



New Albany Board of Zoning Appeals
August 26, 2024 Meeting Minutes - Approved

I. Call to order

The New Albany Board of Zoning Appeals held a regular meeting on August 26, 2024 in the New Albany Village Hall. Vice-Chair Jacob called the meeting to order at 6:31 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

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

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

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

III. Action on minutes June 24, 2024

Vice-Chair Jacob asked if there were any corrections to the minutes from the June 24, 2024 meeting. Hearing none, he moved for approval of the June 24, 2024 meeting minutes. Board Member Schell seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Schell yes, Ms. Samuels yes, Mr. Smith yes. Having four yes votes, the motion passed and the June 24, 2024 meeting minutes were approved as submitted.

IV. Additions or corrections to agenda

Vice-Chair Jacob asked whether there were any additions or corrections to the agenda.

Planning Manager Mayer answered none from staff.

Vice-Chair Jacob administered the oath to all present who planned to address the board.

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

Vice-Chair Jacob asked if there were any visitors present who wished to be heard for an item not on the agenda.

Hearing none, Vice-Chair Jacob introduced the first case and asked to hear from staff.

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

Planner Saumenig delivered the staff report.

Board Member Samuels moved to accept the staff reports and related documents into the record for VAR-56-2024. Board Member Smith seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Smith yes, Mr. Jacob 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-56-2024.

Vice-Chair Jacob asked if there was anyone present who wished to comment on the application.

Applicant and Designer Bruce Sommerfelt, Signcom, Inc. 527 W. Rich Street, spoke in support of the application. He thanked Planner Saumenig and stated that he was available to answer any questions.

Board Member Smith asked whether the request for the variance was to assist trucks picking up and delivering goods to the distribution center.

Mr. Sommerfelt answered yes, it was also needed for employee wayfinding.

Board Member Samuels asked whether, given the feedback in the staff report, a code update was needed.

Planner Saumenig responded that yes, staff would be workshopping a sign regulations code update during VII. Other business.

Vice-Chair Jacob asked whether there were any further questions or comments.

Hearing none, Board Member Samuels moved to approve VAR-56-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Board Member Smith seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Smith yes, Mr. Jacob yes, Mr. Schell yes. Having four yes votes, the motion passed and VAR-56-2024 was approved.

The board thanked Mr. Sommerfelt and wished him good luck.

Vice-Chair Jacob introduced VAR-58-2024 and asked to hear from staff.

VAR-58-2024 Variances

Variance 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

Planner Cratic-Smith delivered the staff report.

Vice-Chair Jacob moved to accept the staff reports and related documents into the record for VAR-58-2024. Board Member Schell seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Schell yes, Mr. Smith 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-58-2024.

Vice-Chair Jacob asked whether there was anyone present who wished to comment on the application.

Applicant and Contractor for the project Dean Detweiler spoke in support of the application. He thanked Planner Cratic-Smith. He explained that he had analyzed placement of the garage in other locations on the property but because of the wetlands, the proposed location was the most suitable. Furthermore because the garage doors would not be facing the road, the proposed orientation would be more appealing.

Board Member Schell asked whether there had been feedback from the neighbors.

Planner Cratic-Smith answered no.

Board Member Schell confirmed that there is surrounding precedent supporting this request, and observed that a code update permitting this type of construction for larger estate homes would be helpful.

Planning Manager Mayer remarked that these lots are so few in number there was little value in changing the code. He further commented that staff feels as though this is an appropriate request.

Board Member Smith asked whether there will there be a residence in the new garage and whether there is any connection between the existing garage and the new garage.

Mr. Detweiler answered no to both questions. He explained that creating a connection would take significant work.

Vice-Chair Jacob asked if there were any other questions. Hearing none, he stated that he was on board to approve the application.

Board Member Schell moved to approve VAR-58-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Vice-Chair Jacob seconded the motion.

Upon roll call: Mr. Schell yes, Mr. Jacob yes, Mr. Smith yes, Ms. Samuels yes. Having four yes votes, the motion passed and VAR-58-2024 was approved.

The board wished Mr. Detweiler good luck.

Chair Jacob moved to Other business, the City Code Amendment Workshop: C.O. 1169 Sign Regulations Update, and asked to hear from staff.

VII. Other business

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

Planner Saumenig discussed the current sign regulations and the proposed update.

Vice-Chair Jacob acknowledged that New Albany has an ongoing commitment to enacting regulations suited to the needs of its own businesses and residents.

There was discussion on the following issues:

- what is considered a building entrance,

- whether the proposed update would permit multiple signs on a single side of the building,
- whether a percentage or an outright number was more useful and further whether each tenant in a multi-tenant building could have a sign that uses 1% of the facade,
- whether there were sufficient protections for current and future residential neighbors (six business tenants would each get 1%),
- whether businesses would have the discretion to orient and locate the sign,
- whether there should be a maximum and whether the size of the sign rather than the square footage should be used as a measure,
- whether the regulations should include a tiered approach
- whether “not to exceed” language should be used in order to preserve the scale.

The board thanked staff for their work on this issue, and also observed that the variance process worked well.

Planning Manager Mayer thanked the board and stated that staff would continue to research and work on this issue and return to the board for further input.

VIII. Poll members for comment

Vice-Chair Jacob polled members for comment.

IX. Adjournment

Hearing no comments from the members, Vice-Chair Jacob moved for adjournment. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. Schell yes, Mr. Smith yes. Having four yes votes, the motion passed and the August 26, 2024 meeting of the New Albany Board of Zoning Appeals was adjourned at 7:15 p.m.

Appendix

VAR-56-2024

Staff Report

Record of Action

VAR-58-2024

Staff Report

Record of Action



**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



Community Development Department

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

Dear Signcom, Inc.,

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, August 27, 2024

The New Albany Board of Zoning Appeals took the following action on 08/26/2024 .

Variance

Location: 11555 Briscoe Parkway

Applicant: Signcom, Inc.

Application: PLVARI20240056

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

Motion: To approve

Commission Vote: Motion Approval Recommended, 4-0

Result: Variance, PLVARI20240056 was Approval Recommended, by a vote of 4-0.

Recorded in the Official Journal this August 27, 2024

Condition(s) of Approval:

Staff Certification:

A handwritten signature in cursive script that reads "Sierra Saumenig".

Sierra Saumenig
Planner



**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.

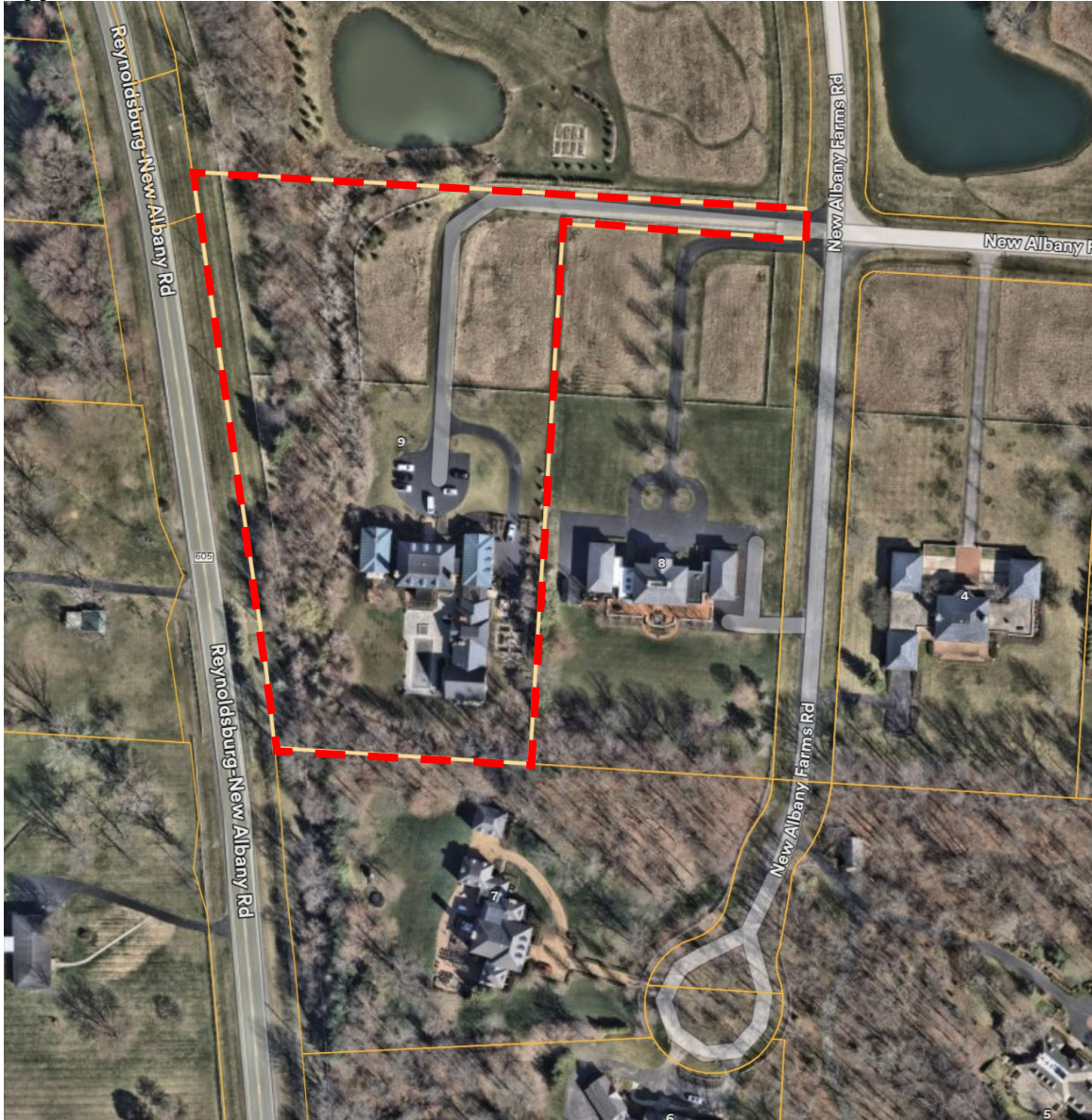
V. ACTION

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



Community Development Department

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

Dear Dean Detweiler,

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.

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, August 27, 2024

The New Albany Board of Zoning Appeals took the following action on 08/26/2024 .

Variance

Location: 9 NEW ALBANY FARMS RD

Applicant: Tuscarawas Construction Ltd

Application: PLVARI20240058

Request: (A) Variance to codified ordinance 1165.04(a)(1) to allow the detached garage to be 1,920 square feet where code requires lots larger than 2 acres to be a maximum of 1,600 square feet.

(B) Variance to allow a garage to project 16 feet beyond the front façade of a house whereas the city codified ordinance Chapter 1165.04(a)(2)(A) requires detached structures not to project beyond any front elevation of the primary structure or located within the front yard at 9 New Albany Farms (222-000980).

Motion: To Approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Variance, PLVARI20240058 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this August 27, 2024

Condition(s) of Approval:

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.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner