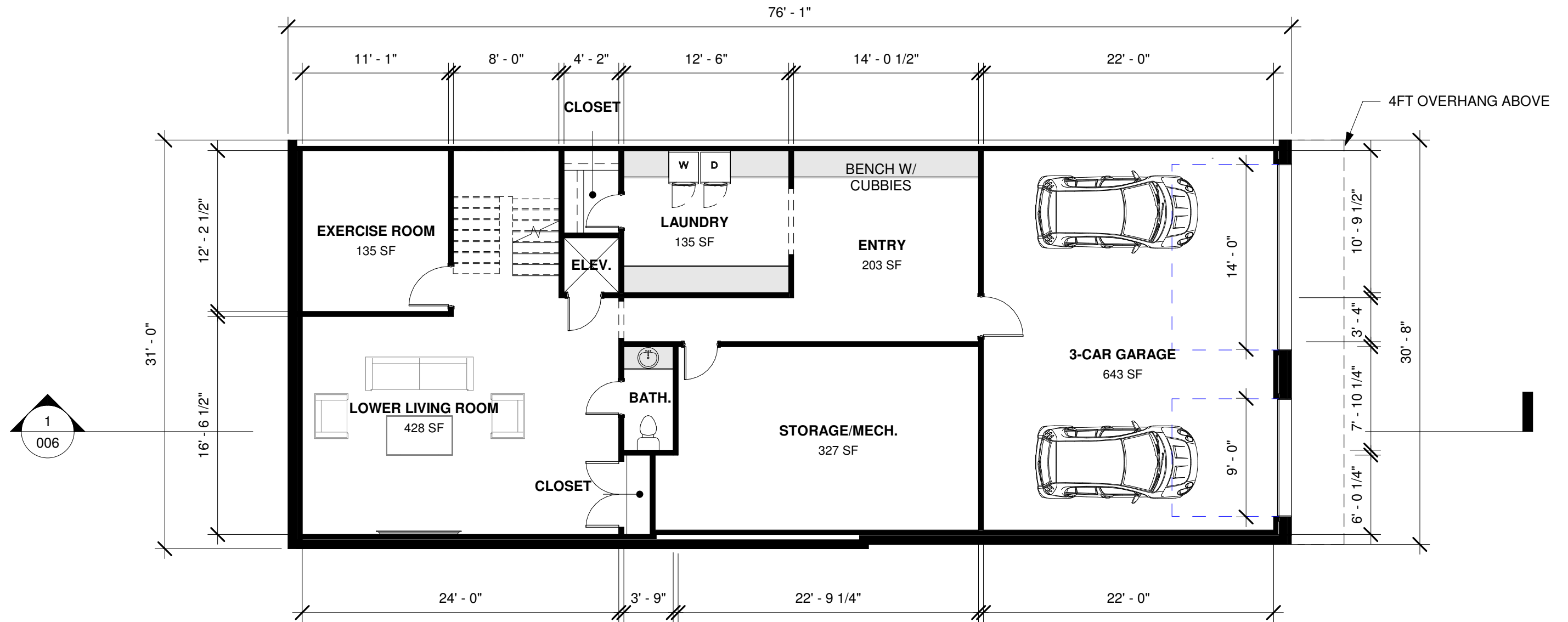
LEGEND	
Sign	Gas Marker Post
Telephone Pedestal Box	Sprinkler Control Box
Light Pole	Water Service
Electric Access Cover	Fire Hydrant
Electric Transformer	Water Valve
Electric Pull Box	WM Water Line
Sanitary Sewer Manhole	GM Gas Line
Catch Basin	STM Storm Line
Storm Sewer Grate Manhole	E Underground Electric
	C Underground Communication
	CATV Cable TV

LOT 1 - 6 INDIVIDUAL NOTES

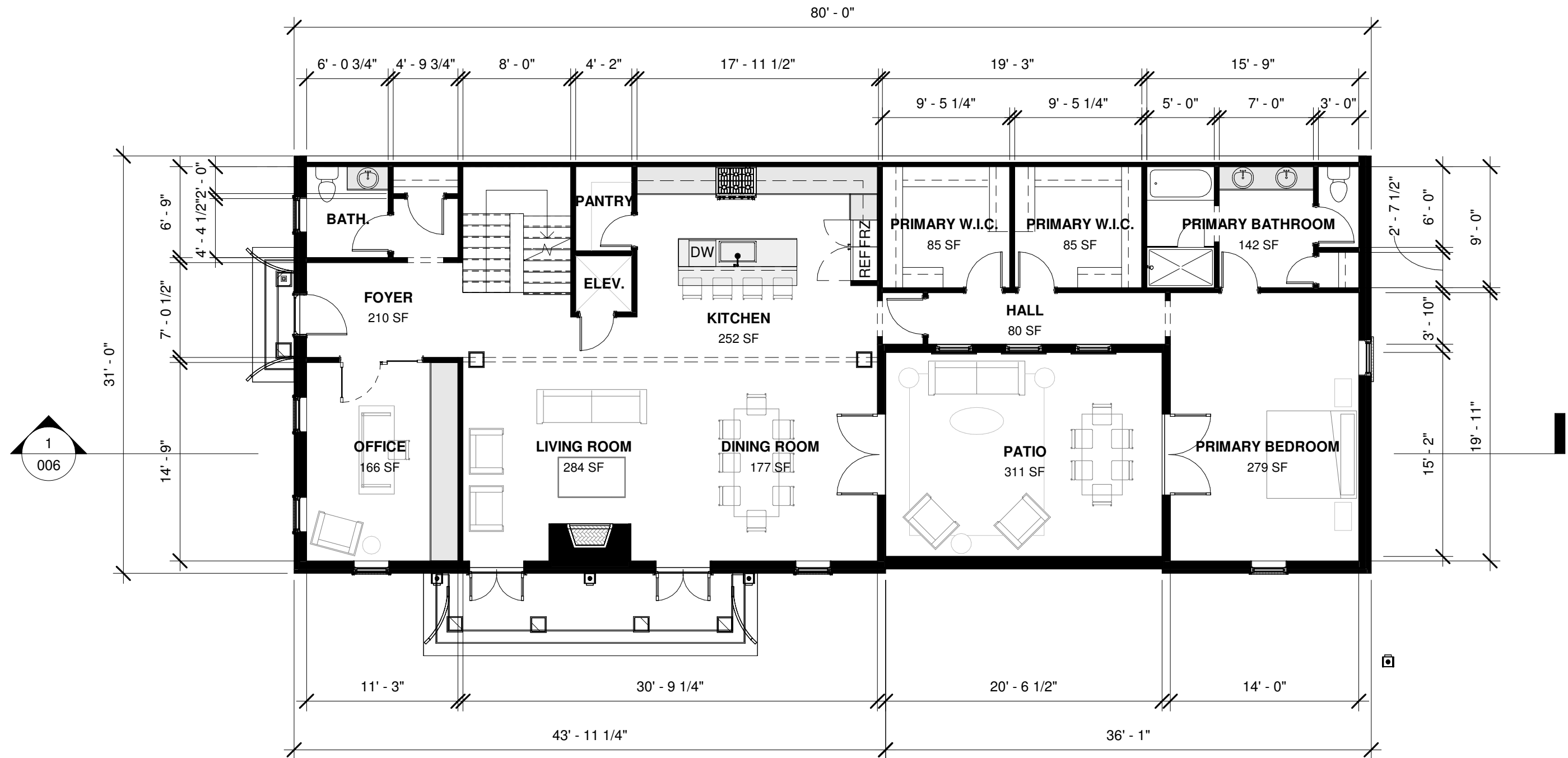
STANDARD	PROPOSED
LOT AREA	2,498 SF
LOT WIDTH	31 FEET
LOT COVERAGE	100%
STREET YARD	0 FT
SIDE YARD	0 FT
REAR YARD	0 FT
BUILDING WIDTH	100%
STORIES	2.5
HEIGHT	44 FEET

COMMON SPACE INDIVIDUAL NOTES

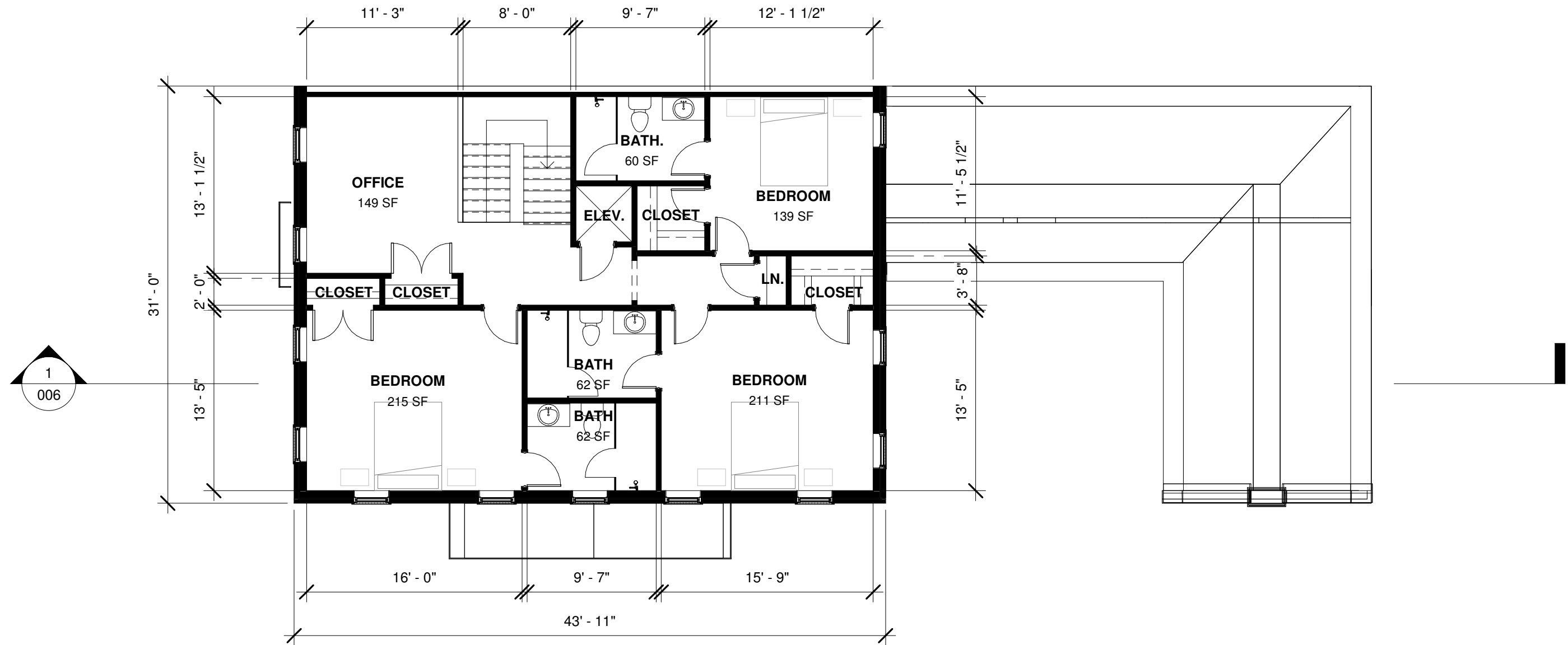
STANDARD	PROPOSED
LOT AREA	17,682 SF
LOT WIDTH	220 +/- FEET (MAIN STREET) 165 +/- FEET (RICHMOND) 105 +/- FEET (KESWICK)
LOT COVERAGE	24%
STREET YARD	15 FEET (MAIN STREET) 6.5 FEET (RICHMOND) 15 FEET (KESWICK)
SIDE YARD	7.5 FEET
REAR YARD	1.5 FEET
BUILDING WIDTH	-
STORIES	-
HEIGHT	-



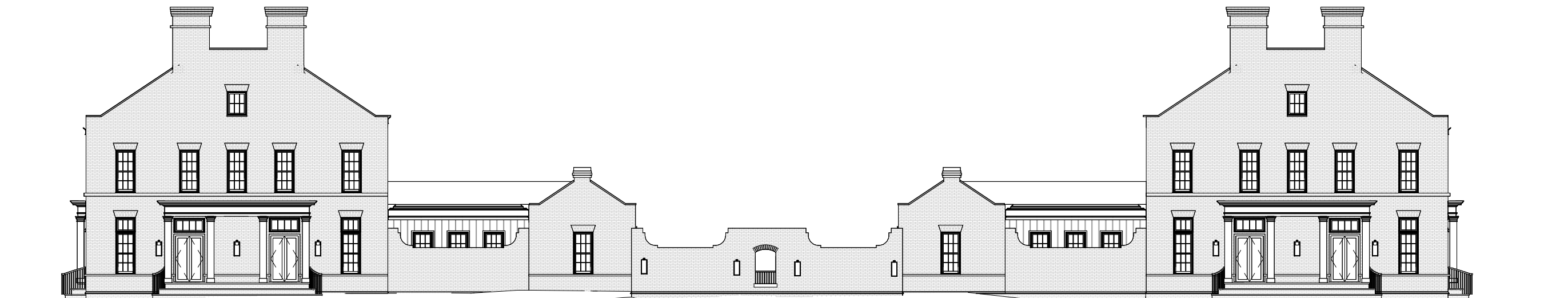
1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



1 SECOND FOOR PLAN
1/8" = 1'-0"



1 FRONT (SOUTH) ELEVATION

1/16" = 1'-0"



2 LEFT (WEST) ELEVATION

1/16" = 1'-0"



1 SECTION THROUGH TOWNHOME
 1/8" = 1'-0"



1 OVERALL MASSING
PERSPECTIVE