



New Albany Architectural Review Board Meeting Agenda
Monday, May 13, 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: April 8, 2024

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants 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-16-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow a new patio that was installed between the shared property lines at 20 & 24 S. High Street (PIDs: 222-000027 and 222-000028).

Applicant: Lorenz Lawn & Landscape LLC

ARB-21-2024 Certificate of Appropriateness

Certificate of Appropriateness for a new sign on the rear elevation at 200 Market Street, the New Albany Library (PID: 222-002871).

Applicant: Morrison Sign Company Inc.

ARB-23-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow a new post sign and projecting sign to be installed at 30 W. Main Street (PID: 222-000091).

Applicant: City of New Albany

VII. Other business

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
April 8, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, April 8, 2024 at the New Albany Village Hall. Chair Hinson called the meeting to order at 7:01 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Hinson, Chair	present
Mr. Iten, Vice-Chair	present
Mr. Brown, Secretary	absent
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	absent
Mr. Strahler	present
Council Member Brisk	present

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

Staff members present: Planner Cratic-Smith, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: February 12, 2024

Chair Hinson asked if there were any corrections to the February 12, 2024 meeting minutes.

Deputy Clerk Madriguera stated that the applicant's name, Jim Yeager, was missing from pages 3 and 4, and that she had made the correction.

Board Member Strahler moved for approval of the February 12, 2024 meeting minutes. Board Member Davie seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Davie yes, Mr. Hinson abstain, Mr. Maletz abstain, Mr. Iten yes.

Motion failed for want of four yes votes.*

**Deputy Clerk's note: Pursuant to C.O. 159.07 a simple majority of the board/commission is required to take any action on any issue. The vote on the February 12, 2024 meeting minutes was 3-0-2 (the last two being abstentions), which is a majority of the board in attendance. Thus, the motion passed and the February 12, 2024 meeting minutes were approved.*

Deputy Clerk Madriguera advised the board that, despite their absence from the meeting, they are qualified to vote on the meeting minutes as long as they had read the minutes

and believed they were an accurate representation of what occurred at the meeting. She and Planning Manager Mayer further notified the board that the February 12, 2024 minutes will be continued and will be placed on the next meeting agenda.

IV. Additions or corrections to the agenda

Chair Hinson asked if there were any additions or corrections to the minutes. Planning Manager Mayer responded that there were none from staff.

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

Chair Hinson asked if there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear the staff's report.

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

Planner Cratic-Smith delivered the staff report.

Board Member Iten stated that it appeared that there was another building between the parking and the location of the structure.

Planning Manager Mayer responded that this demolition is needed to support a tri-party agreement between the eye doctor, the Methodist Church, and the city. He indicated the location of the surrounding buildings and he explained that some of the parking spaces will be relocated in order to accommodate the Market Street realignment and that the board will review relocation of commercial parking. That application will probably be presented to the board in the next month or so.

Board Member Maletz noted that it had been quite some time since the board had reviewed a request to demolish a building and asked Planning Manager Mayer to advise the board for the criteria for evaluating the request. He further noted that, as any resident who drove past this structure on a daily basis, that the building does not make a positive contribution to the architectural character of New Albany, but wanted to be sure that the board was following the proper procedures.

Planning Manager Mayer responded that under C.O. 1157.09, at least one of the following criteria must be met in order to approve demolition: 1. The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located; 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; 3. Deterioration has progressed to the point where it is not economically feasible to restore the structure.

Board Member Maletz thanked Planning Manager Mayer and continued that it was an and/or question and that Planning Manager Mayer had just answered it.

Applicant Tom Rubey from the New Albany Company stated he was available to answer any questions. He stated that the New Albany Company had owned the property for a very long time. He continued that, as Planner Cratic-Smith had explained, demolition of this building will help facilitate circulation and parking in this area. He further stated that there will be a reconfiguration of parking for the optometrist and the church and that reconfiguration will come back before the board. He noted that he did not think there

will be parking where the current building is located, he thought that area would be an access drive that will be deeded to the city.

Board Member Iten stated that he was well satisfied that the first criteria is met in this case. He noted that the board only needed to find one of the criteria. He further stated that the second criteria was not met here. He continued that he was thrilled to have this building removed and asked architect members of the board for their thoughts.

Board Member Maletz agreed.

Board Member Davie agreed and noted that everything had been said.

Board Member Iten moved to approve ARB-17-2024, the certificate of appropriateness for building demolition. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Strahler yes, Mr. Davie yes, Mr. Hinson yes. Having five yes votes, the motion passed and ARB-17-2024 was approved.

The board wished the applicant good luck.

VII. Other business

1. Annual Organizational Meeting

Chair Hinson opened the annual organizational meeting.

Swear in new members

There were no new members.

Election of 2024 Chairperson

Board Member nominated Mr. Hinson to continue as Chair of the New Albany Architectural Review Board for 2024. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Davie yes, Mr. Hinson yes, Mr. Strahler yes. Having five yes votes, Mr. Hinson was elected Chair of the Architectural Review Board for 2024.

Election of 2024 Vice-Chairperson

Chair Hinson nominated Mr. Iten to continue as Vice-Chair of the Architectural Review Board for 2024. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Maletz yes, Mr. Iten yes, Mr. Davie yes. Having five yes votes, Mr. Iten was elected Vice-Chair of the Architectural Review Board for 2024.

Election of 2024 Secretary

Board Member Davie nominated Mr. Brown to continue as Secretary of the Architectural Review Board. Board Member Iten seconded the motion.

Upon roll call: Mr. Davie yes, Mr. Iten yes, Mr. Strahler yes, Mr. Hinson yes, Mr. Maletz yes. Having five yes votes, Mr. Brown was elected Secretary of the New Albany Architectural Review Board for 2024.

Establishment of 2024 regular meeting schedule

Chair Hinson moved that the existing meeting regular meeting schedule, which is that the New Albany Architectural Review Board meets on the second Monday

of the month at 7:00 p.m. in the New Albany Village Hall, should continue in 2024. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Davie yes, Mr. Strahler yes, Mr. Maletz yes. Having five yes votes, the motion passed, and the existing regular meeting schedule that the board shall meet on the second Monday of the month at 7:00 p.m. in the New Albany Village Hall should continue in 2024.

2. Attendance Policy

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

Chair Hinson polled the members for comment.

Board Member Iten welcomed Council Member Brisk to the board and stated that he looked forward to working with her. He further remarked that it was a pleasure to serve on this board.

The board members agreed with Mr. Iten's comments.

Council Member Brisk thanked the board and stated that she looked forward to serving as council liaison on this board.

There was some discussion about upcoming applications, and college basketball.

IX. Adjourn

Chair Hinson asked if there were any further comments from the board or business to come before the board.

Hearing none, Board Member Iten moved to adjourn. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Strahler yes, Maletz yes, Mr. Maletz yes. Having five yes votes, the motion passed and the April 8, 2024 meeting of the New Albany Architectural Review Board was adjourned at 7:16 p.m.

Submitted by Deputy Clerk Christina Madriguera, Esq.

Appendix

ARB-17-2024

Staff Report

Record of Action



**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.

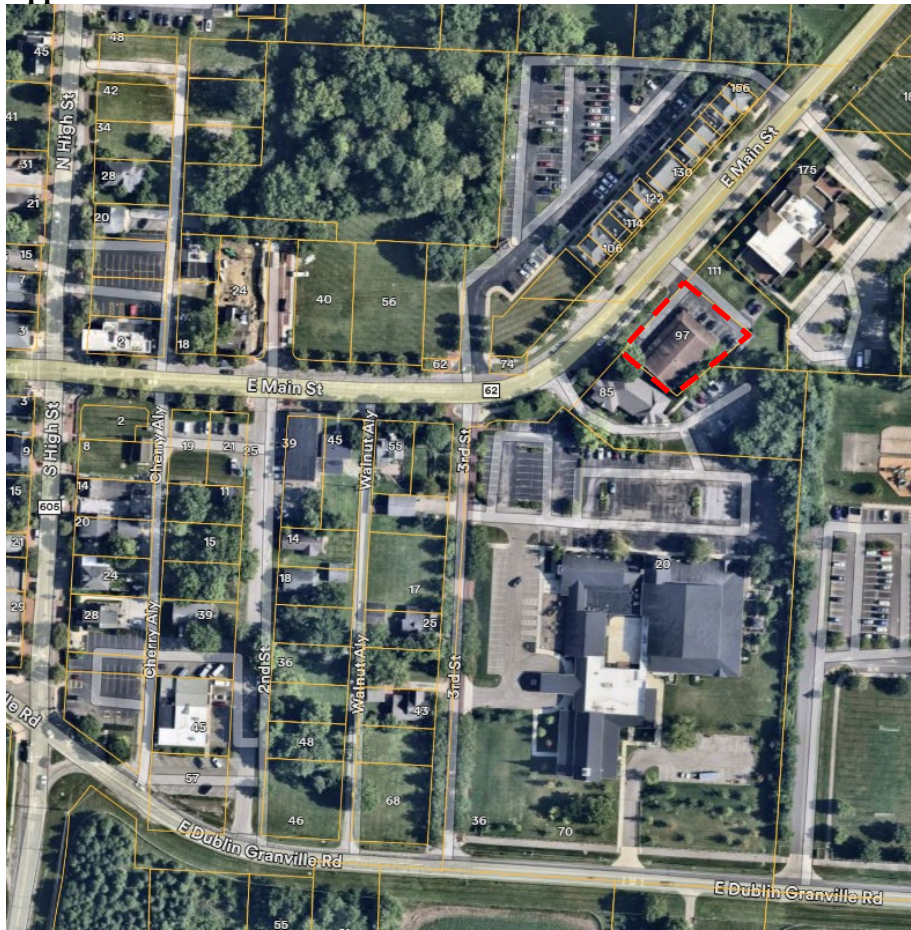
The demolition of the building is necessary for direct support of the planned Market Street expansion improvements. This Market Street extension is envisioned in the Engage New Albany strategic plan as a critical connection in the Village Center in order to disperse and convey traffic in the area, alleviating 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.

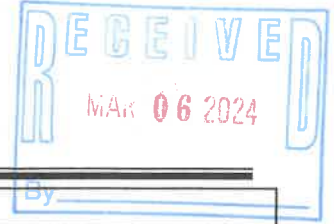
Approximate Site Location:



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	Stry	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

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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

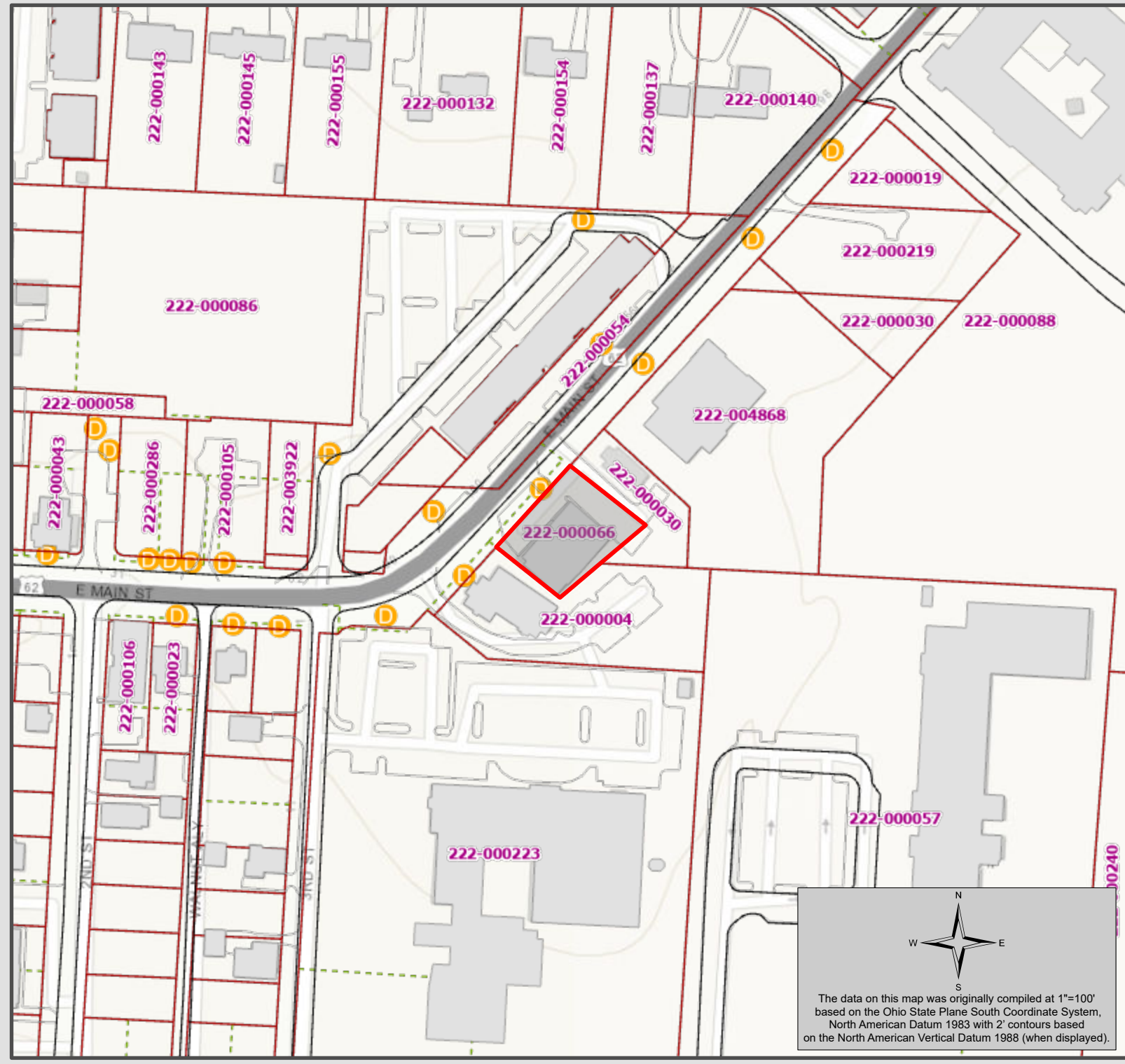
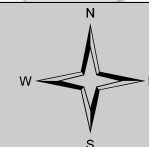
Appraisal Legend

Source: Franklin County Auditor & Engineer

-  Parcel IDs
-  Parcel Dimensions
-  Lot Numbers
-  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)



Community Development Department

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

Dear NEW ALBANY CO LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, April 09, 2024

The New Albany Architectural Review Board took the following action on 04/08/2024 .

Certificate of Appropriateness

Location: 97 E MAIN ST

Applicant: NEW ALBANY CO LLC,

Application: PLARB20240017

Request: Certificate of Appropriateness for a building demolition.

Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Certificate of Appropriateness, PLARB20240017 was Approved, by a vote of 5-0.

Recorded in the Official Journal this April 09, 2024

Condition(s) of Approval: N/A.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner



New Albany Architectural Review Board
April 8, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, April 8, 2024 at the New Albany Village Hall. Chair Hinson called the meeting to order at 7:01 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Hinson, Chair	present
Mr. Iten, Vice-Chair	present
Mr. Brown, Secretary	absent
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	absent
Mr. Strahler	present
Council Member Brisk	present

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

Staff members present: Planner Cratic-Smith, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: February 12, 2024

Chair Hinson asked if there were any corrections to the February 12, 2024 meeting minutes.

Deputy Clerk Madriguera stated that the applicant's name, Jim Yeager, was missing from pages 3 and 4, and that she had made the correction.

Board Member Strahler moved for approval of the February 12, 2024 meeting minutes. Board Member Davie seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Davie yes, Mr. Hinson abstain, Mr. Maletz abstain, Mr. Iten yes.

Motion failed for want of four yes votes.

Deputy Clerk Madriguera advised the board that, despite their absence from the meeting, they are qualified to vote on the meeting minutes as long as they had read the minutes and believed they were an accurate representation of what occurred at the meeting. She and Planning Manager Mayer further notified the board that the February 12, 2024 minutes will be continued and will be placed on the next meeting agenda.

IV. Additions or corrections to the agenda

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

Planning Manager Mayer responded that there were none from staff.

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

Chair Hinson asked if there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear the staff's report.

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

Planner Cratic-Smith delivered the staff report.

Board Member Iten stated that it appeared that there was another building between the parking and the location of the structure.

Planning Manager Mayer responded that this demolition is needed to support a tri-party agreement between the eye doctor, the Methodist Church, and the city. He indicated the location of the surrounding buildings and he explained that some of the parking spaces will be relocated in order to accommodate the Market Street realignment and that the board will review relocation of commercial parking. That application will probably be presented to the board in the next month or so.

Board Member Maletz noted that it had been quite some time since the board had reviewed a request to demolish a building and asked Planning Manager Mayer to advise the board for the criteria for evaluating the request. He further noted that, as any resident who drove past this structure on a daily basis, that the building does not make a positive contribution to the architectural character of New Albany, but wanted to be sure that the board was following the proper procedures.

Planning Manager Mayer responded that under C.O. 1157.09, at least one of the following criteria must be met in order to approve demolition: 1. The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located; 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; 3. Deterioration has progressed to the point where it is not economically feasible to restore the structure.

Board Member Maletz thanked Planning Manager Mayer and continued that it was an and/or question and that Planning Manager Mayer had just answered it.

Applicant Tom Rubey from the New Albany Company stated he was available to answer any questions. He stated that the New Albany Company had owned the property for a very long time. He continued that, as Planner Cratic-Smith had explained, demolition of this building will help facilitate circulation and parking in this area. He further stated that there will be a reconfiguration of parking for the optometrist and the church and that reconfiguration will come back before the board. He noted that he did not think there will be parking where the current building is located, he thought that area would be an access drive that will be deeded to the city.

Board Member Iten stated that he was well satisfied that the first criteria is met in this case. He noted that the board only needed to find one of the criteria. He further stated

that the second criteria was not met here. He continued that he was thrilled to have this building removed and asked architect members of the board for their thoughts.

Board Member Maletz agreed.

Board Member Davie agreed and noted that everything had been said.

Board Member Iten moved to approve ARB-17-2024, the certificate of appropriateness for building demolition. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Strahler yes, Mr. Davie yes, Mr. Hinson yes. Having five yes votes, the motion passed and ARB-17-2024 was approved.

The board wished the applicant good luck.

VII. Other business

1. Annual Organizational Meeting

Chair Hinson opened the annual organizational meeting.

Swear in new members

There were no new members.

Election of 2024 Chairperson

Board Member nominated Mr. Hinson to continue as Chair of the New Albany Architectural Review Board for 2024. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Davie yes, Mr. Hinson yes, Mr. Strahler yes. Having five yes votes, Mr. Hinson was elected Chair of the Architectural Review Board for 2024.

Election of 2024 Vice-Chairperson

Chair Hinson nominated Mr. Iten to continue as Vice-Chair of the Architectural Review Board for 2024. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Maletz yes, Mr. Iten yes, Mr. Davie yes. Having five yes votes, Mr. Iten was elected Vice-Chair of the Architectural Review Board for 2024.

Election of 2024 Secretary

Board Member Davie nominated Mr. Brown to continue as Secretary of the Architectural Review Board. Board Member Iten seconded the motion.

Upon roll call: Mr. Davie yes, Mr. Iten yes, Mr. Strahler yes, Mr. Hinson yes, Mr. Maletz yes. Having five yes votes, Mr. Brown was elected Secretary of the New Albany Architectural Review Board for 2024.

Establishment of 2024 regular meeting schedule

Chair Hinson moved that the existing meeting regular meeting schedule, which is that the New Albany Architectural Review Board meets on the second Monday of the month at 7:00 p.m. in the New Albany Village Hall, should continue in 2024. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Davie yes, Mr. Strahler yes, Mr. Maletz yes. Having five yes votes, the motion passed, and the existing

regular meeting schedule that the board shall meet on the second Monday of the month at 7:00 p.m. in the New Albany Village Hall should continue in 2024.

2. Attendance Policy

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

Chair Hinson polled the members for comment.

Board Member Iten welcomed Council Member Brisk to the board and stated that he looked forward to working with her. He further remarked that it was a pleasure to serve on this board.

The board members agreed with Mr. Iten’s comments.

Council Member Brisk thanked the board and stated that she looked forward to serving as council liaison on this board.

There was some discussion about upcoming applications, and college basketball.

IX. Adjourn

Chair Hinson asked if there were any further comments from the board or business to come before the board.

Hearing none, Board Member Iten moved to adjourn. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Strahler yes, Maletz yes, Mr. Maletz yes. Having five yes votes, the motion passed and the April 8, 2024 meeting of the New Albany Architectural Review Board was adjourned at 7:16 p.m.

Submitted by Deputy Clerk Christina Madriguera, Esq.

Appendix

ARB-17-2024

Staff Report

Record of Action



**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.

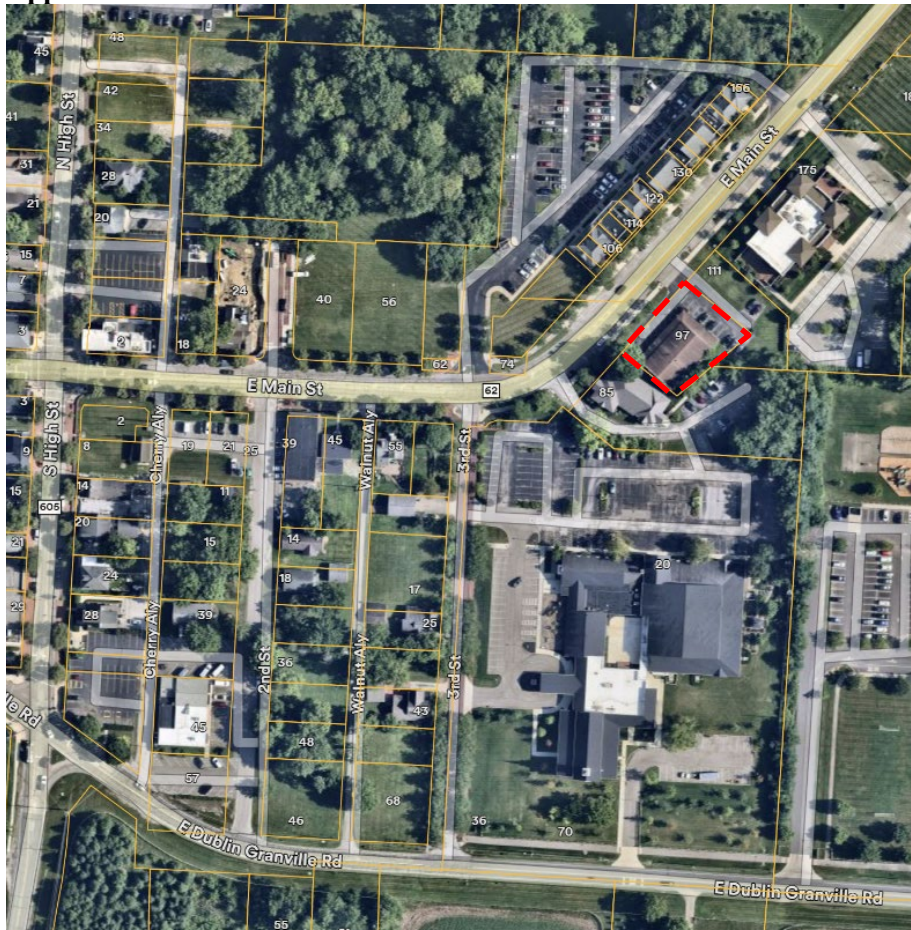
The demolition of the building is necessary for direct support of the planned Market Street expansion improvements. This Market Street extension is envisioned in the Engage New Albany strategic plan as a critical connection in the Village Center in order to disperse and convey traffic in the area, alleviating 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.

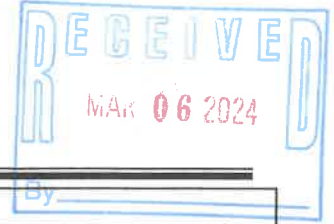
Approximate Site Location:



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="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </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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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																										
	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

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

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

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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

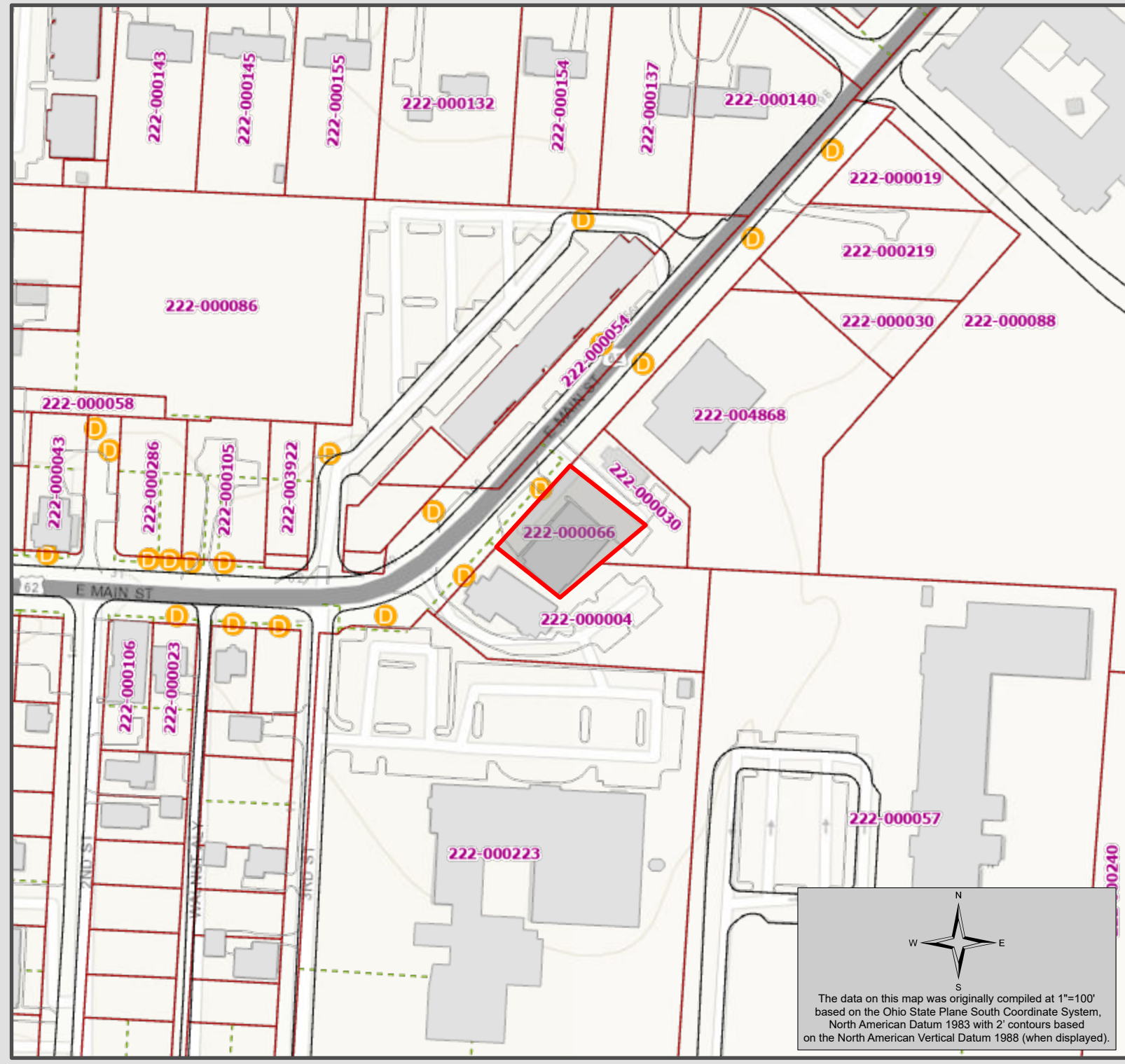
Appraisal Legend

Source: Franklin County Auditor & Engineer

-  Parcel IDs
-  Parcel Dimensions
-  Lot Numbers
-  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)



Community Development Department

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

Dear NEW ALBANY CO LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, April 09, 2024

The New Albany Architectural Review Board took the following action on 04/08/2024 .

Certificate of Appropriateness

Location: 97 E MAIN ST

Applicant: NEW ALBANY CO LLC,

Application: PLARB20240017

Request: Certificate of Appropriateness for a building demolition.

Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Certificate of Appropriateness, PLARB20240017 was Approved, by a vote of 5-0.

Recorded in the Official Journal this April 09, 2024

Condition(s) of Approval: N/A.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner



**Architectural Review Board Staff Report
May 13, 2024**

**20 & 24 SOUTH HIGH STREET PAVER PATIO
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 20 & 24 South High Street (Parcel IDs: 222-000027 and 222-000028)
APPLICANT: Lorenz Lawn & Landscape LLC
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-16-2024

Review based on: Application materials received on March 5, 2024.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests review and approval for a new 955 sq. ft. patio that was installed in between the shared property lines at 20 & 24 S. High Street. In June 2022, the ARB approved a patio to be installed between the shared property lines at 14 & 20 S. High Street (ARB-55-2022). This new patio connects with the original patio that was approved by the ARB.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. This section of city code states that patios, porches and other defined areas used for dining or other commercial activities constitutes as a major environmental change. Both properties are owned by Busch Real Estate LLC. Sycamore Wellness will occupy the building at 24 S. High Street therefore ARB review and approval is required.

II. SITE DESCRIPTION & USE

The properties are located in the Historic Village Center, are zoned Urban Center Code and the New Albany Design Guidelines and Requirements apply to the site. The properties have been converted to commercial uses. There is one single family home on each property and a detached structure at the rear of 20 S. High Street.

III. EVALUATION

A. Certificate of Appropriateness

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

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant installed a new, 955 sq. ft. patio in between the shared property lines at 20 & 24 S. High Street. The properties each contain one single family homes, both of which have been converted to commercial uses. The building at 24 S. High Street

will be occupied by Sycamore Wellness. The main paver terrace will be located in between the existing buildings and walkways will connect the patio to existing entrances into both buildings, an accessory structure and a private site parking lot.

- C.O. 1157.07 states that patios, porches and other defined outdoor areas used for dining or other commercial areas are considered a major environmental change and ARB review and approval is required. The proposed patio area will not be used for commercial dining purposes such as a restaurant however, given the requirements of city code the ARB must approve a patio at this site.
 - New Albany Design Guidelines Section 3: Village Center Commercial section I(A)(9) states that brick pavers are the most appropriate paving material in all commercial areas of the Village Center District.
 - In June 2022, the ARB approved a patio to be installed between the shared property lines at 14 & 20 S. High Street (ARB-55-2022) with the following conditions:
 - Brick must be used on the patio walls, piers and edge. A complimentary paver must be used for the main patio terrace, subject to the review and approval of the city architect.
 - A detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and is subject to review and approval of the city landscape architect.
 - The seating wall must run along the entire length of the High Street frontage where the patio is present, subject to staff approval.
 - The applicant indicates that the original patio was slightly expanded at the rear of 14 S. High Street. This new area is shown on the submitted site plan, identified in green. The ARB should evaluate the appropriateness of this additional space. It appears that the design is consistent with the rest of the patio that was approved by the ARB.
 - The new patio connects with the existing patio that was originally approved by the ARB. Both patios meet the original conditions of approval and share a consistent design. Brick is used on the patio walls, piers and edges. The city architect approved a complimentary paver that is used for the main patio terrace and a seating wall is present along High Street, where required.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- The proposed patio appears to be appropriately located in between both sites. Based on the submittal, it appears that new landscaping and lighting may be added in the patio area as part of the project. Staff recommends a condition of approval that a detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and be subject to the review and approval of the city landscape architect.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- It does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the installation of this proposed patio.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- Not Applicable.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- It appears that the applicant has designed and located the patio on the sites in a way that is sensitive to the existing site and building conditions.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
7. *Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable.

B. Urban Center Code Compliance

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

IV. SUMMARY

The new patio space is consistent with the design of the original patio that was approved by the ARB and compliments the established character of the Village Center.

V. ACTION

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

Suggested Motion for ARB-16-2024:

Move to approve Certificate of Appropriateness application ARB-16-2024 with the following condition (additional conditions of approval may be added).

1. A detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and is subject to review and approval of the city landscape architect.

Approximate Site Location:



Source: Google Earth



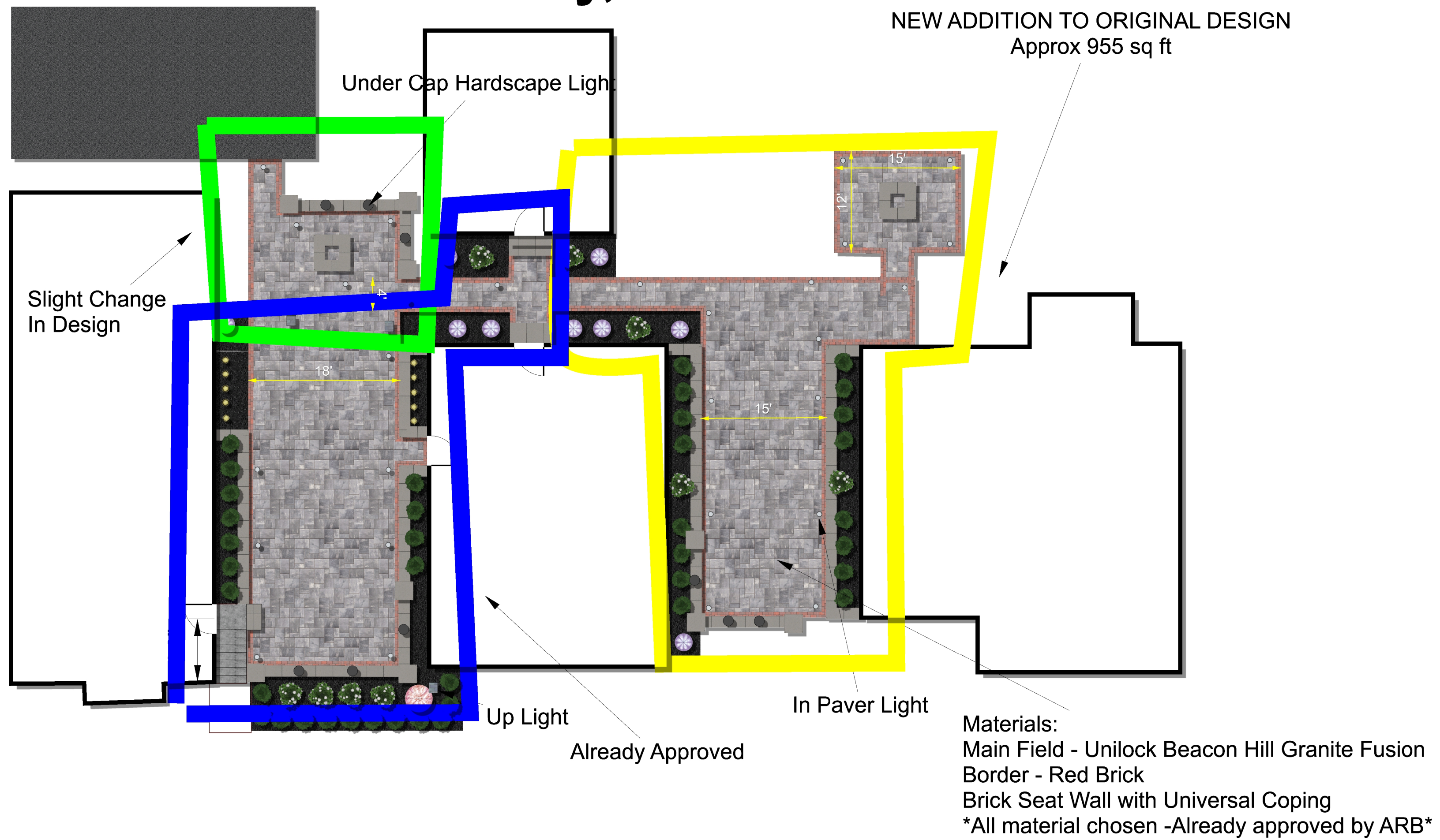
Community Development Planning Application

Project Information	Site Address: <u>20124 S High St New Albany, OH 43054</u> Parcel Numbers: _____ Acres: _____ # of lots created: _____																																																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ccc;"> <th style="text-align: left;">Choose Application Type</th> <th colspan="4" style="text-align: left;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table> <p style="margin-top: 10px;">Description of Request: <u>Paver Patio between two properties, see attached design</u></p>	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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Contacts	Property Owner's Name: <u>Busch</u> Address: <u>24 S High St New Albany OH</u> City, State, Zip: <u>New Albany OH 43054</u> Phone number: _____ Fax: _____ Email: <u>nate@buschtax.com</u>																																																											
	Applicant's Name: <u>Lorenz Lawn + Landscape, LLC</u> Address: <u>752 N. State St #239</u> City, State, Zip: <u>Westerville OH 43082</u> Phone number: <u>614-306-4094</u> Fax: _____ Email: <u>brad@lorenzlawlandscape.com</u>																																																											
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Signature of Owner</td> <td style="width: 20%; text-align: center;"><u>Nathaniel Busch</u></td> <td style="width: 20%;">Date: <u>12/14/2023</u></td> </tr> <tr> <td>Signature of Applicant</td> <td style="text-align: center;"><u>Bruce Z, owner</u></td> <td>Date: <u>12/13/23</u></td> </tr> </table>	Signature of Owner	<u>Nathaniel Busch</u>	Date: <u>12/14/2023</u>	Signature of Applicant	<u>Bruce Z, owner</u>	Date: <u>12/13/23</u>																																																					
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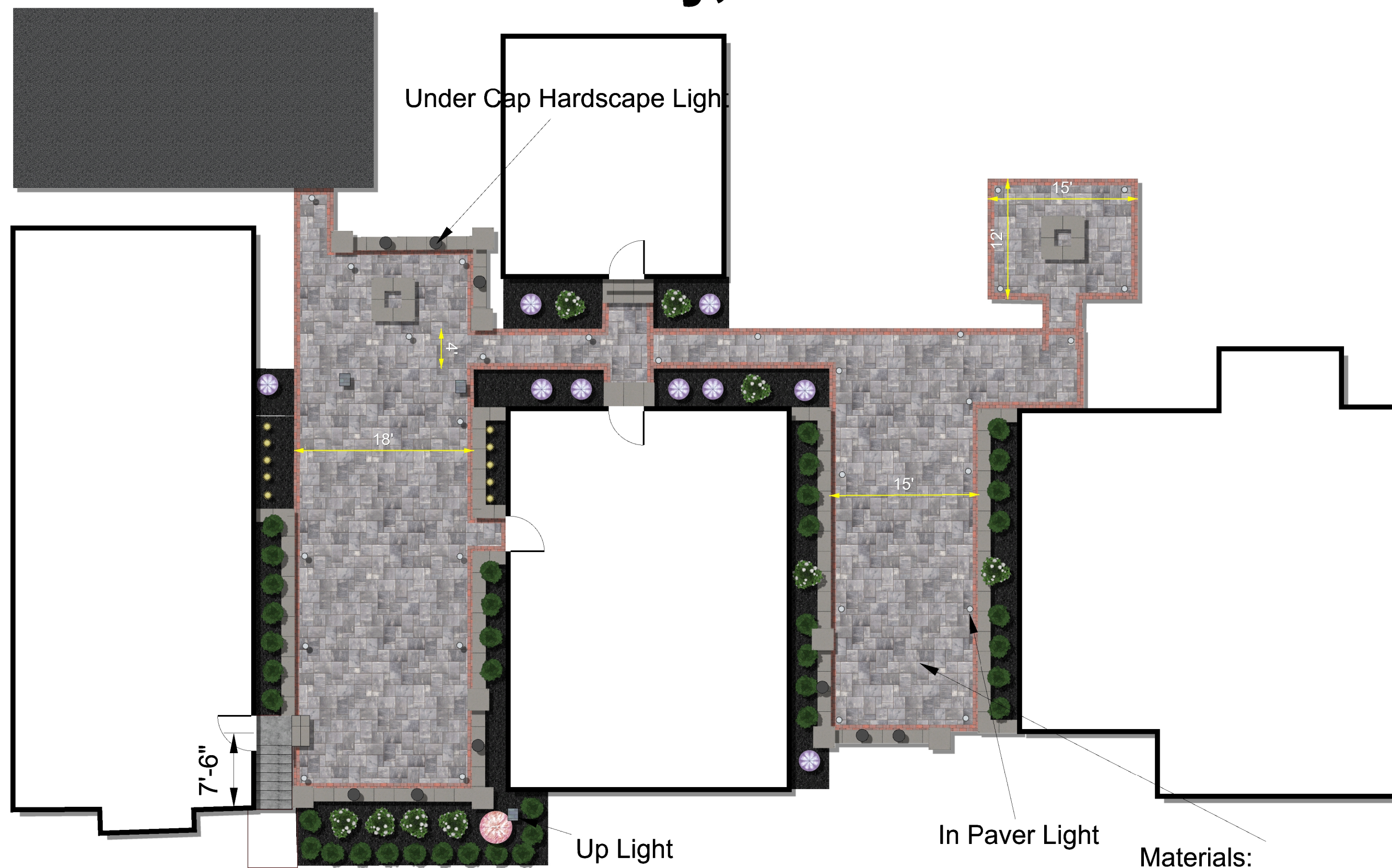
Busch

14, 20 & 24 S High St

New Albany, OH 43054



Busch
14, 20 & 24 S High St
New Albany, OH 43054




Materials:
Main Field - Unilock Beacon Hill Granite Fusion
Border - Red Brick
Brick Seat Wall with Universal Coping
All material chosen -Already approved by ARB








NEW ALBANY
COMMUNITY CONNECTS US
Architectural Review Board Staff Report
May 13, 2024

NEW ALBANY LIBRARY WALL SIGNS
CERTIFICATE OF APPROPRIATENESS

LOCATION: 200 Market Street
APPLICANT: Morrison Sign Company Inc.
REQUEST: Certificate of Appropriateness
ZONING: C-PUD; Comprehensive Planned Unit Development
STRATEGIC PLAN: Village Center
APPLICATION: ARB-21-2024

Review based on: Application materials received on April 18, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a wall sign to be installed at 200 Market Street for the New Albany Library. The wall sign is proposed to be installed on the rear elevation facing Rose Run Park at the northeastern corner of the building.

II. SITE DESCRIPTION & USE

The property is zoned under the 1998 New Albany Company zoning district Subarea 4A: Market Street text.

The New Albany branch of the Columbus Metropolitan Library is located in Market Square at 200 Market Street. According to the Franklin County Auditor the building was constructed in 2002. The library's parcel is approximately 1.6558 acres and has shared parking with the surrounding retail shops.

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 to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant proposes to install a new sign on the rear elevation.

Wall Sign

- City sign code Chapter 1169.16(d)(2) permits a maximum area of 40 square feet based on the building's frontage, allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 265.49+/- feet of frontage on Market Street and two business entrances.
 - a. Area: 22.5 square feet [meets code].
 - b. Location: the sign is proposed to be installed above the first story windows on the northeastern corner of the rear elevation of the building [meets code].
 - c. Lighting: Halo illumination [meets code].
 - d. Relief: 1.75 inch [meets code].
 - e. Colors: blue to match front elevation sign [meets code].
 - f. Lettering Height for the first sign: 13.1" maximum [meets code]
 - The sign will read "Library Charlotte P. Kessler."
 - The sign panel is made out of Aluminum which is a permitted sign material.
 - C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be the same used on the front elevation sign.
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.*
 - The does not appear to impair the essential form and integrity of the original structure.

IV. SUMMARY

The proposed wall sign appears to be consistent with the architectural character of the building, 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-21-2024:

Move to approve Certificate of Appropriateness application ARB-21-2024.
(Conditions may be added)

Approximate Site Location:



Source: Near Map


Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

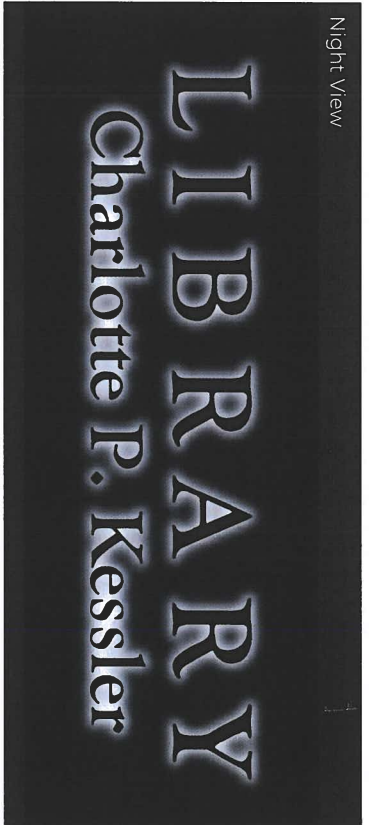
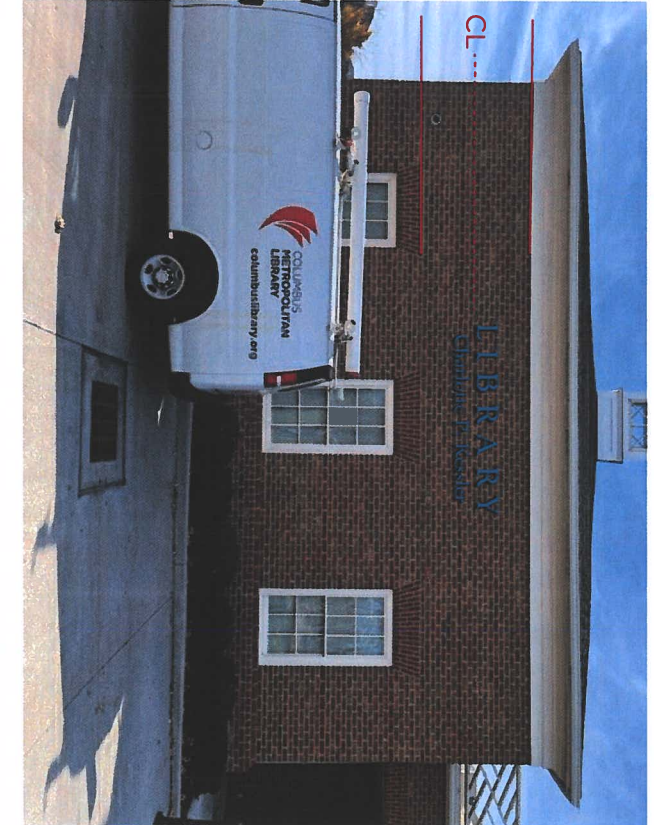
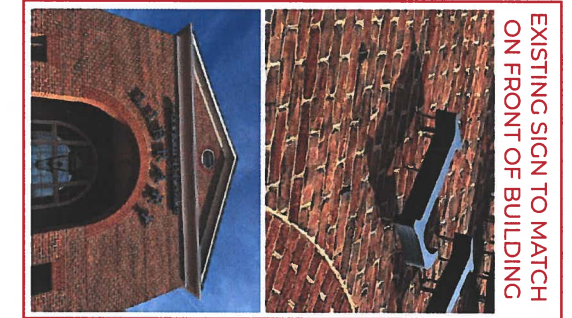
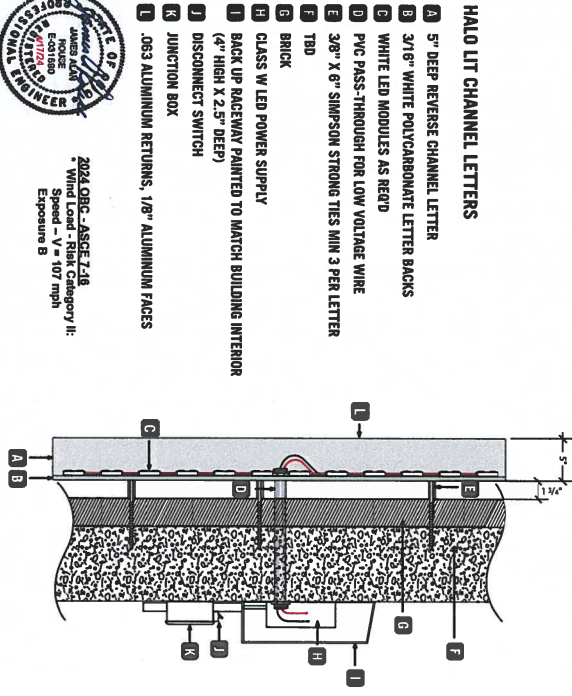
Project Information	Site Address <u>200 Market Street New Albany OH</u> Parcel Numbers <u>222.002871</u> Acres _____ # of lots created _____																																																																							
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	Description of Request: <u>We are requesting to be allowed to have the sign BACK lit w/ LEDs. This will create a halo light effect, not light come from the faces.</u>																																																																							
Contacts	Property Owner's Name: <u>Columbus Metropolitan Library Bb of TRS.</u> Address: <u>605 S. Front St Suite 200</u> City, State, Zip: <u>Columbus OH 43215</u> Phone number: _____ Fax: _____ Email: _____																																																																							
	Applicant's Name: <u>Morrison Sign Company Inc. Shaun White</u> Address: <u>2757 Scioto Pkwy</u> City, State, Zip: <u>Columbus Ohio 43221</u> Phone number: <u>614.276.1181</u> Fax: _____ Email: <u>Kroth@morrison-signs.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.																																																																							
	DocuSigned by: Signature of Owner: <u>Lauren Hagan</u> Date: <u>4/24/2024</u> Signature of Applicant: <u>[Signature]</u> Date: <u>4-24-24</u>																																																																							

QTY (1) Halo-Illuminated Reverse Channel Letters - 10'-0"W X 27"H
22.5 sq ft

 PMS 2209 C

SPECIFICATIONS
 FACES: Aluminum painted PMS 2209 C.
 BACKS: 3/16" Polycarbonate letter backs
 RETURNS: Aluminum 5" deep, painted PMS 2209 C.
 ILLUMINATION: White LEDs as req'd. for proper illumination
 MOUNTING: See Detail. All mounting and electric per U.L. approved specifications.

13.1"
 8.75"
LIBRARY
 Charlotte P. Kessler
 27"



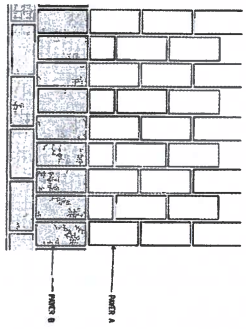
STATE OF OHIO
BOARD OF PROFESSIONAL ENGINEERS
 James Alan Morris
 License No. 47126
 Electrical Engineering
 2024 OBC-ASCE 7.16
 *Wind Load - Risk Category II:
 Speed - V = 107 mph
 Exposure B

MORRISON SIGN
 2757 Scioto Parkway, Columbus, OH 43221
 614.275.1181 • morrisonesigns.com

Client: Columbus Metropolitan Library | New Albany Drawing Date: 03-25-23
 Project: Halo Lit Wall Sign Drawing #: 23-663 SP: SW D: BW

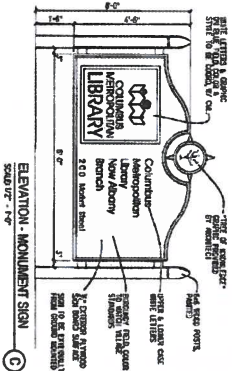


AS-DRAWN APPROVAL:
 Client Signature: _____ Date: _____
 Morrison will not begin production until client signature is received on proof. Your signature indicates responsibility for the accuracy of this proof and any adjustments after signature is received will incur additional costs and/or delays.

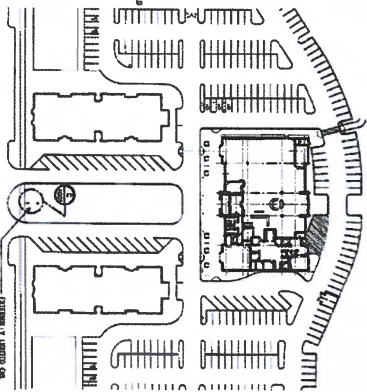


BRICK PAVER BORDER PATTERN
SCALE 1/4" = 1'-0"

SECTION 11 SEE DETAIL
IN EXISTING PLAN
SCALE 1/4" = 1'-0"



ELEVATION - MONUMENT SIGN
SCALE 1/4" = 1'-0"



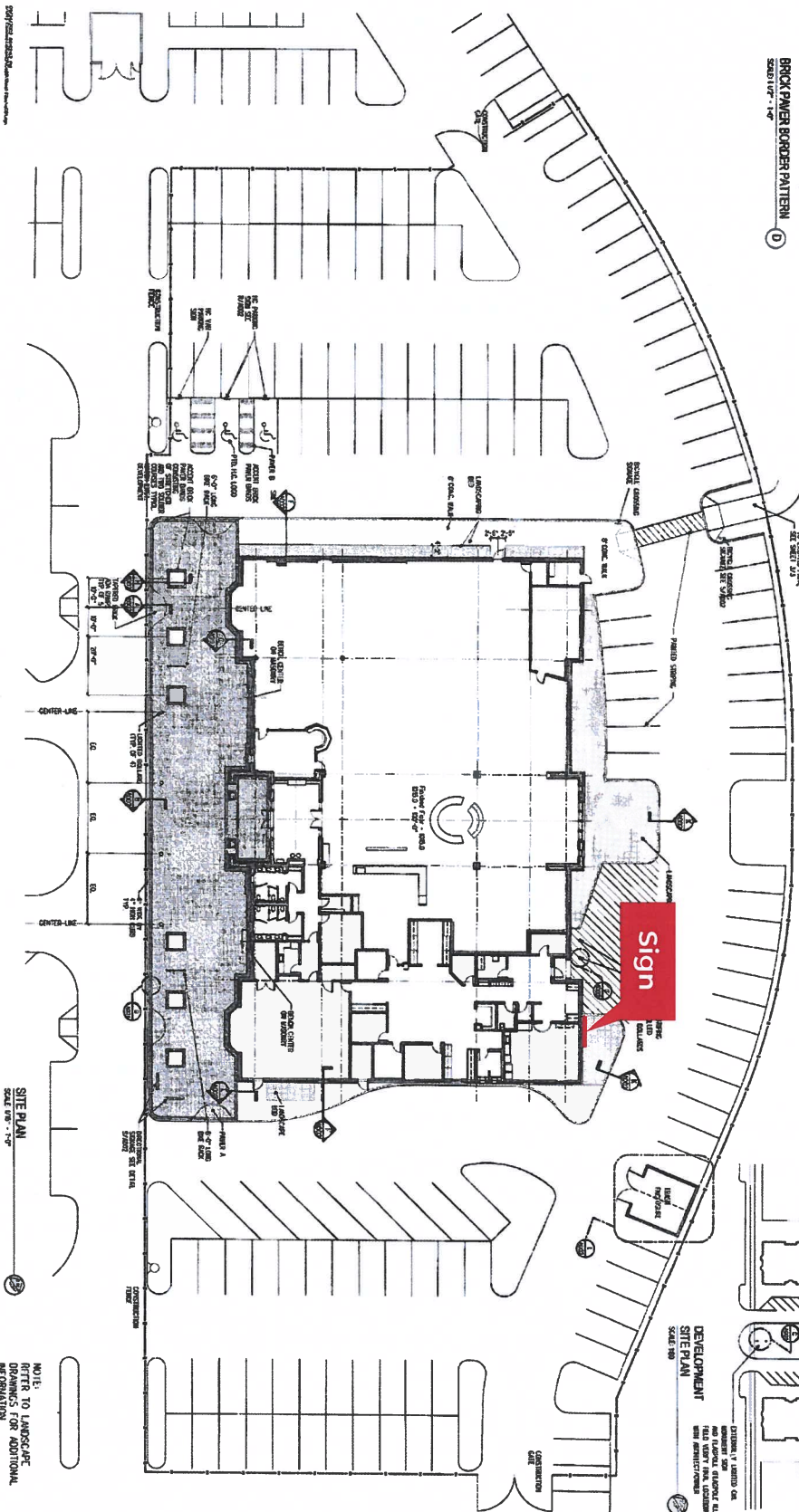
DEVELOPMENT
SITE PLAN
SCALE 1/8" = 1'-0"

EXISTING 1,000 SQ. FT.
NEW 1,000 SQ. FT.
TOTAL 2,000 SQ. FT.
NEW 1,000 SQ. FT.
TOTAL 3,000 SQ. FT.

ACOCK ASSOCIATES ARCHITECTS
200 WEST FRONT STREET
ANN ARBOR, MI 48106
734.769.5100



100 MARKET STREET
ANN ARBOR, MI 48106
734.769.5100




SITE PLAN
SCALE 1/8" = 1'-0"

NOTE:
SEE TO LANDSCAPE
DETAILS FOR ADDITIONAL
INFORMATION

A001

**ARCHITECTURAL
SITE PLAN**

SCALE: 1/8" = 1'-0"
COMMISSIONER
ISSUE DATE: 02/20/20
REVISIONS
NUMBER DATE


**NEW
ALBANY**
COMMUNITY CONNECTS US
Architectural Review Board Staff Report
May 13, 2024

**PHELPS HOUSE SIGNAGE
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 30 West Main Street (PID: 222-000091)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Campus Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-23-2024

Review based on: Application materials received on April 10, 2024

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow one post sign and one projecting sign to be installed at 30 W. Main Street, for city of New Albany offices. There are no existing signs at the site and the proposed signs will help visitors locate the building.

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

II. SITE DESCRIPTION & USE

The property is zoned Urban Center (Campus sub-district) therefore, the city's sign code regulations apply to the site. The existing structure on the property is commonly known as the Phelps House which was constructed in 1928. The city of New Albany owns the building which is used for city offices.

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(c) each building or structure in the Campus sub-district shall be allowed three (3) sign types including, but not limited to, single post, projecting and wall signs. The applicant proposes to install one projecting sign and one single post sign with the following dimensions.

Projecting Sign

- City sign code Chapter 1169.16(h) allows one projecting sign per building entrance and a maximum size of 8 square feet.
 - a. Area: 8 square feet [meets code].
 - b. Location: mounted to the Main Street elevation of the building, near the building entrance that is adjacent to the parking lot [meets code].
 - c. Lighting: none proposed [meets code].
 - d. Relief: 3 inches [meets code].
 - e. Colors: blue, bronze and white (total of 3) [meets code].
 - f. Height: 6 feet [meets code].
- The sign reads “City Offices | 30 W. Main” and features the city of New Albany logo.
- The sign panel is made out of aluminum which is a permitted sign material.
- A minimum 8-foot clearance is required to be maintained from adjacent sidewalks. This will be verified at the time a sign permit is issued and the sign is installed.

Single Post Sign

- City sign code Chapter 1169.17(a) allows one single post sign per street entrance and a maximum size of 8 square feet.
 - a. Area: 8 square feet [meets code].
 - b. Location: installed along the Main Street frontage of the site, south of the building, and setback 5 feet from the property line [meets code].
 - c. Lighting: none proposed [meets code].
 - d. Relief: 3 inches [meets code].
 - e. Colors: blue, bronze and white (total of 3) [meets code].
 - The sign reads “City Offices | 30 W. Main” and features the city of New Albany logo.
 - The sign panel is made out of aluminum which is a permitted sign material. It is attached to an aluminum post that will be painted white to match other single post signs in the Village Center.
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 sign-types for this property.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The signs are positioned in suitable locations and will 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 appropriately scaled for the site and building on which they are located.
 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 projecting sign will affect the original structure, if it were to be removed or altered in the future.

IV. SUMMARY

The proposed signs are consistent with the architectural character of the site and the overall Village Center.

V. ACTION

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

Suggested Motion for ARB-23-2024:

Move to approve Certificate of Appropriateness application ARB-23-2024 (conditions of approval may be added).

Approximate Site Location:



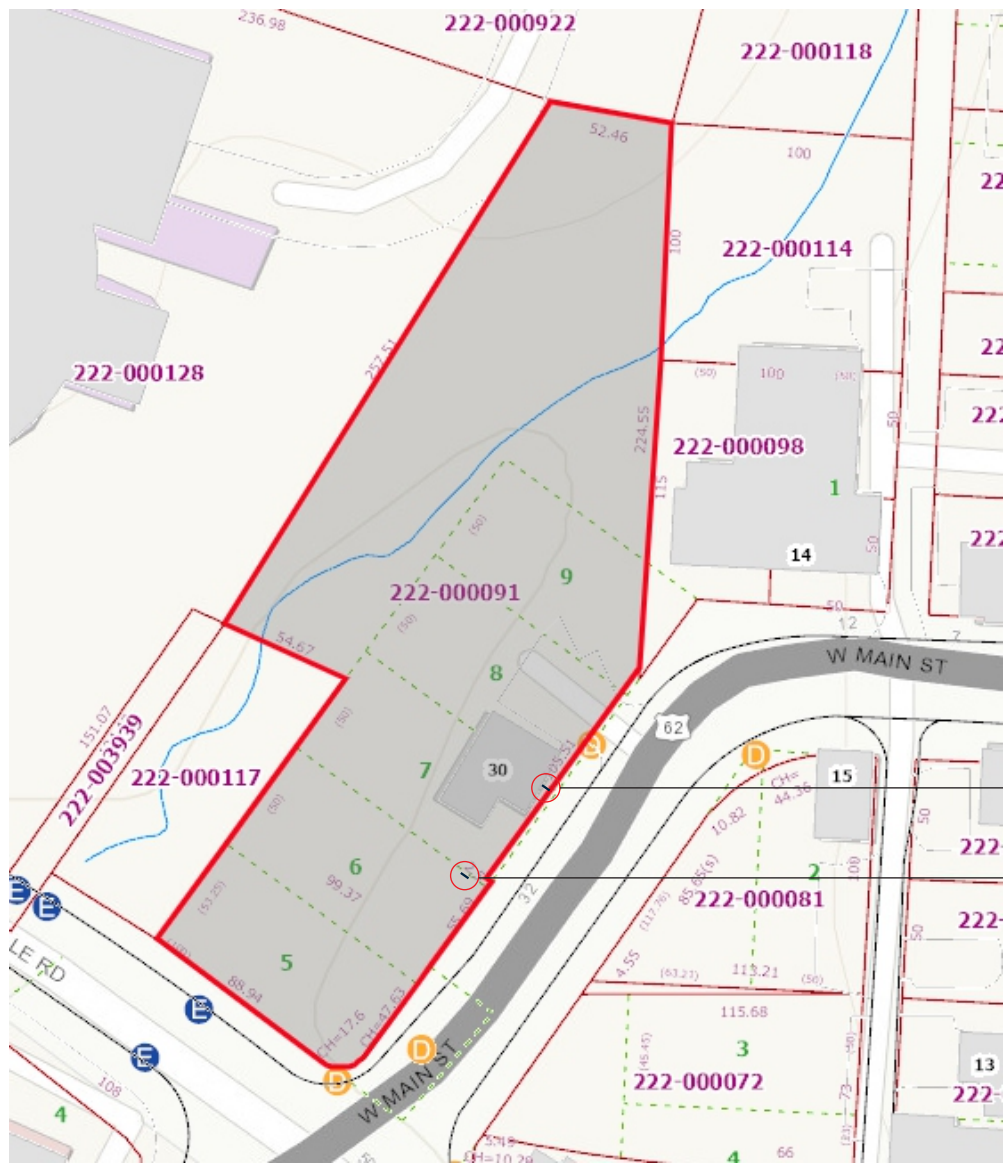
Source: NearMap

Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>30 W. main St</u> Parcel Numbers <u>222-000091</u> Acres <u>1.04</u> # of lots created _____																																																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="4" style="text-align: left;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table> <p style="margin-top: 10px;">Description of Request: <u>Review and approval of new signage: one projecting sign and one post mounted sign.</u></p>	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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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																									
Contacts	Property Owner's Name: <u>City of New Albany</u> Address: <u>99 W. main street</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614-855-3913</u> Fax: _____ Email: <u>admin@newalbanyohio.org</u>																																																											
	Applicant's Name: <u>City of New Albany</u> Address: <u>99 W. main St</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614-939-2257</u> Fax: _____ Email: <u>ajoly@newalbanyohio.org</u>																																																											
Signature	<p>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.</p>																																																											
	<table style="width: 100%;"> <tr> <td style="width: 60%;">Signature of Owner</td> <td style="width: 30%;"><u>[Signature]</u></td> <td style="width: 10%;">Date: <u>4-12-2024</u></td> </tr> <tr> <td>Signature of Applicant</td> <td><u>[Signature]</u></td> <td>Date: <u>4/10/12</u></td> </tr> </table>	Signature of Owner	<u>[Signature]</u>	Date: <u>4-12-2024</u>	Signature of Applicant	<u>[Signature]</u>	Date: <u>4/10/12</u>																																																					
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Signature of Applicant	<u>[Signature]</u>	Date: <u>4/10/12</u>																																																										



SIGN A

SIGN B (5' SETBACK FROM PROPERTY LINE)

NOT TO SCALE - SITE PLAN

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

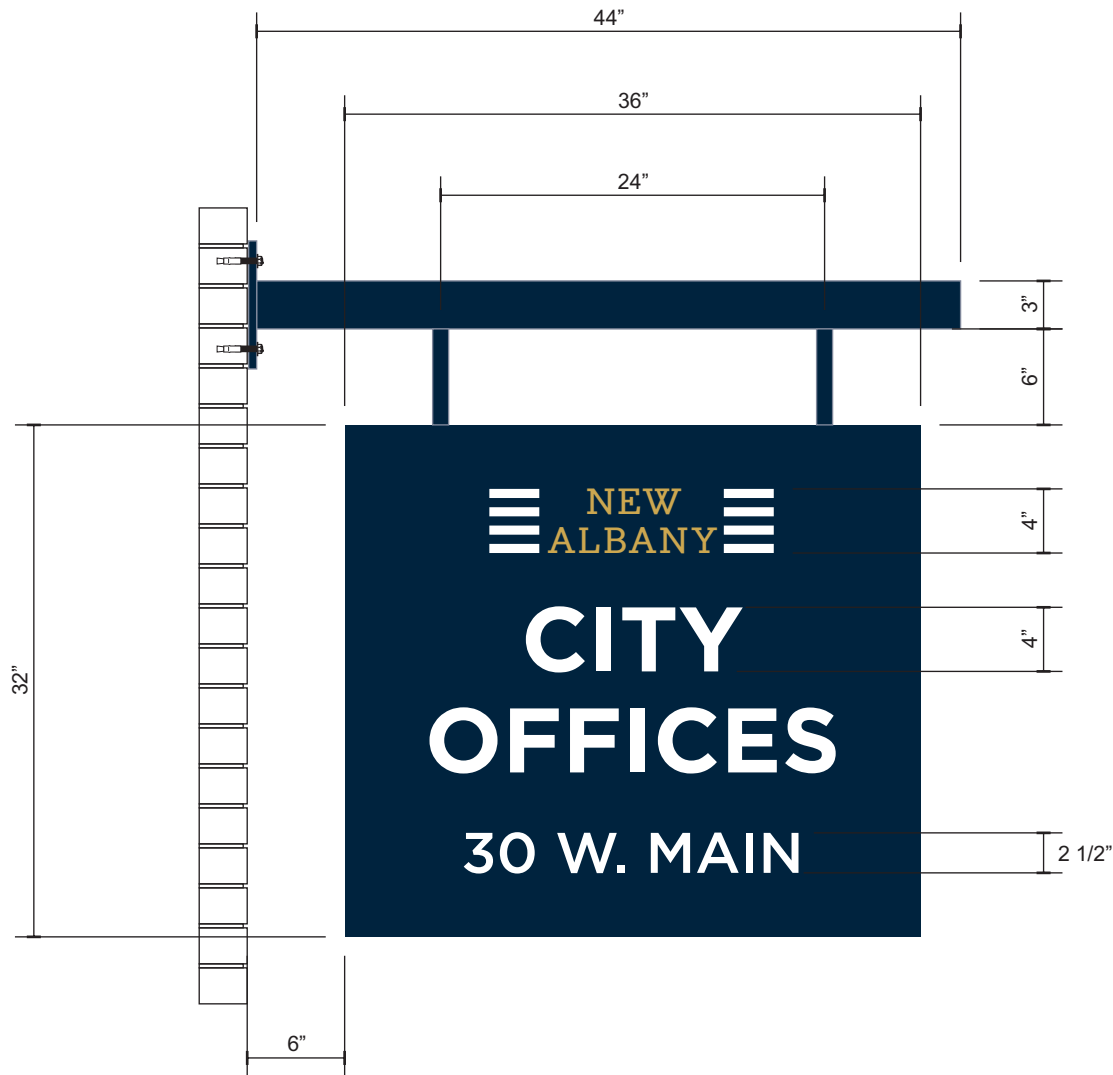
PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME NEW ALBANY CITY OFFICES
LOCATION 30 W MAIN ST
CITY NEW ALBANY STATE OHIO

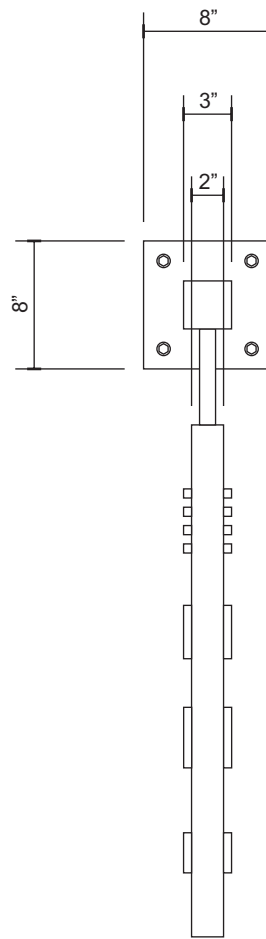
REVISION 3-22-24

SALES BMS
DESIGN DAW
SIZE 14

DATE 3-11-24
SCALE Noted
PROJECT# 24191



SCALE 1" = 1' - 8.00 SQ FT



END VIEW

SIGN A

DF Non-Illuminated Projecting Blade Sign

ALL WELDED ALUMINUM FABRICATION - 2" DEEP PANEL PRIMED AND PAINTED - COPY/ACCENTS ARE INDIVIDUAL UNITS OF CUT OUT 1/2" THICK PAINTED ACRYLIC MOUNTED FLUSH TO FACE USING CONCEALED THREADED STUDS
 SUPPORT CONSISTS OF SINGLE 3" X 3" X .250" WALL SQUARE ALUMINUM TUBE CROSS ARM WITH WELDED CAP ON END AND WELDED TO 8" X 8" X .500" ALUMINUM MOUNTING PLATE DRILLED FOR (4) FASTENERS
 PANEL IS JOINED TO CROSS ARM BY (2) 1" X 1" X .125" SQUARE ALUMINUM TUBE SUPPORTS
 MOUNTING PLATE IS SECURED TO EXTERIOR WALL USING (4) 3/8" DIAMETER X 3"+/- NON-CORROSWIVE MASONRY EXPANSION ANCHORS OR OTHER FASTENER BASED ON WALL CONSTRUCTION AND CONDITIONS

COLORS

PANEL - PMS 289 C DARK BLUE
 COPY 'NEW ALBANY' - PMS 4019 C GOLD
 ACCENTS/COPY - WHITE
 SUPPORT/HARDWARE - PMS 289 C DARK BLUE

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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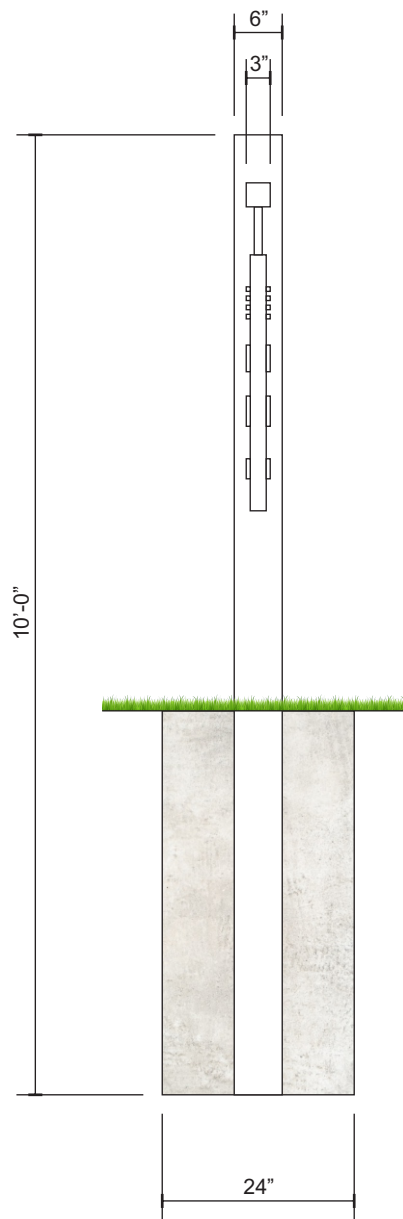
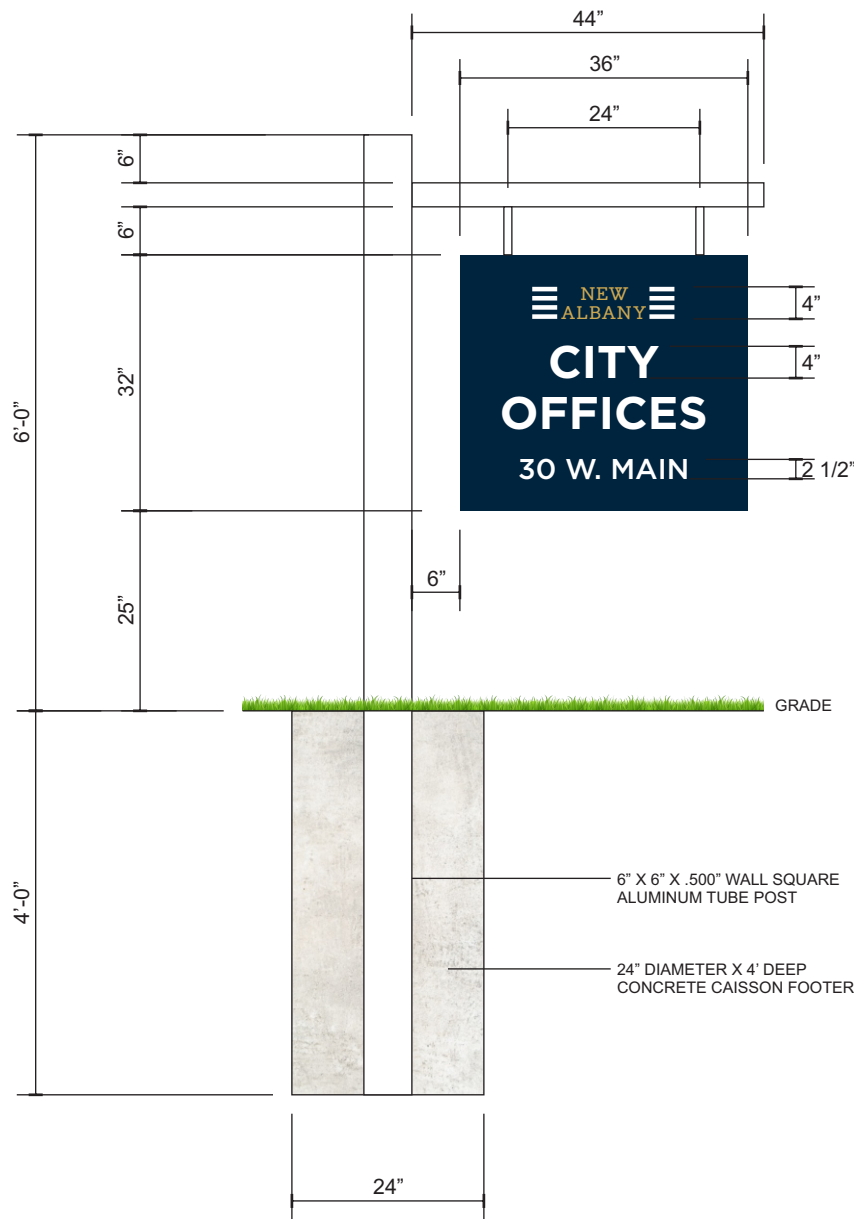
PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME NEW ALBANY CITY OFFICES
 LOCATION 30 W MAIN ST
 CITY NEW ALBANY STATE OHIO

REVISION 3-22-24

SALES BMS
 DESIGN DAW
 SIZE 14

DATE 3-11-24
 SCALE Noted
 PROJECT# 24191



SIGN B

DF Non-Illuminated Post Mounted Blade Sign

ALL WELDED ALUMINUM FABRICATION - 2" DEEP PANEL PRIMERED AND PAINTED - COPY/ACCENTS ARE INDIVIDUAL UNITS OF CUT OUT 1/2" THICK PAINTED ACRYLIC MOUNTED FLUSH TO FACE USING CONCEALED THREADED STUDS

SUPPORT CONSISTS OF SINGLE 6" X 6" X .500" WALL SQUARE ALUMINUM TUBE POST WITH WELDED CAP ON TOP AND 3" X 3" X .250" WALL SQUARE ALUMINUM TUBE CROSS ARM WITH WELDED CAP ON END
 PANEL IS JOINED TO CROSS ARM BY (2) 1" X 1" X .125" SQUARE ALUMINUM TUBE SUPPORTS
 POST IS SET INTO SINGLE 24" DIAMETER X 4' DEEP CONCRETE CAISSON FOOTER

COLORS

PANEL - PMS 289 C DARK BLUE
 COPY 'NEW ALBANY' - PMS 4019 C GOLD
 ACCENTS/COPY - WHITE
 POST/CROSS ARM/SUPPORTS - MP 42202SP NATURAL WHITE

SCALE 1/2" = 1' - 8.00 SQ FT

END VIEW

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME NEW ALBANY CITY OFFICES
 LOCATION 30 W MAIN ST
 CITY NEW ALBANY STATE OHIO

REVISION 3-22-24

SALES BMS
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