



**New Albany Board of Zoning Appeals Meeting Agenda**  
May 29, 2024 at 6:30 pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city's website at <https://newalbanyohio.org/answers/streaming-meetings/>

**I. Call to order**

**II. Roll call**

**III. Action on minutes March 25, 2024**

**IV. Additions or corrections to agenda**

Administer oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "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**

**VAR-26-2024 Variance**

Variances to codified ordinance 1169.16(d) and the Beech Road North District Design Guidelines to the quantity, size, lettering height, and design of signage for Crown Lift Trucks located at 3450 Horizon Court.

**Applicant: Signcom c/o Kylie Cochran and Bruce Sommerfelt**

*Motion of acceptance of staff reports and related documents into the record for - VAR-26-2024.*

*Motion of approval for application VAR-26-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-27-2024 Variance**

Variance to allow above ground utilities whereas the Beech Interchange L-GE zoning text section II(I) states all new utilities to be installed underground.

**Applicant: Kokosing Industrial, Inc.**

*Motion of acceptance of staff reports and related documents into the record for - VAR-27-2024.*

*Motion of approval for application VAR-27-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-30-2024 Variance**

Variance to codified ordinance 1171.01 to allow the use of artificial turfgrass within a portion of the backyard at 29 Wiveliscombe where code requires living turf grass.

**Applicant: Kegan & Charlotte Beran**

*Motion of acceptance of staff reports and related documents into the record for -  
VAR-30-2024.*

*Motion of approval for application VAR-30-2024 based on the findings in the staff report with the  
conditions listed in the staff report, subject to staff approval.*

**VII. Other business**

**VIII. Poll members for comment**

**IX. Adjournment**



**New Albany Board of Zoning Appeals  
DRAFT March 25, 2024 Meeting Minutes**

**I. Call to order**

The New Albany Board of Zoning Appeals held a regular meeting on Monday, March 25, 2024 at the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:30 p.m. and asked to hear the roll.

**II. Roll call**

Those answering roll call:

Mr. LaJeunesse	present
Mr. Smith	absent
Mr. Schell	present
Mr. Jacob	present
Ms. Samuels	present
Council Member Shull	present

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

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

**III. Action on minutes November 27, 2023**

Chair LaJeunesse asked if there were any updates to the minutes.

Hearing none, Board Member Jacob moved to approve the November 27, 2023 meeting minutes. Board Member Schell seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Schell yes, Ms. Samuels yes, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the November 27, 2023 meeting minutes were adopted as submitted.

**IV. Administration of oath**

Chair LaJeunesse administered the oath to all present who wished to address the board.

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

Chair LaJeunesse asked if there was anyone present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first case and asked to hear from staff.

**VI. Cases**

Chair LaJeunesse noted that there were two cases on the agenda. He introduced the first case and asked to hear from staff.

**VAR-10-2024 Variance**

Variance to codified ordinance 1165.04(a)(2)(E) to allow a new detached garage to encroach 16 feet into a 30-foot rear yard setback at 7809 Lambton Park Road.

**Applicant: Todd Parker, F5 Design**

Planner Cratic-Smith delivered the staff report.

Board Member Samuel moved to accept the staff reports and related documents into the record for VAR-10-2024. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuel yes, Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Schell yes. Having four yes votes, the motion passed and the staff reports and related documents for VAR-10-2024 were admitted into the record.

Chair LaJeunesse asked whether there was anyone present who wished to speak on the application.

Applicant Todd Parker, architect of the project on behalf of the property owner, Jay Desmarteau. He thanked Planner Cratic-Smith for her thorough staff report. He explained that they studied all of the options.

Board Member Schell asked staff whether they had heard from any of the neighbors.

Planner Cratic-Smith responded that staff had not heard from neighbors.

Board Member Schell asked what was the need for the new detached garage.

Applicant Jay Desmarteau of 7809 Lambton Park Road, stated that he had recently moved to New Albany from Connecticut. He explained that he has two kids and four cars. He did not want to park in the driveway or on the street.

Chair LaJeunesse asked staff what the setback would be if this was not a corner lot.

Planning Manager Mayer responded that it was 10-feet.

Chair LaJeunesse asked staff where the 10-foot line would be on the site plan.

Planner Cratic-Smith indicated the location on the site plan.

Chair LaJeunesse asked what the depth of the garage would be.

Mr. Parker responded that it was 24 x 24.

Board Member Schell asked how strong the screening would be.

Mr. Parker responded that there are massive arbor vitae along the driveway, and along the property line there are dense deciduous trees.

Board Member Jacob confirmed with the applicant that the proposed structure was a garage only, that there would not be an apartment or other use.

Board Member Samuels asked staff about precedent and whether other variance requests had been granted in the vicinity.

Planning Manager Mayer answered that he believed the other granted variances were in the country club, but not in this specific area of the country club.

Chair LaJeunesse asked Mr. Desmarteau whether he had met his neighbor to the east, noting that the eastern neighbor would be most impacted by this proposed structure.

Mr. Desmarteau responded that he had not, and further stated that he had not yet moved into the house.



Chair LaJeunesse welcomed Mr. Desmarteau to New Albany, then asked whether there was a motion on the application.

Board Member Schell moved for approval of VAR-10-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Schell yes. Mr. Schell explained that he does not normally grant variances like this, but circumstances were unique in this case. Granting this variance was preferable to having cars parked in the driveway or on the street. Mr. LaJeunesse yes, Mr. Jacob yes, Ms. Samuels yes. Having four yes votes, the motion passed and VAR-10-2024 was approved with the conditions listed in the staff report.

The board wished the applicant good luck and welcomed him to New Albany.

Chair LaJeunesse introduced the next case and asked to hear from staff.

#### **VAR-11-2024 Variance**

Variance to codified ordinance 1171.01 to allow the site's parking lot islands to use artificial turfgrass where code prohibits artificial landscaping at 6895 Bevelhymer Road.

**Applicant: Nick Cavalaris c/o Plymouth Brethren Church**

Planner Cratic-Smith delivered the staff report.

Board Member Jacob moved to accept the staff reports and related documents into the record for VAR-11-2024. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. Schell yes, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the staff reports and related documents were accepted into the record for VAR-11-2024.

Chair LaJeunesse asked whether there were any guests present who wished to speak on the application.

Clerk Mason responded that there were four speakers and she was unsure whether they wished to speak in any particular order, Mr. Calaveris, Mr. Hashes, Mr. Johnstone, and Mr. [inaudible].

Applicant Nick Cavalaris, 8000 Walton Parkway. Mr. Cavalaris stated that he had been out of town and did not get the staff report. The church constructed and installed the turf grass. When the city conducted the final inspection, the turf grass was discovered and the city informed the applicant that pursuant to city code, use of turf grass was not permitted. He explained the site plan and the landscaping, and noted that the turfgrass would not be visible. The applicant believes the turf more closely mimics actual grass than poured rubber. He continued that the code has five factors for a variance and not one single factor controls. The church is surrounded by grass. This property is unique and other similar variances have been approved.

Mr. Jacob asked staff to explain the how the disconnect between the rule prohibiting turfgrass and the applicant's installation of the turf. Was there a reason that this was not discovered by the city until the final inspection?

Planning Manager Mayer explained that the landscape plan used the word "turf" and staff interpreted that to mean natural turf and he thought that was what the applicant originally intended. Upon final inspection staff discovered that artificial turf had been installed. Staff advised the applicant that there were two options, removal or request a variance from this board.

Samuels asked staff to comment or detail on the other variances granted that permitted the installation of turf grass.

Planning Manager Mayer explained that the Courtyard at New Albany was a 55+ community by Epcon. The Planning Commission granted a variance to permit artificial turf around the fenced in area around the pool only. The other variance granted was at a residential home, but it also involved a pool area. In that case, the pool area was elevated and separated from the rest of the lawn surrounded by concrete which made it difficult to maintain natural vegetation.

Board Member Samuels continued and asked whether in the latter scenario, whether natural vegetation was required.

Planning Manager Mayer stated that it was, and that was the reason the applicant in that case sought a variance.

Board Member Samuels asked whether, in the Epcon case, the artificial turf was visible.

Planning Manager Mayer responded that it was visible, however the pool is centrally located within the Epcon community, so it was not necessarily visible to the public.

Council Member Shull commented that it seemed as though the two prior variances were granted for active locations, for example a playground area. But those areas would then be surrounded by natural grass. He asked Planning Manager Mayer whether he knew of locations where artificial turf was used on parking lot islands.

Planning Manager Mayer responded that he was not aware of any such locations in the city. The code permits grass, mulch, or shrubs or a combination thereof. He further explained that code requires 5% of parking lot space to be islands in order to introduce natural vegetation.

Board Member Schell asked whether there were any slides or playground equipment at the location.

Applicant Jim Reed, Pastor of the Plymouth Bretheren Church responded, not yet. They were working a step at a time. He continued that that they were doing a step up from the requirements and noted that the turf was expensive. They were seeking to ameliorate the challenges that came with mulch such as keeping it clean and keeping it in place. They wanted this area to look better. Furthermore they are willing to post bond and commit to keeping it looking better.

Chair LaJeunesse asked why they installed artificial turf instead of natural grass, was it because it was difficult to mow?

Pastor Reed responded it was hard to mow because of the six-inch curbs. The grass clippings ended up on the parking lot and created a mess. He acknowledged the concern around astro turf in residential front yards.

Chair LaJeunesse asked staff whether there was artificial turf on any playgrounds in New Albany.

Planning Manager Mayer responded that the Barrington School was the only area he was aware of and he thought that was approved by the Planning Commission. He continued that it was not unusual for playgrounds to use an alternate surface such as poured rubber, it was not always natural mulch or grass.

Board Member Samuels asked staff whether it was required that the space be designated as a play area.

Planning Manager Mayer responded no, such a designation was not required.

Board Member Schell asked whether the applicants were familiar with their neighbor Mr. Shockey.

Applicant Robert Johnstone, Bob, of 1332 Windtree Court, stated that he knew Mr. and Mrs. Schockey well. He explained that he got along well with the Shockeys, and that this violation of the code was unintentional. He continued that the artificial turf in the play area would reduce the tracking of mud inside the church, he further explained that it was on top of a heated concrete slab designed to reduce slush. They would very much appreciate being able to keep it.

Board Member Schell continued that Mr. Shockey was very concerned with the use of artificial turf at this location, and shared the letter that Mr. Shockey had submitted to the board.

Mr. Johnstone responded that he was not aware of Mr. Shockey's concerns and that he had not seen the letter. He noted that the letter said that they had had a good relationship. Beyond that, Mr. Johnstone would not comment on the letter out of respect for the Shockeys.

Council Member Shull pointed out the location of Mr. Schockey's property, on the western side.

Chair LaJeunesse asked whether there were other questions or comments.

Board Member Schell asked staff whether the board could modify the variance request to include the play area and not the parking islands.

Planning Manager Mayer responded yes, that was within the board's power.

Board Member Schell continued that he understood the cost and the investment that the applicant had made here, and the additional expense the applicant would bear to tear it out. He explained that the board had to consider and protect from precedents. The precedential effect of granting this request, put the board in a difficult position, particularly after installation. No one on the board likes making that kind of decision. The variances that have already been granted are smaller in scale and isolated. This application is a big area and it is highly visible when people drive in. Because the turf has already been installed the board did not have the chance to approve or disapprove it. This is a tough spot for the board and granting this request could open flood gates for others to put in astro turf in future. Board Member Schell stated that he would be open to permitting the turf in the play area only and he could see the benefit of it with children.

Tim Gooden, 7367 Central College, neighbor. Mr. Gooden thanked the board and spoke in support of the application. He stated that he had moved to New Albany from Australia and that he thinks that this is the best neighborhood. He remarked that the turf looks like natural grass, and that it is attractive and smart looking. He further shared that he has seen children playing in those areas during church functions. He reiterated that he supports the application and that he did not think it could be improved upon from an aesthetic perspective.

Board Member Jacob stated that he concurred with Board Member Schell. He explained that as a resident and board member he is familiar with the long-term planning strategies and priorities of the city council and staff. Maintaining the spirit of traditional green space wherever possible makes the most sense. He understood that playgrounds and pool areas are different. He reiterated that he concurred with Board Member Schell's remarks.

Mr. Johnstone stated that he was not familiar with the board's procedures and that the applicants were unaware of the Shockeys' concerns and inquired about tabling the application until the next meeting.

Planning Manager Mayer explained the procedure for tabling.

Mr. Johnstone asked whether additional time and support would influence the board's decision.

Board Member Samuels remarked that the board had the code to consider. Additional support from neighbors would not eliminate the board's duty to consider and apply the code. The board's job is to uphold the code. Until the code changes, she would agree with Board Member Schell that this variance should be limited to active areas for safety.

Chair LaJeunesse stated that additional support from neighbors would not influence his decision, so it did not make sense to push this.

Mr. Johnstone thanked the board.

Mr. Cavalaris stated that this was unusual because it is installed and asked whether there was any appetite to give them additional time for the islands, perhaps until June. The applicants could use time to get the money together to get it out of the islands.

Chair LaJeunesse asked Planning Manager Mayer how that would work and whether there are penalties involved.

Planning Manager Mayer explained the concept of conditional occupancy which involves the payment of a fee on a monthly basis. Conditional occupancy allows operation while the conditions are outstanding. The city will not issue a certificate of full occupancy until the conditions have been met. It is a mechanism for the city to ensure that the variance is being adhered to.

Board Member Jacob asked whether conditional occupancy had an expiration date.

Planning Manager Mayer responded that in general the city tries to keep it to one year, but it is on a month to month basis. He further stated that the board had the authority to specify a time.

Chair LaJeunesse asked the applicant what time would be acceptable to them.

Mr. Cavalaris and Pastor Reed requested until September.

Chair LaJeunesse responded that he board wanted to work with the applicants and that this was a partnership.

Board Member Schell moved for approval of application VAR-11-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval with the following conditions:

1. This approval only extends to the play area, not the parking lot islands.
2. The parking lot islands are to be restored to natural, living grass no later than September 30, 2024.

Board Member Samuels seconded the motion.

Upon roll call: Mr. Schell yes, Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Jacob yes. Having four yes votes, the motion passed and VAR-11-2024 was approved with the conditions as stated above

The board wished the applicant good luck.

## VII. Other business

### 1. Annual Organizational Meeting

Chair LaJeunesse opened the annual organization meeting.

Board Member Schell noted that Board Member Smith is the current vice-chair and asked whether anyone knew whether he wanted to continue as vice-chair and whether the organizational meeting should be postponed until Board Member Smith was present.

Council Member Shull remarked that Board Member Smith could be elected at tonight's meeting, in his absence.

Chair LaJeunesse stated, speaking for himself that he was happy to continue as chair or to let someone else serve as chair if they so desired.

- Elect Chairperson

Board Member Samuels nominated Mr. LaJeunesse to serve as chair of the New Albany Board of Zoning Appeals. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Schell yes. Having four yes votes, Mr. LaJeunesse was elected chair of the New Albany Board of Zoning Appeals.

- Elect Vice-Chairperson

Chair LaJeunesse nominated Mr. Smith as vice-chair, unless anyone else would be willing to serve.

Mr. Jacob stated that he would be happy to serve.

Mr. LaJeunesse nominated Mr. Jacob to serve as vice chair of the New Albany Board of Zoning Appeals. Board Member Samuels seconded the motion.

Upon Roll Call: Mr. LaJeunesse yes, Ms. Samuels yes, Mr. Jacob yes, Mr. Schell yes. Having four yes votes, Mr. Jacob was elected vice-chair of the New Albany Board of Zoning Appeals.

- Elect Secretary

Board Member Jacob nominated Board Member Samuels to serve as secretary of the New Albany Board of Zoning Appeals. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Ms. Samuels yes, Mr. Schell yes. Having four yes votes, Ms. Samuels was elected secretary of the New Albany Board of Zoning Appeals.

- Establish date, time, and location for 2024 regular meetings

The New Albany Board of Zoning Appeals agreed that they will continue to meet on the fourth Monday of the month at 6:30 p.m. in the New Albany Village Hall.

Thereafter, Clerk Mason read the following 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 LaJeunesse polled the members for comment.

**IX. Adjournment**

Hearing no comment from the members and having no further business, Chair LaJeunesse moved to adjourn the meeting. Board Member Schell seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Mr. Schell yes, Mr. Jacob yes, Ms. Samuels. Having four yes votes, the March 25, 2024 meeting of the New Albany Board of Zoning Appeals was adjourned at 7:23 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

**Appendix**

**VAR-10-2024**

**Staff Report  
Record of Action**

**VAR-11-2024**

**Staff Report  
Letter from Mr. Shockey  
Record of Action**



**Board of Zoning Appeals Staff Report  
March 25, 2024 Meeting**

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**7809 LAMBTON PARK ROAD  
DETACHED GARAGE SETBACK VARIANCE**

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LOCATION: 7809 Lambton Park Road (PID: 222-002074-00)  
APPLICANT: Todd M. Parker, F5 Design/Architecture Inc.  
REQUEST: Variance to allow a detached garage to encroach the rear setback  
ZONING: R-3 (Single Family Residential District)  
STRATEGIC PLAN: Residential  
APPLICATION: VAR-10-2024

Review based on: Application materials received on February 29, 2024.

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

**I. REQUEST AND BACKGROUND**

The applicant requests a variance to allow a detached garage to encroach approximately 16 feet into the 30-foot required rear yard setback that's required by city codified ordinance Chapter 1165.04(a)(2)(e) at 7809 Lambton Park Road.

**II. SITE DESCRIPTION & USE**

The property is 0.38 acres and contains a single-family home. The lot is located within the New Albany Country Club section 16A and zoned under the R-3 district. All the neighboring properties are zoned residential under the R-3 district.

**III. ASSESSMENT**

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

*Criteria*

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

#### **IV. EVALUATION**

**A variance to codified ordinance Chapter 1165.04(a)(2)(e) to allow a detached garage to encroach approximately 16 feet into the 30-foot rear yard setback.**

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

1. The applicant proposes to allow a detached garage to encroach approximately 16 feet into the rear yard setback. The city codified ordinance Chapter 1165.04(a)(2)(e) requires the setback “shall be located thirty (30) feet from any rear lot line.”
2. The design of the proposed garage is consistent with the existing conditions of the property. The proposed detached garage is designed to be parallel to the existing garage and asphalt driveway. It is located at a distance wide enough to allow adequate length/distance for a car to turn into the detached garage.
3. This variance request does not appear to be substantial because the new lot coverage is recorded at almost 23+/- percent which meets the code’s allowable maximum lot coverage of 30 percent. In addition, the proposed detached garage meets all other city code requirements.
4. The proposed garage does not appear to alter the essential character of the neighborhood because the proposed materials mirror the existing materials of the home. The proposed exterior walls match the existing exterior with similar brick material and a brick water table. In addition, the height of the proposed garage is one story compared to the two-story existing attached garage and house.
5. The variance meets the ‘spirit and intent’ of the city codified ordinance because the detached garage is screened from the neighboring property by existing trees. Even though the detached garage is closer to the property line than code allows, the existing landscaping provides a buffer between the properties.
6. The literal interpretation of the city codified ordinance deprives the applicant of rights commonly enjoyed by other properties because it is a corner lot. On a corner lot, the rear yard is not determined by the orientation of the home. In the case of a corner lot, the rear lot line is opposite and furthest removed from the front lot line of the least dimension. Since it is a corner lot, the 30-foot rear yard setback applies to the detached garage and not



the 10-foot side yard setback. If the lot was not on a corner, this variance would not be necessary and the location would be permissible.

7. There are similar variances approved by the Board of Zoning Appeals.
  - a. In September 2017, a variance was approved by an owner on a residential corner lot for a detached garage to encroach almost 15 feet into the 30-foot rear yard setback at 7228 Greensward Drive.
  - b. In February 2019, a variance was approved for a corner lot for a detached garage to encroach 25 feet into the 30-foot rear yard setback at 7747 Sutton Place.
  - c. In June 2023 a detached garage and pergola was approved to encroach the rear yard setback by 16 feet at 4433 Olmstead Road.
8. Granting the variance will not adversely affect the delivery of government services. The garage is not located in any public easements.
9. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

#### **IV. SUMMARY**

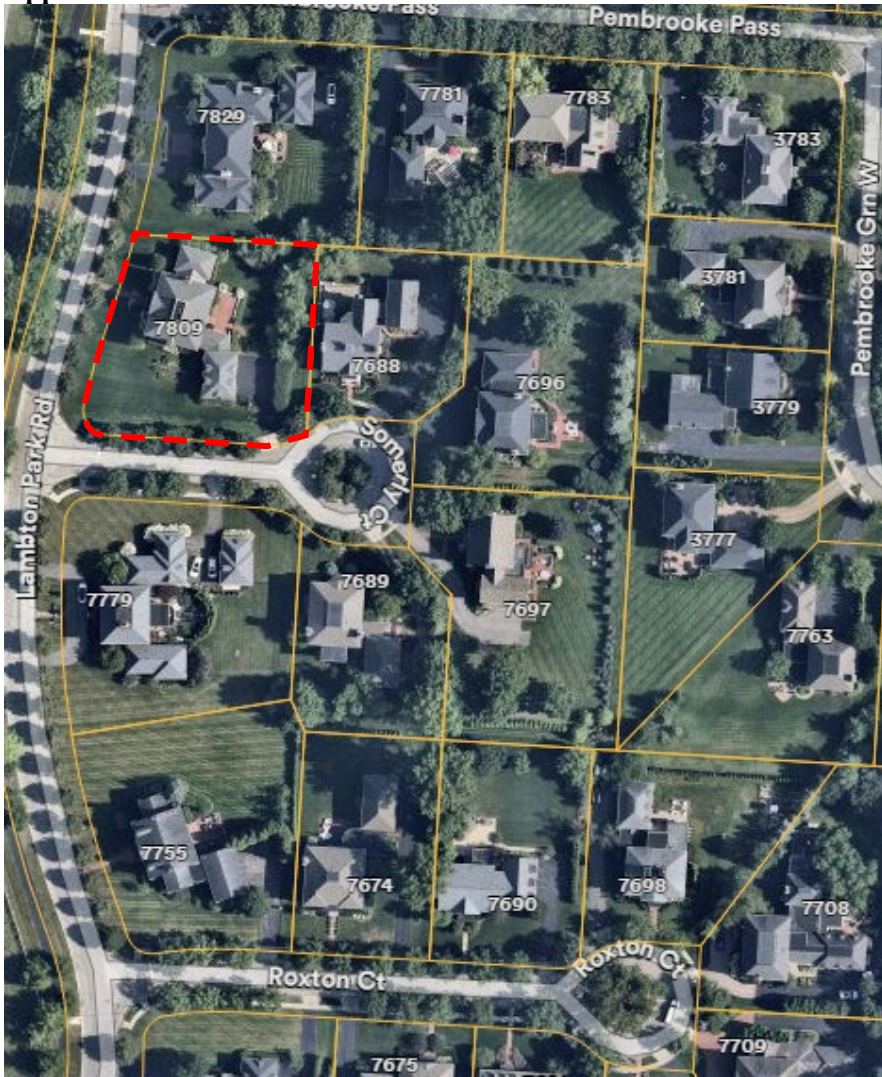
Due to the property being a corner lot and the location of the existing home, there does not appear to be an alternative location on the property to build a detached garage or extend the existing garage. The distance of the detached garage from the neighboring line is 14 feet in order to allow sufficient maneuverability in and out of both garages and utilize the existing driveway. The variance does not appear to be substantial since the character of the neighborhood will not be altered. The proposed detached garage is the exact same materials, and design as the existing garage and home. The large, existing trees provide screening and buffering from the neighboring property where the encroachment is located.

#### **V. ACTION**

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, finding the following motion is appropriate.

Move to approve application VAR-10-2024 based on the findings in the staff report (conditions of approval may be added).

**Approximate Site Location:**



Source: NearMap



**New Albany Board of Zoning Appeals Meeting Agenda**  
March 25, 2024 at 6:30 pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city's website at <https://newalbanyohio.org/answers/streaming-meetings/>

**I. Call to order**

**II. Roll call**

**III. Action on minutes** November 27, 2023

**IV. Additions or corrections to agenda**

Administer oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "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**

**VAR-10-2024 Variance**

Variance to codified ordinance 1165.04(a)(2)(E) to allow a new detached garage to encroach 16 feet into a 30-foot rear yard setback at 7809 Lambton Park Road.

**Applicant: Todd Parker, F5 Design**

*Motion of acceptance of staff reports and related documents into the record for - VAR-10-2024.*

*Motion of approval for application VAR-10-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-11-2024 Variance**

Variance to codified ordinance 1171.01 to allow the site's parking lot islands to use artificial turfgrass where code prohibits artificial landscaping at 6895 Bevelhymer Road.

**Applicant: Nick Cavalaris c/o Plymouth Brethren Church**

*Motion of acceptance of staff reports and related documents into the record for - VAR-11-2024.*

*Motion of approval for application VAR-11-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VII. Other business**

**1. Annual Organizational Meeting**

- Swear in new members
- Elect Chairperson

- Elect Vice-Chairperson
- Elect Secretary
- Establish date, time, and location for 2024 regular meetings

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

**VIII. Poll members for comment**

**IX. Adjournment**



## Community Development Department

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

Dear Todd Parker,

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

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

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

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

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, March 26, 2024

The New Albany Board of Zoning Appeals took the following action on 03/25/2024 .

#### Variance

**Location:** 7809 LAMBTON PARK RD

**Applicant:** Todd Parker, F5 Design

**Application:** PLVARI20240010

**Request:** To allow a new detached garage to encroach 16 feet into a 30-foot rear yard setback.

**Motion:** To approve

**Commission Vote:** Motion Approved, 4-0

**Result:** Variance, PLVARI20240010 was Approved, by a vote of 4-0.

Recorded in the Official Journal this March 26, 2024

#### Condition(s) of Approval:

Staff Certification:

*Sierra Cratic-Smith*

Sierra Cratic-Smith  
Planner



**Board of Zoning Appeals Staff Report  
March 25, 2024 Meeting**

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**6895 BEVELHYMER ROAD  
ARTIFICIAL LANDSCAPE VARIANCE**

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LOCATION: 6895 Bevelhymer Road (PID: 222-004750-00)  
APPLICANT: Plymouth Brethren Church c/o Nick Cavalaris, Underhill Law Firm  
REQUEST: Variance to City Codified Ordinance Chapter 1171.07 to allow for artificial turfgrass.  
ZONING: R-1, Residential Estate District  
STRATEGIC PLAN: Residential  
APPLICATION: VAR-11-2024

Review based on: Application materials received on February 29, 2024.

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

**I. REQUEST AND BACKGROUND**

The applicant requests a variance to allow the use of artificial turfgrass, about 1,052 +/- square feet, within the parking lot islands and children’s play area at 6895 Bevelhymer Road. The city codified ordinance 1171.07 states artificial plants are prohibited and that all landscape materials shall be living plants for the landscaping material requirements for planting such as grass and ground cover, trees, shrubs and hedges.

During a final inspection, the city staff found the parking islands and play area are not natural landscape such as turfgrass or mulch. The property owner states that the artificial turfgrass was installed for improved durability

**II. SITE DESCRIPTION & USE**

The property is 5.71 acres in size and contains a new church known as Plymouth Brethren Church. The property is south of Central College Road and west of Bevelhymer Road. The surrounding properties are zoned Residential Estate District (R-1) and contain residential uses.

**III. ASSESSMENT**

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

*Criteria*

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is

whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

#### **IV. EVALUATION**

##### **Variance to allow the use of artificial turfgrass, about 1,052+/- square feet, within a play area and parking lot islands.**

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

1. The city codified ordinance Chapter 1171.07 states artificial plants are prohibited and that all landscape materials shall be living plants for the landscaping material requirements for planting such as grass and ground cover, trees, shrubs and hedges. The applicant requests a variance to allow for artificial turf on the parking islands. There is large parking lot island that is used for a children's play area.
2. The islands and play area make up 1,052 +/- square feet. The parcel is about 248,727.6 +/- square feet in size. This equates to about 4% of the entire property.
3. The essential character of the neighborhood may be substantially altered if the variance is approved. The purpose of requiring living plant material is to promote and protect the natural environment according to codified ordinance Chapter 1171.01.
4. The artificial turfgrass is located just within the parking islands and play area. The remainder of the property uses natural turfgrass. The applicant states the purpose of the artificial turfgrass on the parking islands and children's play area is because they are too small to mow properly. In addition, the turfgrass could endure the children's use of the play area so it will not wither. The property owner states they are using the artificial turfgrass to keep a consistent, clean appearance over time.



- a. The use of alternative surface material for the children's play area is consistent with other areas of the city. While there are no other known playgrounds utilizing artificial turf grass, many use mulch or pour-in-place rubber.
  - b. The majority of parking lot islands at commercial and institutional properties use a combination of natural grass, shrubs, and mulch.
5. There are layers of screening that prevent the artificial turfgrass from the public right-of-way. The artificial turf is in the parking islands where it is located 275 feet away from the public right of way. In addition, the artificial turf is used on the children's play area where it is located 300 +/- feet away from the public right-of-way. The applicant states that due to a curve in the entrance drive to the parking area, and the existing landscaping between the church and Bevelhymer Road, none of these artificial grass applications are visible from Bevelhymer Road or any other public right-of-way.
6. The church property is surrounded by residential properties so it is required to install landscape screening at the perimeter of the property that achieves 75% opacity screening at full foliage.
7. This variance does not appear to preserve the spirit and intent of the zoning requirement. The artificial turf grass parking lot islands have trees installed in them which results in a mixture of natural and artificial landscape material. The trees planted with the artificial turf have the possibility of uprooting the artificial turfgrass as they grow resulting in an unseemly appearance.
8. There are special conditions and circumstances exist that are peculiar for the play area. This is because the play area using artificial turfgrass is similar to other projects found in the city. Its ability to endure the use of child's play would keep a consistent appearance of the landscape. In addition, it would protect the children in case of injury similar to the pour-in-play found on city parks in residential neighborhoods.
9. This variance does not negatively impact the delivery of government services.
10. This problem can be solved by some manner other than the granting of the variance. It appears that natural landscape could be installed.
11. The city staff could not find any other variances approved for institutional uses historically. However, a variance has been approved at the Courtyards at New Albany subdivision allowing for artificial turf grass around the community pool. In addition, the Planning Commission recently approved a variance for artificial turfgrass to be permitted around a pool area on a residential property.
12. This variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed project.

#### **IV. SUMMARY**

The city created the Design Guidelines and Requirements to ensure the community enjoys the highest possible quality of architectural and site design. Section 1 of the Design Guidelines and Requirements contains the overall guiding principles for design in New Albany. One of these overall principles is that development in New Albany will be designed to include landscaping to enhance the quality and character of the built environment. The distinctive character of New Albany is due to a combination of the architectural and physical environment which includes natural landscape features.

The property is screened with 75% opacity landscaping from neighboring properties, and there is a curve in the entrance drive to the parking area with existing landscaping so off-site visibility of the artificial turfgrass appears to be limited. However, the use of artificial turfgrass in the parking lot islands does appear to meet the spirit and intent of the zoning requirement.

Some special conditions and circumstances exist that are peculiar to the children's play area. The use of artificial turfgrass appears to be consistent with previously approved variances and the use of alternative surface material is typical throughout the community.

**V. ACTION**

Should the Board of Zoning Appeals find that the application has sufficient basis for disapproval, finding the following motion is appropriate.

**Move to approve application VAR-11-2024 based on the findings in the staff report (conditions of approval may be added)**

**Approximate Site Location:**



Source: NearMap

Thomas A. Shockey  
7199 Central College Road  
New Albany, Ohio 43054

March 20, 2024

Sierra Cratic-Smith, Planner  
99 W. Main Street  
New Albany, Ohio 43054

Dear Ms. Cratic-Smith,

Thank you for your notification regarding the variance request of the Plymouth Brethren Church, asking to replace natural turf with artificial turf. I am unable to attend the public hearing on March 25, 2024. However, I would like to share my thoughts.

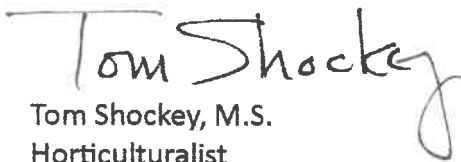
I am a graduate, and employee, of the Department of Horticulture and Crop Science at The Ohio State University. A major area of study is Turfgrass Science. I have a comprehensive background in this area, as well as employment as a specialist at the Fairfax Country Club in Virginia, near Washington, D.C.

I do not feel that artificial turf is a satisfactory substitute for real grass, in any situation.

Please know that the Church Leaders involved with the establishment of this church have been extremely responsive to our concerns as a neighbor. I do not wish to jeopardize our friendly relationship, but I do have strong feelings in this regard. I would hate to see this request honored, or any future similar requests positively addressed.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Tom Shockey". The signature is written in a cursive style with a large, sweeping "T" and a long, trailing "y".

Tom Shockey, M.S.  
Horticulturalist  
[boxer7199@gmail.com](mailto:boxer7199@gmail.com)  
614-477-4487 (Cell)



## **Community Development Department**

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

Dear Nick Cavalaris c/o Plymouth Brethren Church

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

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

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

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

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, March 26, 2024

The New Albany Board of Zoning Appeals took the following action on 03/25/2024 .

#### Variance

**Location:** 6895 Bevelhymmer Rd.

**Applicant:** Nick Cavalaris c/o Plymouth Brethren Church

**Application:** PLVARI20240011

**Request:** To allow the site's parking lot islands and play area to use artificial turfgrass where code prohibits artificial landscaping.

**Motion:** To approve

**Commission Vote:** Motion Approved with Conditions, 4-0

**Result:** Variance, PLVARI20240011 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this March 26, 2024

#### Condition(s) of Approval:

1. This approval only extends to the play area, not the parking lot islands.
2. The parking lot islands are to be restored to natural, living grass no later than September 30, 2024.

Staff Certification:

*Sierra Cratic-Smith*

Planner



**Board of Zoning Appeals Staff Report  
May 29, 2024 Meeting**

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**CROWN LIFT TRUCKS  
SIGN VARIANCE**

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LOCATION: 3450 Horizon Court (PID: 095-111756-00.010)  
APPLICANT: Signcom, Inc. c/o Kyle Cochran and Bruce Sommerfelt  
REQUEST: (A) Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 139 square feet where code permits a maximum of 75 square feet.  
(B) Variance to C.O. 1169.16(d) to allow lettering height to be 42” where code permitted a maximum of 36”.  
(C) Variance to C.O. 1169.16(d) to allow two signs per business frontage whereas code permits one wall sign per building frontage.  
(D) Variance to the Beech Road North District Framework and Landscape Design Standards to allow a non-conforming wayfinding sign.  
ZONING: Limited General Employment (L-GE): Jug Street North Zoning Text  
STRATEGIC PLAN: Employment Center  
APPLICATION: VAR-26-2024

Review based on: Application materials received April 26, 2024

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*Staff report prepared by Sierra Saumenig, Planner*

**I. REQUEST AND BACKGROUND**

The applicant requests the following variances related to a new sign package for the Crown Life Trucks building located in the Licking County portion of the New Albany Business Park and accessed off of Horizon Court.

- (A) Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 142 square feet where code permits a maximum of 75 square feet
- (B) Variance to C.O. 1169.16(d) to allow lettering height to be 42” where code permitted a maximum of 36”.
- (C) Variance to C.O. 1169.16(d) to allow two signs per business frontage whereas code permits one wall sign per building frontage.
- (D) Variance to the Beech Road North District Framework and Landscape Design Standards to allow a non-conforming wayfinding sign.

**II. SITE DESCRIPTION & USE**

The building is located in the Licking County portion of the New Albany Business Park and accessed off of Horizon Court. Two tenants are currently in the space which includes Crown Lift Trucks and Lansing Building Products. The property is zoned L-GE, General Employment and is 61.83+/- acres. There are several other businesses located around the site and the undeveloped parcels to the south of the site have planned commercial buildings to be developed.

### III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

#### *Criteria*

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

### III. ASSESSMENT

#### *Considerations and Basis for Decision*

**A variance request to C.O. 1169.16(d) to allow the size of a wall sign to be 142 square feet where code permits a maximum of 75 square feet.**

The following should be considered in the decision of the board:

1. A variance request to C.O. 1169.16(d) to allow the size of a wall sign to be 142 square feet where code permits a maximum of 75 square feet.
2. C.O. 1169.16(d) states that one wall sign, up to 75 sq.ft. in size is permitted to be installed per

building frontage. The building has one frontage: Horizon Court, therefore one wall sign is allowed. The applicant proposes to install two wall signs. One of the signs will be mounted on the south elevation facing Horizon Court while the other sign is on the east elevation. However, one of the signs exceeds the permitted 75 square feet.

- a. Sign 1: features the company name and logo. This first sign is 142 +/- square feet. This exceeds the maximum area requirement according to the city sign code and is what the Board of Zoning Appeals is evaluating.
  - b. The second sign will be 24 +/- square feet. Sign 2: says “parts & services.” This sign meets all of the city sign code requirements.
3. The variance request does not appear to be substantial due to the large size of the building. The Horizon Court building elevation is approximately 725 feet long with Crown Life Truck’s tenant space occupies 512 feet of the total frontage. Due to this large size, the proposed wall sign appears to be appropriately scaled in relation to the size of the building. If the applicant were to install a wall sign that met code requirements, it may appear under scaled and out of place on the larger building.
  4. It appears that there are special conditions and circumstances that justify the variance request. The city sign code provides a maximum sign size but does not consider the size of structures that are typically constructed in the Licking County portion of the New Albany Business Park. The building is roughly 175,000 square feet. The permitted sign sizes are based on use categories and there is one size allowance for all commercial/warehousing buildings within the entire Business Park. This building is a larger warehouse building and larger than a typical commercial building which the sign code likely contemplated when it was written.
  5. The Board of Zoning Appeals has approved similar variance requests to allow for larger signs on larger buildings. The BZA approved sign area variances for Amazon distribution center on April 26, 2021 (VAR-35-2021), the Pizutti Multi-tenant Building on October 28, 2019 (VAR-88-19) and for KDC on July 23, 2012 (VAR-4-2012).
  6. Granting the variance appears to meet the spirit and intent of the zoning requirement because it ensures that the sign is appropriately scaled and designed for the building that they are located on. The city sign code requires signs to “integrate with the building/site on which they are located and adjacent development in scale, design, and intensity. For example, large signs are best suited for buildings with larger massing.” The proposed sign meets this intent as it is well designed and appropriately scaled in relation to the large warehouse building thereby making the size appropriate in this case.
  7. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the New Albany Business Park and is at the end of Horizon Court making the site not visible from Jug Street.
  8. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
  9. Granting the variance will not adversely affect the delivery of government services.

**(B) Variance to C.O. 1169.16(d) to allow one wall sign to have a lettering height of 42 inches where code allows a maximum of 36 inches.**

The following should be considered in the decision of the board:

1. C.O. 1169.16(d) states that the maximum lettering height for wall signs at this location is 36 inches. The applicant proposes to install one wall sign with a lettering height of 42 inches, therefore a variance is required.
2. The spirit and intent of the zoning requirement is to ensure that letters are appropriately scaled in relation to the building. Due to the large size of this warehouse building, larger signs with larger lettering are appropriate as they are designed to scale appropriately in relation to the large building they are located on. In addition, a similar variance under VAR-35-2021 was approved in April 2021 by the board for Amazon’s signs just south of Ganton Parkway.
3. The variance requests do not appear to be substantial due to the large size of the building. The Horizon Court building elevation is approximately 725 feet long with Crown Life Truck’s tenant space occupies 512 feet of the total frontage. The maximum building height is 44 feet at the top of the parapet wall. Due to this large size, the proposed wall sign appears to be



appropriately scaled in relation to the size of the building. If the applicant were to install a wall sign that met code requirements, it may appear under scaled and out of place on the larger building.

4. It appears that there are special conditions and circumstances that justify the variance request. The city sign code provides a maximum lettering height size but does not consider the size of structures that are typically constructed in the New Albany Business Park. This building is a larger warehouse building and larger than a typical commercial building which the sign code likely contemplated when it was written.
5. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the New Albany Business Park and is completely surrounded by commercially zoned properties or undeveloped land with planned commercial buildings. Additionally, the building is located at the end of Horizon Court, minimizing their visual impact.
6. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
7. Granting the variance will not adversely affect the delivery of government services.

**(C) A variance request to C.O. 1169.16(d) to allow two signs per business frontage whereas code permits one wall sign per building frontage.**

The following should be considered in the decision of the board:

1. C.O. 1169.16(d) states that one wall sign is allowed per building frontage. The building has one frontage: Horizon Court, therefore one wall sign is allowed. The applicant proposes to install two wall signs. As mentioned, one of the signs will be mounted on the south elevation facing Horizon Court while the other is on the east elevation.
  - a. The second sign on the east elevation will be 24 +/- square feet. Sign 2: says “parts & services.” This sign meets all of the city sign code requirements.
2. The variance request does not appear to be substantial and meet the spirit and intent of the zoning text requirement. The city sign code permits one wall sign per building frontage, with an area of up to 75 sq. ft. based on the building linear frontage. While the applicant proposes to allow more wall signs than permitted by right, the “parts and services” sign is 24 +/- square feet which is substantially lower than the permitted 75 square feet. In addition, a similar variance under VAR-16-2022 was approved in February 2022 by the board for Axium Packaging signs south of Jug Street.
3. It appears that there are special conditions and circumstances that justify the variance request. The city sign code provides a maximum number allowable size of single wall signs but does not consider multiple, smaller sized wall signs. The sign regulations do not take into account the size of building when determining the allowable number of signs. This is a larger warehouse building where additional wall signs are most appropriate and the proposed signs will provide additional wayfinding.
4. The spirit and intent of the zoning requirement still appears to be met by granting the variance which is to ensure that buildings are not “over signed.” Due to smaller size of one of the proposed signs, the additional wall sign is appropriate and the building does not appear to be “over signed.” Even if the second tenant were to propose a wall sign, the Horizon Court elevation is 725 +/- feet in length and it does not appear the building would look “over-signed” with an additional tenant wall sign. The additional sign meets the context and compatibility requirements of the city sign code which states that signs must not create an appearance of competition between adjacent signs.
5. It does not appear that the essential character of the immediate area will be altered if the variance is granted. This variance request does not eliminate the architectural, screening, and landscaping requirements for this property.
6. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
7. Granting the variance will not adversely affect the delivery of government services.

**(D) Variance to the Beech Road North District Framework and Landscape Design Standards to allow a non-conforming wayfinding sign.**

The following should be considered in the decision of the board:

1. A variance request to the Beech Road North District Framework and Landscape Design Standards to allow a non-conforming wayfinding sign.
2. The guidelines outlined in the Beech Road North District Framework and Landscape Design Standards prescribe specific materials and design elements for signage to ensure there is consistency throughout the entire business park. These include a steel tube structure with a powder-coated white finish, an aluminum sign panel measuring 36 inches by 36 inches, and a charcoal color scheme. Furthermore, the guidelines detail the required font type and size for the signage.
  - a. Proposed Sign: The applicant is proposing a 5.80 square foot wayfinding sign that is aluminum with vinyl lettering in an unspecified font type. The sign colors include gray, black, and brushed aluminum.
3. The variance request may be substantial as it will alter the visual landscape of the surrounding area. The intent of the Beech Road North District Framework and Landscape Design Standards was designed to preserve the city's rural character and to achieve uniformity throughout the New Albany Business Park. If the applicant were to install a wayfinding sign that met design requirements, it would be consistent with other business's in the surrounding area. Additionally, the applicant could still use the same content on the proposed signage and could even increase the size as the permitted size for wayfinding signage is 16.72 square feet.
4. It appears that there are no special conditions and circumstances that justify the variance request. Other properties that fall within the Beech Road North area also have to meet the design standards to ensure consistency which signals to visitors that they are within the New Albany Business Park.
5. Granting the variance may impact the essential character of the area. The city board and commissions have not approved any ground signs to deviate from the general standards established in the design guidelines. This would be the first and only ground sign to not match the general aesthetic of the area. Granting the variance may be precedent setting since there do not appear to be any special conditions or unique features of the lot.
6. Granting the variance does not appear to meet the spirit and intent of the zoning requirement because the applicant could achieve the required wayfinding signage without altering the intended content of the sign. It does appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the New Albany Business Park and the Beech Road North District Framework and Landscape Design Standards were designed to achieve a rural character within the business park with specified sign standards.
7. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
8. Granting the variance will not adversely affect the delivery of government services.

**IV. SUMMARY**

The variance requests to allow two wall signs per business frontage where code allows one, to allow one wall sign to have a larger area than code permits, and to allow a taller lettering height than permitted by the city code are not substantial. This site is located within the Licking County Business Park and is completely surrounded by commercially zoned properties that are also developed with large scaled buildings. Due to the larger size of this warehouse building and its location adjacent to similar structures, a larger sign appears to be appropriate in addition to two signs on the business frontage. The variance to allow an inconsistent wayfinding sign is substantial as it will alter the surrounding area and cause inconsistency among the street frontage.

**V. ACTION**

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motions would be appropriate. Conditions of approval may be added.

Move to approve application VAR-26-2024.

**Approximate Site Location:**



Source: NearMap

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



**Community Development Planning Application**

Project Information	Site Address <u>3450 Horizon Court, New Albany, OH 43031</u>
	Parcel Numbers <u>9511175600010</u>
Acres <u>61.832</u>	# of lots created <u>One (1), no change</u>
<b>Choose Application Type</b>	<b>Circle all Details that Apply</b>
<input type="checkbox"/> Appeal	
<input 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Extension Request	
<input type="checkbox"/> Zoning	Amendment (rezoning)    Text Modification
<b>Description of Request:</b>	<u>Variances to the following: (1) C.O. 1169.16(d) to exceed the maximum allowable sqft of signage per frontage. (2) C.O. 1169.19(d) to exceed maximum letter height of 36" and allow 47" high letters. (3) C.O. 1169.16(d) to allow two signs per business frontage, over the allowable one per frontage. (4) Variance from Beech Rd S development text to allow a non-conforming wayfinding sign</u>
Contacts	Property Owner's Name: <u>New Albany Data Center SPE LLC, C/O Marty Platten</u>
	Address: <u>120 N LaSalle St, Ste. 2900</u>
City, State, Zip: <u>Chicago, IL 60602</u>	
Phone number: <u>312-345-8872</u>	Fax: _____
Email: <u>MPlatten@LPC.com</u>	
Applicant's Name: <u>Signcom, Inc. - Kylie Cochran, Bruce Sommerfel</u>	
Address: <u>527 West Rich Street</u>	
City, State, Zip: <u>Columbus, OH 43215</u>	
Phone number: <u>614-228-9999</u>	Fax: <u>614-228-4326</u>
Email: <u>kylie@signcominc.com, bruce@signcominc.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.
	<p style="text-align: center; font-size: small;">New Albany Data Center SPE, LLC, a Delaware limited liability company        By: HSRE+OI, LLC, Delaware limited liability company</p> <p>Signature of Owner _____ Date: <u>5/9/24</u>        Signature of Applicant <u>Kylie Cochran</u> _____ Date: <u>05/14/2024</u>  <span style="margin-left: 150px; font-size: x-small;">Authorized Signatory</span></p>

May 14, 2024

City of New Albany  
Board of Zoning Appeals  
99 W Main Street  
New Albany, OH 43054

RE: Crown Equipment Corporation – 3450 Horizon Court - Variance Application for exterior signage

Statement in Support of Proposed Variances

Signcom.Inc., on behalf of Crown Equipment Corporation d/b/a Crown Lift Trucks (“Crown”), requests variances for exterior building and directional signage for the above-referenced project. This request is submitted based on zoning plan review comments dated 3/28/2024 for Permit #PRSI20240125. We are requesting this application be reviewed at the May 20, 2024 Planning Commission meeting. The current zoning district is General Employment (GE).

**Legal Description:**

Parcel #095-111756-00.010 - Situated in the City of New Albany, County of Licking, State of Ohio, also being a part of Farm Lot 19 and Farm Lot 30, Quarter Township 2, Township 3, Range 155, United States Military Lands, also being part of a 190.699 acre tract of land conveyed to New Albany Data Center, LLC, as described in Instrument Number 2022051800112402.

**Variance 1:**

C.O. 1169.16(d) “Commercial/Warehouse permitted 1 square foot per linear square feet of building frontage, not to exceed 75 square feet.”

The variance is requested to allow the installation of exterior illuminated building signage. The proposed building sign will be approximately 141.83 square feet.

The variance is requested based on the overall size of the building frontage and the specifics of the area where the building is located. Crown’s premises is 21,202 square feet, and approximately 512 feet long and 44 feet high. A building sign “not to exceed 75 square feet” is not proportional for the building and will be difficult to read from Horizon Court. The proposed sign size aligns with Crown-branded signs on other Crown branch locations across the United States. The variance will not alter the character of the area, as neighboring properties are all commercially zoned and being developed as commercial properties. In keeping with the spirit of the zoning regulations, the sign will maintain the low intensity of signage in the area.

**Variance 2:**

C.O. 1169.19(d), Commercial/Warehousing allows a maximum lettering height of 36”.

The variance is requested to allow letters of an overall height of 47” for “CROWN” portion of main identification sign. Per Variance 1, applicant is requesting a sign that exceeds the allowable size to provide proportional identification for the building frontage of approximately 512 feet long and 44 feet high. When scaling the sign with branding standards, the lettering exceeds the allowable

height. The code restrictions on these large-scale super warehouses are notably more restrictive than perhaps originally anticipated. The need for larger, to-scale identification signage is warranted due to the expansive fronting elevations and massive leased square footage. The variance will not alter the character of the area.

**Variance 3:**

C.O. 1169.16(d) permits only one sign per business frontage.

The applicant requests a variance to allow two signs to include identification of the business and branding and a second to identify the “Parts and Service” area. The proposed “Crown Lift Trucks” sign on the South elevation is a total of 141.83 sqft, (addressed above in Variance #1 request), while the additional second sign for “Parts and Service” on the East elevation is 24.13 square feet. The “Parts and Service” sign is necessary to permit efficient movement of traffic on the road and premises.

**Variance 4:**

Variance to the Beech Road South development text to allow a non-conforming dual post sign.

The applicant requests a variance to allow a non-conforming wayfinding sign integrating company branding into directional signage for the Beech Road South development. This is a practical decision aimed at maximizing brand exposure and aiding navigation efficiency. By prominently featuring the company logo and colors, we ensure clear identification and association with the development, facilitating easier wayfinding for visitors and enhancing the overall coherence of the signage system. This approach not only reinforces the company's presence within the community but also streamlines the user experience, ultimately contributing to a more seamless and cohesive environment for all stakeholders involved.

**Justification:**

Pursuant to *Duncan v. Village of Middlefield*, 23 Ohio St. 3d 83 (1986), the following factors are considered by the New Albany Board of Zoning Appeals in its evaluation of variance requests:

**1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.**

The proposed signage will help ensure a beneficial use of the property. The signage reflects Crown’s standard branding and is recognized by customers throughout the United States. Crown’s business will appropriately benefit from the visibility of the premises.

**2. Whether the variance is substantial.**

The requested variances are not substantial. Given the size of the premises, the larger sign on the building is necessary for visibility and appropriate scale. The proposed directional sign is less than one square foot larger than the size normally permitted, and such increase in size helps ensure that vehicles entering the site can quickly determine direction of travel. The variances will ensure the signs are proportional to the building and site and will enable safer navigation by vehicles entering the site.

**3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment”.**

The essential character of the neighborhood will not be substantially altered and no adjoining properties will suffer detriment. The Crown premises is in a commercially zoned development, and the proposed signage is in character with this type of property. The signage will help traffic move efficiently through the area, which will benefit neighboring properties.

**4. Whether the variance would adversely affect the delivery of government services.**

The requested variances will not adversely affect the delivery of government services. In fact, more efficient traffic flow could help in the timely delivery of services.

**5. Whether the property owner purchased the property with knowledge of the zoning restriction.**

Crown was not aware of the sign restrictions when it entered into its lease of the property.

**6. Whether the problem can be solved by some manner other than the granting of a variance.**

The problem cannot be solved in some other manner. The larger signage is required to ensure visibility of the property and proper aesthetics.

**7. Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.**

Spirit and intent of the requirements will be preserved, as the larger signage is in proportion to the premises and site and will provide clear visibility of this commercial property.

In addition to the “Duncan” factors, the New Albany Board of Zoning Appeals also considers additional factors when granting a variance, as follows:

**A. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.**

There are special conditions and circumstances peculiar to the property, including the large size of the building and site, and the presence of the building at the end of Horizon Court. The applicable zoning requirements do not distinguish between structures of different sizes. Without the variances, the signage would be disproportionate to the size of the property and would appear out of place. In addition, because the building sits on the end of Horizon Court, vehicles traveling on the street would not be able to easily identify the Crown facility from the street.

**B. That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.**

A literal interpretation of the Zoning Ordinance would deprive Crown of rights commonly enjoyed by other properties. Without the variances, Crown's premises would be difficult to identify, and traffic congestion may occur due to difficulties in identifying the premises and in determining appropriate direction of travel when entering the premises.

**C. That the special conditions and circumstances do not result from the action of the applicant.**

No actions of the applicant caused the special conditions and circumstances to exist.

**D. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.**

Granting of the variances will not confer any special privileges upon Crown. In fact, granting of the variances is necessary to help ensure Crown has the same privileges applicable to other commercial properties in the zoning district, as well as to ensure that the scale and intensity of signage on the subject property is in keeping with the spirit of the zoning regulations.

**E. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.**

The proposed variances will not adversely affect health, safety, or public welfare, or be detrimental to properties in the vicinity. The variances will help ensure that the aesthetic character of the area is maintained and will help achieve efficient and safe traffic flow.





Licking County Property Map

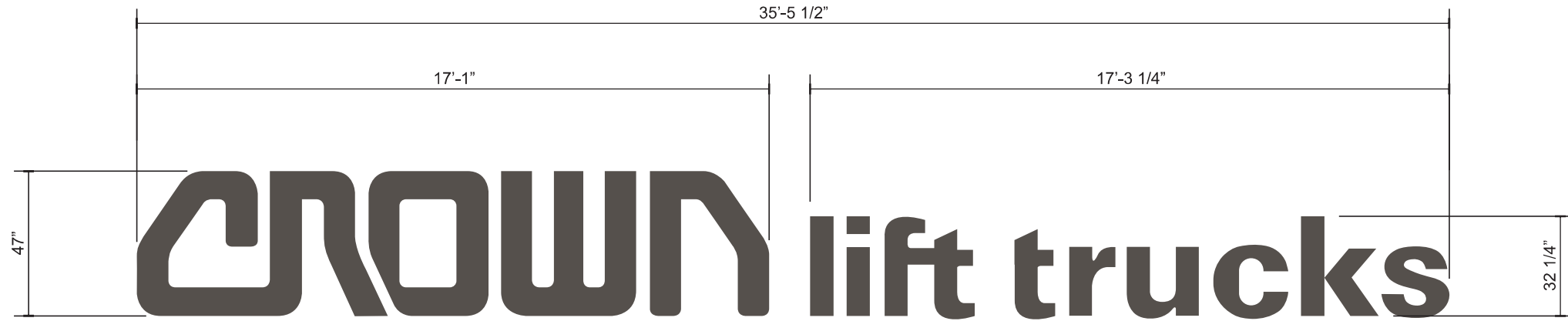
Parcel: 095-111756-00.011  
Owner: New Albany Data Center LLC  
120 North LaSalle Street Suite 2900  
Chicago, IL 60602

Parcel: 095-111756-00.009  
Owner: New Albany Data Center LLC  
120 North LaSalle Street Suite 2900  
Chicago, IL 60602

Parcel: 095-111618-04.000  
Owner: Amazon Data Services  
410 Terry Avenue North  
Seattle, WA 98109

Parcel: 095-111570-01.000  
Owner: MBJ Holdings LLC  
8000 Walton Parkway Suite 120  
New Albany, OH 43054

Parcel: 095-111756-00.013  
Owner: PJP Holdings LLC  
9005 Smith's Mill Road N.  
New Albany, OH 43054



SCALE 1/4" = 1' - 141.83 SQ FT

### SIGN A - Individual Halo-Illuminated Channel Letters

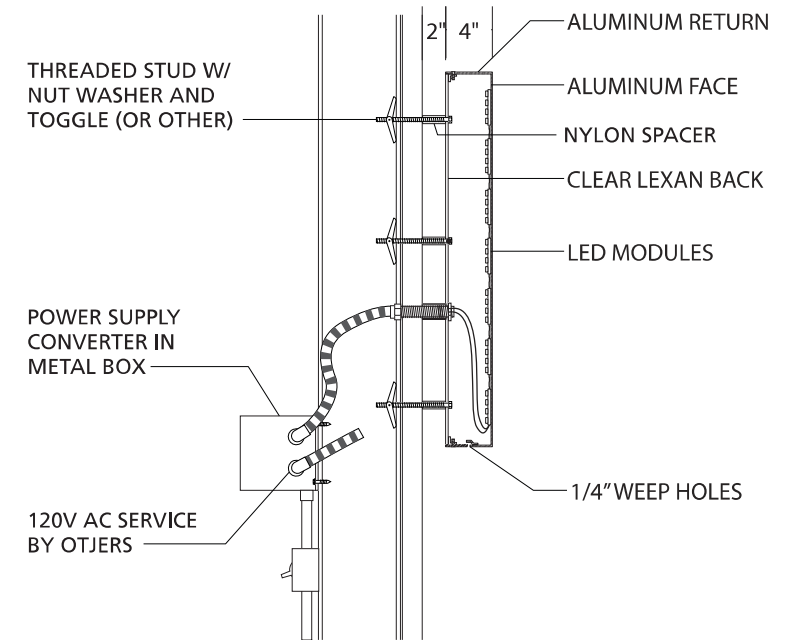
(1) SET REQUIRED

INDIVIDUAL LETTERS AS SHOWN ARE FORMED ALUMINUM - FACES WITH 4" DEEP RETURNS PRIMED AND PAINTED  
 LETTERS ARE HALO-ILLUMINATED USING HIGH OUTPUT WHITE LED MODULES MOUNTED TO .187 CLEAR  
 POLYCARBONATE BACK WIRED TO REMOTE UL LITED #E153594 POWER SUPPLY CONVERTERS HOUSED IN METAL  
 BOX WITH DISCONNECT SWITCH PLACED IN ACCESSIBLE AREA BEHIND WALL CONNECTED TO 120V AC PRIMARY  
 SERVICE RUN TO LOCATION BY OTHERS

LETTERS ARE MOUNTED TO FASCIA USING CORROSION-RESISTANT 1/4" DIAMETER THREADED STUDS WITH  
 NUT/WASHER AND BUTTERFLY TOGGLE OR OTHER BASED ON WALL CONSTRUCTION AND CONDITIONS - EACH  
 FASTENER TO HAVE 2" LONG NYLON SPACER SLEEVE - MINIMUM (3) FASTENERS PER LETTER

#### COLOR

PMS 8404 C



NOT TO SCALE - SECTION THRU DETAIL

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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

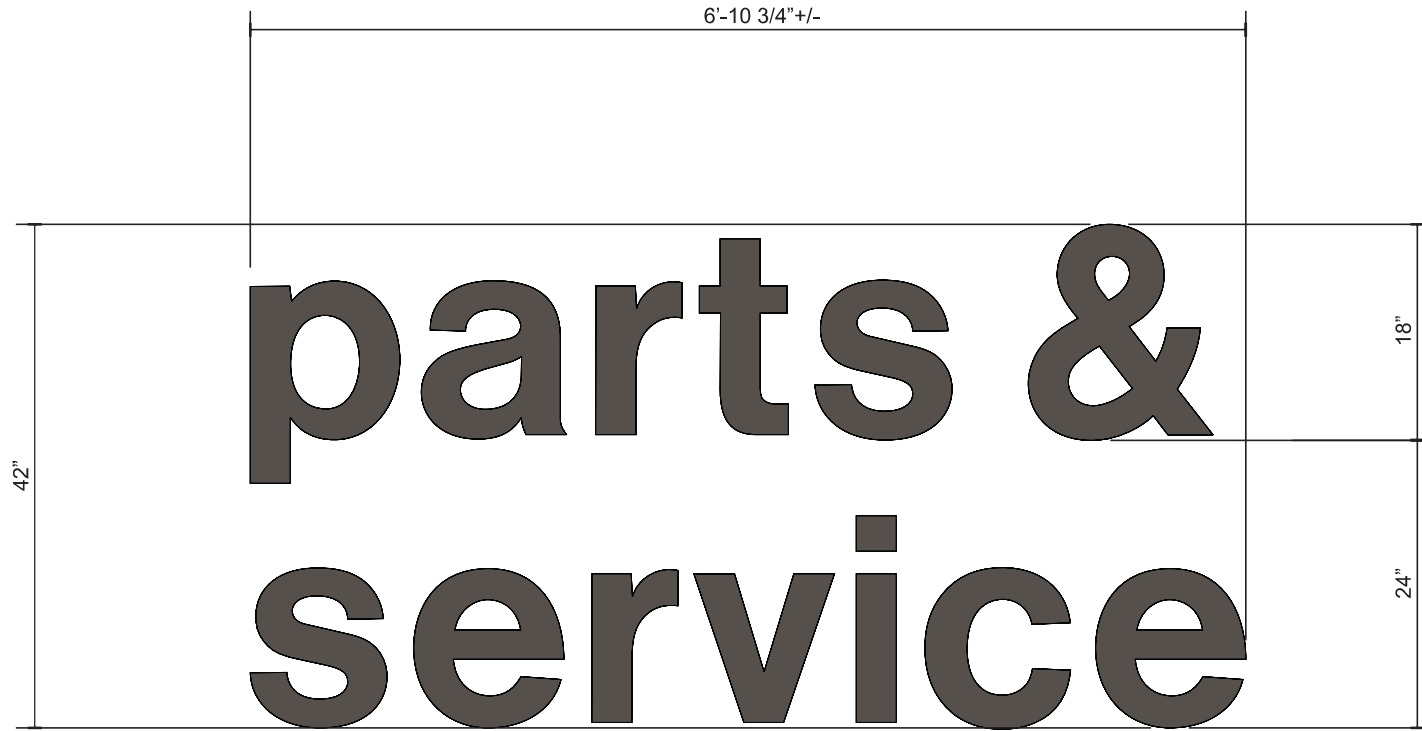
PRODUCTION ART REQUIRED  
 Colors on Printed Documents May Vary

PROJECT NAME CROWN LIFT TRUCKS  
 LOCATION 3430 HORIZON  
 CITY NEW ALBANY STATE OHIO

REVISION 2-6-24 2-13-24

SALES BMS  
 DESIGN DAW  
 SIZE 14

DATE 1-30-24  
 SCALE Noted  
 PROJECT# 24122



SCALE 3/4" = 1' - 24.13 SQ FT

**SIGN B - Individual Non-Illuminated Channel Letters**

(1) SET REQUIRED

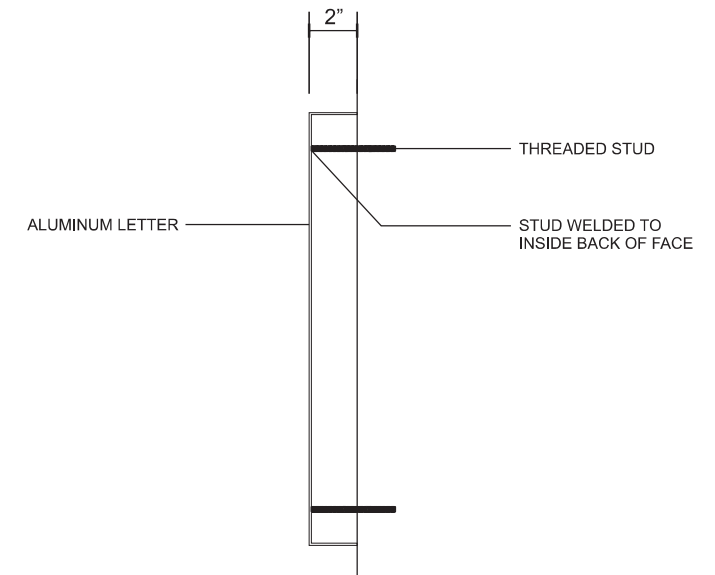
INDIVIDUAL LETTERS AS SHOWN ARE FORMED ALUMINUM - FACES WITH 2" DEEP RETURNS PRIMED AND PAINTED

EACH LETTER TO HAVE CORROSION-RESISTANT 1/4" DIAMETER THREADED STUDS WELDED TO INSIDE BACK OF FACE - MINIMUM (3) PER LETTER

LETTERS ARE MOUNTED FLUSH TO EXTERIOR WALL - STUDS ARE SET INTO SILICONE ADHESIVE FILLED BORES IN WALL

**COLOR**

PMS 8404 C



SCALE 1 1/2" = 1' - SECTION THRU

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

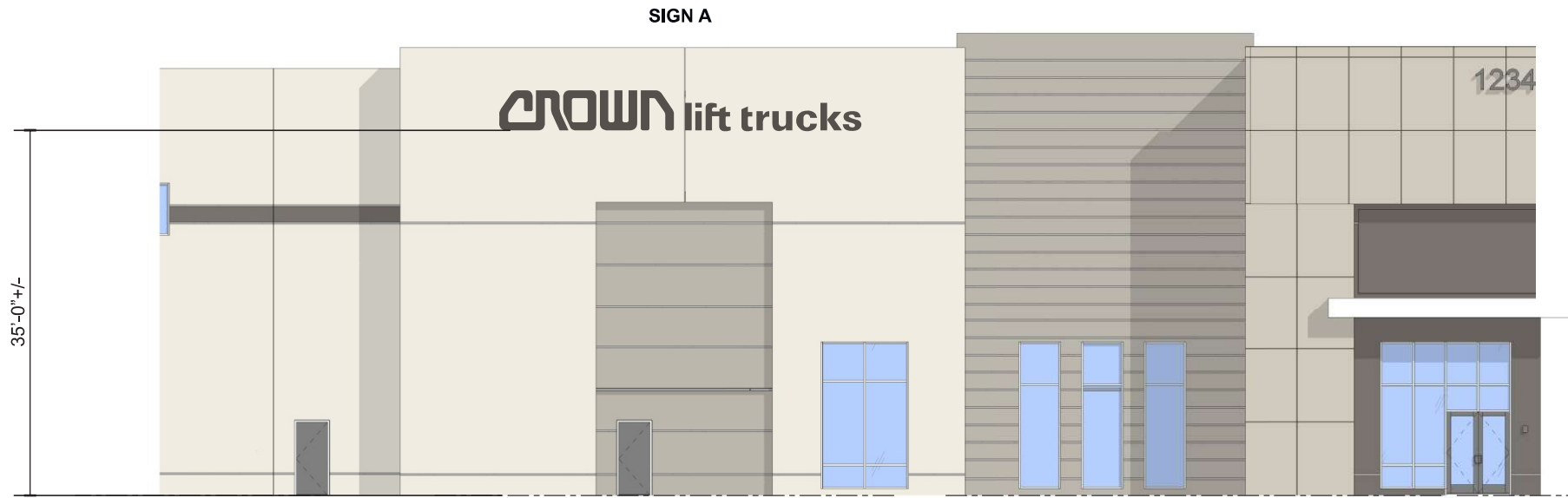
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Colors on Printed Documents May Vary

PROJECT NAME CROWN LIFT TRUCKS  
LOCATION 3430 HORIZON  
CITY NEW ALBANY STATE OHIO

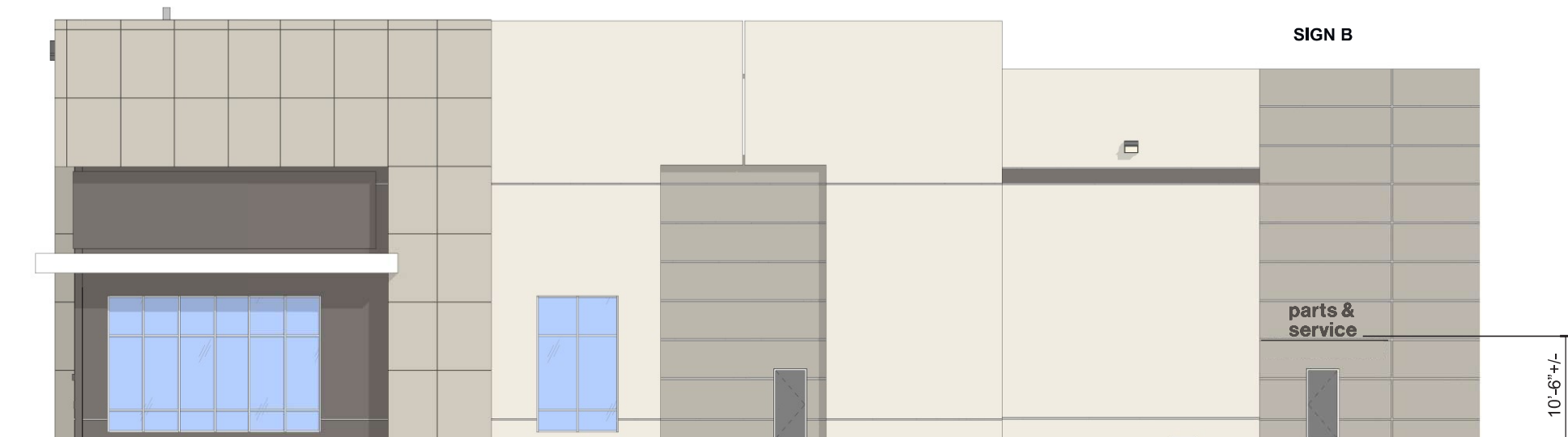
REVISION 2-6-24 2-13-24

SALES BMS  
DESIGN DAW  
SIZE 14

DATE 1-30-24  
SCALE Noted  
PROJECT# 24122



SCALE 1/16" = 1' - SOUTH ELEVATION



SCALE 1/16" = 1' - EAST ELEVATION

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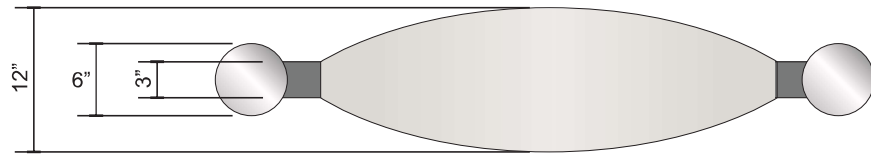
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 Colors on Printed Documents May Vary

PROJECT NAME CROWN LIFT TRUCKS  
 LOCATION 3430 HORIZON  
 CITY NEW ALBANY STATE OHIO

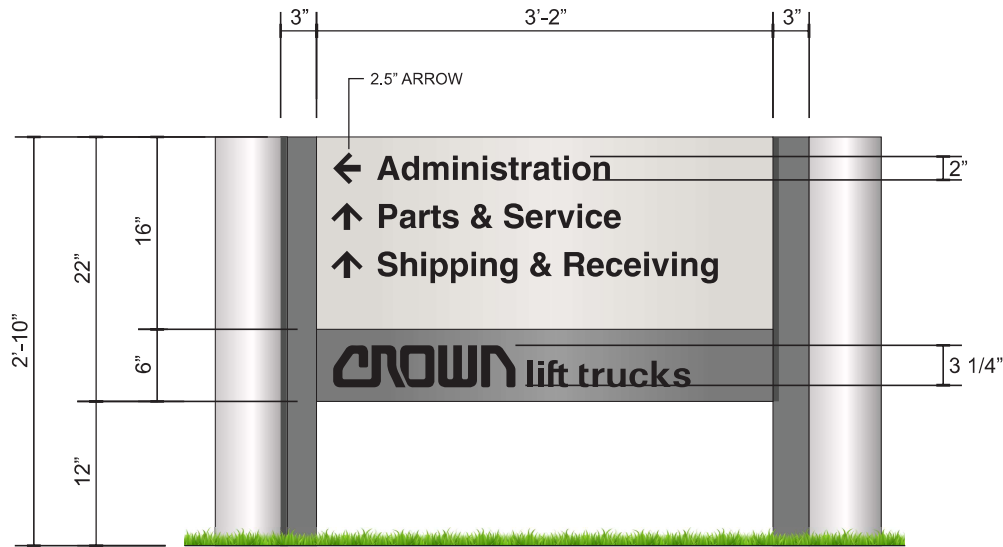
REVISION 2-6-24 2-13-24

SALES BMS  
 DESIGN DAW  
 SIZE 14

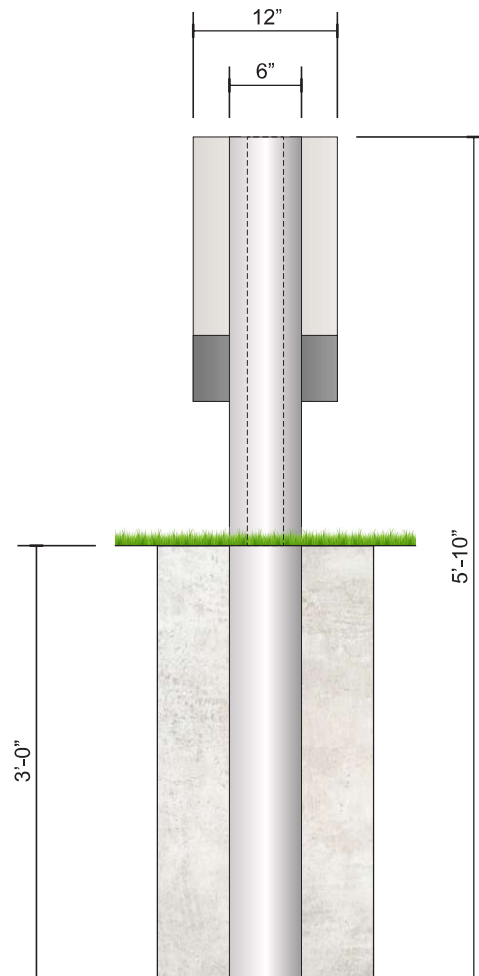
DATE 1-30-24  
 SCALE Noted  
 PROJECT# 24122



PLAN VIEW



SCALE 3/4" = 1' - 5.80 SQ FT



**OPTION 1**

**SIGN G - Non-Illuminated Directional Ground Sign**

(1) REQUIRED

12" DEEP CABINET WITH RADIUS-FORMED FACES IS FABRICATED FROM ALUMINUM WITH (2) VERTICAL REVEALS FABRICATED FROM 3" X 3" X 3" X .250" WALL ALUMINUM 'C' CHANNEL WITH CAPPED TOPS EACH END SPANNING TOP OF CABINET TO GRADE WITH CAPPED TOPS - ALL PRIMED AND PAINTED

COPY, ARROWS, AND LOGO ARE HIGH PERFORMANCE VINYL APPLIED TO FACE

SUPPORT CONSISTS OF (2) 6" DIAMETER X .250" WALL ALUMINUM TUBES WITH CAPPED TOPS - TUBES ARE SET INTO (2) 18" DIAMETER X 3' DEEP CONCRETE FOOTERS

**COLORS**

FACE - PMS COOL GRAY 2C, PMS 424C GRAY

COPY/ARROW/LOGO - 3M 7725-12 BLACK

REVEALS - PMS 424C GRAY

SUPPORTS - MATTHEWS MP 41342SP BRUSHED ALUMINUM

**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 CROWN LIFT TRUCKS  
LOCATION 3430 HORIZON  
CITY NEW ALBANY STATE OHIO

REVISION 2-6-24 2-13-24

SALES BMS  
DESIGN DAW  
SIZE 14

DATE 1-30-24  
SCALE Noted  
PROJECT# 24122





NOT TO SCALE - PROPOSED SIGN A ON SOUTH ELEVATION AND SIGN G OPTION 1 DIRECTIONAL

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 \_\_\_\_\_  
 \_\_\_\_\_  
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PRODUCTION ART REQUIRED  
 Colors on Printed Documents May Vary

PROJECT NAME CROWN LIFT TRUCKS  
 LOCATION 3430 HORIZON  
 CITY NEW ALBANY STATE OHIO

REVISION \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SALES BMS  
 DESIGN DAW  
 SIZE 14

DATE 4-25-24  
 SCALE Noted  
 PROJECT# 24122





NOT TO SCALE - PROPOSED PLACEMENT OF SIGN A ON SOUTH ELEVATION

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 \_\_\_\_\_  
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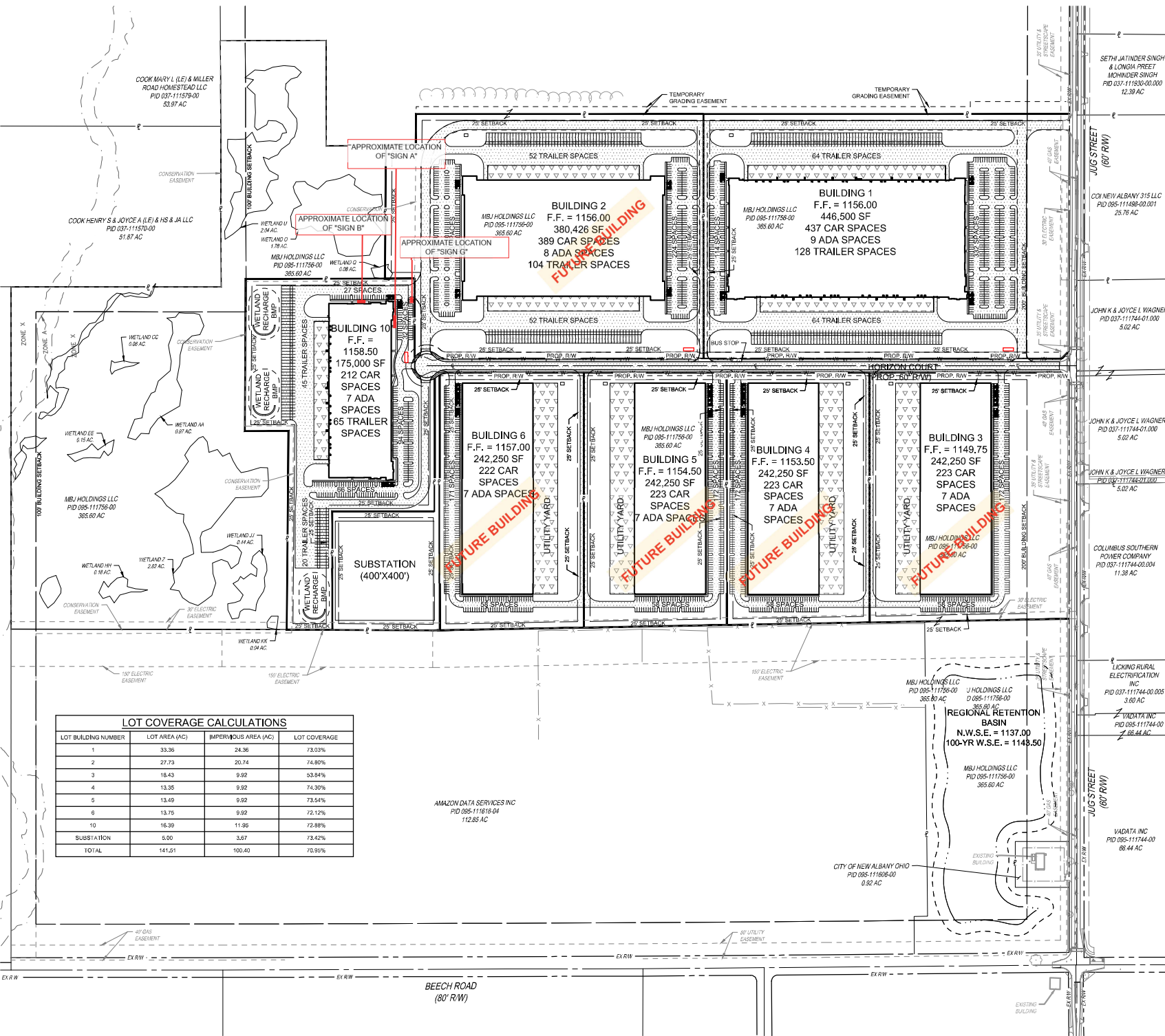
PRODUCTION ART REQUIRED  
 Colors on Printed Documents May Vary

PROJECT NAME CROWN LIFT TRUCKS  
 LOCATION 3430 HORIZON  
 CITY NEW ALBANY STATE OHIO

REVISION \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SALES BMS  
 DESIGN DAW  
 SIZE 14

DATE 4-25-24  
 SCALE Noted  
 PROJECT# 24122



LOT BUILDING NUMBER	LOT AREA (AC)	IMPERVIOUS AREA (AC)	LOT COVERAGE
1	33.36	24.36	73.03%
2	27.73	20.74	74.80%
3	18.43	9.92	53.84%
4	13.35	9.92	74.30%
5	13.49	9.92	73.54%
6	13.76	9.92	72.12%
10	16.39	11.96	72.89%
SUBSTATION	5.00	3.67	73.42%
<b>TOTAL</b>	<b>141.61</b>	<b>100.40</b>	<b>70.95%</b>

**EXISTING LEGEND**

- SANITARY MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FENCE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- OVERHEAD UTILITY
- STORM SEWER
- SANITARY SEWER

**PROPOSED LEGEND**

- ▨ ASPHALT PAVEMENT
- ▩ HEAVY DUTY CONCRETE PAVEMENT



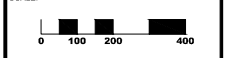
SEAL: \_\_\_\_\_

NO.	DATE	DESCRIPTION

**JUG STREET NORTH**  
 NEW ALBANY, OHIO

PROJECT NO: 210617-000

DATE: 01-21-2022



SHEET NAME:

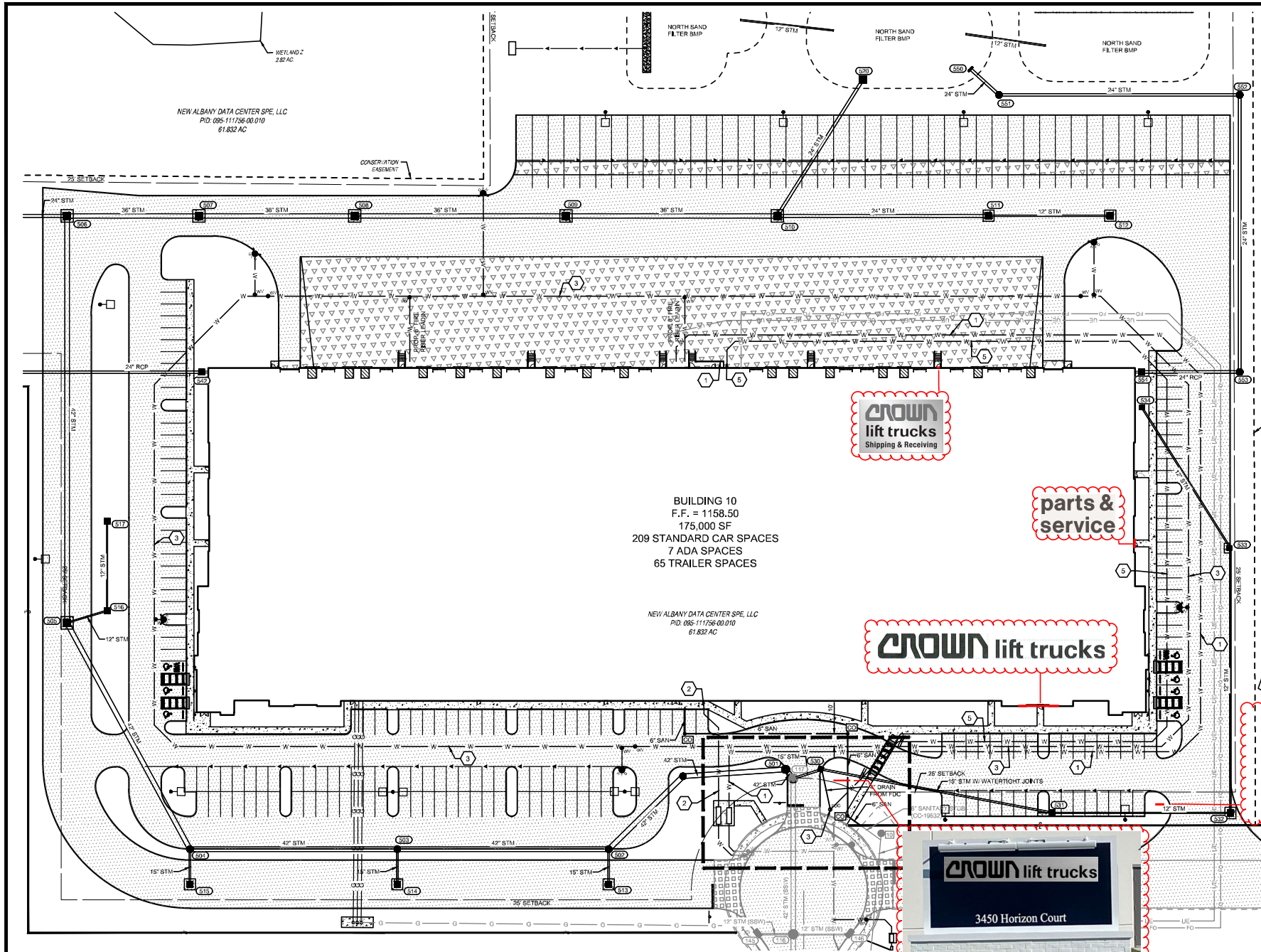
**OVERALL LOCATION PLAN**

SHEET NO:

**C300**





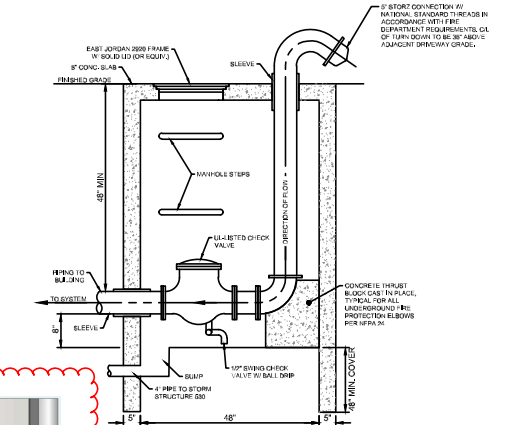
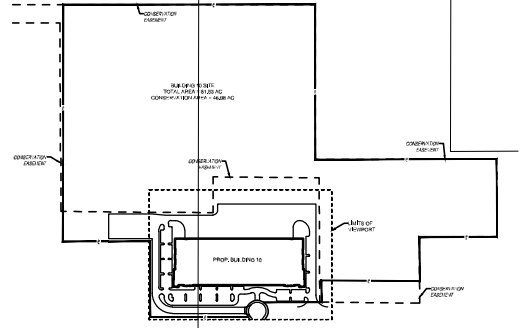


- PROPOSED LEGEND**
- WAT WATERLINE PIPE
  - WV WATER VALVE
  - CONCRETE PAD

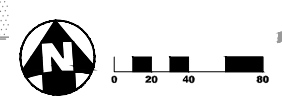
- CODED NOTES**
- 1 PROP. 12" FIRE SERVICE
  - 2 PROP. 4" DOMESTIC WATER SERVICE
  - 3 PROP. 8" FIRE
  - 4 PROP. FIRE DEPARTMENT CONNECTION, SEE DETAIL THIS SHEET
  - 5 PROP. 6" FIRE DEPARTMENT CONNECTION SERVICE

**NOTES**

1. CONTRACTOR SHALL MAKE ARRANGEMENTS W/ OWNER TO ALLOW CITY OF COLUMBUS TO VIEW FIRE SERVICE PUMPS (LOCATED WITHIN BUILDING) TO VERIFY THAT THERE IS A LOW-SUCTION PRESSURE CUT-OFF CONTROLLER AND/OR A MINIMUM PRESSURE-SUSTAINING VALVE.



THIS FDD SHALL BE PERMITTED AND SHALL MEET THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL PROVIDE A KNOWN FIRE (5) HIGH STORAGE GUARD GAP FOR THE FIRE DEPARTMENT CONNECTION. ALL EXPOSED PIPING SHALL BE GALVANIZED. A W/PT SHALL BE INSTALLED IN THE 12" FIRE SERVICE AND TWENTY (20) GALVANIZED IN 12" TO BE INSTALLED IN THE 6" DOMESTIC WATER SERVICE. THE 6" DOMESTIC WATER SERVICE SHALL BE INSTALLED TO BE REFLECTED LETTERS THAT ARE TWO (2) INCHES IN HEIGHT WITH A ONE (1) INCH MID-SPAN. THE FIRE DEPARTMENT CONNECTION AND THE 12" FIRE SERVICE SHALL BE INSTALLED IN THE 12" FIRE SERVICE. THE 6" DOMESTIC WATER SERVICE SHALL BE INSTALLED IN THE 6" DOMESTIC WATER SERVICE. THE 6" DOMESTIC WATER SERVICE SHALL BE INSTALLED IN THE 6" DOMESTIC WATER SERVICE. THE 6" DOMESTIC WATER SERVICE SHALL BE INSTALLED IN THE 6" DOMESTIC WATER SERVICE.



EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORD		NO.	DESCRIPTION	DATE
	VOL.	PAGE			
GRANTOR					

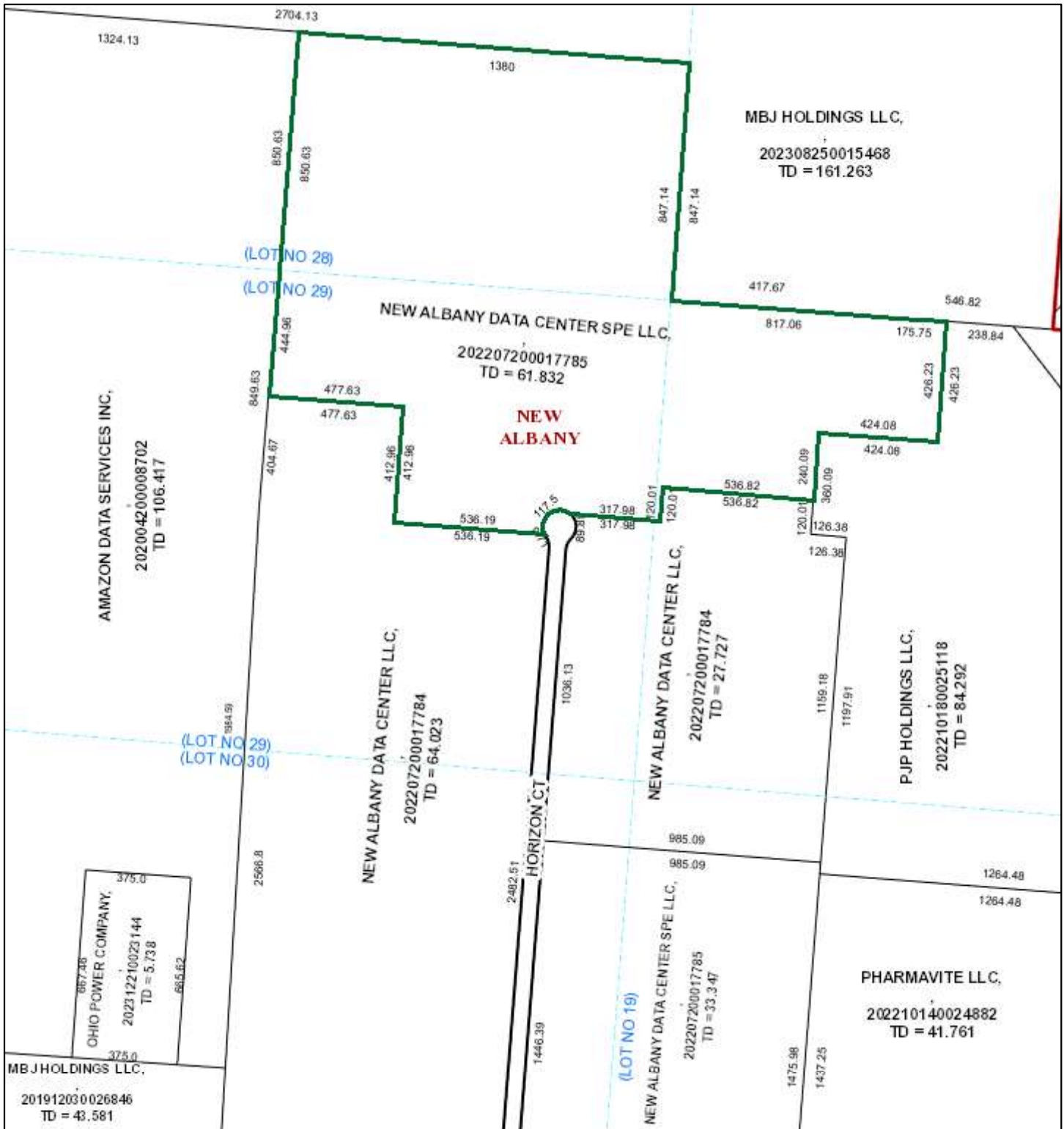
PLAN PREPARED BY:		



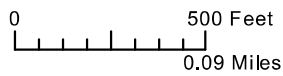
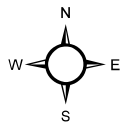
JUG STREET NORTH  
3450 HORIZON COURT  
CITY OF NEW ALBANY  
LICKING COUNTY, OHIO  
PID: 095-111756-00.010  
SITE PLAN (WSP #6929)

WSP# 6929  
SHEET: 3/3

# 3450 HORIZON CT



February 19, 2024



LICKING COUNTY TAX MAP

# Property Report

Address		
N/A NEW ALBANY DATA CENTER SPE LLC -- HORIZON CT		
Engineer's Pin	Owner	Auditor's PIN
02150000400000043130	N/A NEW ALBANY DATA CENTER SPE LLC	00-00.010
Tax Acreage	Deed Acreage	Official Record
61.832	61.832	202207200017785



**Board of Zoning Appeals Staff Report  
May 29, 2024 Meeting**

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**AMGEN  
UTILITY VARIANCE**

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LOCATION: 4150 Ganton Parkway Beech Road (PID: 094-106644-00.000)  
APPLICANT: Kokosing Industrial, Inc.  
REQUEST: Variance to allow above ground utilities whereas the Beech Interchange L-GE zoning text section II(I) states all new utilities are required to be installed underground.  
ZONING: Limited General Employment (L-GE)  
STRATEGIC PLAN: Employment Center  
APPLICATION: VAR-27-2024

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Review based on: Application materials received on April 26, 2024 and May 9, 2024

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*Staff report prepared by Sierra Saumenig, Planner.*

**I. REQUEST AND BACKGROUND**

The applicant requests a variance to the Beech Interchange L-GE zoning text section II(I) to allow above ground utility poles when the zoning text requires all utilities to be installed underground.

**II. SITE DESCRIPTION & USE**

The site is located in Licking County, south of State Route 161 and west of Beech Road and north of Ganton Parkway. The property is zoned L-GE, Limited General Residential. The overall site is 131.45 acres in size and surrounded by commercially zoned and used properties. The property is owned by Amgen and is developed with a biomedical facility.

**III. EVALUATION**

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

***Criteria***

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*

3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

### **III. ASSESSMENT**

#### ***Considerations and Basis for Decision***

#### **(A) Variance to the Beech Interchange L-GE zoning text section II(I) to allow above ground utilities.**

The following should be considered in the decision of the board:

1. Beech Interchange L-GE zoning text section (II)(I) states that all utilities shall be installed underground. The code applies to utilities on private property. The applicant proposes to install an electrical utility line overhead to connect to the existing AEP distribution lines along Worthington Road that are in the public right-of-way. The applicant installed solar panels on their site and wishes to connect the panels to the larger AEP power grid.
2. It appears that there are special conditions and circumstances that justify the variance request that do not result from the direct action of the property owner. All solar-generated power from this facility is immediately supplied to the AEP grid. During AEP's assessment of the initial plan for an underground duct, it was determined to be unfeasible because of the current system architecture. Therefore, AEP noted the site would need an alternative way to set up service.
3. The variance is not substantial as there are already existing AEP distribution lines along Worthington Road and the proposed private overhead electric lines will connect to the existing public lines. The proposed lines will be 40 feet in height above the ground, similar to the existing lines along Worthington Road. Additionally, the site has environmental features including a stream that cuts through the property and protected wetlands. The location of the proposed electric utility lines will provide minimal environmental disturbance as opposed to digging and trenching an underground duct.
4. It does not appear the applicant can solve the problem by some other manner other than the granting of the variance due to AEP's review and request for an alternative solution. As

mentioned above, burial of the lines requires digging and trenching an underground duct through environmentally sensitive areas which is not desirable.

5. The spirit and intent of the zoning requirement still appears to be met by granting the variance as the original design was to feed directly to the Amgen facility via an underground duct. AEP denied the connection of the solar based on the existing system architecture. Therefore, in order to meet AEP's requirements and provide energy to the solar array the utilities must be above ground. The proposed connection includes 5 poles, with two of the poles positioned outside the facility fence line. Additionally, the overhead line will cover 620 linear feet.
6. It does not appear that the essential character of the immediate area will be altered if the variance is granted. As mentioned, the site is located in the New Albany Business Park and is completely surrounded by commercially zoned and used properties. Additionally, the overhead electrical utility lines will only be visible at the Worthington Road entrance to Amgen.
7. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
8. Granting the variance will not adversely affect the delivery of government services.

#### **IV. SUMMARY**

The proposed variance appears to be appropriate in this case. Granting the variance is necessary in order to connect the solar array and feed it back into the AEP grid. Additionally, the overhead electric lines will provide minimal disturbance to the existing wetland and stream on the site and provide clean and sustainable power. The lines will only be visible at the Amgen entrance and will connect to existing overhead lines along Worthington Road. Additionally, the Engage New Albany strategic plan recommends fostering and encouraging the adoption of alternative energy sources within the city and granting this variance accomplishes this goal since it relates to solar energy.

#### **V. ACTION**

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motion would be appropriate.

**Move to approve application VAR-27-2024 (conditions of approval may be added).**



**Approximate Site Location:**



Source: NearMap

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



**Community Development Planning Application**

Project Information	Site Address <u>4150 Ganton Parkway, New Albany, OH 43054</u> Parcel Numbers <u>094-106494-00.002</u> Acres _____ # 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="5" 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><td></td> </tr> <tr> <td><input 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></td> <td colspan="2"></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></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td colspan="2">Easement</td> <td colspan="3">Street</td> </tr> <tr> <td><input checked="" type="checkbox"/> Variance</td> <td></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><td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td colspan="2">Amendment (rezoning)</td> <td colspan="3">Text Modification</td> </tr> </tbody> </table> <p>Description of Request: <u>Variance request per the attached documents include endorsement by NACO and approval by AEP</u></p>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input 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 checked="" 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>Amgen Inc.</u> Address: <u>4150 Ganton Parkway</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>797-955-6731</u> Fax: _____ Email: <u>sandra04@amgen.com</u>																																																																							
	Applicant's Name: <u>Kokosing Industrial, Inc.</u> Address: <u>6235 Westerville Road</u> City, State, Zip: <u>Westerville, OH 43081</u> Phone number: <u>614-212-5700</u> Fax: _____ Email: <u>wrw@kokosing.biz</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: 30%;">Signature of Owner</td> <td style="width: 40%;"><u>Federico de Felice</u></td> <td style="width: 30%;">Date: <u>30-Apr-2024</u></td> </tr> <tr> <td>Signature of Applicant</td> <td></td> <td>Date: <u>5/9/2024</u></td> </tr> </table>	Signature of Owner	<u>Federico de Felice</u>	Date: <u>30-Apr-2024</u>	Signature of Applicant		Date: <u>5/9/2024</u>																																																																	
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Fees & Submittal Information

Appeal		250.00	_____
Certificate of Appropriateness			_____
ARB – single and two family residential		100.00	_____
ARB – All other residential or commercial		300.00	_____
ARB - Signage		75.00	_____
Conditional Use		600.00	_____
Development Plan – Preliminary PUD or Comprehensive			_____
Planning fee	First 10 acres	750.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
Engineering fee	1-25 lots	155.00 / each	_____
	Minimum fee	1000.00	_____
Engineering fee	26 – 50 lots	3875.00	_____
	Each additional lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each additional lot over 51	50.00 / each	_____
Development Plan – Final PUD			_____
Planning fee	First 10 acres	650.00	_____
	Each additional 5 acres or part thereof	50.00	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 / each	_____
Engineering fee	26 – 50 lots	3875.00	_____
	Each additional lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each additional lot over 51	50.00 / each	_____
Development Plan – Non-PUD		300.00	_____
Development Plan / Text Amendment		600.00	_____
Plat – Road Preliminary			_____
Planning fee		350.00	_____
Engineering fee	no lots on either side of street	1.00 / LF	_____
	lots on one side of street	.50 / LF	_____
	Minimum fee	1,000.00	_____
Plat – Road Final			_____
Planning fee		350.00	_____
Engineering fee	no lots on either side of street	1.00 / LF	_____
	lots on one side of street	.50 / LF	_____
	Minimum fee	1,000.00	_____
Plat – Subdivision Preliminary			_____
Planning		650.00	_____
	Plus each lot	50.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 / each	_____
Engineering fee	26 – 50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____

Fees & Submittal Requirements

Plat – Subdivision Final			
Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			
	<b>Non-single family, commercial, subdivision, multiple properties</b>	<b>600.00</b>	_____
	Single Family residence	250.00	_____
	In conjunction with Certification of Appropriateness	100.00	_____
Extension Request		0.00	_____
Zoning			
	Rezoning - First 10 acres	700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
	Rezoning to Rocky Fork Blacklick Accord	250.00	_____
	Text Modification	600.00	_____
Easement Encroachment		800.00	_____

May 9, 2024

New Albany Board of Zoning Appeals  
Council Chamber of Village Hall  
99 W. Main St  
New Albany, OH 43054

Subject: PRBCN2023249 Amgen INC project  
Request for Variance on use of overhead utility for Solar Generation

According to PRBCN2023249 city of New Albany response letter dated 4/19/24, per Beech Interchange L-GE zoning text section II(I), all new utilities are required to be installed underground.

The solar array was originally designed to feed directly to the Amgen facility via an underground duct bank. However, at the conclusion of utility (AEP) review, it was determined that this direct feeding to the plant would not be possible due to existing system architecture. AEP noted an alternative would be to set up a new service dedicated only to the PV system.

As a dedicated service, all power generated from the solar at this facility is directly fed back into the AEP grid. The best way to accomplish this is by connecting to the existing overhead power distribution lines in place along Worthington Rd. The Amgen property is bisected by an uninterrupted wetland and stream buffer. Due to the location of the solar array within the site, the location of existing utilities, and considering the environmental factors, it was deemed necessary to run this electrical utility line overhead. These power lines would be installed and ran in the same location as temporary power was originally installed by AEP for facility construction. AEP also has requirements for installation of 3 phase isolation and disconnecting means. Based on these requirements, along with property setbacks and fencing, it was designed such that the equipment requirements could be pole mounted and suffice for the use and operation by the utility. All of AEP's requirements have been met and we have received their approval for the intended design.

The following Ducan Factors have been considered and weighed as part of the request for variance:

- A. Whether uses permitted in the district may be reasonable established on the property and whether they are economically viable on the property in questions without the variance.**
- a. If power was to be routed underground from the solar array to the Worthington Rd distribution lines, this would require the access road to be shut down during the installation period and thereby disrupt the current facility's operation. Any disruption at the Worthington Rd entrance could significantly affect Amgen's ability to manufacture and distribute medications, potentially resulting in a \$92 million revenue loss over a two-week period. Approximately 750 trucks rely on this entrance weekly for the delivery and distribution of supplies, raw materials, and finished products. Such interruptions would not only affect Amgen's business operations and revenue but also the health and well-being of millions of patients*



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*dependent on Amgen's products. Delays or disruptions in medication distribution could seriously jeopardize patient care and outcomes. Amgen remains dedicated to its mission of serving patients and upholding its standards of excellence and reliability.*

- B. Whether the variance is the minimum variance which will afford relief to the property owner.**
- a. The proposed design incorporates the use of overhead lines only where necessary to navigate the wetland and stream buffer and Amgen's loading dock entrance at Worthington Rd to connect to existing overhead distribution lines on Worthington Rd. Once overhead lines are across the stream, the distribution lines are then installed underground to the solar array via concrete duct bank.*
- C. Whether the essential character of the neighborhood will be substantially altered or adjoining properties will suffer interference with their proper future development and rights as a result of the variance.**
- a. The overhead lines will only be visible at the Worthington Rd entrance to Amgen where it connects to the existing AEP distribution lines. The design of this system was previously submitted to The New Albany Company and has received their endorsement for the design approach.*
- D. Whether the property in question has unique or exceptional circumstances or conditions that do not generally apply to other properties in the vicinity and within the same district.**
- a. Amgen is a pharmaceutical company, and the New Albany facility is the central point of distribution for life-saving medications. The parcel of land is located with surrounding uninterrupted wetlands and a stream buffer. Based on these environmental restrictions, overhead electric lines provide minimal disturbance at this location.*
- E. Whether the hardship condition was created by actions of the applicant.**
- a. AEP denied the connection of the solar to the facility based on system architecture and proposed the system be directly fed to the power grid via new service.*
- F. Whether the spirit and intent of this Zoning Resolution will be observed and substantial justice done by granting the variance.**
- a. It is understood that environmental sustainability is one of the community pillars for New Albany. Installing this solar array and directly feeding to the AEP grid will provide the community with clean and sustainable power. Granting this variance will also allow Amgen to achieve LEED Gold Certification for this New Albany facility.*
- G. Whether the use requested is similar in character to the permitted uses in the subject district.**
- a. AEP currently has distribution lines running along Worthington Rd just north of the facility as well as main distribution lines running between several substations within the same district. Connecting this solar array to the main grid will function similar to that of an electrical substation.*



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**H. Whether the subject property is adequate to meet the needs and requirements of the proposed use.**

- a. *The new service lines will be installed in the same location as previous temporary power was installed during the construction of the facility.*

We are requesting a variance on the overhead electric utility lines based on the information attached.

If you have any questions regarding this information, please contact me at your earliest convenience.

Respectfully,



BJ Wolfgang  
Commercial Project Manager  
Kokosing Solar



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## Community Development Department

### Unified Plan Review Response Letter PRBCN20230249

April 19, 2024

Thank you for submitting plans for the Amgen INC project. We greatly appreciate your efforts to provide accurate and detailed construction drawings. The plan review staff has reviewed the proposed plans and related documents based on the OBC 2017, City of New Albany Codified Ordinances and the Ohio Revised Code.

**Permit Status:** Issued  
**Plan Review Status:** Denied

#### PROPERTY INFORMATION

Address: 4150 Ganton Parkway  
Business Name: Amgen INC

Parcel ID: 094-106494-00.002  
County: Licking County

#### PROJECT DESCRIPTION

Installation of ground mounted solar pv array and exterior pv electrical gear

Sub-permits	Status
PRBCN20230249-BCN1	Issued
PRBCN20230249-EL1	Issued

#### CODE INFORMATION

Building Square Footage: 80060  
Construction Type: Noncombustible unprotected materials (2B)  
Use Group: U Utility, miscellaneous  
Hazard Classification:  
System Demand at the base of riser:

Building Code Edition: OBC 2017  
Occupant Load:  
Sprinkler System Required:

#### CONTACT INFORMATION

Applicant: Kokosing Industrial Inc.  
6235 Westerville Road  
Westerville, OH 43081

Contractor: Kokosing Industrial Inc.  
6235 Westerville Road  
Westerville, OH 43081

Please review the attached plan review comments and feel free to call with any questions or comments. Specific questions that pertain to an individual plan review comment sheet should be address to the plan examiner listed. Please revise the construction documents as required to achieve code compliance and resubmit the following information to our office located at 99 W. Main Street, New Albany, Ohio 43054 within 30 days of notification.

Plan Tracking Sheet  
Copy of the plan review comments with applicant's option noted  
Written plan review response  
Four (4) sets of revised plans / documents (please cloud all revised drawings)

**Appendix A  
Zoning Plan Review Comments**

Date:	04/19/24	Plan Reviewer:	Chris Christian
Permit Number:	PRBCN20230249	Status:	Denied - Corrections Required

Items of Non-compliance	Applicant's Option (see below)
<p>Per Beech Interchange L-GE zoning text section II(I), all new utilities are required to be installed underground. The plans show new overhead electric poles to be installed from the existing poles along Worthington Road. This is not permitted per the zoning text requirement. Please revise the plans and resubmit them.</p>	
<p><b>Applicant's Options</b></p> <ol style="list-style-type: none"> <li>1. The applicant will revise the drawings and resubmit to the department with a copy of this page.</li> <li>2. The items of non-compliance will not be brought into compliance and the applicant will request an appeal.</li> </ol>	

Plan Review Comments	
Open	<p>Condition transferred from BCN-2021-0756 per Chris Christian.</p> <ol style="list-style-type: none"> <li>1. Grading and seeding around north generator area</li> <li>2. Check permit CEM-2021-0660 condition for grading and seeding around the trailer area.</li> </ol>

**Appendix B  
Building Plan Review Comments**

<b>Date:</b>	04/19/24	<b>Plan Reviewer:</b>	Michael A Boryca
<b>Permit Number:</b>	PRBCN20230249	<b>Status:</b>	Denied

Items of Non-compliance	Applicant's Option (see below)
<p><b>Plan Review Status - Amgen Inc. – Ground Solar PV Array &amp; Associated Electrical Systems &amp; Gear</b></p> <p><b>The documents submitted for review include:</b> The revision submittal sheet received 03/22/2024, Kokosing Scope of Work change letter dated March 21, 2024, along with revised construction drawings dated 03/14/2024, have all been reviewed for compliance with the provisions of the 2017 Ohio Building Code (November 1, 2017 Edition with August 2018 Updates). The review was based upon the following criteria:</p> <p>Primary Use Groups: U, Ground-Mounted Solar PV Array. Mixed Use Groups: N/A Accessory Uses: N/A Area: 130,000 SF (Total Solar Array Area) Occupant Loads: N/A Construction Type: II B, Noncombustible Structure</p> <p>The following sets of drawings are sealed by the design disciplines referenced in this submittal package:</p> <ul style="list-style-type: none"> <li>• Solar PV installation electrical construction drawings are sealed by, Aaron McCalmont, Ohio registered engineer #E-83576.</li> <li>• Solar Array structural foundations &amp; support racking drawings with structural calculations are sealed by, Thomas R. Worline, Ohio registered engineer #E-68198.</li> </ul> <p><b>ITEMS OF NONCOMPLIANCE #1 (No Approval Issued at this Time)</b></p> <p><b>Items of Noncompliance #1 – Building Review Comments:</b></p> <p>1. Please know that we cannot issue any type of approval at this time, for the current Scope of Work Change as described in the Kokosing letter dated March 21, 2024, until the matters of Zoning and their comments have been satisfied.</p>	
<p><b>Applicant's Options</b></p> <p>1. The applicant will revise the drawings and resubmit to the department with a copy of this page. 2. The applicant will revise the drawings and submit at a later date when drawings are available with a copy of this page. 3. The items of non-compliance will not be brought into compliance and the applicant will request an appeal.</p>	

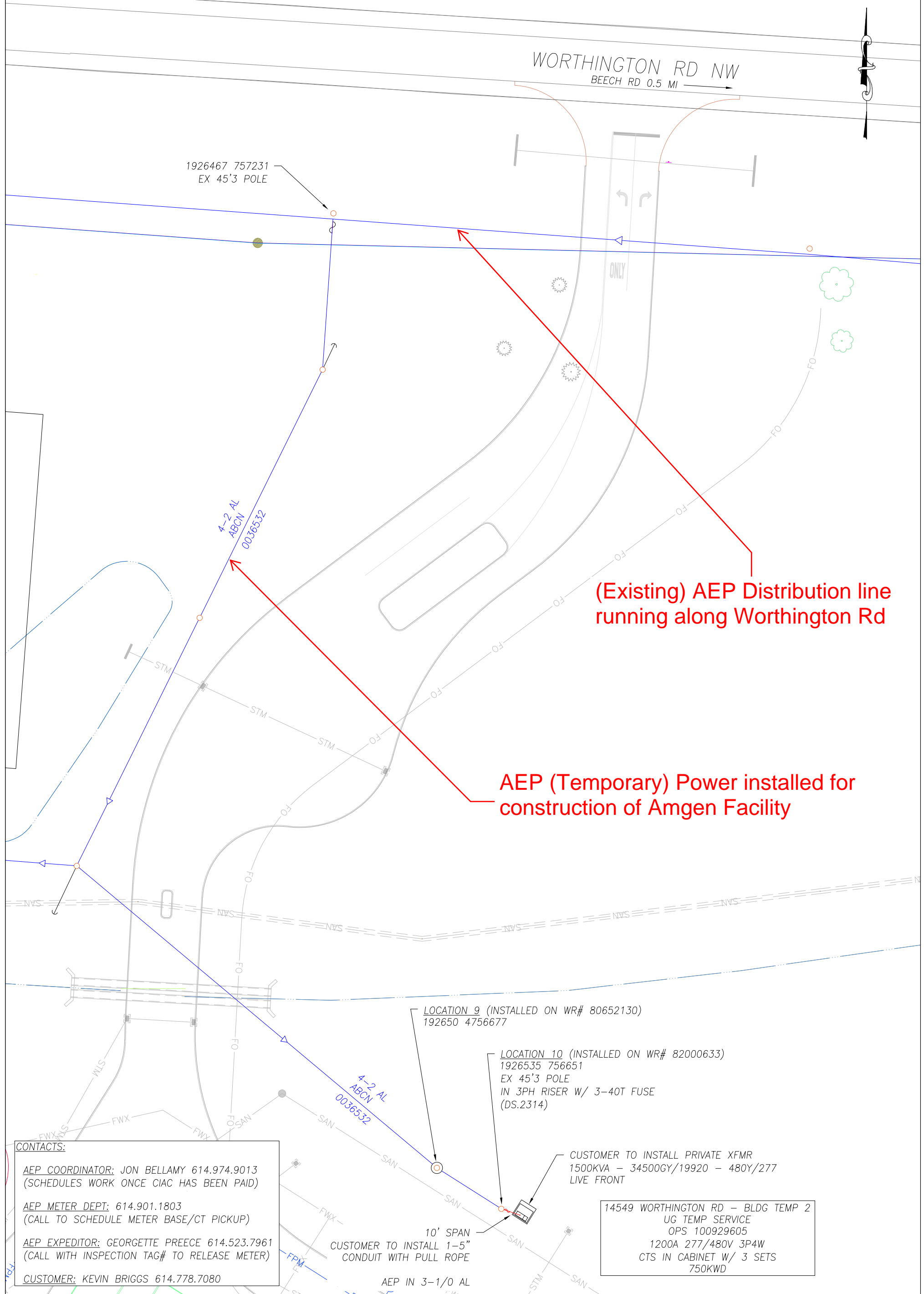
<b>Plan Review Comments</b>
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## **AEP Temporary Power Lines**

*Installed during construction of the Amgen Facility*

# AEP Temporary Power Layout for Construction of Amgen Facility



(Existing) AEP Distribution line running along Worthington Rd

AEP (Temporary) Power installed for construction of Amgen Facility

**CONTACTS:**  
**AEP COORDINATOR:** JON BELLAMY 614.974.9013 (SCHEDULES WORK ONCE CIAC HAS BEEN PAID)  
**AEP METER DEPT:** 614.901.1803 (CALL TO SCHEDULE METER BASE/CT PICKUP)  
**AEP EXPEDITOR:** GEORGETTE PREECE 614.523.7961 (CALL WITH INSPECTION TAG# TO RELEASE METER)  
**CUSTOMER:** KEVIN BRIGGS 614.778.7080

LOCATION 9 (INSTALLED ON WR# 80652130)  
192650 4756677

LOCATION 10 (INSTALLED ON WR# 82000633)  
1926535 756651  
EX 45'3 POLE  
IN 3PH RISER W/ 3-40T FUSE (DS.2314)

CUSTOMER TO INSTALL PRIVATE XFMR  
1500KVA - 34500GY/19920 - 480Y/277  
LIVE FRONT

14549 WORTHINGTON RD - BLDG TEMP 2  
UG TEMP SERVICE  
OPS 100929605  
1200A 277/480V 3P4W  
CTS IN CABINET W/ 3 SETS  
750KWD

10' SPAN  
CUSTOMER TO INSTALL 1-5\" CONDUIT WITH PULL ROPE

AEP IN 3-1/0 AL

JOB SCOPE: IN 3PH RISER, 10' OF 3-1/0 AL			NON DESIGN ORDERS	
LOCATION: 14549 WORTHINGTON RD NW			OWR: 81912720	
CITY: NEW ALBANY			OPS: 100929605	
TWP:	OH: 83173612	DESIGN ORDERS WO: DOP0363301	JUP:	OWR:
COUNTY: FRANKLIN	UG:	WO:	JUP:	OPS:
	AREA: 036 NE		JUP:	QUAD:
	STATION: 00365		TECH: JEFF ANTHONY	MAP:
	CIRCUIT: 32		CONTACT # 614.365.1082	SCALE:
	VOLTAGE: 34.5KV		DATE: 8/19/2022	SHEET
				REV



# AEP (Temporary) Power Layout for Construction of Amgen Facility

Amgen Facility

Solar Array

AEP (Temporary) Power installed for Construction of the Amgen Facility

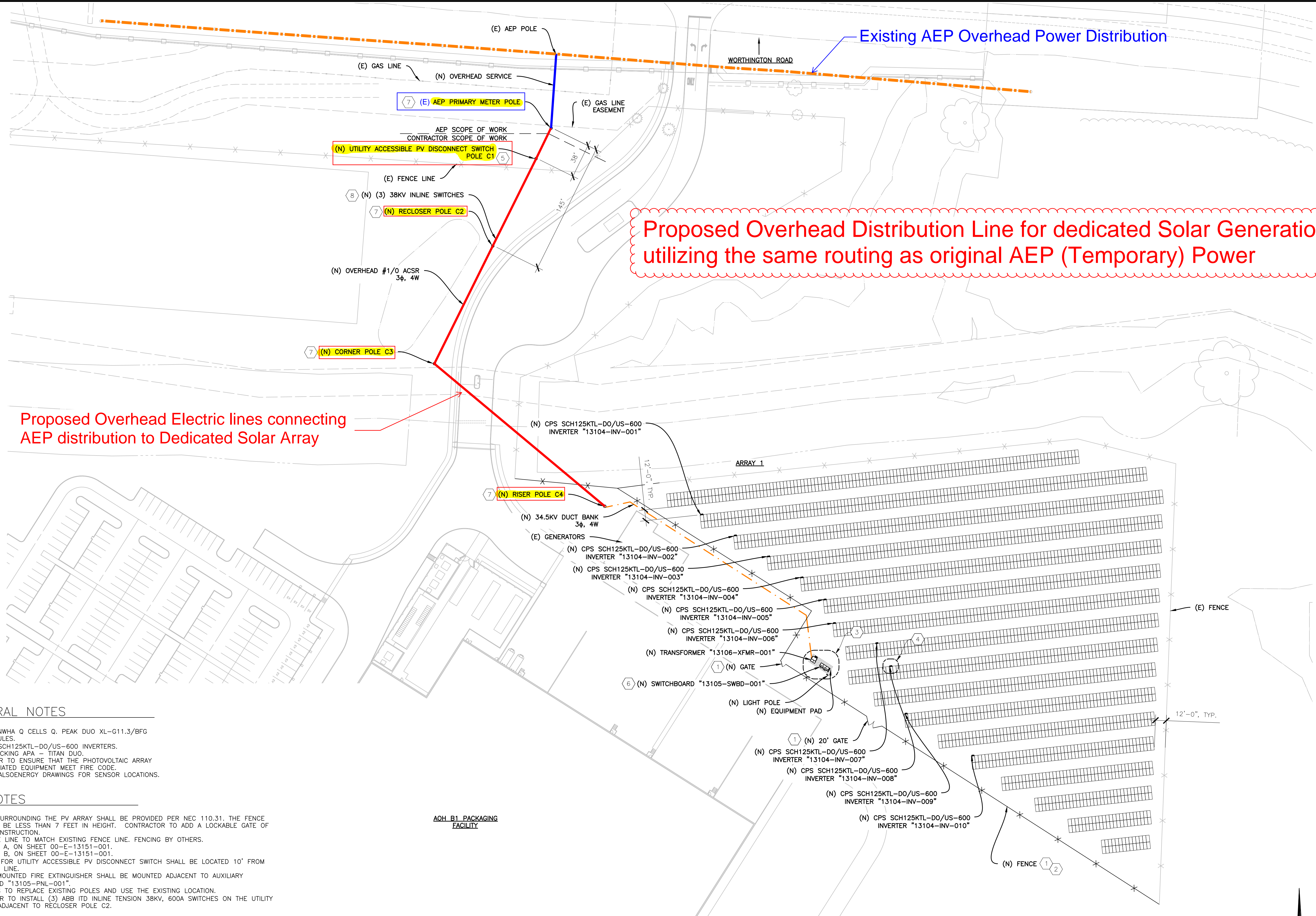
(Existing) AEP Distribution Lines running along Worthington Rd





**Proposed Overhead Distribution Line to  
connect Dedicated Solar Array to AEP Grid**

*Installed in same location as previous temporary power*



**Proposed Overhead Distribution Line for dedicated Solar Generation utilizing the same routing as original AEP (Temporary) Power**

**Proposed Overhead Electric lines connecting AEP distribution to Dedicated Solar Array**

**GENERAL NOTES**

- (2712) HANWHA Q CELLS Q. PEAK DUO XL-G11.3/BFG 575W MODULES.
- (10) CPS SCH125KTL-DO/US-600 INVERTERS.
- MODULE RACKING APA - TITAN DUO.
- CONTRACTOR TO ENSURE THAT THE PHOTOVOLTAIC ARRAY AND ASSOCIATED EQUIPMENT MEET FIRE CODE.
- REFER TO ALSOENERGY DRAWINGS FOR SENSOR LOCATIONS.

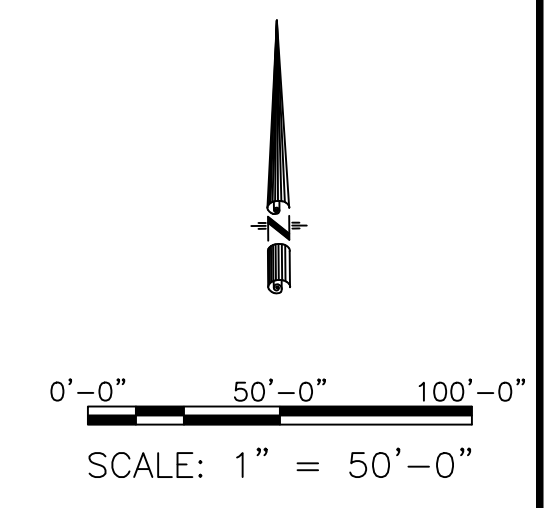
**KEYNOTES**

- A FENCE SURROUNDING THE PV ARRAY SHALL BE PROVIDED PER NEC 110.31. THE FENCE SHALL NOT BE LESS THAN 7 FEET IN HEIGHT. CONTRACTOR TO ADD A LOCKABLE GATE OF SIMILAR CONSTRUCTION.
- NEW FENCE LINE TO MATCH EXISTING FENCE LINE. FENCING BY OTHERS.
- SEE DETAIL A, ON SHEET 00-E-13151-001.
- SEE DETAIL B, ON SHEET 00-E-13151-001.
- NEW POLE FOR UTILITY ACCESSIBLE PV DISCONNECT SWITCH SHALL BE LOCATED 10' FROM THE FENCE LINE.
- EXTERIOR MOUNTED FIRE EXTINGUISHER SHALL BE MOUNTED ADJACENT TO AUXILIARY PANELBOARD "13105-PNL-001".
- NEW POLES TO REPLACE EXISTING POLES AND USE THE EXISTING LOCATION.
- CONTRACTOR TO INSTALL (3) ABB ITD INLINE TENSION 38KV, 600A SWITCHES ON THE UTILITY SIDE AND ADJACENT TO RECLOSER POLE C2.

**MODULE COUNTS AND RATINGS PER ARRAY**

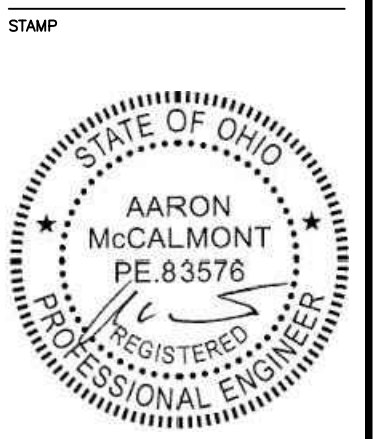
ARRAY	TYPE	MODULE	DIMENSIONS	MODULE RATING	AZIMUTH	TILT	MODULES	PV SOURCE CIRCUITS	SPARE MODULES	TOTAL MODULES	KWDC	KWAC
ARRAY 1	GROUND MOUNT	HANWHA Q CELLS Q. PEAK DUO XL-G11.3	95.1" x 44.7" x 1.38"	575W	174°	20°	2712	113	0	2712	1559.40KWDC	1250.00KWAC
MODULES PER PV SOURCE CIRCUIT				24	TOTALS		2712	113	0	2712	1559.40KWDC	1250.00KWAC

**01 SITE PLAN**



REV.	DATE	DESCRIPTION
-	03/14/24	PERMIT SUBMITTAL

PROJECT NAME	DATE	FILE NAME	SCALE	PLOT DATE	SHEET SIZE
AMGEN	12/12/22	E-100.500	AS NOTED	03/14/2024	24" x 36"







Solar Array

Proposed Meter pole  
(to remain in-place)



Existing AEP Distribution  
along Worthington





← Solar Array

Proposed Meter pole  
(to remain in-place)





# Proposed Overhead Distribution Line for Dedicated Solar Array

Amgen Facility

Proposed Overhead Electric lines connecting AEP distribution to Solar Array

Solar Array

Existing Stream that cuts through the property

AEP overhead to Primary Meter

Protected Wetlands







Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

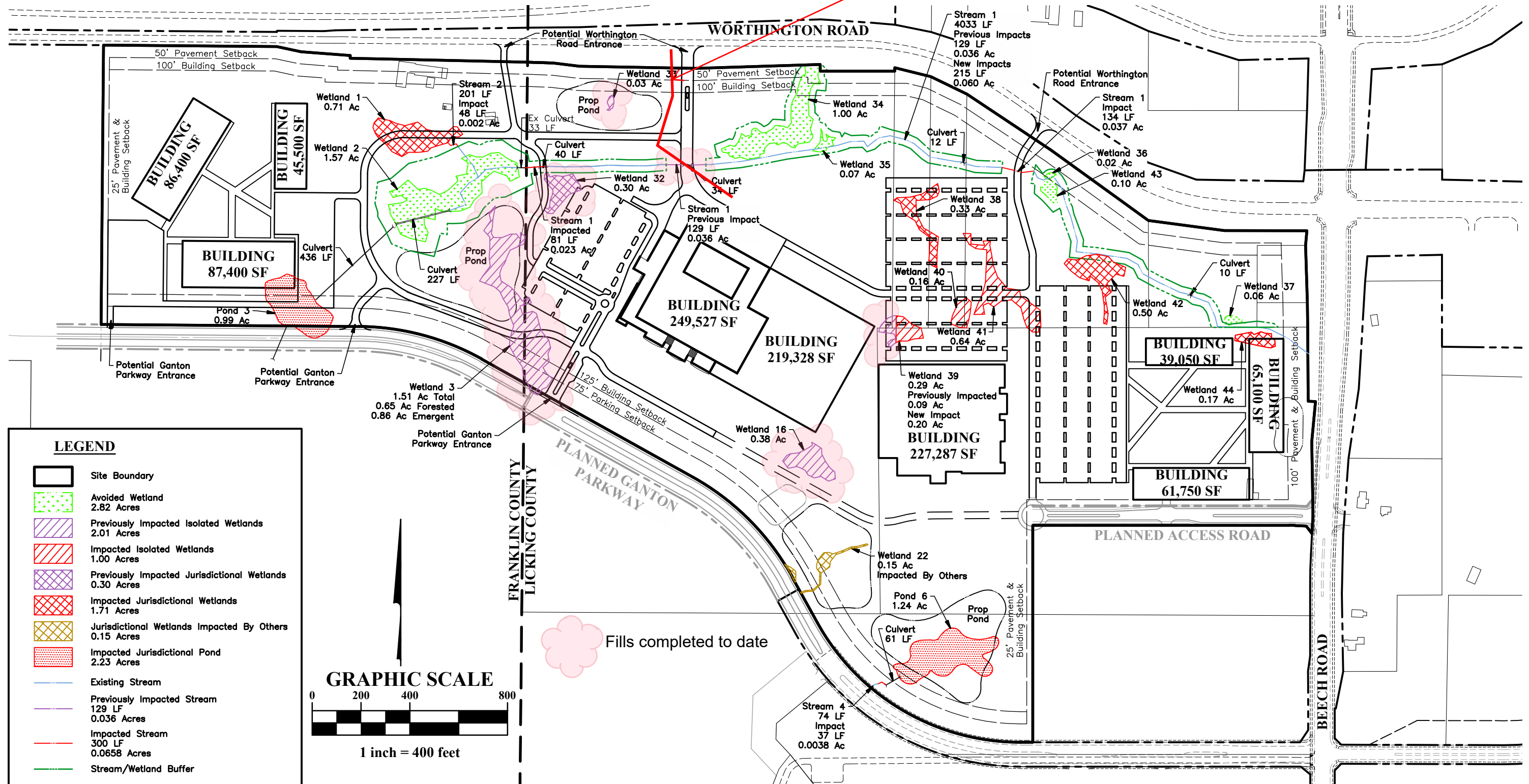
CITY OF NEW ALBANY, FRANKLIN & LICKING COUNTY, OHIO  
 EXHIBIT 11  
 FOR  
**PROJECT CHARGER  
 ALTERNATIVE B**

DATE: January 27, 2022

SCALE: 1" = 400'

JOB NO.: 20210292

Location of Overhead utility  
 spanning between uninterrupted  
 wetland and stream buffer



**LEGEND**

- Site Boundary
- Avoided Wetland  
2.82 Acres
- Previously Impacted Isolated Wetlands  
2.01 Acres
- Impacted Isolated Wetlands  
1.00 Acres
- Previously Impacted Jurisdictional Wetlands  
0.30 Acres
- Impacted Jurisdictional Wetlands  
1.71 Acres
- Jurisdictional Wetlands Impacted By Others  
0.15 Acres
- Impacted Jurisdictional Pond  
2.23 Acres
- Existing Stream
- Previously Impacted Stream  
129 LF  
0.036 Acres
- Impacted Stream  
300 LF  
0.0658 Acres
- Stream/Wetland Buffer

**GRAPHIC SCALE**

0 200 400 800

1 inch = 400 feet

Fills completed to date



AUDITOR OFFICE

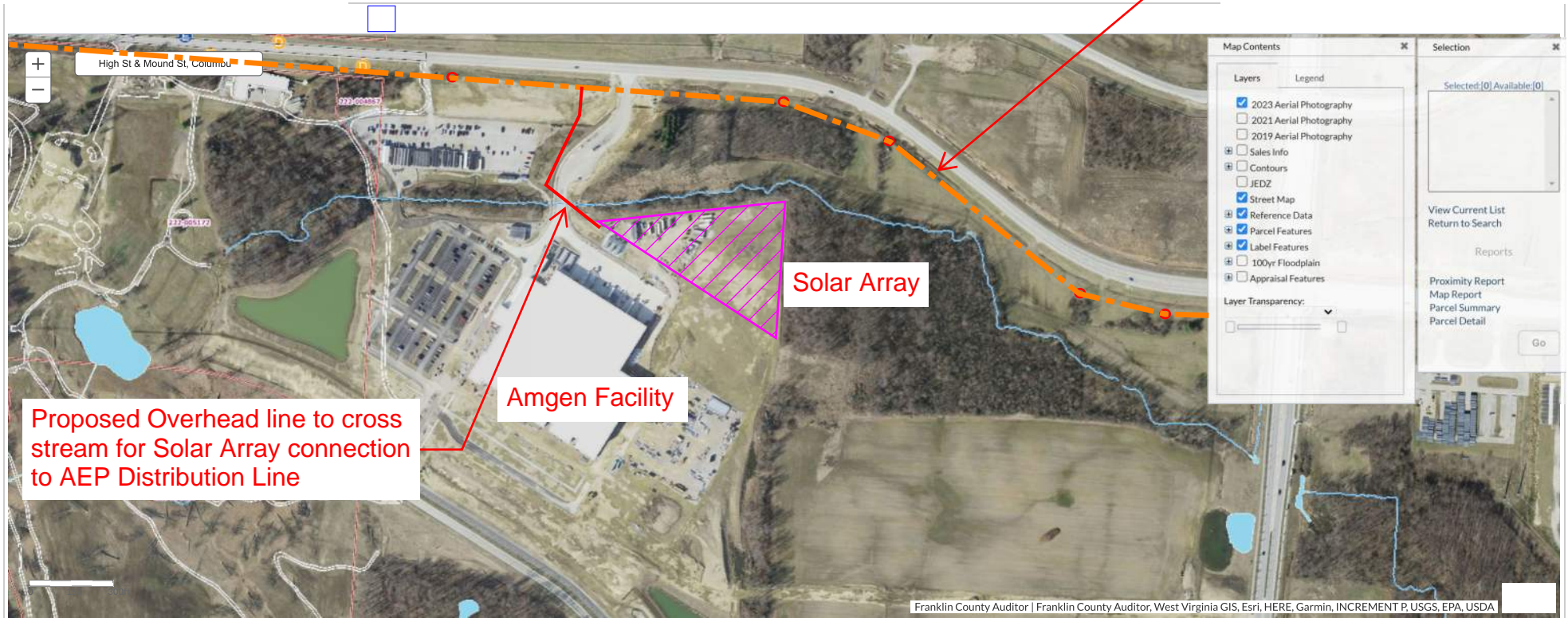
SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

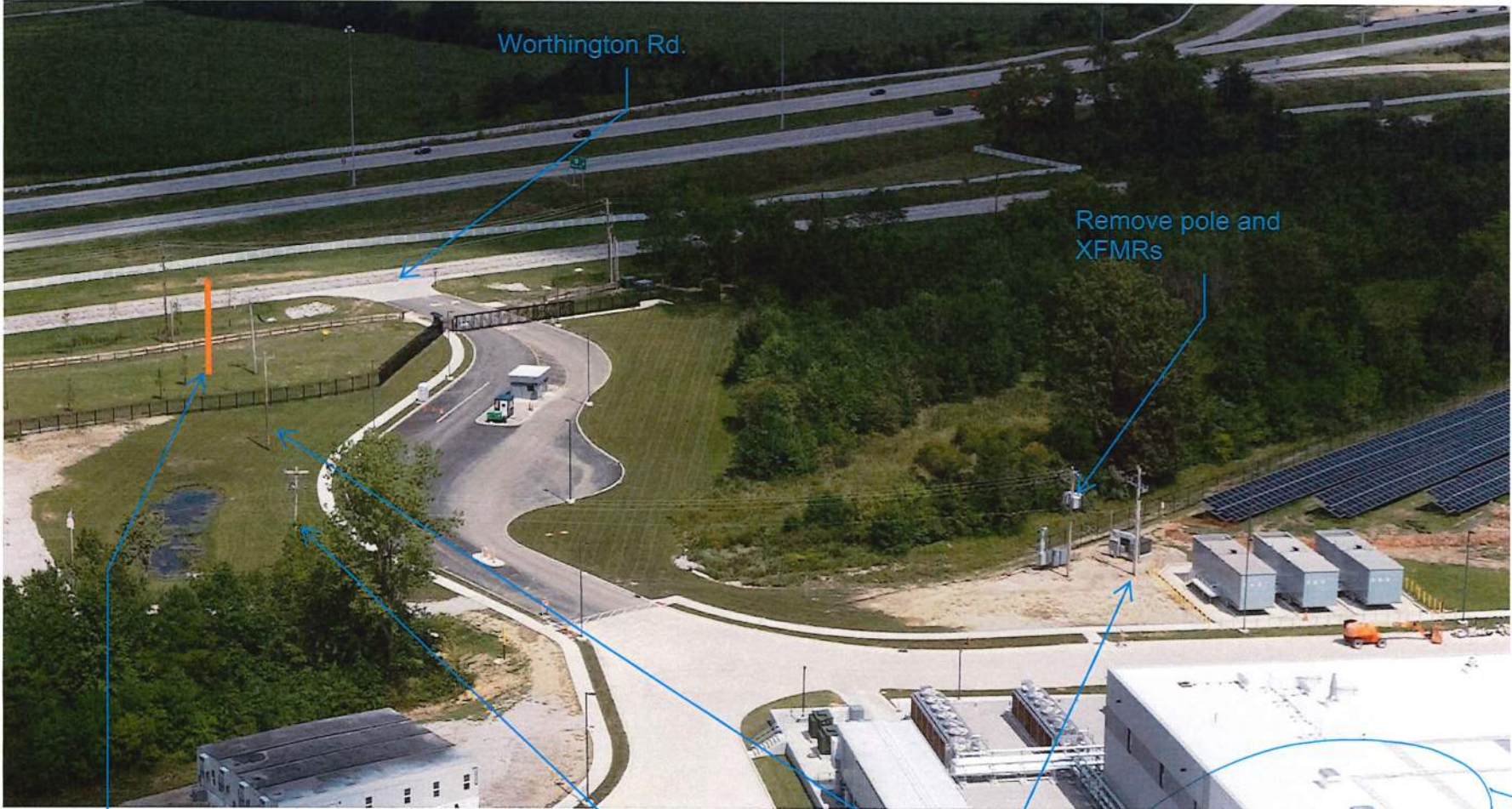
Existing AEP Distribution Lines



**Approval from New Albany Company Design  
Review Committee on 11/3/2023**



# Proposed Primary Meter and MOAB Location at Worthington Rd.



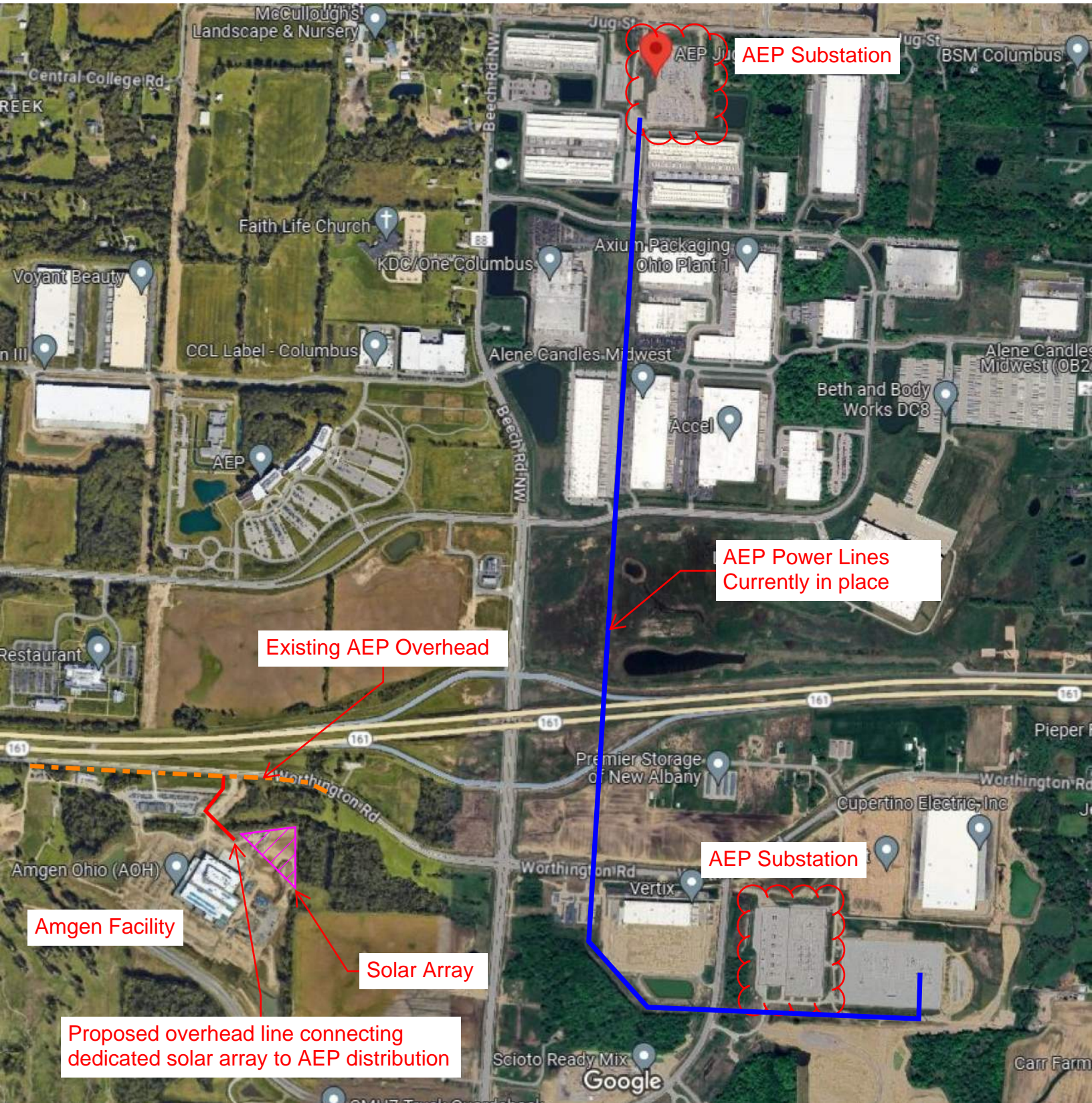
Add pole for Pole Mounted Primary Meter Cabinet

PV System to Utilize Existing Utility Poles

✓ Approved  
DRC 11/3/23

**AEP Distribution Lines currently running  
overhead in similar zoning districts**





AEP Substation

AEP Power Lines  
Currently in place

Existing AEP Overhead

AEP Substation

Amgen Facility

Solar Array

Proposed overhead line connecting  
dedicated solar array to AEP distribution



**Board of Zoning Appeals Staff Report  
May 29, 2024 Meeting**

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**29 WIVELISCOMBE  
ARTIFICIAL LANDSCAPE VARIANCE**

---

LOCATION: 29 Wiveliscombe (PID: 222-001910)  
APPLICANT: Charlotte & Kegan Beran  
REQUEST: Variance to City Codified Ordinance Chapter 1171.07 to allow for artificial turfgrass.  
ZONING: R-2 Single Family Residential District  
STRATEGIC PLAN: Residential  
APPLICATION: VAR-30-2024

Review based on: Application materials received on April 26, 2024.

---

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

**I. REQUEST AND BACKGROUND**

The applicant requests a variance to allow the use of artificial turfgrass, about 1,612 +/- square feet, within a portion of the backyard for a children’s play area where city code requires living turf grass. The city codified ordinance 1171.07 states artificial plants are prohibited and that all landscape materials shall be living plants for the landscaping material requirements for planting such as grass and ground cover, trees, shrubs and hedges.

During an inspection, the city staff found a portion of the rear yard was not natural landscape such as turfgrass or mulch. The property owner states that the artificial turfgrass was installed for improved cleanliness.

**II. SITE DESCRIPTION & USE**

The property is 0.64 acres in size and contains a residential home. The property is within the New Albany Country Club Section 6. The home is east of Harlem Road and south of East Dublin Granville Road. The surrounding properties are zoned Residential Estate District (R-2) and contain residential homes.

**III. ASSESSMENT**

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

*Criteria*

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:



All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

#### **IV. EVALUATION**

##### **Variance to allow artificial turf grass within a portion of the backyard where city code requires living turf grass.**

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

1. The city codified ordinance Chapter 1171.07 states artificial plants are prohibited and that all landscape materials shall be living plants for the landscaping material requirements for planting such as grass and ground cover, trees, shrubs and hedges. The applicant requests a variance to allow for artificial turf within a portion of the backyard for a children’s play area with a trampoline and slide playset.
2. The variance does not appear to be substantial. The play area makes up 1,612 +/- square feet. The parcel is about 27,878 +/- square feet in size. This equates to about 5% of the entire property.
3. The artificial turfgrass is only located immediately around the play area within the rear yard. The remainder of the property uses natural turfgrass. The applicant states the purpose of the artificial turfgrass on the children’s play area is to maintain appearance. In addition, the turfgrass could endure the children’s use of the play area so it will not wither.
4. The variance appears to preserve the “spirit and intent” of the zoning requirement and “substantial justice” would be done by granting the variance. The use of alternative surface material for the children’s play area is consistent with other areas of the city. There are a few playgrounds within the city that use artificial turfgrass, mulch or pour-in-place rubber.

The artificial turf is used just where the playground is located is not being used to replace other areas of the yard.

5. It does not appear that the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.” The artificial turfgrass is screened from the public right-of-way. There is a row of green arborvitae along and shrubs in the side yard preventing visibility of the public right-of-way.
6. There are special conditions and circumstances exist that are peculiar since this used just for the play area. This is because the play area using artificial turfgrass is similar to other projects found in the city. Its ability to endure the use of child’s play would keep a consistent appearance of the landscape.
7. Historically, the city board and commissions have approved similar variances to this project.
  - a. In April 2020, the Planning Commission approved a variance at the Courtyards at New Albany subdivision allowing for artificial turf grass around the community pool.
  - b. In January 2024, the Planning Commission approved a variance for artificial turfgrass around a residential pool.
  - c. In March 2024, the Board of Zoning Appeals approved a variance for artificial turfgrass around a children’s play area at a church.
8. This variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed project.
9. This problem can be solved by some manner other than the granting of the variance. It appears that a natural landscape could be installed.
10. This variance does not negatively impact the delivery of government services.

#### IV. SUMMARY

According to the property owners, the children’s play area is designed with the intent of safety and cleanly appearance. The use of artificial turfgrass appears to be consistent with previously approved variances since it is being utilized as an alternative surface material for an active play area which is typical throughout the community. The artificial turfgrass in this case does not appear to be substantial due to its limited size and located within in the backyard. Therefore, it appears this variance does not alter the quality or the character of the community.

#### V. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for disapproval, finding the following motion is appropriate.

**Move to approve application VAR-30-2024 based on the findings in the staff report (conditions of approval may be added).**

**Approximate Site Location:**



Source: NearMap

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



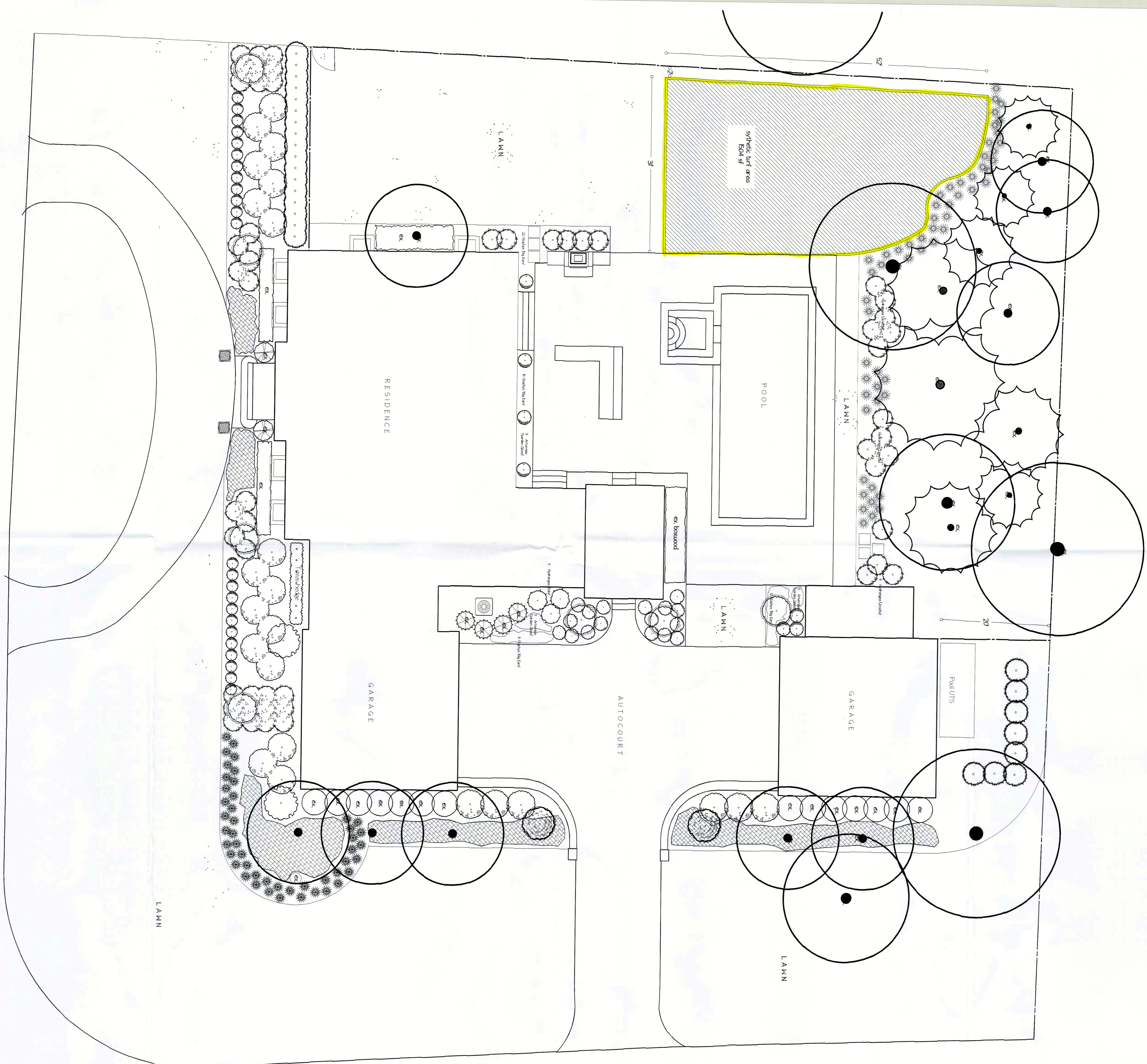
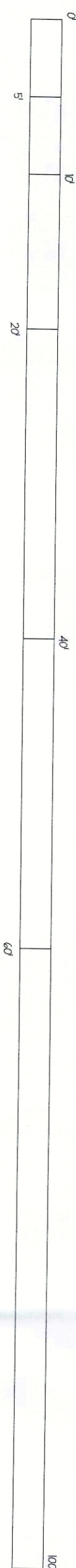
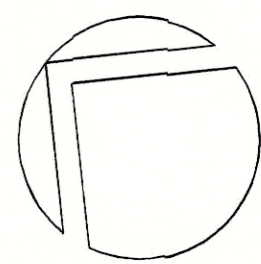
Community Development Planning Application

Project Information	Site Address <u>29 Wiveliscombe New Albany, OH 43054</u> Parcel Numbers <u>222-001910-00</u> Acres <u>.64</u> # of lots created <u>1</u>																																																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <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 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 checked="" 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 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 checked="" type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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Contacts	Description of Request: <u>Request variance for existing faux turf. The space is right next to our pool. Mulch would be a mess and constantly get into pool. Grass under trampoline and playset was there previously and was a muddy mess. only weeds grew under trampoline. This is a much cleaner solution.</u>																																																											
	Property Owner's Name: <u>Kegan + Charlotte Beran</u> Address: <u>29 Wiveliscombe</u> City, State, Zip: <u>New Albany OH 43054</u> Phone number: <u>614.558.7443</u> Fax: _____ Email: <u>CharlotteBeran@icloud.com</u>																																																											
Signature	Applicant's Name: <u>SAME AS OWNERS</u> Address: _____ City, State, Zip: _____ Phone number: _____ Fax: _____ Email: _____																																																											
	<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%; text-align: center;"><u>Charlotte Beran</u></td> <td style="width: 10%;">Date: <u>4/26/24</u></td> </tr> <tr> <td>Signature of Applicant</td> <td style="text-align: center;"><u>Charlotte Beran</u></td> <td>Date: <u>4/26/24</u></td> </tr> </table>		Signature of Owner	<u>Charlotte Beran</u>	Date: <u>4/26/24</u>	Signature of Applicant	<u>Charlotte Beran</u>	Date: <u>4/26/24</u>																																																					
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<b>BERAN RESIDENCE</b>			
29 Wiveliscombe			
New Albany, OH			
client	date	title	revision
scale	1" = 8'		
drawn by		checked by	drawing #



## 29 Wiveliscombe Artificial Turfgrass Variance Narrative

This variance request is for an existing faux turf. The space is right next to our pool. Mulch would be a mess and constantly get into the pool. The grass under the trampoline and playset was there previously and was a muddy mess. There were only weeds that grew under the trampoline. This is a much cleaner solution.

Charlotte Beran







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

Parcel ID: 222-001910-00  
BERAN CHARLOTTE J

Map Routing: 222-N052GGB -003-00  
29 WIVELISCOMBE

**OWNER**

Owner BERAN CHARLOTTE J  
BERAN KEGAN R  
29 WIVELISCOMBE  
Owner Mailing /  
Contact Address NEW ALBANY OH 43054  
[Submit Mailing Address Correction Request](#)

Site (Property) Address 29 WIVELISCOMBE  
[Submit Site Address Correction Request](#)

Legal Description NEW ALBANY  
COUNTRY CLUB  
SECTION 6B LOT 29

Calculated Acres .64  
Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)  
**If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.**

Parcel Permalink <https://audr-apps.franklincountyohio.gov/redirect/Link/Parcel/222-001910-00>

eAlerts [Sign Up for or Manage Property eAlerts](#)  
The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools [View Google Map](#)  
[Print Parcel Summary](#)

**MOST RECENT TRANSFER**

Transfer Date JUL-07-2020  
Transfer Price \$1,049,000  
Instrument Type FD  
Parcel Count 1

**2023 TAX STATUS**

Property Class R - Residential  
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT  
Tax District 222 - PLAIN TWP-NEW ALBANY CORP  
School District 2508 - NEW ALBANY-PLAIN LSD [SD Income Tax]  
City/Village NEW ALBANY CORP  
Township PLAIN TWP  
Appraisal Neighborhood 05102000  
Tax Lien No  
CAUV Property No  
Owner Occ. Credit 2023: Yes 2024: Yes  
Homestead Credit 2023: No 2024: No  
Rental Registration  
Rental Exception  
Board of Revision No  
Zip Code 43054  
Pending Exemption No

**COMPARE YOUR HOME VALUE**

Value Comparison [Compare Your Home Value](#)  
Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

Record Navigator

1 of 1

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- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

[Go](#)

**2023 AUDITOR'S APPRAISED VALUE**

	Land	Improvements	Total
Base	220,000	1,125,300	1,345,300
TIF			
Exempt			
Total	220,000	1,125,300	1,345,300
CAUV	0		

**2023 TAXABLE VALUE**

	Land	Improvements	Total
Base	77,000	393,860	470,860
TIF			
Exempt			
Total	77,000	393,860	470,860

**2023 TAXES**

Net Annual Tax	Total Paid	CDQ
27,027.64	13,829.48	

**DWELLING DATA**

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
2001	5,192	10	4	5	1

**SITE DATA**

Frontage	Depth	Acres	Historic District

Disclaimer:

The information on this web site is prepared from the real property inventory 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 responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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