



New Albany Architectural Review Board Meeting Agenda
Monday, April 8, 2024 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: February 12, 2024

IV. Additions or corrections to the agenda

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

VI. Cases:

ARB-17-2024 Certificate of Appropriateness for Building Demolition

Certificate of Appropriateness to demolish an office building located at 97 East Main Street (PID: 222-000066).

Applicant: Brian Hasson c/o New Albany Company LLC

VII. Other business

Annual Organizational Meeting

- Swear in new members
- Elect Chairperson
- Elect Vice-Chairperson
- Elect Secretary
- Establish date, time, and location for 2024 regular meetings

*Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all current serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered a forfeiture of the membership to the commission/board. The forfeiture would occur regardless of the reason for the absences. The applicable department designee would then notify the clerk of council so that they can inform council that a new appointment needs to be made.

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
Monday, February 12, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board conducted a regular meeting on Monday, February 12, 2024 in the New Albany Village Hall. Board Member Brown called the meeting to order at 7:01 p.m.

II. Roll call

Those answering roll call:

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

Staff members present: Planner II Nichols, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: December 11, 2023

Board Member Brown asked if there were any corrections to the minutes from the December 11, 2023 meeting.

Hearing none, Board Member Moore moved to approve the minutes. Board Member Davie seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Davie yes, Mr. Brown yes. Mr. Strahler abstained from the vote noting that he was absent from the December 11, 2023 meeting. Planner II Nichols explained that despite the fact that Mr. Strahler was not present at the December 11, 2023 meeting, he was qualified to vote on the minutes if he had read them and determined they were a reasonable representation of what occurred at the meeting. Mr. Strahler replied that he had read the minutes and thought they were a reasonable representation, and then he voted to pass them. Having four yes votes, the motion passed and the December 11, 2023 minutes were approved as submitted.

IV. Additions or corrections to agenda

Board Member Brown asked if there were any additions or corrections to the agenda.

Planner II Nichols said there were none from staff.

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

Board Member Brown noted that other than the applicants, board members, and staff members, no people were present to address the board.

Board Member Brown administered the oath to the applicants.

VI. Cases:

ARB-001-2024 Certificate of Appropriateness with Waivers

Certificate of Appropriateness to construct a new daycare to be located generally at the southwest corner of Main Street and Miller (PID: 222-000019, 222-000219, 222-000030). **Applicant: J. Carter Bean Architect LLC**

Board Member Brown introduced the first and only case and asked to hear the staff report.

Planner II Nichols delivered the staff report.

Mr. Brown asked Planner II Nichols to touch base on the required loading space.

Planner II Nichols explained that the applicant was originally requesting a waiver for not meeting the requirement for one loading space. But, in the process of completing the site review staff determined that there would be sufficient space to meet the requirement. As a result, the waiver would not be needed and, she added that staff would be working with the applicant on the issue.

Board Member Brown replied, okay, so there is no need to include that issue in the motion and thanked Planner II Nichols.

Board Member Brown asked to hear from the applicant.

Applicant Carter Bean, architect, spoke in support of the application. He stated that although he had designed a lot of buildings in New Albany, this was the first building he had designed for New Albany's Village Center. He acknowledged that he was requesting waivers from code requirements but despite those requests, he believed this building met the spirit and intent of the Village Center design code. He displayed samples of some of the building materials he was intending to use. Regarding the parking, he explained that his firm had completed 10 or 11 of these schools and 55 spaces was where they liked to be. He reiterated that there was shared parking. He remarked that, as Planner II Nichols had suggested in her staff presentation, that they were willing to consider a two-space reduction of the four spaces along Miller Rd. He further explained that the existing utility boxes were not part of their project. Burying them would be a massive undertaking from a communications, time, and financial standpoint. They would like to screen them with heavy and fast-growing shrubs, rather than bury them and wanted to open up that conversation.

Board Member Brown asked for staff's view on the utility box issue; how much heartburn was involved in getting those buried, or vaulted.

Planning Manager Mayer responded that staff was certainly willing to lend any expertise that they could and were willing to share any contacts at the utility companies. He stated that city staff's view was that they would certainly like to see them buried since it is a code requirement.

Board Member Strahler asked whether they were approved.

Planning Manager Mayer answered that that was a good question and he was not completely sure. He stated that they were likely a holdover from an undeveloped site with the boxes installed to serve another site in the Village Center.

Board Member Strahler continued that he had driven past the location and wondered how far back the boxes were sitting and whether they would be against the fence.

Council Member Kist asked staff to demonstrate their location on the site plan.

Mr. Bean indicated their location on the landscape plan and their proximity to the building and the existing transformer.

Planning Manager Mayer indicated their location. He further noted that this year the city would be beginning the Market St. extension and could be relocated as part of that project.

Council Member Kist asked whether these utility boxes were active and mentioned that it appeared that Noah's has an active box.

Applicant xxxxx, stated that it is financially untenable for them to bury the utility boxes.

Council Member Kist asked whether the landowner bears 100% of the cost of burial or whether the utility bears any portion.

Planning Manager Mayer responded that he was not aware that the utility was responsible for any portion. He restated that there was the potential for a partnership with the Market St. Extension Project as that project would likely require some utility burial.

Council Member Kist asked whether it had been confirmed that these were in use. He further noted that it appeared as if Noah's had an active box adjacent to their property.

Planning Manager Mayer answered that they had not confirmed the status or ownership of the boxes.

Council Member Kist remarked that he hated to see such a beautiful new building with these green boxes stuck on the landscape.

Mr. Bean agreed and added that it was unfortunate that the cost was so high.

Board Member Brown observed that it sounded as if additional research was required. He continued and asked, if this was on a glide-path for approval, how the board should manage this. He noted that everyone, applicants included, wanted to see the boxes go away. However the costs involved presented an untenable situation.

Planning Manager Mayer responded that the board could recommend a condition of approval that the applicant work with the city engineer and city staff to relocate the utilities.

Council Member Kist stated that he thinks more due diligence is needed and that resolution requires more information.

Applicant xxxxx stated that they did not know the scope of the overall project, the timeline and the cost. He continued that the proposed screening is robust. There is a playground to the southeast. It is critical that they do not have to bury them. He also stated that he was not sure how they are addressed because they do not belong to them.

Council Member Kist remarked that until the boxes are opened up, a determination on how to best address this issue could not be made. It could be that there was an easy fix, or the remedy could cost \$200k. More information is needed.

Planning Manager Mayer agreed and stated that this application could move forward, and once more information is known, the applicant could submit a waiver request.

Applicant xxxx responded that the utility boxes are unrelated to their project.

Council Member Kist noted that the applicant would need power from somewhere and that time could be a significant factor with securing a transformer.

Applicant xxx answered that their transformer is along Miller Ave.

Board Member Brown noted that they could end up being moved by the owners.

Board Member Brown then proceeded through the list of waivers so the board members could raise any areas of concern.

A Waiver to UCC Section 2.87 to allow the building width to be approximately 215.28' where code requires a maximum lot width of 200'.

B Waiver to UCC Section 2.87 to allow the southern side yard setback to be 130+/- feet where code requires a maximum 20-foot setback.

Council Member Kist asked about the side and rear yards noting that they seemed to be reversed.

Planner II Nichols explained the orientation of the site plan and the technical definitions of side and rear yards in city code.

C Waiver to UCC Section 2.87 to allow the building width to be 71.3% and 29% where code requires a minimum 80%.

D Waiver to UCC Section 2.89.2 to allow 55 off-street parking spaces where code requires a maximum of 37 spaces.

Council Member Kist asked whether staff was good with this waiver request, noting the significant difference.

Planning Manager Mayer responded that staff was good with the request because this is true shared parking with different users.

E Waiver to City of New Albany Codified Ordinance Chapter 1171.06 to allow peninsulas or islands within the parking lot to be constructed at less than 350 square feet when code requires landscape areas to be no smaller than 350 feet.

Board Member Strahler asked if Planner II Nichols' suggestion was incorporated, whether the waiver request would go away if the island is moved.

Planning Manager Mayer answered that it likely would.

F Waiver to UCC Section 2.89.5 to allow parking spaces to be located closer than 10' behind the street yard when code requires surface parking to be a minimum of 10' behind the street yard.

Board Member Brown asked whether the waiver could be replaced with a condition.

Planning Manager Mayer responded that the clearest thing for the record was to keep the waiver and to include a condition of approval.

Board Member Davie asked whether this was necessary and noted that this is an access drive.

Planning Manager Mayer responded that it is labelled an access drive but it is built to the standard of a public street and will be dedicated to the City of New Albany.

G Waiver to UCC Section 2.91.2 to omit the requirement that each front and side yard entrance to the building incorporate a permitted building frontage such as a stoop, covered stoop, side stoop, balcony, storefront, awning, gallery or arcade.

Board Member Strahler observed, and the board members agreed that it is consistent with other properties on Market St.

Board Member Brown asked if there were any further questions.

Board Member Strahler asked the applicant whether he was proposing two signs above the same door.

Mr. Bean answered yes, and explained that one sign has lettering and the other sign is the tree graphic. He further demonstrated their location on the building and their function relative to the parking and building entrances.

Board Member Moore confirmed that there will be signs on the door directing people to the entrance.

Mr. Bean responded yes but noted that as this is a child care facility, all doors will be secure.

Board Member Strahler asked whether the board had any concerns about the darkness of the color.

Mr. Bean remarked that there are many examples of darker colors in New Albany.

Planning Manager Mayer agreed and continued that the city architect commented that this is a traditional and historical color, but it was not often used because it was expensive to make.

Board Member Moore remarked that the color has an academic feel to it.

Board Member Brown asked whether the certificate of appropriateness and waivers could be disposed of with one motion, or whether they required separate motions.

Planning Manager Mayer stated that they could be disposed of with a single motion.

Board Member Brown moved to approve application ARB-01-2024, certificate of appropriateness and waivers A-G as noted in the staff report, subject to the following conditions, all subject to staff approval:

1. Above ground utility structures shall be located in the alley, side and rear yard and fully screened from the street. If the existing utility structures along Main Street cannot be relocated, they must be buried or vaulted. Subject to the City Engineer's review, and the applicant, coordinated with staff.
2. Two interior parking spaces to be removed and four head-in spaces on Miller Avenue shall be moved south for proper setback.

Board Member Strahler seconded the motion.

Upon roll call: Mr. Brown yes, Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes. Having four votes, the motion passed and ARB-01-2024 was approved subject to the conditions as stated above.

The board wished the applicants good luck.

VII. Other business

Board Member Brown asked when the organizational meeting would occur.

Planning Manager Mayer explained that in 2023, the city council changed the rule that required the meeting to occur in March. Under the new rule the organizational meeting must occur within a span of time. This meant that the board would not be called to meet in March simply to conduct the organizational meeting. Rather, it would be scheduled at the next meeting in which a case was scheduled for consideration.

Board Member Brown asked if there was any other business before the board.

Planning Manager Mayer responded that this would be Planner II Nichols' last ARB meeting. He explained that she had been promoted to the position of Planner II in the Administrative Division and in that capacity she would be handling New Albany's Sustainability Advisory Board and New Albany's Inclusion, Diversity, Equity, Action Implementation Panel. He recognized and thanked Planner II Nichols for her great work and dedication during her tenure in the Community Development Department.

VIII. Adjourn

Having no further business, Board Member Strahler moved to adjourn the February 12, 2024 meeting of the New Albany Architectural Review Board. Board Member Davie seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Davie yes, Mr. Brown yes, Ms. Moore yes. Having four yes votes, the motion to adjourn passed and the meeting adjourned at 7:49 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

ARB-01-2024

Staff Report

Record of Action

DRAFT



**Architectural Review Board Staff Report
April 8, 2024 Meeting**

**CERTIFICATE OF APPROPRIATENESS
OFFICE BUILDING DEMOLITION**

LOCATION: 97 East Main Street (PID: 222-000066)
APPLICANT: Brian Hasson c/o New Albany Company LLC
REQUEST: Certificate of Appropriateness for Building Demolition
ZONING: Urban Center District within the Village Core sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-17-2024

Review based on: Application materials received on March 6, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of an office building located at 97 East Main Street. The building previously served as office space for businesses such as the Prestige Driving Academy. The demolition of this building is necessary for the city's Market Street expansion capital improvement project. The applicant has submitted this certificate of appropriateness at the request of the city of New Albany.

Per C.O. 1157.07 alterations that change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1) any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

I. SITE DESCRIPTION & USE

The property is located east side of East Main Street between Third Street and Miller Avenue. The office building is north of the New Albany United Methodist church.

II. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per **C.O. 1157.09 Demolition**, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*
 - According to the Franklin County Auditor the building was constructed in 1977. Its dimensions are 63'x151' and has an area of 3,750 square feet.

- Since the office building was built in 1977 it does not have a historic significance to the area in which it is located.
 - The building does not have any architectural significance. The structure is a typical 1970's one-story, ranch style commercial building with few windows and does not contain any architectural detailing.
2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
- The applicant states the building no longer has tenants; therefore, have no reasonable economic uses as they exist.
 - The demolition of these structures provides parking spaces to accommodate existing businesses and organizations that are losing parking spaces as part of the Market Street extension improvement project. The demolition of the structure provides for future economic development opportunities since there will be a new shared drive located there that aligns with the overall future street grid in the historic Village Center in support of current and future private development.
3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
- The applicant states the existing office building is in good condition.

III. SUMMARY

It does not appear that any architectural or historic significance to the area will be lost with the demolition of the office building.

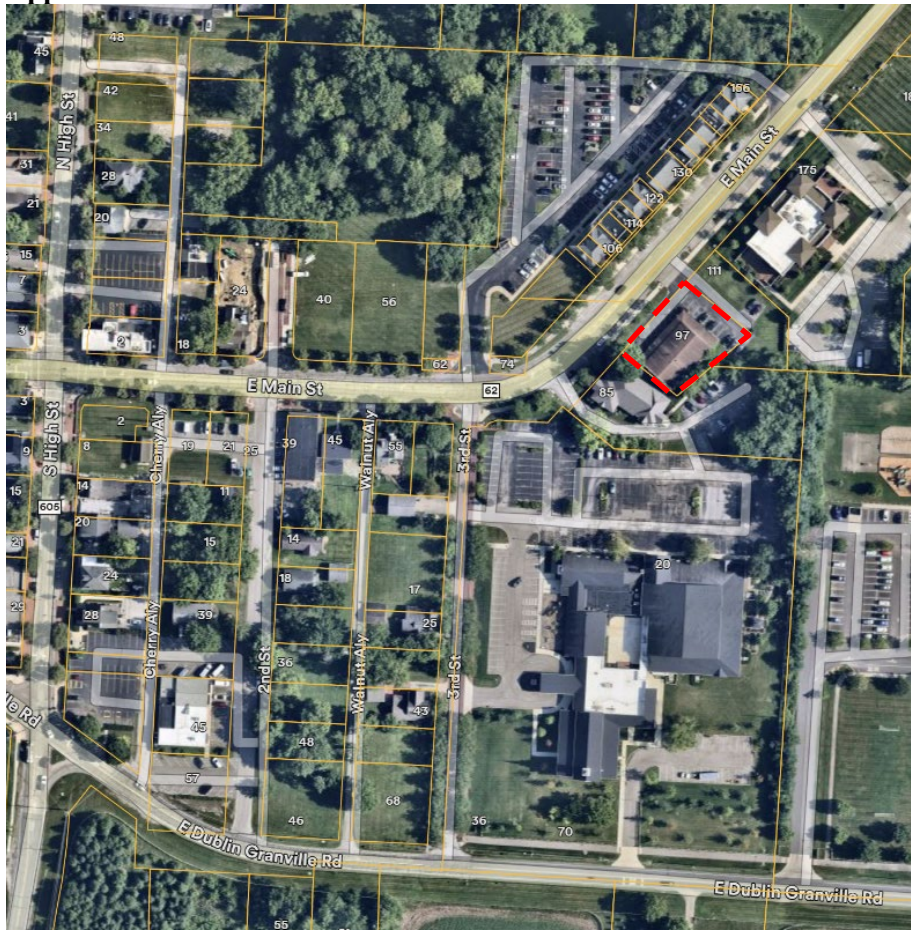
The demolition of the building is necessary for direct support of the planned Market Street expansion improvements. This Market Street extension is envisioned in the Engage New Albany strategic plan as a critical connection in the Village Center in order to disperse and convey traffic in the area, alleviating travel times and reducing congestion. To fully accommodate this new public street, parking spaces will be removed from the Methodist church parking lot near the intersection of Third Street and Main Street. The 97 E. Main Street building needs to be demolished to allow for the installation of a shared access drive, reduce the number of curb cuts on Main Street, and relocate parking spaces for existing and future uses to this area.

IV. ACTION

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

Move to approve application ARB-17-2024.

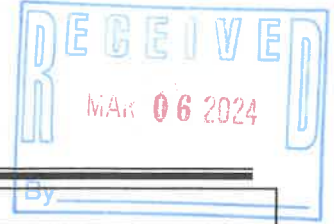
Approximate Site Location:



Source: NearMap



Community Development Planning Application



Project Information	Site Address <u>97 East Main Street</u>																																																																								
	Parcel Numbers <u>222-000066-00</u>																																																																								
	Acres <u>.28</u> # of lots created _____																																																																								
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="5">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td colspan="3">Adjustment</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td colspan="2"></td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td colspan="3">Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td colspan="5"></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td colspan="5"></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td colspan="2">Amendment (rezoning)</td> <td colspan="3">Text Modification</td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input checked="" type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement	Street				<input type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification		
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	Description of Request: <u>Demolition of Structure</u>																																																																								
Contacts	Property Owner's Name: <u>New Albany Co LLC</u> Address: <u>8000 Walton Parkway STE 120</u> City, State, Zip: <u>New Albany Ohio 43054</u> Phone number: <u>(614) 939-8000</u> Fax: _____ Email: _____																																																																								
	Applicant's Name: <u>Brian Hasson</u> Address: _____ City, State, Zip: _____ Phone number: _____ Fax: _____ Email: <u>bhasson@newalbanycorp.com</u>																																																																								
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																																								
	Signature of Owner: <u>[Signature]</u> Date: <u>3/6/2024</u> Signature of Applicant: <u>[Signature]</u> Date: <u>3/6/2024</u>																																																																								

NEW ALBANY

FOUNDED 1837



March 6, 2024

Architecture Review Board,

We are requesting a Certificate of Appropriateness to demolish the structure at 97 East Main. We make this request to clear the parcel for future development. The structure to be demolished was built in 1977 and contains no features of architectural or historical significance. Both tenants have signed the lease termination letters and will vacate on or before April 15.

Asbestos has been sampled and detailed report returned. We included a letter of disclosure from North American Environmental Services, L.L.C. that confirms no asbestos abatement is needed for demolition. Also included is the Franklin County Auditor information for the parcel and picture of structure.

Other procedures that will be completed for demolition will include:

- EPA notification will be sent as required prior to demolition.
- Termination of utilities at the road except for sanitary, which will be terminated at location determined by the sanitary inspection.
- There are no water wells or septic tanks on the parcel that would require sealing or abatement.
- All foundations including concrete footings will be removed and soil compaction to 95%. Final rough grade will match surrounding area grade and provide positive drainage.
- Concrete pads and asphalt parking area will be removed during demolition. The curb cut at road and apron within the Main Street right of way will remain.
- The mailbox will be removed.

A check for \$300 has been included with this submission for the COA.

Thank you for your consideration.

Brian Hasson

(614)313-1563

The New Albany Company



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Parcel ID: 222-000066-00
NEW ALBANY CO LLC

Map Routing: 222-N051 -047-00
97 E MAIN ST

Record Navigator

1 of 1

Land Profile

Residential

Commercial

COMMERCIAL BUILDING

Improvements

Card Number 1
Building Address 97 E MAIN ST
Number Identical Buildings 1
Structure Type OFFICE BLDG L-R 1-4S
Stories 01

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

Garages
Gross Sq. Ft. 3,750
Number of Units
Year Built 1977
Effective Year 1980
Year Remodeled 1989
Grade C - AVERAGE QUALITY

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

INTERIOR / EXTERIOR DETAIL

Sketch ID A0-1
Floor From - To 01 - 01
Use Code OFFICES
Wall Height 14
Exterior Wall Type 02 - FRAME
Construction Type 1 - WOOD JOIST
Construction Note A)1SCB&FR/S
Area (Sq Ft / Floor) 3,750
Condition AVERAGE
Interior Finish 100
HVAC NORMAL, CENTRAL AC
Lighting NORMAL
Plumbing NORMAL
Sprinkler NONE

OTHER FEATURES

Sketch ID A1-1
Structure Type Code CP3 - CANOPY-ECONOMY
Measurement 1 1,032
Measurement 2 1
Area 1,032
Identical Units 1

Sketch ID A2-2
Structure Type Code SKE - SKETCH ONLY
Measurement 1 264
Measurement 2 1
Area 0
Identical Units 0

BUILDING DATA

Yr Built	Eff Yr	Sty	Structure Type	Sq Ft
1977	1980	01	OFFICE BLDG L-R 1-4S	3,750
Total:				3,750

Disclaimer

The information on this web site is prepared from the real property records maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibility for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



222-000066 08/27/2022



Public



Public



Public



Public

Disclaimer:

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






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**Franklin County
Auditor's Office
Auditor
Michael Stinziano**

Map Produced March 12, 2024




Planimetric Legend

Source: 2021 Aerial Photography

-  Edge of Pavement
-  Roadway Centerlines
-  Railroad Centerlines
-  Building Footprints
-  Building Under Construction
-  Creeks, Streams, Ditches
-  Rivers & Ponds













Topographic Legend

Source: OSIP - 2019 LiDAR Collection

-  Spot Elevation
-  Index Contour
-  Intermediate Contour

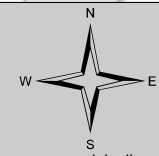
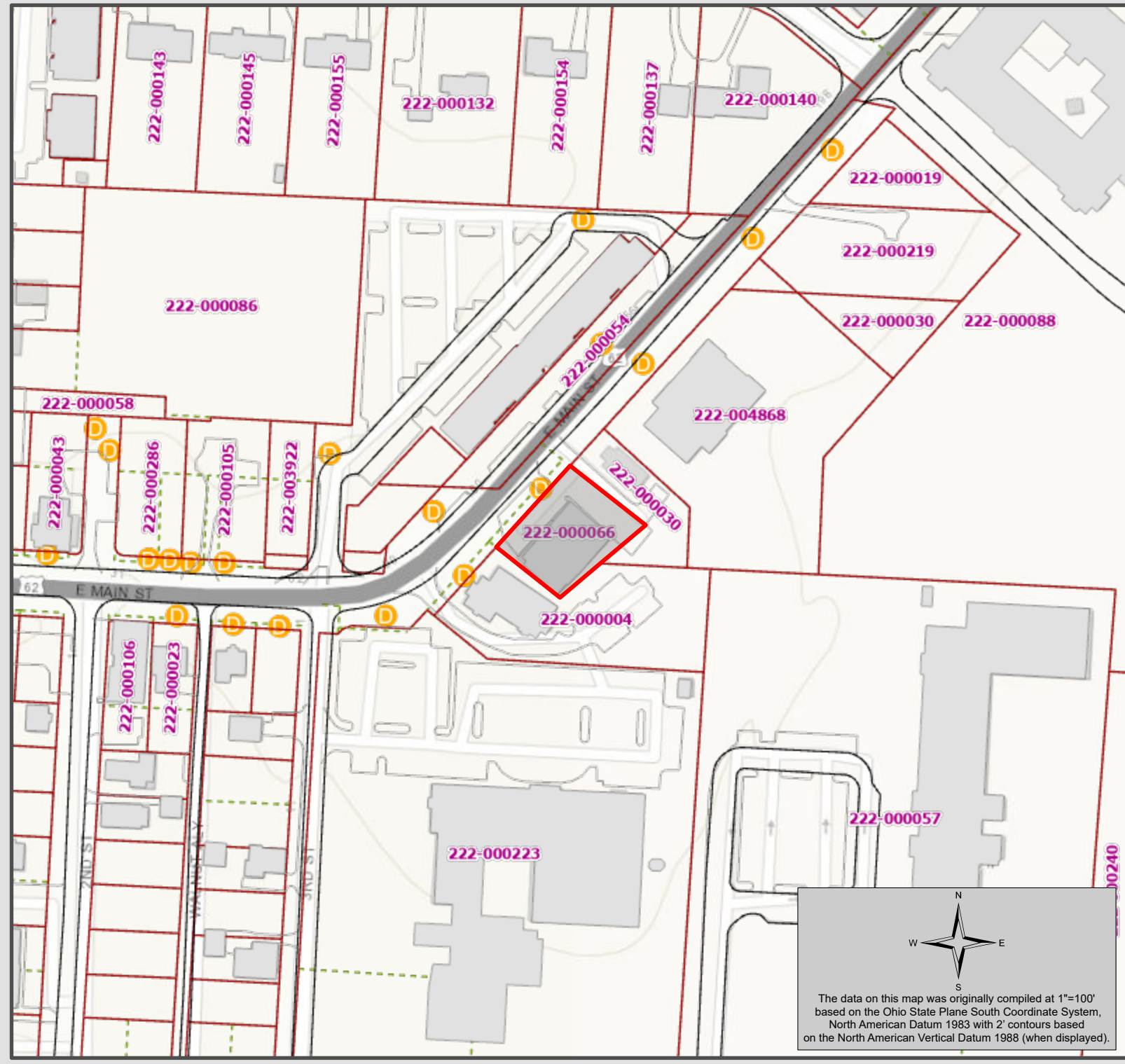
Appraisal Legend

Source: Franklin County Auditor & Engineer

-  Parcel IDs
-  Parcel Dimensions
-  Lot Numbers
-  123 Main St Site Address
-  Parcel Boundary
-  Subdivision Boundary
-  Condominium Boundary
-  County Boundary
-  City or Village Boundary
-  Tax District Boundary
-  School District Boundary
-  Zip Code Boundary

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For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

97 E. MAIN

NORTH AMERICAN ENVIRONMENTAL SERVICES, L.L.C

Inspections, Abatement, Management Planning Consultation

February 27, 2024

Brian Hasson
The New Albany Company, LLC
8000 Walton Parkway
New Albany, Ohio 43054
(614) 483-9511

Asbestos Disclosure

To Whom It May Concern:

North American Environmental Services, LLC (NAES) is pleased to provide this disclosure letter stating that no asbestos containing materials (ACM), other than Category I Non-Friable Roofing Tar, were observed during the pre-demolition asbestos building inspection (NAES Project Number 24107AI) performed on February 15th, 2024, located at 97 E Main St., New Albany, Ohio 43054.

This survey has been performed by licensed Ohio Environmental Protection Agency (OEPA) Evaluation Specialist's and completed in general accordance with the EPA's Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations (40 CFR Part 61) Asbestos, as required prior to renovation and or demolition work and Current OEPA Regulations. Samples have been submitted to SanAir Technology Laboratories for analysis via Polarized Light Microscopy (PLM) EPA Method 600.

As defined in Asbestos NESHAP 40 CFR Part 61.141, Category I non-friable asbestos-containing materials means asbestos-containing packings, gaskets, resilient floor coverings, and asphaltic roofing products containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy.

As defined in the US EPA's guide to normal demolition practices under the Asbestos NESHAP (EPA 340/1-92-013), Section 3-3, Demolition with Roofing Materials in Place. Demolition activities do not include sanding, grinding, cutting, or abrading, Category I asbestos-containing roofing materials not in poor condition and not friable are not considered regulated asbestos-containing materials (RACM) and are allowed to remain in place during demolition.

Please do not hesitate to contact our office by phone at (614) 487-1109 with any questions. A copy of the inspection report may be available upon request.

Sincerely,



Joel Fuentes
(AHES-548048)



Alex Rider
(AHES-36117)