



**New Albany Planning Commission**

Monday, October 21, 2024 Meeting Minutes - Approved

**I. Call to order**

The New Albany Planning Commission held a regular meeting on Monday, October 21, 2024 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:01 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

Mr. Kirby	present
Mr. Wallace	present
Mr. Schell	present
Mr. Larsen	present
Ms. Briggs	present
Council Member Wiltout	present

The commission, having all voting members present had a quorum to transact business.

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

**III. Action on minutes:** September 16, 2024

Chair Kirby asked whether there were any corrections to the minutes.

Hearing none, Commissioner Schell moved for approval of the September 16, 2024 meeting minutes. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Mr. Wallace abstained from the vote, Mr. Kirby yes, Ms. Briggs yes. Having four votes in favor, the motion passed and the September 16, 2024 meeting minutes were approved as submitted.

**IV. Additions or corrections to the agenda**

Chair Kirby asked whether there were any additions or corrections to the agenda.

Planning Manager Mayer answered none from staff.

Chair Kirby administered the oath to all present who planned to address the commission. Thereafter, he stated that now would be a good time to silence all cell phones.

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

Chair Kirby asked whether there were any visitors present who wished to address the commission for an item not on the agenda.

Hearing none, Chair Kirby introduced the first case and asked to hear from staff.

## VI. Cases:

### **CU-72-2024 4761 Kitzmiller Road Cell Tower Extension**

Conditional Use to allow for a 34' extension on an existing cell tower on 3.68 acres located at 4761 Kitzmiller Road (PID: 222-000580).

**Applicant: Fullerton Engineering c/o Nora Geci**

Planner Saumenig delivered the staff report.

Chair Kirby asked whether there were any comments from engineering.

Planning Manager Mayer responded that there were no comments from engineering.

Chair Kirby asked to hear from the applicant.

Applicant Ariel Stouder representing T-Mobile thanked Planner Saumenig for explaining the application. She reiterated that the area was heavily wooded and they were requesting extension of the existing tower in order to increase service.

Chair Kirby asked how far the base of the tower was from the nearest lot line.

Tom Rubey from the New Albany Company, who was present on another matter, approached the lectern and responded that the nearest neighbor is on the east side of Kitzmiller Road.

Commissioner Schell asked whether staff had heard from the neighbors.

Planner Saumenig answered that staff had not.

Mr. Rubey responded that they had heard complaints that service was inadequate.

Commissioner Schell asked whether building another tower was the alternative to extending the existing tower.

Ms. Stouder answered yes, building a new tower was the alternative. She explained that the alternative was not ideal because they would have to find another location and would inconvenience other neighbors.

Chair Kirby asked if there was anyone from the public who wished to comment on the application.

Hearing none, Chair Kirby moved to accept the staff reports and related documents into the record for CU-72-2024. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Mr. Schell yes, Mr. Wallace yes, Ms. Briggs yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted to the record.

Commissioner Larsen moved for approval of CU-72-2024 as presented. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Larsen yes, Ms. Briggs yes, Mr. Schell yes, Mr. Kirby yes, Mr. Wallace yes. Having five yes votes, the motion passed and CU-74-2024 was approved.

The commission wished the applicant good luck.

Thereafter, Chair Kirby introduced the next case and asked to hear from staff.

**VAR-68-2024 3805 Coldicott Leys**

A variance to codified ordinance chapter 1165.04(a)(1) to allow a detached garage to be 995 square feet at 3805 Coldicott Leys (PID: 222-004765).

**Applicant: F5 Design, Todd Parker**

Planner Cratic-Smith delivered the staff report.

Chair Kirby asked whether there were comments from engineering.

Planner Cratic-Smith answered that there were no comments from engineering.

Commissioner Wallace asked whether a variance would still be required if the pool house was not a part of the structure.

Planning Manager Mayer answered that a variance would not be required because the structure would be less than 800 feet, which meets code. He further explained that the code has one standard that fits all uses.

Commissioner Wallace continued and asked whether multiple buildings were permissible as long as they are less than 800 feet.

Planning Manager Mayer answered yes, the code permits two detached structures.

Chair Kirby asked to hear from the applicant.

Applicant and Architect for the project Todd Parker thanked Planner Cratic-Smith. He explained that detail has been added to the design at the request of the New Albany Country Club Communities Architectural Review Committee. He further stated that he had spoken with the neighbors to the north and they have no issue with the structure.

Chair Kirby asked whether there is an existing attached garage.

Mr. Parker answered yes. The existing attached garage has two bays. He further explained that because of the location of easements on the property it does not make a lot of sense to build more than one structure.

Commissioner Larsen asked how big the structure would be if the pool house was removed.

Mr. Parker answered that it would be 795 square feet.

Chair Kirby asked whether there were any further questions from the commission. Hearing none, he asked whether there was anyone present from the public who wished to comment on the application.

Hearing none, Chair Kirby moved to accept the staff reports and related documents into the record for VAR-68-2024. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes. Having five yes votes, the motion passed and the staff reports and related documents for VAR-68-2024 were admitted to the record.

Commissioner Wallace moved for approval of VAR-68-2024 based on the findings in the staff report and noted there were no conditions in the staff report. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace no, Ms. Briggs yes, Mr. Larsen no, Mr. Kirby no, Mr. Schell no. Having one yes vote and four no votes, the motion failed 1-4.

Commissioner Wallace explained that he voted no because he did not believe the application met the practical difficulty requirement in *Duncan v. Middlefield*, and that it did not meet other required factors of the *Duncan* test. He further found that the applicant had an alternative to seeking a variance.

Chair Kirby concurred with Commissioner Wallace's findings and further stated that this issue can be solved in a manner other than the manner proposed in the variance.

Commissioner Larsen concurred with the findings and analyses of Commissioner Wallace and Chair Kirby.

Commissioner Schell concurred and further stated that his prudential reason for voting no was the fact that there was an alternate solution.

The commission thanked the applicant and wished him good luck.

## **VII. Other business**

- **Informal review of the NACC Section 30 rezoning and preliminary plat application.**

Tom Rubey of the New Albany Company presented an informal review of the NACC Section 30 Rezoning. He explained that as they were preparing to bring the development to the market it did not seem right so it has been redesigned. The development has been approved for 36 lots but the redesigned development will have a 40 unit lot count. The application will be divided into two subareas and will include estate lots, country club homes, and close residences similar to Edge of Woods and to Sessions Village in Bexley. The close area will have some attached structures. There are lots of moving parts to this development and the applicants are ready to proceed with everything except for the Sessions Village piece. There will be a 1500-square foot single family home at the gate at Head of Pond Road.

Commissioner Wallace asked Mr. Rubey to indicate another area of New Albany that resembles the estate lots.

Mr. Rubey responded that the estate lots will likely be an acre in size, similar to High Grove Farms. There are no New Albany precedents for the Country Club Community homes but they will have high architectural expression and he could imagine stone being incorporated into them. He discussed the trees and the usage and placement of single rail, green, horse fencing. He discussed proposed changes to the storm water basin. The price points will be going higher and there will be an increase in architecture. However there will not be any surprises.

Chair Kirby asked whether the tighter tree spacing that is currently on Head of Pond be maintained.

Mr. Rubey responded no. American Elms will not be planted. There will be Beech trees and a couple of Willows trees. He explained that they are searching for the right size and species of trees. He continued that the current gateway at Head of Pond Road is sloppy and confusing and will be torn out and adjusted. The eight-foot wide leisure trail in the development will be replaced with a brick sidewalk. He concluded that he was before commission informally because this is such a significant departure.

Commissioner Schell asked whether the lots be released all at once.

Mr. Rubey responded that the Sessions Village piece will be released separately. The release has been considered many different ways but suspects it will be separate roll outs.

Commissioner Briggs asked about the timing of the release and whether he expected it to be over the next few months and whether it was safe to say a year-ish.

Mr. Rubey responded that he hoped so. The applicants have to work through the entitlement process and the regrading process. Through the winter they would be coordinating with utilities in order to move trees and perhaps roads.

Chair Kirby stated that it he would like to get the parking right.

Commissioner Larsen noted that the character of Sessions Village is very different from New Albany and asked how the existing residents would receive it.

Mr. Rubey responded that there will be no surprises here. This area will have the highest of architectural standards. They expect that it will take a decade for it to be absorbed and it is very exciting.

Commissioner Larsen asked if there was a particular purpose for the smaller, 1500 square foot house.

Mr. Rubey responded that it could be used for the realtors and then sold to a private owner.

The commission thanked Mr. Rubey and stated that they appreciated the preview.

- **Attendance of Members Rule Update – Amendments to C.O. 159.02(d)  
PMM provided the update**

Planning Manager Mayer updated the commission on the amendments to C.O. 159.02(d).

Council Member Wiltout acknowledged that the commission met almost twice as much as any other board or commission, and further that their attendance was exemplary.

Chair Kirby asked if there were any questions. Hearing none he polled the members for comment.

**VIII. Poll members for comment**

Commissioner Larsen provided an update on the US-62 Interchange Focus Area Plan work group. He stated that there will be one more work group meeting. And the final open house is scheduled for December 2<sup>nd</sup> at 6:00 p.m. at the Heit Center and would be open to the public.

**IX. Adjournment**

Having no further business, Chair Kirby adjourned the October 21, 2024 meeting of the New Albany Planning Commission at 7:50 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

**Appendix**

**CU-72-2024**

**Staff Report**

**Record of Action**

**VAR-68-2024**

**Staff Report**

**Record of Action**



**Planning Commission Staff Report  
October 21, 2024 Meeting**

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**4761 KITZMILLER RD CELL TOWER EXTENSION  
CONDITIONAL USE**

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LOCATION: 4761 Kitzmiller Road (PID: 222-000580)  
APPLICANT: Fullerton Engineering c/o Nora Geci  
REQUEST: Conditional Use  
ZONING: Comprehensive Planned Unit Development (C-PUD): 1998 NACO C-PUD Subarea 2  
STRATEGIC PLAN: Residential  
APPLICATION: CU-72-2024

Review based on: Application materials received September 24, 2024

*Staff report prepared by Sierra Saumenig, Planner*

**I. REQUEST AND BACKGROUND**

The applicant requests approval of a conditional use to extend the height of an existing cell tower by 34 feet, increasing it from 75 feet to 109 feet. Codified ordinance section 1179.06(c) and (f) states that the tower extension requires a conditional use application to be heard by the Planning Commission.

**II. SITE DESCRIPTION & USE**

The 40.39-acre site is located on the west side of Kitzmiller Road, within the 1998 NACO C-PUD Subarea 2 zoning district. The site is heavily wooded with a pond. Surrounding uses include wooded and vacant lots to the north, residential to the south and west, and residential and a golf course to the east.

**III. EVALUATION**

The general standards for conditional uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the requirements below. Per Codified Ordinance Section 1113.05, the property owners within 200 feet of the property in question have been notified.

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*

**Uses:**

- The applicant proposes to extend an existing cell tower by 34 feet, increasing its height from 75 feet to 109 feet.
- The existing total site size is 40.39 acres.
- The existing cell tower is located on a heavily wooded portion of a lot that is used for agricultural purposes. The tower is setback approximately 835 feet setback from Kitzmiller Road.

- The applicant states the reasoning for the extension is this is the only tower in the area that will allow T-Mobile to mount its antennas at a height necessary to fulfill the community's coverage needs. The alternative option would be to construct a new tower.
- It does not appear that the proposed extension use will alter the character of the surrounding area. The cell tower is already in place and sits a significant distance from Kitzmiller Road.

**Landscaping:**

- The site is already heavily wooded and the cell tower is existing therefore, landscaping requirements are met as the cell tower is screened by existing trees.

*(b) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*

- The proposed use is harmonious with the existing and intended character of the general vicinity. The cell tower is already existing and adding 34 feet will not alter the character of the general vicinity. Additionally, it is set back over 800 feet from Kitzmiller Road and surrounded by a wooded area.
- The proposed extension is appropriate as it achieves what T-Mobile needs for coverage without the need to install an additional cell tower in the surrounding area.
  - i. The city code promotes shared use/collocations of towers and wireless support structures as a primary option rather than construction of additional single use towers.

*(c) The use will not be hazardous to existing or future neighboring uses.*

- The use does not appear to be hazardous to the existing or future neighboring uses.

*(d) The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*

- While this standard is not applicable as the site does not include any development, it's important to note access for maintenance of the cell tower is existing.

*(e) The proposed use will not be detrimental to the economic welfare of the community.*

- The proposed use does not appear to be detrimental to the economic welfare in the city.

*(f) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

- It does not appear the site will involve operations that will be detrimental to adjacent uses. The cell tower is already existing and will not produce excessive traffic or any other off-site impacts.

*(g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

- The lot does not have any curb cuts or public access along Kitzmiller Road however, there is appropriate access for maintenance of the cell tower.

**III. SUMMARY**

The overall proposal is consistent with the code requirements for a wireless telecommunication facility conditional use. The cell tower is already existing and therefore, the applicant is only requesting to add 34 feet, increasing its height from 75 feet to 109 feet. The request is to use an existing cell tower rather than building a new one in the area, promoting the collocation of 24 1021 4761 Kitzmiller Road Conditional Use CU-72-2024



equipment on a current tower. Additionally, the lot is large in size and is developed with a densely wooded area that assists in screening the cell tower.

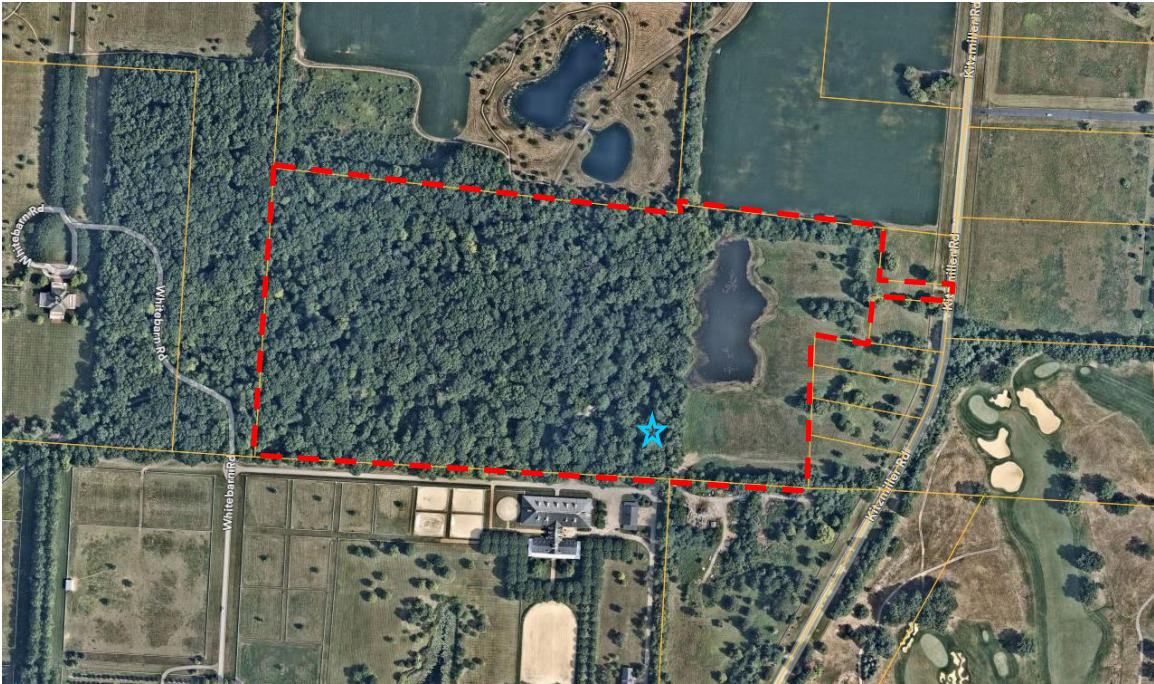
**ACTION**

The Commission shall approve, approve with supplementary conditions, or disapprove the application as presented. If the application is approved with supplementary conditions, the Planning Commission shall direct staff to issue a zoning permit listing the specific conditions listed by the Planning Commission for approval.

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

**Move to approve application CU-72-2024**

Approximate Site Location:



★ Approximate location of cell tower  
Source: Nearmap



## Community Development Department

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

Dear Nora Geci

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, October 22, 2024

The New Albany Planning Commission took the following action on 10/21/2024 .

#### Conditional Use

**Location:** 4761 KITZMILLER RD

**Applicant:** Fullerton Engineering c/o Nora Geci

**Application:** PLCU20240072

**Request:** Conditional Use to allow for a 34' extension on an existing cell tower on 40.39 acres located at 4761 Kitzmiller Road (PID: 222-000580).

**Motion:** To approve

**Commission Vote:** Motion Approved, 5-0

**Result:** Conditional Use, PLCU20240072 was Approved, by a vote of 5-0.

Recorded in the Official Journal this October 22, 2024

**Condition(s) of Approval:** N/A

Staff Certification:

Sierra Saumenig  
Planner



**Planning Commission Staff Report  
October 21, 2024 Meeting**

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**3805 COLDICOTT LEYS  
DETACHED GARAGE SIZE VARIANCE**

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LOCATION: 3805 Coldicott Leys (PID: 222-004765)  
APPLICANT: Todd M. Parker, F5 Design/Architecture Inc.  
REQUEST: Variance to codified ordinance chapter 1165.04(a)(1) to allow a detached garage to be 995 square feet.  
ZONING: I-PUD (Planned Unit Development)  
STRATEGIC PLAN: Residential  
APPLICATION: VAR-68-2024

Review based on: Application materials received on September 20, 2024.

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

**I. REQUEST AND BACKGROUND**

The applicant requests a variance to allow a detached garage to be 995 square feet where code permits a maximum of 800 square feet.

The applicant seeks to expand their existing detached garage by adding an addition that includes a pool house and space for a parking space for a third car.

**II. SITE DESCRIPTION & USE**

The property is 0.74 acres and contains a single-family home. The lot is located within the New Albany Country Club Section 28 Ebrington. The property is west of Ebrington Road and south of Highgrove. There is a golf course to the west, and all other neighboring properties are and are developed with 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 a detached garage to be 995 square feet where city codified ordinance Chapter 1165.04(a)(1) permits a maximum of 800 square feet.**

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

1. This variance requests to allow a detached garage to be 995 square feet where city-codified ordinance Chapter 1165.04(a)(1) permits a maximum of 800 square feet since the property is 0.74 acres. The city code allows a maximum square footage for detached structures based on the size of the 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.”
2. The applicant seeks to expand their existing detached garage by adding an addition that includes a pool house and space for a parking space for a third car. The third car parking spot is proposed on the northern façade, and the pool house is proposed on the south façade.
3. The variance does not appear to be substantial. The property is 32,334 square feet in area and the new garage is proposed to be 995 square feet large. Therefore, the new proposed garage only covers 3% of the lot. The garage expansion to the north is adjacent to the neighbor’s backyard space.
4. The variance preserves the spirit and intent of the zoning requirement because the subdivision is a cluster development pattern. A cluster development pattern allows for a larger buildable footprint on smaller lots. The larger detached building preserves the goal of cluster development which is to place buildings closer together, in a denser development pattern. The larger detached structure meets all the intent since it continues the denser development pattern.

5. This property is larger than most cluster homes in the area since it is on a corner lot.
  - a. Most cluster homes within this subdivision are less than 0.40 acres large. This property is 0.74 acres. Because the lot is larger than most in Ebrington, the increased size of the garage appears to be proportionate, as it only occupies 3% of the total lot area.
6. The proposed addition will not alter the neighborhood's character since the detached structure's architectural design is consistent with the existing home. It features matching windows, folding doors, and hardie board siding and brick water table that matches the home and enhances the aesthetic. Additionally, the detached structure is well-screened from the neighboring property to the north by arborvitae landscaping. Visibility from the public is reduced because there is an adjacent golf course to the west and a pond to the south.
7. The variance preserves the spirit and intent of the zoning requirement by optimizing the use of existing structures to enhance the lot's functionality and quality. The proposed detached garage expansion will include new rooms on both the north and south sides. These high-quality additions comply with the city-codified ordinances and do not infringe on any easements.
8. 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.
9. This variance does not negatively impact the delivery of government services.

#### **IV. SUMMARY**

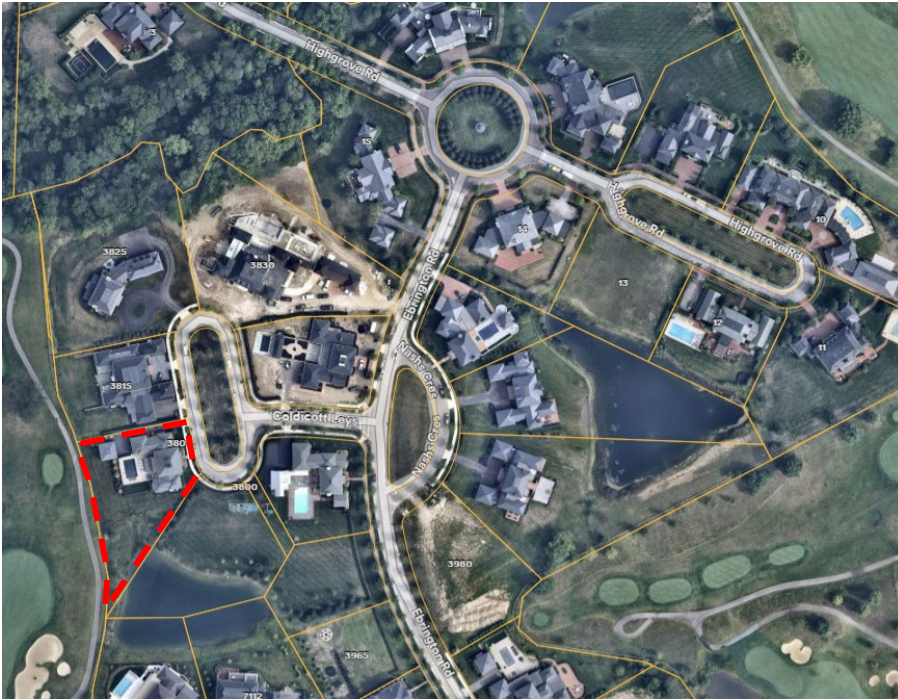
The subdivision allows a cluster development, and the larger building supports the goal of fostering a denser building pattern by positioning structures closer together. Furthermore, the design of the new addition enhances the lot's architectural design and functionality and is properly scaled to the primary residence. Notably, the proposed expansion represents only a small three percent increase in total lot coverage. The detached garage complies with all other applicable zoning codes.

#### **V. ACTION**

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application VAR-68-2024 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 Todd Parker,

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

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

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

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

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, October 22, 2024

The New Albany Planning Commission took the following action on 10/21/2024 .

#### Variance

**Location:** 3805 Coldicott Leys, Unit:13

**Applicant:** Todd Parker,

**Application:** PLVARI20240068

**Request:** Variance to allow a detached garage to be 995 square feet where city codified ordinance Chapter 1165.04(a)(1) permits a maximum of 800 square feet.

**Motion:** To Approve

**Commission Vote:** Motion Denied, 1-4

**Result:** Variance, PLVARI20240068 was Denied, by a vote of 1-4.

Recorded in the Official Journal this October 22, 2024

**Condition(s) of Approval:** N/A.

Staff Certification:

Sierra Cratic-Smith  
Planner