



New Albany Board of Zoning Appeals Meeting Agenda
August 26, 2024 at 6:30 pm

Members of the public must attend the meeting in-person to participate and provide comments 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 June 24, 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-56-2024 Variance

Variance to codified ordinance 1169.16(d) to the size of signage for DSV located at 11555 Briscoe Parkway (095-112062.00.002).

Applicant: Signcom, Inc. c/o Kylie Cochran

Motion to accept the staff reports and related documents into the record for - VAR-56-2024.

Motion to approve application VAR-56-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-58-2024 Variances

Variances to codified ordinance 1165.04(a) to allow a detached garage to be 1,920 square feet where code permits a maximum of 1,600 square feet and to project beyond the front elevation of the primary structure at 9 New Albany Farms (222-000980).

Applicant: Tuscarawas Construction, LTD

Motion to accept the staff reports and related documents into the record for - VAR-58-2024.

Motion to approve application VAR-58-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

- **City Code Amendment Workshop: C.O. 1169 Sign Regulations Update**

VIII. Poll members for comment

IX. Adjournment



New Albany Board of Zoning Appeals
June 24, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Board of Zoning appeals held a regular meeting on Monday, June 24, 2024 in 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

Mr. LaJeunesse	present
Mr. Jacob	present
Ms. Samuels	present
Mr. Schell	present
Mr. Smith	absent
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, Planner Saumenig, and Deputy Clerk Madriguera

III. Action on minutes May 29, 2024

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

Deputy Clerk Madriguera noted that Chair LaJeunesse's name had been misspelled in the minutes. She let the board know that the misspelling had been corrected in the electronic version.

Chair LaJeunesse asked if there were any further corrections.

Hearing none, Board Member Jacob moved for approval of the May 29, 2024 meeting minutes as corrected. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Schell yes, Ms. Samuels yes. Having four yes votes, the motion passed and the May 29, 2024 meeting minutes were approved as corrected.

IV. Additions or corrections to agenda

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

Chair LaJeunesse introduced the first case and asked to hear the staff report.

VI. Cases

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

Planner Cratic-Smith delivered the staff report.

Board Member Jacob moved for acceptance of staff reports and related documents into the record for VAR-30-2024. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Schell yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for VAR-30-2024.

Chair LaJeunesse asked if the board members had any questions.

Board Member Schell asked whether staff had heard anything more from the neighbor.

Planning Manager Mayer responded that the neighbor that originally called has sold their property. The new neighbor has not submitted anything and has elected not to attend the hearing. He explained that the original call was to report ponding, which they suspected was occurring because of the turf. Upon investigation by staff, it was determined that the ponding was not caused by the turf. However, the property was nonetheless in violation of code because usage of turf is specifically prohibited by code.

Applicant and property owner Charlotte Beran explained that she bought the house in 2020 and it was a swamp as was the neighboring property. She continued that she undertook substantial mitigation of the water flow, but the neighboring property owner did not. The contractor recommended installation of French drains, which helped immensely. The artificial turf was recommended by a contractor and she had no idea that it was prohibited by code. She explained that she only wanted the turf temporarily, she planned to remove it when her children got older. She further stated that she was willing to install a row of arborvitae or some other screening for the neighbors, but it would likely have to be on their property.

Board Member Schell stated that he knew mulch was allowed and asked whether black rubber was allowed.

Planning Manager Mayer responded that it is allowed. He continued that the turf grass is specifically not allowed.

Chair LaJeunesse asked who the contractor was who installed the turf.

Ms. Beran responded that H Design installed it. She acknowledged that the mulch is more attractive but explained that it would be a disaster with the pool and with the dog.

Board Member Samuels remarked that it sounds like the ponding is a known issue in this neighborhood.

Planning Manager Mayer agreed and stated that most standing water concerns are mitigated by grading, and installation of French drains.

Board Member Samuels asked the applicant whether the ponding was still an issue.

Ms. Beran responded no. She shared that she and her husband spent a lot of money to mitigate the drainage. The neighbor did not and their ponding issues remained. She reiterated that she is willing to pay for a row of arborvitae to screen the neighbor's property.

Board Member Schell thanked Ms. Beran for her testimony and further stated that the neighbor had an opportunity to attend the hearing and the fact that they did not take advantage of that opportunity shows where their priorities are.

Ms. Beran thanked the board and reiterated her willingness to pay for screening.

Hearing no further questions, Chair LaJeunesse moved for 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. Board Member Schell seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Mr. Schell yes, Mr. Jacob yes, Ms. Samuels yes. Having four yes votes, VAR-30-2024 was approved.

The board thanked Ms. Beran and wished her good luck.

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

VAR-44-2024 Variance

Variance to codified ordinance 1153.04(b) to allow the creation of a lot that does not front on a public or private street located at 8111 Smith's Mill Road.

Applicant: Thirty-One Real Estate LLC c/o Aaron Underhill

Planner Cratic-Smith delivered the staff report.

Board Member Jacob moved to accept the staff reports and related documents into the record for VAR-44-2024. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Schell yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for VAR-44-2024.

Board Member Jacob remarked that the staff report indicates that this would create economic opportunity. He asked the applicant to elaborate on that.

Applicant and Attorney Aaron Underhill responded that land in New Albany, whether improved or unimproved is expensive. Dividing these lots will improve the price point and maintain the value. He explained that the reason they did not opt to create a flag lot is that it was unclear what the end user will want. This organization maintains the flexibility to have any kind of user.

Board Member Jacob asked whether Mr. Underhill agreed with the conditions in the staff report.

Mr. Underhill responded yes.

Board Member Schell asked what kind of user Mr. Underhill expected.

Mr. Underhill responded that he expected office uses and light manufacturing.

Chair LaJeunesse asked staff whether the report indicated that a curb cut along Smith's Mill Road was not authorized.

Planning Manager Mayer responded that the city is requiring utilization of the shared drive and limiting curb cuts on Smith's Mill Road.

Chair LaJeunesse asked what a flag lot would look like.

Planning Manager Mayer indicated it on the site plan. He acknowledged that a flag lot would limit the usefulness because it would potentially eat up some valuable space. Keeping the lots as proposed by the applicant maintains the campus feel.

Board Member Samuels remarked that currently the only entrance is the northern entrance and asked whether that arrangement would be acceptable to the northern and southern parcel inhabitants.

Planning Manager Mayer responded that staff has recommended a condition that the cross-access easement be recorded. This will clarify and ensure access to the southern parcel.

Chair LaJeunesse asked if there were further questions from the board.

Hearing none, Board Member Schell moved for approval of VAR-44-2024 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Schell yes, Mr. LaJeunesse yes, Ms. Samuels yes, Mr. Jacob yes. Having four yes votes, the motion passed and VAR-44-2024 was approved.

The board congratulated the applicant.

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

VAR-46-2024 Variance

Variances to codified ordinance 1169.16(d) to the quantity and size of signage for AmplifyBio located at 9885 Innovation Campus Way.

Applicant: Zoning Resources c/o Jim McFarland

Planner Saumenig delivered the staff report.

Board Member Jacob moved to accept the staff reports and related documents into the record for VAR-46-2024. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Schell yes, Ms. Samuels yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for VAR-46-2024.

Chair LaJeunesse asked to hear from the applicant.

Applicant Jim McFarland spoke in support of the application. He explained that the overall graphics comprised a very small percentage of the structure, were consistent with similar buildings in general and in New Albany's business park.

Chair LaJeunesse remarked to staff that the board had seen an increasing number of similar requests.

Planning Manager Mayer agreed and responded that staff is researching an update to the code.

Chair LaJeunesse asked if there were further questions from the board.

Hearing none, Board Member Jacob moved for approval of VAR-46-2024 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. Jacob yes, Mr. LaJeunesse yes, Mr. Schell yes, Ms. Samuel yes. Having four yes votes, the motion passed and VAR-46-2024 was approved.

The board congratulated the applicant.

VII. Other business

Chair LaJeunesse asked whether there was any further business before the board.

Planning Manager Mayer responded, none from staff.

VIII. Poll members for comment and adjournment

Chair LaJeunesse asked whether the board members had any comment.

Hearing none, Chair LaJeunesse moved to adjourn the June 24, 2024 meeting of the New Albany Board of Zoning Appeals. Board Member Schell seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Mr. Schell yes, Ms. Samuels yes, Mr. Jacob yes. Having four yes votes, the motion passed and the meeting was adjourned at 7:05 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

VAR-30-2024

Staff Report

Record of Action

VAR-44-2024

Staff Report

Record of Action

VAR-46-2024

Staff Report

Record of Action



**Board of Zoning Appeals Staff Report
June 24, 2024 Meeting**

**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 application was tabled on May 29, 2024, because the property owner did not attend the meeting. There are no changes to the staff report or application.

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

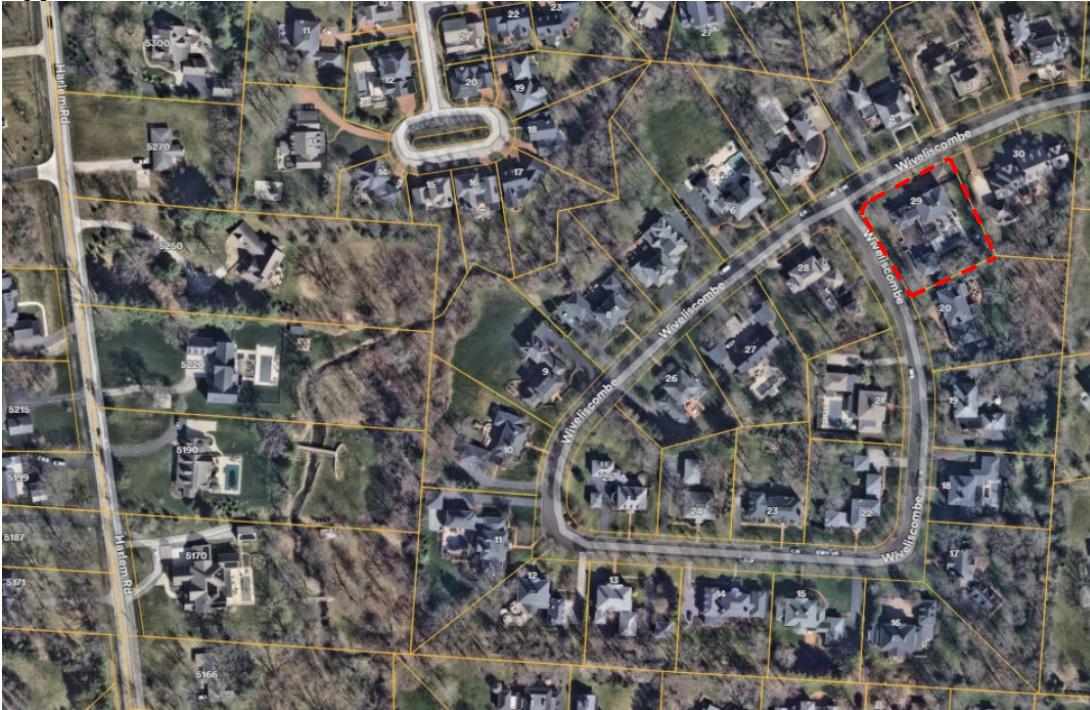
According to the property owners, the children’s play area is designed with the intent of safety and cleanly appearance. The use of artificial turfgrass appears to be consistent with previously approved variances since it is being utilized as an alternative surface material for an active play area which 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



Community Development Department

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

Dear Charlotte & Kegan Beran,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, June 25, 2024

The New Albany Board of Zoning Appeals took the following action on 06/24/2024 .

Variance

Location: 29 WIVELISCOMBE

Applicant: Charlotte & Kegan Beran

Application: PLVARI20240030

Request: 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.

Motion: To Approve

Commission Vote: Motion Approved, 4-0

Result: Variance, PLVARI20240030 was Approved, by a vote of 4-0.

Recorded in the Official Journal this June 25, 2024

Condition(s) of Approval:

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner



**Board of Zoning Appeals Staff Report
June 24, 2024 Meeting**

**8111 SMITH'S MILL ROAD
LOT FRONTAGE VARIANCE**

LOCATION: 8111 Smith's Mill Road (PID: 222-001949)
APPLICANT: Thirty-One Real Estate LLC c/o Aaron Underhill
REQUEST: Variance to codified ordinance 1153.04(b) to allow the creation of a lot that does not front on a public or private street.
ZONING: L-GE Limited General Employment District Blacklick Subarea D Zoning Text
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-44-2024

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

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to allow for the creation of a lot that does not abut on a public or private street. The city codified ordinance 1153.04(b) states all lots shall abut a public or private street and have adequate lot width to provide for yards and distances.

The applicant states they are requesting this variance in order to split and sell a portion of the property to a new owner.

II. SITE DESCRIPTION & USE

The property is 40.7 acres in size and contains the former Bob Evans headquarters. The property is within the Franklin County Business Park. The property is located north of the State Route 161, west of Beech Road, and south of Smith's Mill Road. The property is surrounded by similar commercial and office spaces.

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 allow the creation of a lot that does not abut on a public or private street.

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

1. The city codified ordinance 1153.04(b) states all lots shall abut a public or private street and have adequate lot width to provide for yards and distances. The applicant requests a variance in order to allow the creation of a new lot that does not front (i.e. abut) on a public or private street.
2. The property owner requests the variance to parcel off a portion of the property to sell. The first new proposed parcel would be the southern portion of the property at 25.53 +/- acres and consists of the existing buildings. The second new proposed parcel would be the northern portion of the property at 15.41 +/- acres and consists of an undeveloped area.
3. The proposed variance meets the "spirit and intent" of the zoning requirement. The property owner states they commit to a permanent access easement running in favor of the "southern" parcel to provide it with direct access to and from Smith's Mill Road. The city staff recommends a condition of approval requiring that the permanent access easement is recorded by the applicant prior to the lot being split (condition #1).
4. The variance does not appear to be substantial since the applicant is providing a cross-access easement between the north and south property. This will allow the properties to share the existing driveway.
5. The city staff also recommends that the two new "northern" parcels are not permitted to have additional curb cuts onto Smith's Mill Road and must use the existing shared drive for access (condition #2).

- a. With this condition it does not appear the essential character of the neighborhood would be substantially altered since this condition eliminates the addition of multiple curb cuts on the street. The Bob Evans, and now Lower.com site, is designed as a campus layout with one point of access to the overall site. The reduction of curb cuts keeps a consistent character and design of the area while allowing new development on the property.
6. It appears the variance could be solved in another manner. The variance would not be necessary if the property owners were to separate the lot in a “flag” site design instead of separating the existing development from the undeveloped area. Also, the property owner could sell the entire property and redevelop the entire site.
7. The granting of the variance would not adversely affect the delivery of government services.
8. 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. SUMMARY

According to the property owners, the purpose of the lot split is to use the land to expand economic growth and opportunity. Although the city zoning code requires all properties to have access to public or private streets, the cross-access easement meets the spirit and intent of the code since it provides all of the properties access to a public street. If the new parcels use the existing curb cut this will ensure the campus design of the overall site is still achieved and therefore does not appear to be substantial.

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-44-2024 based on the findings in the staff report all subject to staff approval (conditions of approval may be added).

1. A permanent access easement providing the “southern” parcel with direct access to and from Smith’s Mill Road is recorded by the applicant before the lot is split.
2. The two new parcels are not permitted to have additional curb cuts on Smith’s Mill Road and must use the existing shared drive for access.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Charlotte & Kegan Beran,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, June 25, 2024

The New Albany Board of Zoning Appeals took the following action on 06/24/2024 .

Variance

Location: 29 WIVELISCOMBE

Applicant: Charlotte & Kegan Beran

Application: PLVARI20240030

Request: 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.

Motion: To Approve

Commission Vote: Motion Approved, 4-0

Result: Variance, PLVARI20240030 was Approved, by a vote of 4-0.

Recorded in the Official Journal this June 25, 2024

Condition(s) of Approval:

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner



**Board of Zoning Appeals Staff Report
June 24, 2024 Meeting**

**AMPLIFYBIO
SIGN VARIANCES**

LOCATION: 9885 Innovation Campus Way (PID: 093-107490-00.001)
APPLICANT: Zoning Resources c/o Jim McFarland
REQUEST: (A) Variance to C.O. 1169.16(d) to allow the size of wall signs to be 215 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 39” where code permits a maximum of 36”.
(C) Variance to C.O. 1169.16(d) to allow three signs per business frontage whereas code permits one wall sign per building frontage.
ZONING: Infilled Planned Unit Development (I-PUD) and Limited General Employment (L-GE).
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-46-2024

Review based on: Application materials received May 31, 2024

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 AmplifyBio building located in the Licking County portion of the New Albany Business Park and accessed off Innovation Campus Way.

- (A) Variance to C.O. 1169.16(d) to allow the size of wall signs to be 215 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 39” where code permits a maximum of 36”.
- (C) Variance to C.O. 1169.16(d) to allow three signs per business frontage whereas code permits one wall sign per building frontage.

The site is zoned in two different zoning districts including I-PUD and L-GE. The I-PUD development text indicates that variances shall be heard by the Planning Commission. However, the Board of Zoning Appeals hears variances to L-GE development texts. The intent of the code is to send all variances to one board and due to the unique circumstance of the parcel being under two zoning districts, the staff received consent from the property owner that all of the variance requests can be heard by the BZA.

II. SITE DESCRIPTION & USE

The AmplifyBio building is generally located at the southeast corner intersection of Newson Court and Innovation Campus Way. The property is 33.05 +/- acres. It is part of the New Albany Business Park within Licking County. There are several other businesses located north and south of the building. The residential parcels adjacent to the west of the site are not within New Albany’s jurisdiction.

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) A variance request to C.O. 1169.16(d) to allow the size of the wall signs to be 215 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 the wall signs to be 215 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: Innovation Campus Way, therefore a total of one wall sign is allowed. The applicant proposes to install three wall signs. The three wall signs will be mounted on the eastern elevation facing Innovation Campus Way. All three signs are identical in content, color, and size.
 - a. Signs: features the company name and logo. It is 215 +/- square feet. This exceeds the maximum area requirement according to the city sign code and is what the Board of Zoning Appeals is evaluating.
3. The wall sign at the southern entrance is approximately 548 feet from Innovation Campus Way. The wall sign at the northern entrance will be approximately 170 feet from Innovation Campus Way. Lastly, the wall sign at the center entrance will be approximately 310 feet from Innovation Campus Way.
4. The variance request does not appear to be substantial due to the large size of the building. The building is approximately 1,140 feet long on its front façade (where the signs are to be located) and 310 feet long on the side façade facing north. Due to this large size, the proposed wall signs appear 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.
5. The spirit and intent of the zoning code is preserved because it ensures that the signs are 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 signs meet this intent as they are well designed and appropriately scaled in relation to the large warehouse building thereby making the size appropriate in this case.
6. 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 center of the New Albany Business Park and is completely surrounded by commercially zoned and the signs are faced away from the residential properties. In addition, the building maintains large setbacks from the public road minimizing their visual impact.
7. The granting of the variance will not confer on the applicant any special privileges because the city Board of Zoning Appeals (BZA) has approved similar variances. There have been a wide range of approvals for sign variances for size:
 - a. The largest variance sign size was approved by the board in April 2021. Amazon requested a wall sign at 297 square feet for a building at approximately 1,271 feet long and about 50 +/- feet in height. Therefore, the square footage for the façade is 63,550 square feet making the sign less than 1% of the façade.
 - b. The lowest sign size variances request was approved by the board in August 2023. Amgen requested a wall sign at 98 square feet for a building 540 feet long and 35 feet in height. The building façade’s area is 18,900 square feet making the sign area about 1% of the façade’s area.
8. The variance request does not appear to be substantial because the sign is an appropriate size for the large warehouse façade.
 - a. The building frontage that the signs are located on is about 1,140 feet long and the building is 42 feet in height. The building façade’s area is 47,880 square feet making the total of the three signs just 1.35% of the building facade.
 - b. Due to this large size, the proposed wall signs appear to be appropriately scaled in relation to the size of the building. If the applicant were to install wall signs that met code requirements, the signs would be under scaled and appear out of place on the larger building.
9. Granting the variance will not adversely affect the health, safety or general welfare of persons living in the immediate vicinity.
10. Granting the variance will not adversely affect the delivery of government services.

(B) A variance request to C.O. 1169.16(d) to allow three 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: Innovation Campus Way, therefore one wall sign is allowed. The applicant proposes to install three wall signs. All three signs will be mounted on the east elevation facing Innovation Campus Way.
 - a. The three identical signs on the east elevation will be 215 +/- square feet and state “AmplifyBio” with the company’s logo.
2. The variance request does not appear to be substantial and meets 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 east façade is 1,140 feet in length and three wall signs above each entrance does not appear to be substantial given the size of the building. They are appropriately and symmetrically positioned on the building. Additionally, the building is not a shared tenant space and therefore, no other company signs would be added to the eastern façade. 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 for the three entrances.
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 the size of the building, the additional wall signs are appropriate and the building does not appear to be “oversigned.” Additionally, the southern entrance is 500 feet away from the public right of way and has a tree buffer in front of it making that sign a challenge to see from Innovation Campus Way.
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.

(C) Variance to C.O. 1169.16(d) to allow three wall signs to have a lettering height of 39 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 three identical wall signs with a lettering height of 39 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. Additionally, the board has approved similar variances, such as VAR-35-2021 for Amazon’s signs in April 2021 and VAR-26-2024 for Crown Lift Truck’s wall sign in May 2024.
3. The variance requests do not appear to be substantial due to the large size of the building. The Innovation Campus Way building elevation is approximately 1,140 feet long. The maximum building height is 42 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. Additionally, not all letters on the wall signs are 39”. Most of the letters are 27.47” which meets the code requirement.
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 farther back on Innovation Campus Way with a parking lot and a tree buffer minimizing its 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.

IV. SUMMARY

Even though the signs are larger than code allows they are still appropriately integrated with the building/site on which it is located and the adjacent development in scale, design, and intensity. The larger signs do not create an appearance of competition between adjacent signs. Therefore, the request does not appear to be substantial.

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-46-2024.

Approximate Site Location:



Source: NearMap

DATE: June 13, 2024
TO: Sierra Saumenig, New Albany Planning
FROM: Ian Dyer, owners representative for Amplify Bio
SUBJECT: Board review

Understanding that this site falls within two zoning districts – I-PUD and Limited General Employment (L-GE) and that the intent of the code is to send all variances to one board and due to this unique circumstance of the parcel being under two zoning districts, the owners of Amplify Bio consent to authorize one board reviewing all the signs at once.

Therefore, we approved of the scheduled variance appeal for all variances relative to graphics be heard by the Board of Appeals on June 24th 2024.

Regards,

A handwritten signature in cursive script that reads "Ian Dyer".

Ian Dyer, owners representative Amplify Bio



Community Development Department

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

Dear Zoning Resources LLC/Jim McFarland,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, June 25, 2024

The New Albany Board of Zoning Appeals took the following action on 06/24/2024 .

Variance

Location: 9885 Innovation Campus Way

Applicant: Zoning Resources LLC/Jim McFarland,

Application: PLVARI20240046

Request: Variances to codified ordinance 1169.16(d) to the quantity and size of signage for AmplifyBio located at 9885 Innovation Campus Way.

Motion: To approve

Commission Vote: Motion Approved, 4-0

Result: Variance, PLVARI20240046 was Approved, by a vote of 4-0.

Recorded in the Official Journal this June 25, 2024

Condition(s) of Approval: N/A

Staff Certification:

Sierra Saumenig
Planner



**Board of Zoning Appeals Staff Report
August 26, 2024 Meeting**

**DSV
SIGN VARIANCE**

LOCATION: 11555 Briscoe Parkway (PID: 095-112062-00.002)
APPLICANT: Signcom, Inc. c/o Kylie Cochran
REQUEST: Variance to C.O. 1169.16(d) to allow the size of wall signs to be 166.25 square feet where code permits a maximum of 75 square feet.
ZONING: Technology Manufacturing District (TMD)
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-56-2024

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

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The applicant requests the following variance related to a new sign package for the DSV building located in the Licking County portion of the New Albany Business Park and accessed off Harrison Road, Briscoe Parkway, and Clover Valley Road.

Variance to C.O. 1169.16(d) to allow the size of wall signs to be 166.25 square feet where code permits a maximum of 75 square feet. There are two proposed 166.25 square feet wall signs.

II. SITE DESCRIPTION & USE

The DSV building is located at the southwest intersection of Briscoe Parkway and Clover Valley Road. The property is 75.05 +/- acres. It is part of the New Albany Business Park within Licking County. There are several other businesses located north, south, and west of the building. The residential parcels adjacent to the east of the site are not within New Albany's jurisdiction.

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 the wall signs to be 166.25 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 the wall signs to be 166.25 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 three frontages and a total of three walls sign are allowed. The applicant proposes to install two wall signs: one on the east elevation (facing Clover Valley Road) and one on the north elevation (facing Briscoe Parkway). Both signs are identical in content, color, and size.
 - a. Signs: features the company logo. They are each 166.25 +/- square feet. This exceeds the maximum area requirement according to the city sign code and is what the Board of Zoning Appeals is evaluating.
3. The variance request does not appear to be substantial due to the large size of the building which 1.2 million square feet. The building is approximately 571.3 feet long on its east façade and 2,123 feet long on its north facade. Due to this large size, the proposed wall signs appear 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. The spirit and intent of the zoning code is preserved because it ensures that the signs are 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 signs meet this intent as they are well designed and appropriately scaled in relation to the large warehouse building thereby making the size appropriate in this case.

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 the building’s large setbacks from the public roads reduce the visual impact of the wall signs
6. The granting of the variance will not confer on the applicant any special privileges because the city Board of Zoning Appeals (BZA) has approved similar variances. There have been a wide range of approvals for sign variances for size:
 - a. The largest variance sign size was approved by the board in April 2021. Amazon requested a wall sign at 297 square feet for a building at approximately 1,271 feet long and about 50 +/- feet in height. Therefore, the square footage for the façade is 63,550 square feet making the sign less than 1% of the façade.
 - b. The smallest sign size variances request was approved by the board in August 2023. Amgen requested a wall sign at 98 square feet for a building 540 feet long and 35 feet in height. The building façade’s area is 18,900 square feet making the sign area about 1% of the façade’s area.
7. The variance request does not appear to be substantial because the sign is an appropriate size for the large warehouse façade.
 - a. The square footage of the east building façade is approximately 25,709 square feet making the total of the wall sign just 0.65% of the building façade.
 - b. The square footage of the north building façade is approximately 95,535 square feet making the total of the wall sign just 0.17% of the building façade.
 - c. Due to this large size, the proposed wall signs appear to be appropriately scaled in relation to the size of the building. If the applicant were to install wall signs that met code requirements, the signs would be under scaled and appear out of place on the larger building.
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.

IV. SUMMARY

Even though the signs are larger than code allows they are still appropriately integrated with the building/site on which it is located and the adjacent development in scale, design, and intensity. The two proposed signs are below 1% of the applicable building facades which will minimize the visual impact. Therefore, the request does not appear to be substantial.

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-56-2024.

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>11555 Briscoe Parkway</u>				
	Parcel Numbers <u>095-112062-00.002</u>				
	Acres <u>75.054</u> # of lots created <u>1 lot, no change</u>				
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		
Description of Request: <u>Variances to the following: (1) C.O. 1169.16(d) to exceed the maximum allowable sqft of signage per frontage. Request 166.25 sqft on East and North elevations.</u>					
Contacts	Property Owner's Name: <u>N/A VOI NEW ALBANY 75 LLC, C/O VanTrust Real Estate</u>				
	Address: <u>Harrison Rd NW; VanTrust: 4900 Main Street, Suite 400</u>				
City, State, Zip: <u>Johnstown, OH 43031; VanTrust: Kansas City, MO 64112</u>					
Phone number: <u>614-745-0610</u> Fax: _____					
Email: <u>emily.wieringa@vantrustre.com</u>					
Applicant's Name:	<u>Signcom, Inc. - Kylie Cochran, Bruce Sommerfelt</u>				
	Address: <u>527 W Rich St</u>				
City, State, Zip: <u>Columbus</u>					
Phone number: <u>614-228-9999</u> Fax: <u>614-228-4326</u>					
Email: <u>kylie@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.				
	Signature of Owner <u>[Signature]</u> Date: <u>7-23-24</u>				
Signature of Applicant <u>Kylie Cochran</u> Date: <u>07/22/2024</u>					

527 W. Rich St.
Columbus Oh 43215
Office: 614-228-9999
Info@signcominc.com
Fax: 614-228-4326



22 July 2024

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

RE: DSV – 11555 BRISCOE PARKWAY - Variance Application for Exterior Signage

Statement in Support of Proposed Variances

Signcom, Inc. on behalf of DSV requests variance for exterior building mounted signage for the above-referenced project. The current zoning district is Technology Manufacturing District (TMD).

Legal Description:

Parcel #095-112062-00.002 – Situated in the City of New Albany, Count of Licking, State of Ohio, also being a part of Lost 13, 14, and 20, Quarter Township 2, Township 3, Range 15, United States Military District, being comprised of a part of each of those tracts of land conveyed to MBJ Holdings, LLC by deeds of record in Instrument Numbers 202210100024492, 202303030003800, 202206060014020, 202208120019793, 202208160020043, as described in Instrument No. 202307060011832.

Description of existing and proposed structures

Two single-faced illuminated monument signs have received partial approval for installation at the two main entrances along Brisco Parkway, corresponding to the North elevation (PRSI-2024-0308). Additionally, two single-faced non-illuminated secondary monument signs have been approved (PRSI-2024-0308) for the secondary entrances located off Clover Valley Rd (East elevation) and Harrison Road Extension (West elevation). A directional sign, compliant with zoning code requirements, has been submitted to the New Albany zoning and building review for the purpose of directing traffic within the property. For reference, all permitted and proposed signage is included in the exhibit.

Variance 1:

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

The variance is requested to allow the installation of exterior illuminated building signage on the East and North elevations. The proposed building sign will be approximately 166.25 square feet per elevation.

The building is a warehouse and distribution facility of 1.2 million square feet and the linear feet of the East and North elevations exceed 600 feet & 2,000 feet respectively. The signs are situated to allow for maximum visibility on each elevation while traveling on Clover Valley Road and navigating into the facility, but reducing the signs by more than 50% would greatly reduce the effectiveness of visibility and wayfinding both from the public streets and the private roadways around the property.

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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.**

DSV's warehouse is 1.2 million square feet overall with large scale elevations. The signage reflects DSV's standard branding and is recognized by customers throughout the United States and will help ensure beneficial use of the property by increasing visibility.

- 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 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 premises is in a manufacturing 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 with the timely delivery of services.

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

DSV 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. A directional which conforms to the zoning standard will assist with wayfinding but visibility of the building/elevations is required for efficient recognition of the property.

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

The 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 Technology Manufacturing District.

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.

The applicable zoning requirements does not take into consideration structures of different sizes. Without the variances, the signage would be disproportionate to the size of the property and would appear out of place.

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.

An adherence to the strict provisions outlined in the Zoning Ordinance, particularly regarding the prescribed maximum letter height of 36 inches, would permit a signage structure for DSV that encompasses a total square footage of 30.5 sqft. This allowance notably diminishes visibility from each frontage, rendering it markedly inferior compared to signage displaying more comprehensive branding with a greater number of letters.

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 DSV. In fact, granting of the variances is necessary to help ensure DSV 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.

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- 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 including the delivery of governmental services.

Therefore, in light of these considerations, we respectfully request a variance from the standard signage requirements as specified in the branding standards of DSV. Maintaining the visibility and proportional scale of signage is crucial for ensuring the effective representation of our facility's single tenant occupancy and its significant frontage. We are committed to upholding the aesthetic and functional integrity of our building while aligning with local regulations. Your favorable consideration of this variance request would greatly contribute to achieving these objectives. Thank you for your attention to this matter.

Thank you,

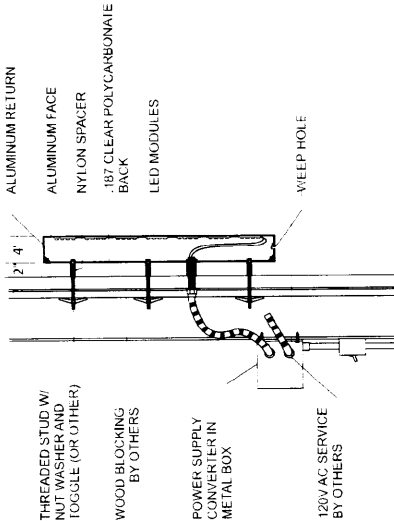
A handwritten signature in black ink that reads 'Kylie Cochran'.

Kylie Cochran

Signcom, Inc.
(614) 228-9999
kylie@signcominc.com



SCALE 1/4" = 1' - 166.25 SQ FT



SIGN 3

Halo-Illuminated Channel Logo

(2) REQUIRED
FORMED ALUMINUM LOGO AS SHOWN - FACE WITH 4" DEEP RETURN PRIMED AND PAINTED - .187 CLEAR POLYCARBONATE BACK SECURED TO INSIDE OF RETURN WITH CLIPS
HALO-ILLUMINATED USING INTERNAL HIGH OUTPUT WHITE LED MODULES WIRED TO REMOTE UL LISTED #E153594 POWER SUPPLY CONVERTERS HOUSED IN METAL BOX WITH DISCONNECT SWITCH PLACED IN ACCESSIBLE AREA BEHIND WALL CONNECTED TO 120V AC SERVICE TO LOCATION BY OTHERS
MOUNTED TO FASCIA USING THREADED STUDS WITH NUT/WASHER AND TOGGLE OR OTHER APPROPRIATE FASTENER BASED ON WALL CONSTRUCTION AND CONDITIONS - EACH TO AVE 2" LONG NYLON SPACER SLEEVE

COLOR

MATCH PMS 281C BLUE (INSIDE PAINTED WHITE)

NOT TO SCALE - SECTION THRU DETAIL

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

©COPYRIGHT 2024



Design • Fabrication • Erection • Service

SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com

CLIENT APPROVAL

DATE

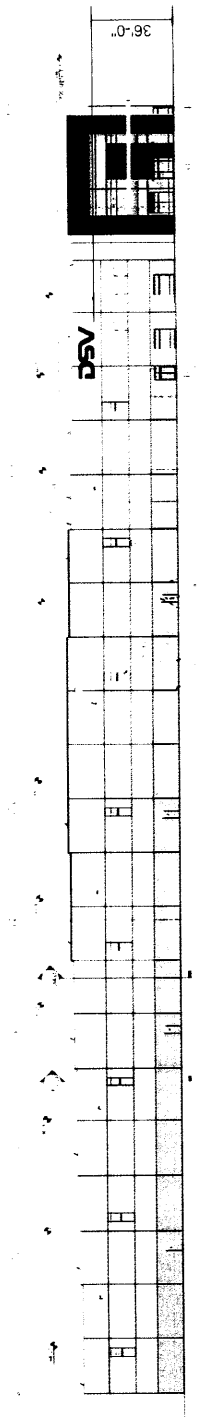
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME DSV
LOCATION 17535 BRISCOE PARKWAY
CITY NEW ALBANY

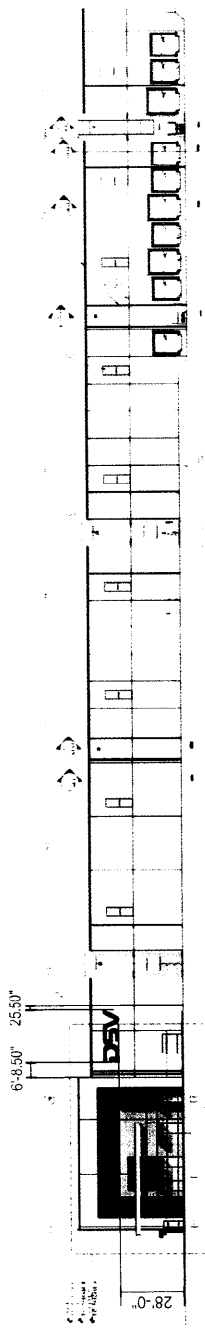
REVISION 4-24-24 5-20-24
5-23-24 5-28-24 6-3-24 6-4-24

SALES BMS
DESIGN DAW
SIZE 14

DATE 3-29-24
SCALE Noted
PROJECT# 24229



SCALE 1/64" = 1' - PARTIAL EAST ELEVATION



SCALE 1/64" = 1' - PARTIAL NORTH ELEVATION

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

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PRODUCTION	PROJECT NAME	SALES	DATE
<input type="checkbox"/> ART REQUIRED	DSV	BMS	3-29-24
Colors on Printed Documents	LOCATION 11555 BRISCOE PARKWAY	DESIGN DAW/RAF	SCALE Noted
May Vary	CITY NEW ALBANY	SIZE 14	PROJECT# 24229
	STATE OHIO		
	REVISION		
	4-24-24 5-20-24		
	5-23-24 5-28-24		
	6-4-24 7-18-24		

MATERIAL LEGEND

1	CONCRETE	11	GLASS
2	BRICK	12	WOOD
3	STUCCO	13	ROOFING
4	PAINT	14	LANDSCAPE
5	ROOFING	15	LANDSCAPE
6	PAINT	16	LANDSCAPE
7	PAINT	17	LANDSCAPE
8	PAINT	18	LANDSCAPE
9	PAINT	19	LANDSCAPE
10	PAINT	20	LANDSCAPE

CODED NOTES

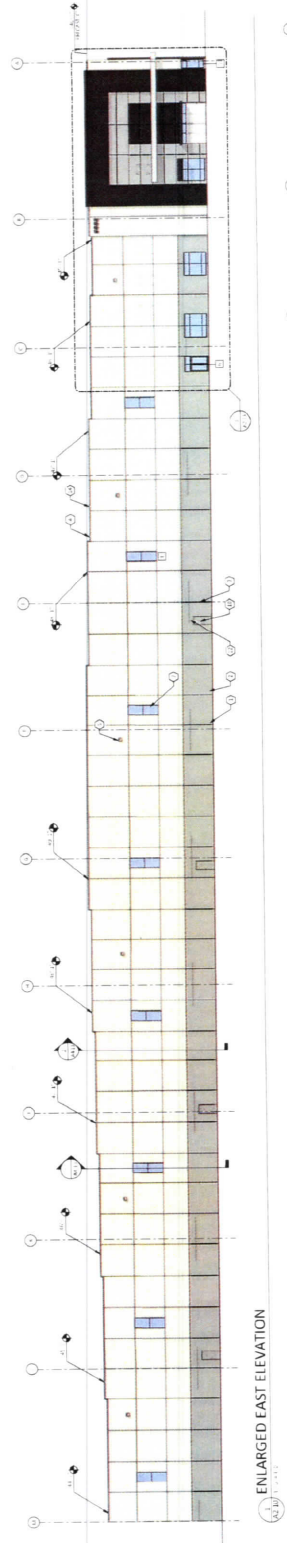
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CODED NOTES

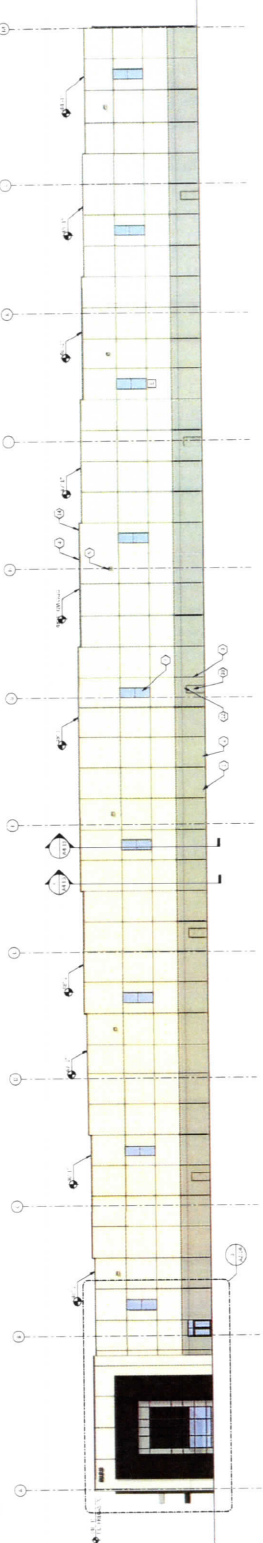
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GENERAL NOTES

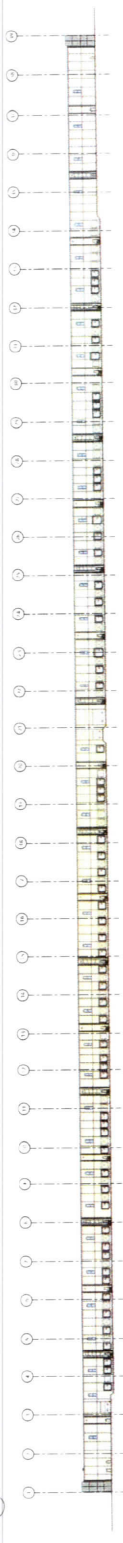
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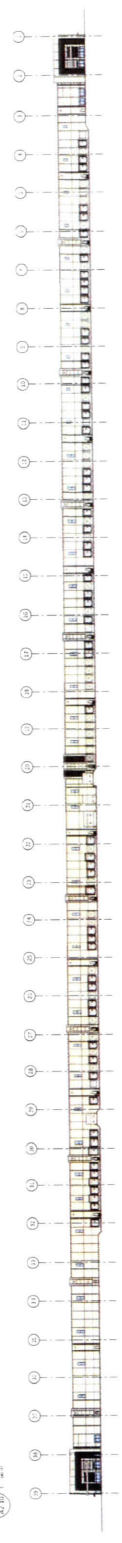
ENLARGED EAST ELEVATION



WEST ELEVATION



OVERALL SOUTH ELEVATION CD



NORTH ELEVATION

CONTIGUOUS PROPERTY OWNERS

037-111540-01.003
RICHARDSON, CLAUDE W
RICHARDSON, PEGGY A
2782 CLOVER VALLEY RD
JOHNSTOWN, OH 43031

037-111540-01.004
MAHAFFEY ARNETT, SUSAN R
ARNETT, JASON A
2810 CLOVER VALLEY RD
JOHNSTOWN, OH 43031

037-111540-01.005
RUSMISEL LLC
11950 WILDWOOD LN
SUNBURY, OH 43074

037-111540-01.006
LONG, CRAIG
LONG, JESSICA
2886 CLOVER VALLEY RD
JOHNSTOWN, OH 43031

037-111540-01.007
RUSMISEL, RAY
RUSMISEL, VICKI
11950 WILDWOOD LN
JOHNSTOWN, OH 43074

037-111540-01.008
BEZOUSKA, TINA S
BEZOUSKA, RICHARD T
2940 CLOVER VALLEY RD
JOHNSTOWN, OH 43031

037-111540-01.009
WICKISER, RANDY
2970 CLOVER VALLEY RD NW
JOHNSTOWN, OH 43031

095-111756-00.000
MBJ HOLDINGS LLC
8000 WALTON PKWY STE 120
NEW ALBANY, OH 43054

095-112062-00.000
MBJ HOLDINGS LLC
8000 WALTON PKWY, STE 120
NEW ALBANY, OH 43054

095-111732-00.002
NEW ALBANY - CITY OF
99 W MAIN ST
NEW ALBANY, OH 43054

095-111732-00.003
COI NEW ALBANY TECH PARK
LAND LLC
4900 MAIN ST, STE 400
KANSAS CITY, MO 64112

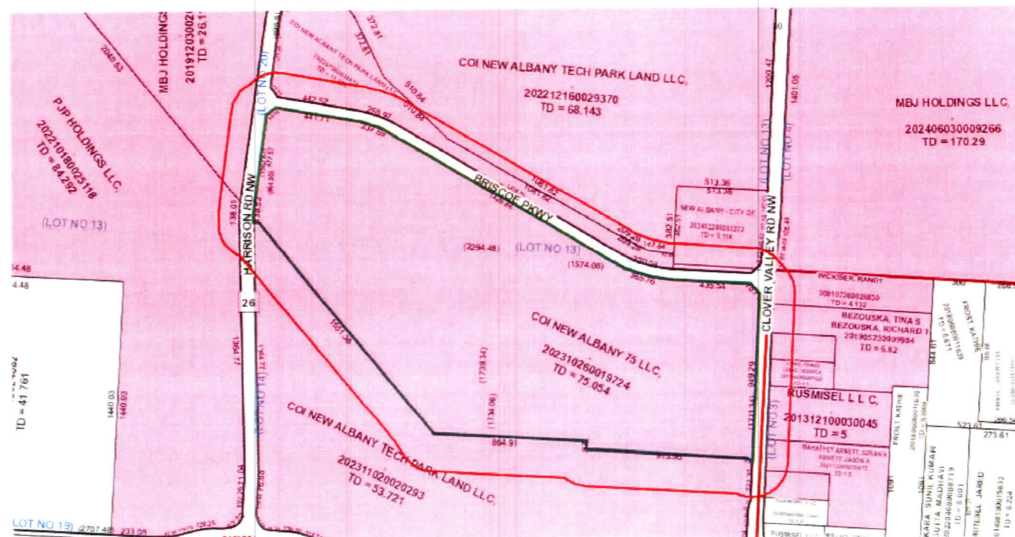
095-111720-00.000
MBJ HOLDINGS LLC
8000 WALTON PKWY, STE 120
NEW ALBANY, OH 43054

095-111756-00.013
PJP HOLDINGS LLC
9005 SMITH'S MILL RD
NEW ALBANY, OH 43054

095-112200-00.003
COI NEW ALBANY TECH PARK
LAND LLC
4900 MAIN ST, STE 400
KANSAS CITY, MO 64112

095-112062-00.002
COI NEW ALBANY 75 LLC
4900 MAIN ST, STE 400
KANSAS CITY, MO 64112

095-112062-00.003
COI NEW ALBANY TECH PARK
LAND LLC
4900 MAIN ST, STE 400
KANSAS CITY, MO 64112



[illegible]

LICKING COUNTY TAX MAP

Licking County, OH
2013/2014

Property Report

Address		
N/A COI NEW ALBANY 75 LLC -- CLOVER VALLEY RD NW		
Engineer's Pin	Owner	Auditor's PIN
02150000400000067100	N/A COI NEW ALBANY 75 LLC	095-112062-00.002
Tax Acreage	Deed Acreage	Official Record
75.054	75.054	202310260019724



**Board of Zoning Appeals Staff Report
August 26, 2024 Meeting**

**9 NEW ALBANY FARMS ROAD
DETACHED GARAGE VARIANCE**

LOCATION: 9 New Albany Farms (PID: 222-000980)
APPLICANT: Tuscarawas Construction LLC c/o Dean Detweiler
REQUEST: A. Variance to codified ordinance chapter 1165.04(a)(1) to allow a detached garage to be 1,920 square feet.
B. Variance to codified ordinance chapter 1165.04(a)(2)(A) to allow the detached garage to project beyond the front elevation of the primary structure and located within the front yard.
ZONING: R-1 Residential Estate District
STRATEGIC PLAN: Residential
APPLICATION: VAR-58-2024

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

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

I. REQUEST AND BACKGROUND

The applicant requests two variances for a new detached garage. The applicant requests a variance to allow a detached garage to be 1,920 square feet where code permits a maximum of 1,600 square feet and a second variance to allow the detached garage to project beyond the front elevation of the primary structure and be located within the front yard setback.

II. SITE DESCRIPTION & USE

The property is 4.4 acres in size and contains a residential home. The property is within the New Albany Farms subdivision. The home is east of Reynoldsburg New Albany Road/US Route 605 and west of New Albany Farms Road. The surrounding properties are zoned Residential Estate District (R-1) 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 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 allow a detached garage to be 1,920 square feet where city codified ordinance Chapter 1165.04(a)(1) permits a maximum of 1,600 square feet.

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

1. This variance requests to allow a detached garage to be 1,920 square feet where city-codified ordinance Chapter 1165.04(a)(1) permits a maximum of 1,600 square feet.
2. The variance does not appear to be substantial. The New Albany Farms subdivision has some of the largest estate properties in the city. The property is 191,664 square feet large and the new garage is proposed to be 1,920 square feet large. Therefore, the new proposed garage will only make up 1% of the lot.
3. The variance preserves the spirit and intent of the zoning requirement because it is one of the largest lots in New Albany. The city code requires maximum square footage for detached structures based on the size of a lot.
 - a. The city code regulations for the size of detached structure is “for lots less than one acre, a structure may have an area up to eight hundred (800) square feet; for lots between one (1) acre and two (2) acres, a structure may have an area up to one thousand two hundred (1,200) square feet, and for lots larger than two (2) acres may have an area up to one thousand six hundred (1,600) square feet.”
 - b. Because the lot is significantly larger than most in New Albany, the increased size of the garage appears to be appropriately sized for the lot. The city code does not contemplate lots this large.
4. That granting the variance requested will not confer on the applicant any special privilege because similar variances were approved in the New Albany Farms subdivision. These include:

- a. 10 New Albany Farms Road was approved for a detached garage to be 2,560 square feet by the Board of Zoning Appeals in 2015.
 - b. 1 Balfour Green was approved for a detached garage to be 2,040 square feet by the Board of Zoning Appeals in 2021.
5. The granting of 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.
6. This variance does not negatively impact the delivery of government services.

B. Variance to city codified ordinance Chapter 1165.04(a)(2)(A) to allow the detached garage to project beyond the front elevation of the primary structure and located within the front yard.

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

1. This variance requests to city codified ordinance Chapter 1165.04(a)(2)(A) to allow the detached garage to project beyond the front elevation of the primary structure and be located within the front yard.
2. There is a large 360-foot building setback line established by the subdivision plat that reduces the amount of space for the home and garage. The proposed detached garage encroaches into the 360-foot building line where buildings or structures are prohibited from being located. The detached garage is approximately 281+/- feet from the front (northern) property line from where the plat established the 360 foot building line.
 - a. It appears the problem cannot be solved by some manner other than the granting of a variance due to the built environment, platted setbacks and environmental constraints due to the creek.
3. The variance does not appear to be substantial since the site is located within a private subdivision and it is not visible from the public streets outside of the subdivision. There is a significant tree row along the west and southern property lines that screen it from Reynoldsburg-New Albany Road.
4. The applicant states the location of the garage is intentional because of the function of the lot. The new garage is adjacent to the existing driveway and garage to allow cars direct access to parking area instead of having to create a new driveway.
5. There are special conditions and circumstances that exist which are peculiar to the land:
 - a. The lot is a "flag" shaped lot which means access to the road is provided along the long narrow "flag pole," and the shape of the lot is rectangular, as a flag. Due to the shape of the lot the house does not front New Albany Farms Road. The garage doors face the neighboring property.
 - b. There is an existing creek with a 30-foot drainage easement that runs along the western property line. Due to the location of the home (primary structure) and the creek, there is insufficient space to locate the detached garage along the side or behind the house on this side of the lot.
6. The essential character of the neighborhood would not be substantially altered. The applicant states the design of the garage will use the same materials as the existing home, including board and batten siding on the gable and red brick clad on the exterior. The city architect has reviewed the variance application and has issued the following comments to ensure the garage appears as an extension of the home:
 - a. The gable siding should be entirely replaced with brick. The city staff recommends this be a condition of approval (condition #1).
 - b. All eaves, dormers, rakes, trim, etc. must match the existing garage conditions that is attached to the house. The city staff recommends this be a condition of approval (condition #2).
 - c. The proportions of the windows should match the existing garage that is attached to the house. The city staff recommends this be a condition of approval (condition #3).

7. The granting of 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.
8. This variance does not negatively impact the delivery of government services.

IV. SUMMARY

Due to the site's existing building and environmental constraints, the applicant is locating the detached structure in front of the primary structure. There is a significant amount of buffering that prevents the visibility of the garage from the public streets. The detached garage's size does not appear to be substantial. With the conditions of approval, the detached garage will appear to be an extension of the primary home.

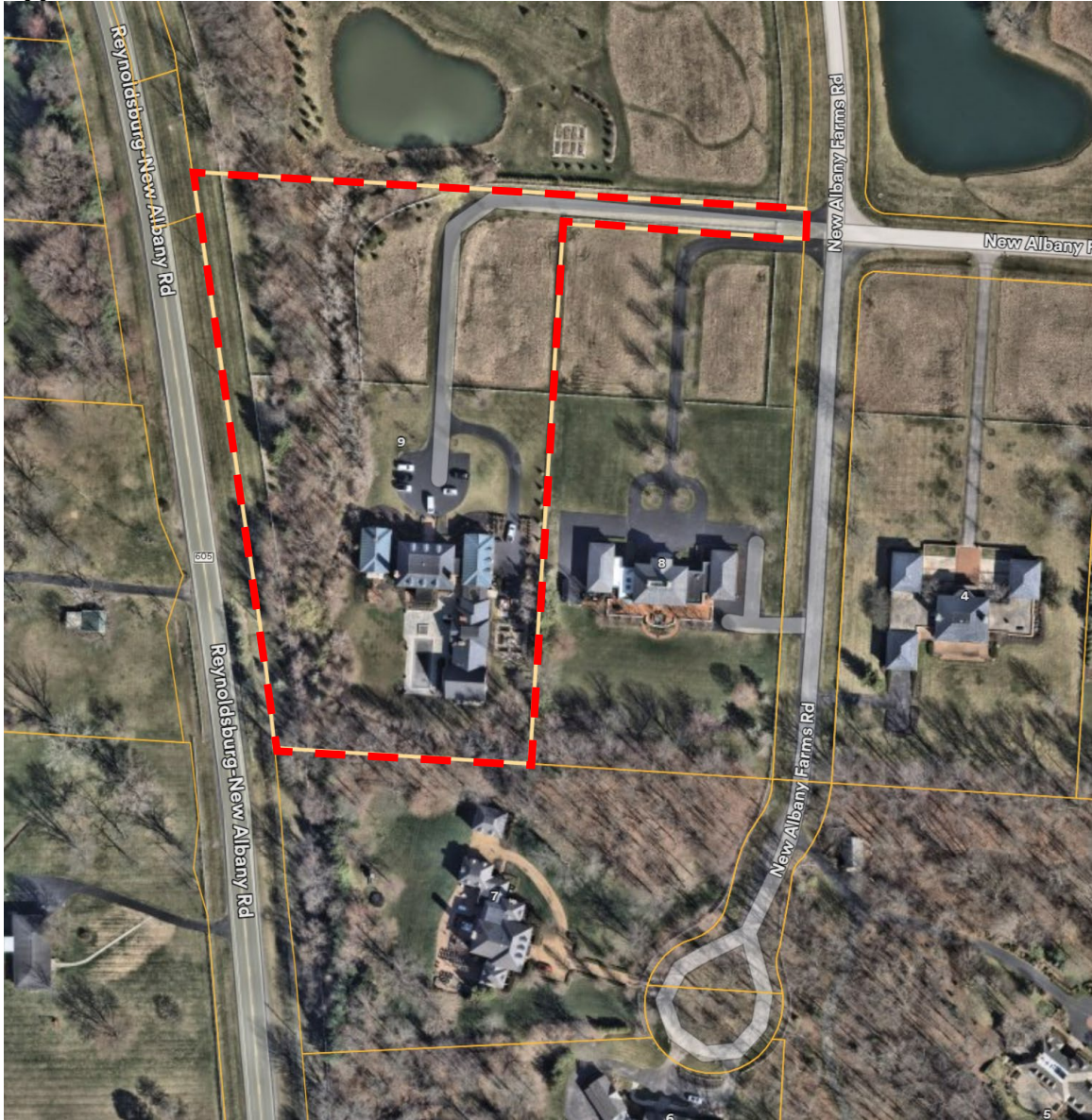
V. ACTION

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-58-2024 based on the findings in the staff report (conditions of approval may be added).

1. The gable siding should be entirely replaced with brick, subject to staff approval.
2. All eaves, dormers, rakes, trim, etc. must match the existing garage that is attached to the house, subject to staff approval. The proportions of the windows should match the existing garage that is attached to the house, subject to staff approval.

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>9 New Albany Farms Road</u>																																																						
	Parcel Numbers <u>222-000980-00</u>																																																						
	Acres <u>4.44</u> # of lots created _____																																																						
Choose Application Type	Circle all Details that Apply																																																						
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<input type="checkbox"/> Extension Request																																																							
<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																				
Description of Request:	<u>Because of lot size, we are hoping to be able to build a slightly larger garage to match the existing home.</u>																																																						
Contacts	Property Owner's Name: <u>Ryan Mason</u>																																																						
	Address: <u>9 New Albany Farms Rd.</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: _____ Fax: _____ Email: _____																																																						
Applicant's Name:	<u>Dean Detweiler dba Tuscarawas Construction, LTD</u>																																																						
	Address: <u>2578 Ayle Rd. NW</u> City, State, Zip: <u>Dover, OH 44622</u> Phone number: <u>330-432-3089</u> Fax: <u>330-364-7175</u> Email: <u>tusconstructionltd@gmail.com</u>																																																						
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																						
	Signature of Owner <u>[Signature]</u> Date: <u>7-25-24</u> Signature of Applicant <u>[Signature]</u> Date: <u>7-25-24</u>																																																						

July 25, 2024

Variance for 9 New Albany Farms Road
New Albany, OH 43054
Parcel ID: 222-000980-00

The reason for this variance request: the size of the lot being as is, we were hoping that we can build a slightly larger garage. As it stays well below the 1% coverage of the property. We would appreciate it if you would re-consider. As we believe it will set well the way it is laid out per print. We are building this to match the house, therefore should fit in perfectly.

Thank you for your time and consideration.

Dean Detweiler dba Tuscarawas Construction, LTD

Tuscarawas Construction, LTD

2578 Pyle Rd. NW

Dover, OH 44622

(330)364-7175

Aug. 16, 2024

Re: 9 New Albany Farms

New Albany, OH

c/o Sierra Cratic-Smith

New Albany Community Development Planning

We believe the creek that runs beside the house on the opposite side of the home would expose the garage doors and be more visible to passing neighbors and guests. This would then cheapen the look of the home. As a home builder, my desire is to always give the customer as well as the development where the structure is located, the best curb appeal. I believe lining up with the existing garage will give it incredible curb appeal and will give our customer a garage that perfectly lines up with the existing garage. Again, I want the best quality look for both my customer and New Albany Farms.

We appreciate your consideration.

Thank You,

Dean Detweiler- President/Owner

Tuscarawas Construction, LTD

- 2019 Residential Code of Ohio (RCO)
- 2024 Ohio Mechanical Code (OMC)
- 2024 Ohio Plumbing Code (OPC)
- 2024 Ohio Fire Code
- NFPA 70 – 23: National Electrical Code (NEC)
- ASHRAE 90.1 – 2019; Energy Code
- ASCE 07-16 Minimum design loads for building & other structures
- IFGC – 21; International Fuel Gas Code

GROUND SNOW LOAD	WIND SPEED DESIGN (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			
			WEATHERING	FROST DEPTH LINE	TERMITE	DECAY
20	115 mph	A	SEVERE	36"	YES	YES

WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	
5 DEG. F	YES	A. 7/16/79 B. 10/18/83	1396	50.1 F	

- Soil bearing (Table 401.4.1) 1,500 psf
- First floor live load (Table 301.5) 40 psf
- Attic floor live load (Table 301.5) 40 psf
- Roof Live load (Table 301.5): 20 psf
- Structure dead load -- weight of materials
- Roof with ceiling: 20 psf
- Roof: 10 psf

It is the responsibility of the owner to confirm the existing soil type and to notify the engineer if the soil is other than a clay type soil. Any unstable or organic soils shall be removed and replaced with appropriate compacted fill.

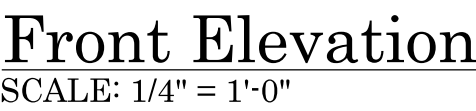
- Concrete shall have a minimum 28 day compressive strength of 3,000 psi for footers (Table 403.1
2,500 psi for Basement slabs with air entrainment (Min. 5% , Max. 7% (Table 402.2)
3,500 psi for Garage/Porch slabs with air entrainment (Min. 5% , Max. 7%)
All interior concrete slabs on grade shall have a vapor barrier over the base course.

- All Exterior doors shall have a landing on each side of door per Section 311.3.
- Opening from a private garage into a room used for sleeping shall not be permitted.
- Openings between garage and residence be per Section 302.5.1.
- All Hazardous Glazing Locations shall comply with Section 308.4.
- All Stairways shall comply with Section 311.7.1 - 7.
- All Handrails shall comply with Section 311.7.8.1 - 8.
- All Ramps shall comply with Section 311.8.1 - 3.3.
- All Guardrails shall comply with Section 312.1 - 4.
- Factory built Fireplaces/Stoves shall comply with listings and specifications of Manufacturer and/or the latest edition of UL127 (Section 1001 & 1004.1)
- Masonry and Factory built Fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion (Section 1006)
- All Smoke Detectors shall comply with Section 314 and NFPA 72.
- All Carbon Monoxide Alarms shall comply with Section 315.
- All Electrical shall comply with N.E.C.

- All 1.75" LVL lumber shall be rated at 2.0E and 2,900 psi allowable bending stress.
- All Floor Construction shall comply with Tables 502.1.(1) - 3(2).
- Pre-engineered Floor systems to be provided by Manufacturer.
- Solid block all point loads from roof down through foundation per Section 501.2.
- Fire blocking (Horizontal and Vertical) shall be provided per Section 302.11.
- All wall construction shall comply with Section 601.
- All roof/ceiling construction shall comply with Section 801. (Tables 802.4.1 (1)-(8) & Tables 802.5.1 (1) - (2). Ridge shall comply with Section 802.3.
- Roof Sheathing shall be supported with blocking or edge-clips where trusses or rafters span 24" o.c. or greater.

Notes:

- All work on this project shall comply with the provisions of the drawings and specifications and shall satisfy all applicable codes, ordinances, and regulations required by regulating authority.
- The Contractor shall verify all measurements before ordering materials and beginning work.
- The Contractor shall verify any truss drawings, metal building plans or other shop drawings for proposed construction prior to ordering.
- The Contractor shall notify the design professional of any discrepancies on the plans and/or any that are identified in the field before performing work.
- The structure is designed to be self-supporting and stable after completion. It is the contractor's responsibility to determine erection procedures and sequence, and to ensure the safety of the building and its components.
- Install all manufactured items, materials, and equipment in strict accordance with manufacturer's specifications or instructions, except when project specifications are more stringent, shall be followed.
- An approved set of construction documents shall be kept at the site of the work and always shall be available for reference by the building official working hours while such work is in progress.
- Each contractor shall be responsible for safety and protection of their prospective work.
- All contractors to coordinate with structural, architectural, plumbing, mechanical and electrical drawings.
- Each Contractor is responsible for meeting the safety requirements for their personnel.



A detailed map of the Pearly Vine area. The map shows a network of roads including Brandon Rd, New Albany Rd, Kitzmiller Rd, and Morse Rd. A red pin marks the location of Pearly Vine on New Albany Rd. Other labeled locations include Century 21 Homestar Felicia Powell, The Courtyards at Morse Circle, and Jersey Weekday Preschool. The map also shows various smaller roads like Lambton Park Rd, Pembroke Pass, and Roxton Ct. A blue line represents the Blacklick Creek. The map is oriented with North at the top.

DRAWING SCHEDULE	
COVER SHEET	1
SITE PLAN	2
ELEVATIONS.	3
FOUNDATION PLAN	4
MAIN FLOOR PLAN	5
ATTIC FLOOR PLAN	6
SECTIONS	7
ATTIC FLOOR JOIST LAYOUT	8
ROOF PLAN	9
MAIN FLOOR ELECTRICAL	10
ATTIC ELECTRICAL	11
MAIN FLOOR HVAC PLAN	12
ATTIC HVAC PLAN	13
PLUMBING PLAN	14
WATERLINE PLAN	15
WATERLINE ISOMETRIC	16

NOTES:
MAIN FLOOR1,920 SQ. FT.
ATTIC1,046 SQ. FT.



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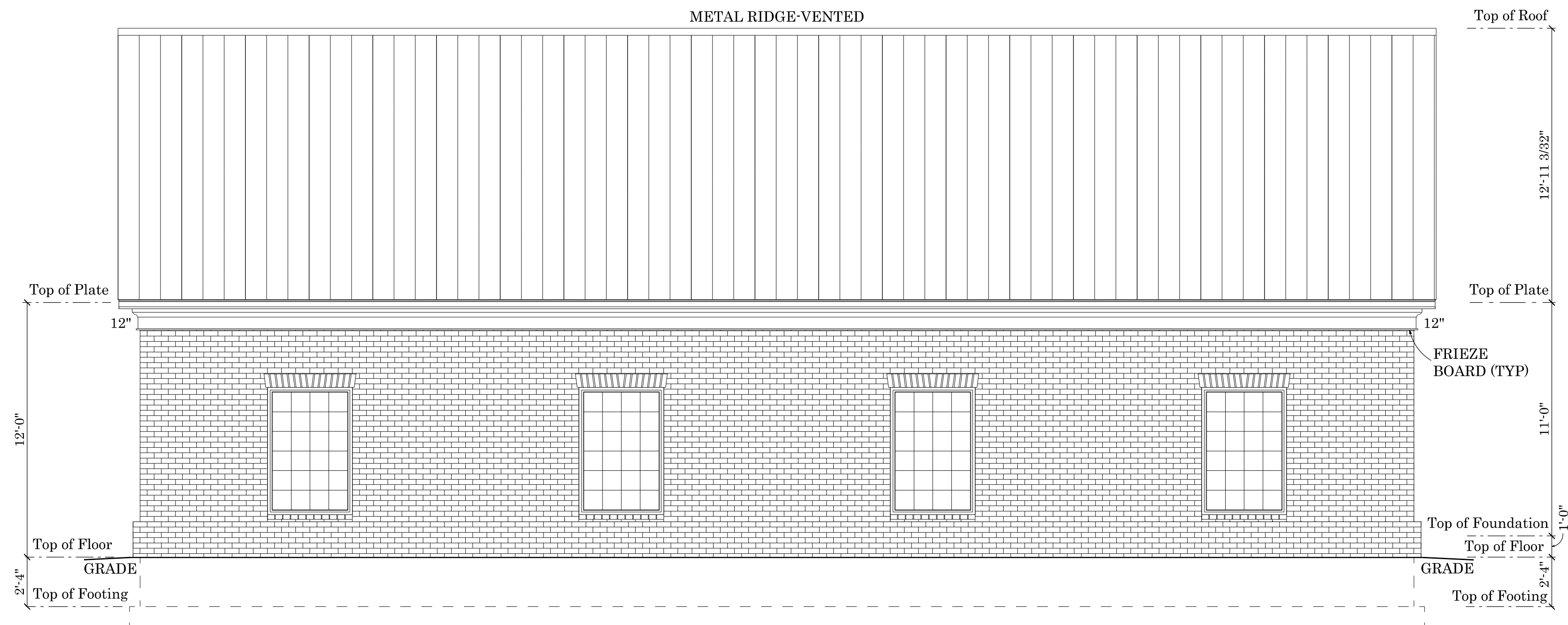
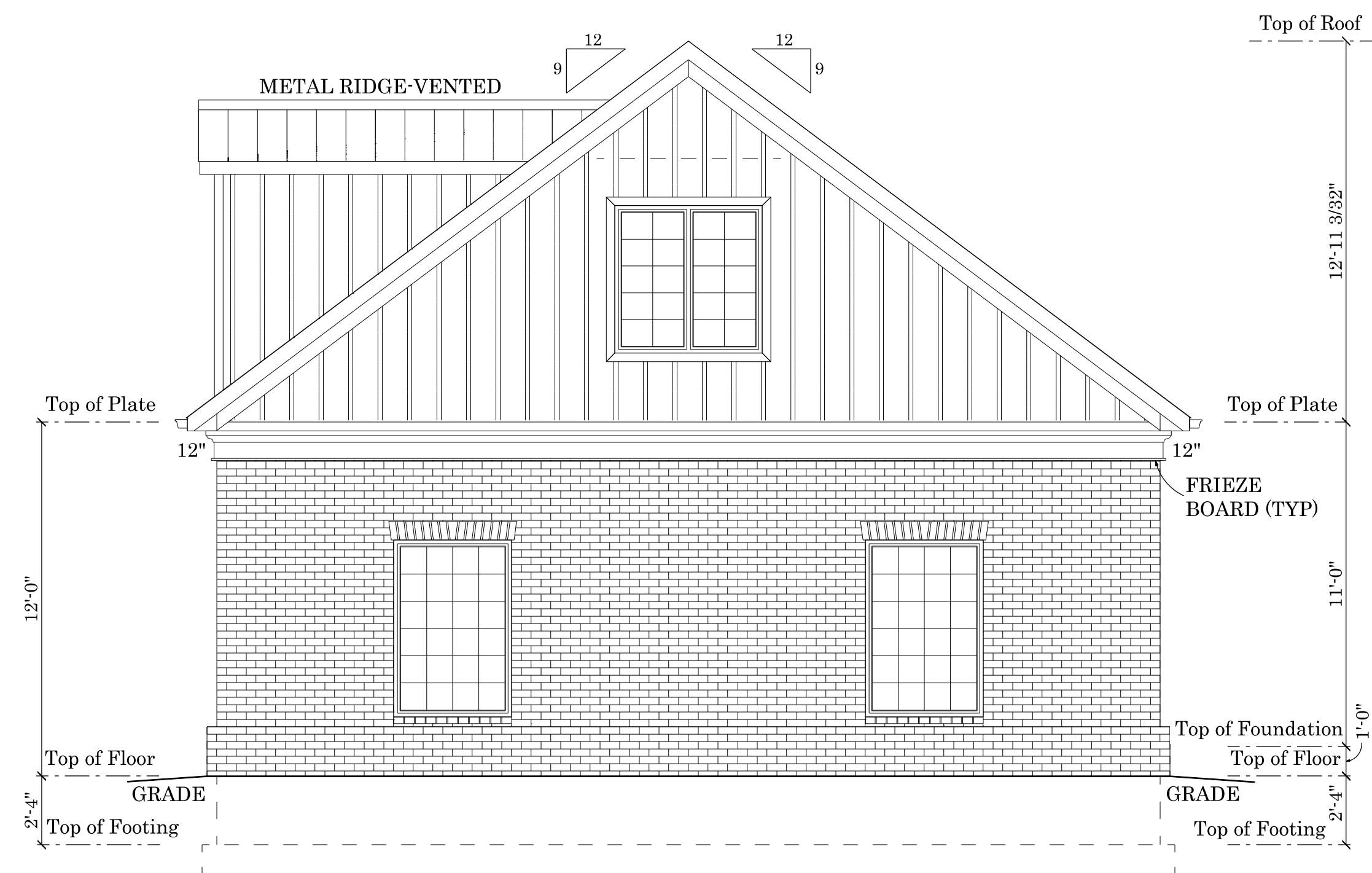
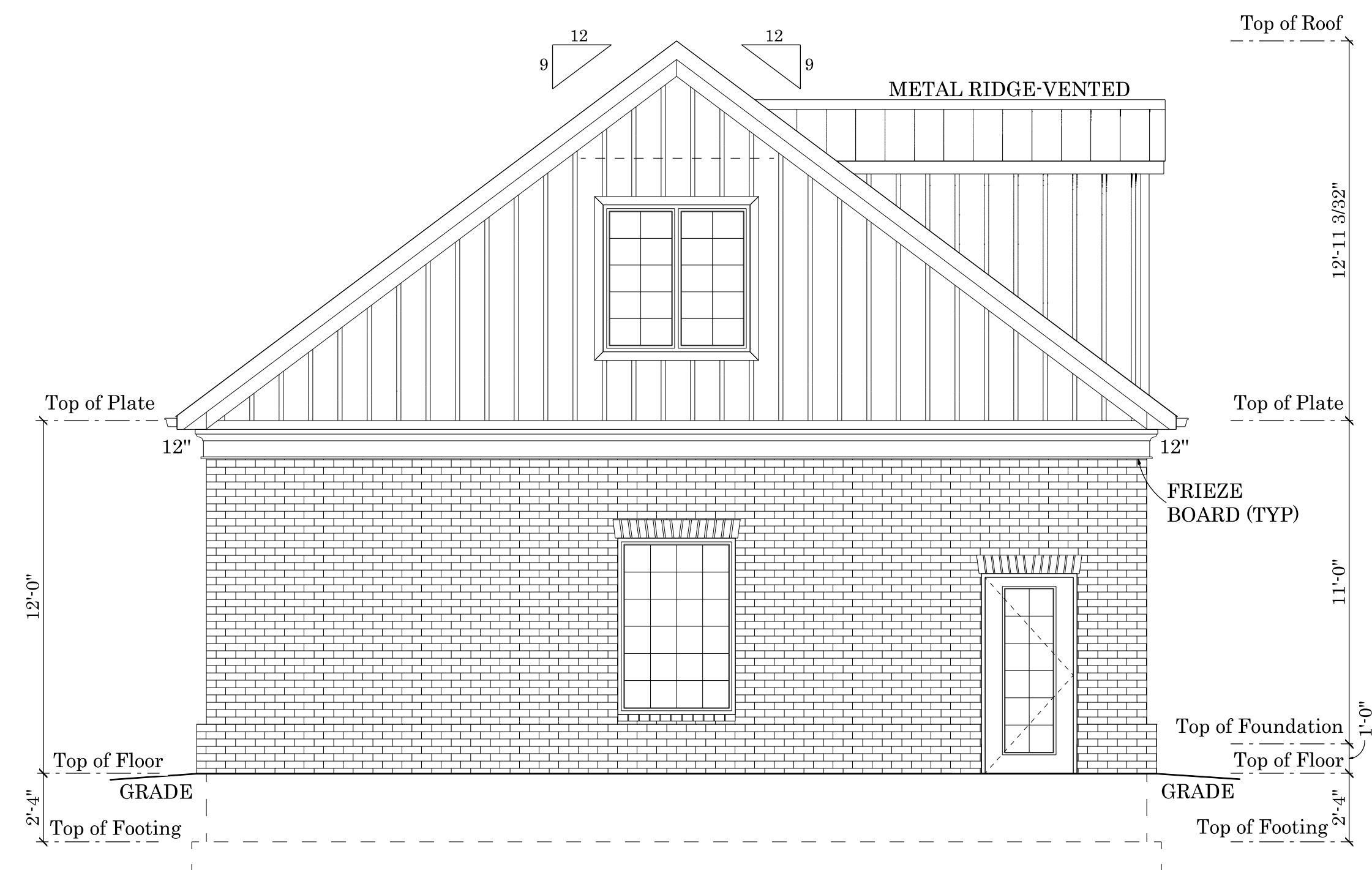
THE 9 @ NEW ALBANY FARMS
9 NEW ALBANY FARMS ROAD
NEW ALBANY, OHIO 43054
FRANKLIN COUNTY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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Date:		5/1/2024
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Drawn by :		JT
Checked by:		BK
Job:		24-1046
Sheet Title		

A-1

COVER SHEET



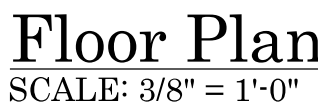
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ALL WEIGHT BEARING HEADERS
HEADERS 3' to 5' = (2) 2x8
HEADERS 5' to 7' = (2) 2x10
UNLESS OTHERWISE NOTED

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bryan.berindrafting@outlook.com 330-231-8678

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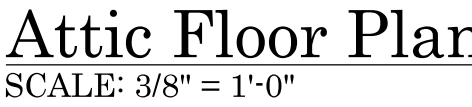
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A-5

MAIN FLOOR PLAN



SCALE: 3/8" = 1'-0

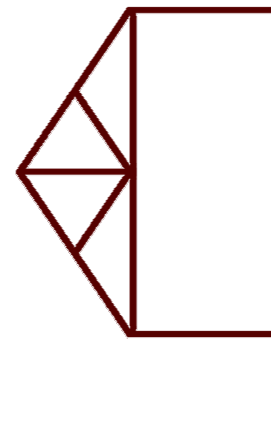
NOTE:
AIR HANDLERS TO BE INSTALLED
ABOVE WINDOWS AND PER
MANUFACTURER'S SPECS

GUARDRAIL or WALL-36" HIGH MIN.
TO PREVENT THE PASSAGE OF
A 4" SPHERE & CAPABLE OF SUPPORTING
200 lb. LOAD IN ANY DERECTION.

MINIMUM 6'-8" HEADROOM
AT ALL STAIR LOCATIONS

STAIRWAY NOTES
MIN. 9" TREAD (3.11.7.5.2)
MAX. 8 1/4" RISER (311.7.5.1)
36" HANDRAIL ONE SIDE (311.7.8.1)

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Checked by:		BK
Job:		24-1046
Sheet Title		

A-6

ATTIC FLOOR PLAN