



**New Albany Architectural Review Board Meeting Agenda**  
Monday, June 9, 2025 7:00 p.m.

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

**I. Call to order**

**II. Roll call**

**III. Action on minutes:** May 12, 2025

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

- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

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

**VI. Cases:**

**ARB-26-2025 Certificate of Appropriateness and Waivers**

Certificate of Appropriateness to allow for a garage to be built and waivers for the garage size, garage door size, and driveway material at 6588 New Albany Condit Road (PID: 222-000544).

**Applicant: Yost Barns**

**VII. Other business**

**VIII. Poll members for comment**

**IX. Adjourn**



**New Albany Architectural Review Board**  
Monday, May 12, 2025 Meeting Minutes - DRAFT

**I. Call to order**

The New Albany Architectural Review Board held a regular meeting on Monday, May 12, 2025 at the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

Mr. Hinson	present
Mr. Iten	present
Mr. Brown	present
Mr. Strahler	present
Ms. Moore	present
Mr. Maletz	present
Mr. Davie	absent
Council Member Brisk	present

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

Staff members present: Planner Blackburn, Planning Manager Christian, Planner Henderson, Planner II Saumenig.

**III. Action on minutes: April 14, 2025**

Chair Hinson asked whether there was any action on the minutes from the April 14, 2025 meeting. Hearing no corrections, Board Member Iten moved to approve the April 14, 2025 minutes as submitted. Board Member Brown seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Brown yes, Ms. Moore yes, Mr. Maletz yes, Mr. Hinson yes, Mr. Strahler yes. Having six yes votes, the motion passed and the April 14, 2025 meeting minutes were approved as submitted.

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

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

Planner II Saumenig answered yes, the New Albany Plain Local schools had requested to be added to the agenda under other business. They wished to provide an informal update to the board regarding plans for a new elementary school. Planner Saumenig stated that, if added to the agenda the board would hear the informal update after the US-62 Interchange presentation. Without objection, the addition to the agenda was approved.

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

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

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

## **VI. Cases:**

### **ARB-26-2024 Certificate of Appropriateness and Waivers**

Certificate of Appropriateness to allow for a garage to be built and waivers for the garage size, garage door size, garage door visibility from the street, and proximity to property lines at 6588 New Albany Condit Road (PID: 222-000544).

#### **Applicant: Yost Barns**

Planner II Saumenig delivered the staff report.

Board Member Iten asked staff whether they had the standards for approval of a waiver available because part of standard (A) was omitted in the staff report – likely in the cutting and pasting process.

There was discussion of city staff's view of the intent of the standards for approval and whether this application satisfied the intent of the single door rule and fronting the street rule. Board Member Iten explained that New Albany wants single, smaller doors that do not front the street.

Planning Manager Christian noted that other single doors of this size have been approved and this request was not inconsistent with the neighborhood.

Board Member Iten clarified that those doors were not in the Village Center. It seems to him that the intent is that there not be double wide doors, and secondly that the doors don't front the street. Accordingly he could not agree that this substantially meets the intent.

Applicant and property owner Dan Jeffers, 6588 New Albany Condit Road, thanked staff for the presentation and answered questions from the board.

Chair Hinson asked whether he had examined other options.

Mr. Jeffers said yes, and he explained the other options explored and the requisite challenges such as the difficulty with parking and access. He also explained that other neighboring properties have double wide doors that face the street.

Applicant and property owner Danielle Jeffers, 6588 New Albany Condit Road, reiterated the explanation and added that she was trying to avoid the garage taking up larger portion of the property. Their family needs room in the backyard for their kids and dogs.

Board Member Iten acknowledged Ms. Jeffers' objectives. Further in support of his concerns regarding whether this application for a waiver, council has established specific criteria for the village center and they have included this neighborhood in the village center. It is within council's discretion to take this neighborhood out of the village center, but they have not done so. He is sympathetic and he wants to say yes to the waiver, but if he is intellectually honest, this application meets the first and the fourth criteria but it does not meet the second and third criteria. This application does not substantially meet the intent and it is not necessary for fairness or the unusual nature of the property.

Chair Hinson noted that the property is somewhat far back so perhaps it meet the third criteria.

Board Member Maletz agreed that the application deviates substantially from what is permitted but he did not find the proposal objectionable. He observed that a solution can be found.

Ms. Jeffers asked whether they could compromise and install two single doors that would face the street.

Board Member Maletz responded that the double is the least of his concern, and further that the orientation facing the street as well as the size can be overcome. The board cannot approve the application as it exists. He said that he would be happy to share a sketch and help.

Ms. Jeffers said she would be glad to have it. She further asked why the code is so different from the existing houses.

Board Member Iten responded that was a great question for the New Albany City Council. He added that he can find his way on the 5-ft, that he will follow the lead of other members on the size, but not the double door and the orientation.

Chair Hinson stated that he wants to say yes, but he is constrained by the rules. He continued that having a sketch from Board Member Maletz and tabling the application was the best way forward.

Chair Hinson moved to table ARB-26-2025 for 60 days. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Maletz yes, Mr. Strahler yes, Mr. Brown yes, Ms. Moore yes. Having six yes votes, the motion passed and ARB-26-2025 was laid upon the table.

The board thanked the applicants and wished them good luck.

Chair Hinson introduced the next case and asked to hear the staff report.

#### **ARB-29-2025 Certificate of Appropriateness**

Certificate of Appropriateness for the replacement of one wall sign and two window signs at 160 W Main Street (PID: 222-004559).

#### **Applicant: Signcom Inc.**

Planner Henderson delivered the staff report.

Board Member Iten asked why isn't this a refacing of an existing sign.

Planner Henderson responded that it was not a refacing because of the change in the size of the sign.

Board Member Strahler asked whether there will there be a sign in the rear of the building.

Planner Henderson answered no, there would just be a sign in the front.

Board Member Iten asked whether the interior writing be changed, noting the size of the interior writing.

The Applicant responded yes, the interior writing would change. However, the interior is not at issue here.

Board Member Iten remarked that there were prior discussions surrounding whether the code should be revised to provide for review of visible interior signs.

Council Member Brisk agreed that council should discuss this issue as a possible code update.

Board Member Moore noted that the new sign is smaller than the previous sign and recommended that the board add a condition that the brick holes be tuck pointed and repaired.

Chair Hinson moved to approve ARB-29-2025 with the condition that the holes in the brick be tuck pointed and repaired. Board Member Brown seconded the motion.



Upon roll call: Mr. Hinson yes, Mr. Brown yes, Mr. Iten yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes. Having six yes votes, the motion passed and ARB-29-2025 was approved subject to the condition as stated above.

The board wished the applicant good luck.

## **VII. Other business**

### **1. Engage New Albany Strategic Plan Update: US-62 Interchange Focus Area**

MKSK Planners Lilly and Swart presented the update.

Board Member Iten asked why the primary market area include Easton. He observed that Easton is quite different and shopping there is so much more involved. He further asked whether the schools factored this in when the levy was requested.

Mr. Swart responded that it had to do with the commute area and the socio-economic make-up. Regarding the schools, he was not aware that they factored this in.

Board Member Iten asked, regarding the thoroughfare, whether the condo building for expensive sports cars was still under consideration.

Planning Manager Christian answered no.

There was discussion of the overall success of the plan if the most densified area is built out.

Board Member Iten confirmed that this will be heard by council but will not be codified.

Board Member Moore remarked that this is helpful to establish a transition area from busier to residential.

Chair Hinson asked how this is related to the Hamlet.

Planning Manager Christian explained this is the former second site.

The board thanked the presenters.

### **2. NAPLS New Elementary School ARB Informal Update; Paul Miller and Victoria Newell, Architect.**

Ms. Newell and Mr. Miller delivered the informal update, which included renderings of the proposed design of the new elementary school. Ms. Newell explained that this will be a K-2 building, this is a work in progress and their objective is to get this right.

Applicant Kraemer, NAPLS, confirmed that the New Albany schools will remain linear – this was not a second elementary school to serve the K-2 student population.

Board Member Iten remarked that overall he was underwhelmed with the renderings and that they did not look like New Albany at all.

Board Member Maletz raised many concerns with the renderings including: that this is a two-sided building, Swickard Woods must be addressed, the lack of fenestration, lack of perspective, incorrect scaling, and incorrect roofline. He urged Ms. Newell step back and reevaluate the design.

Ms. Newell thanked the board for their feedback. She explained that she utilized design elements from the existing schools. Nonetheless, she looked forward to appearing before the board with revisions.

### **VIII. Poll members for comment**

Chair Hinson polled the members for comment.

Board Member Iten said it was always a pleasure to meet.

The board thanked each other and the staff.

### **IX. Adjourn**

Having completed their agenda and with no further business, Chair Hinson moved to adjourn the May 12, 2025 meeting of the New Albany Architectural Review Board. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Iten yes, Mr. Brown yes, Ms. Moore yes, Mr. Maletz yes. Having all yes votes, the motion passed and the meeting was adjourned at 8:45 p.m.

### **Appendix**

#### **ARB-26-2025**

**Staff Report**

**Record of Action**

#### **ARB-29-2025**

**Staff Report**

**Record of Action**

**Engage New Albany Strategic Plan Addendum US-62 Interchange**

**NAPLS Informal Review of New Elementary School**



**Architectural Review Board Staff Report  
May 12, 2025 Meeting**

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**CERTIFICATE OF APPROPRIATENESS  
6588 NEW ALBANY CONDIT ROAD**

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LOCATION: 6588 New Albany Condit Road (PID: 222-000544-00)  
APPLICANT: Yost Barns, c/o Philip Hake  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center Code: Rural Residential Sub-District  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-26-2025

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Review based on: Application materials received April 10, 2025.

*Staff report prepared by Kylie Blackburn, Planner.*

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**I. REQUEST AND BACKGROUND**

The applicant requests a certificate of appropriateness for a new garage at an existing residential home located at 6588 New Albany Condit Road.

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

The applicant requests the following waivers as part of this application:

1. **Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet, where code allows a maximum of 800 square feet.**
2. **Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide by 8 feet tall, where code allows a maximum of ten feet in width.**
3. **Waiver to DGR Section 2 (II.B.3) to allow the garage door to be visible from the public road where code requires it not to be visible.**
4. **Waiver to UCC section 3.28.2 to allow the detached garage to be 5 feet off of the side yard, where code requires a minimum 15-foot setback.**

**II. SITE DESCRIPTION & USE**

The 1.10 +/- acre site is located on the edge of the Village Center on New Albany Condit Road. The property is zoned in the Rural Residential subdistrict of the Urban Center Code and contains a 1,600 sq. ft. single-family home that was built in 1960. The property backs onto the Windsor subdivision to the east and is surrounded by properties on all other boundaries with homes that are zoned Rural Residential.

**III. EVALUATION**

**Certificate of Appropriateness**

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Criteria for Evaluation of Application for Certification of Design Appropriateness**, the addition of the building and site should be evaluated on these criteria.

1. *The compliance of the application with the Design Guidelines and Requirements*
  - Section 2 of the Design Guidelines and Requirements (DGRs) – Village Center Residential- provides the requirements for all residential development within the Village Center in the city. This section states that there are certain design characteristics that distinguish the Village Center from the rest of the city, and it gives those characteristics.
    - Since this application is for the addition of a garage located within the Village Center, staff evaluated the proposal using the standards found in section 2 of the DGRs (Village Center Residential) and, where applicable, section 4 (Existing Buildings).
  - Section 2 (II.B.3) states garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure.
    - The applicant proposes using a simple barn/garage design with a steel roof and wood sides that match the building colors of the existing residence. The roof is proposed to be in an ivy color, which does not match that of the roof of the existing building. Staff recommends a condition of approval to change the roof to a historic color matching the existing house.
  - Section 2 (II.B.3) states that garages may be attached or detached and must have single-bay doors no greater than ten feet in width.
    - The applicant's proposal does not meet these requirements since the garage is proposed to have a 16-foot-wide by 8-foot-tall bay door, and the applicant has requested a waiver.
  - Section 2 (II.B.3) states that attached garages must maintain at least a ten-foot setback from all portions of the principal façade. No garage doors may be visible from the primary street.
    - The applicant is also proposing to have the garage visible from the primary street, which would not meet this requirement; the applicant has requested a waiver.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
  - There are no proposed changes to these components of the site. The site is landscaped, but the proposed addition will be visible from a public road.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
  - The original qualities and character of the existing structure will not be destroyed as the applicant proposes to use the same primary building colors on the garage as used on the rest of the home.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
  - The addition is sensitive to the existing character of the home.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
  - The applicant is meeting this requirement as existing home colors are carried over onto the proposed addition.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*

- Not Applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*

- It does not appear that the new garage would compromise the essential form and integrity of the original structure if it were to be removed in the future. Any future demolition of the structure would require review and approval from the ARB.

### **Urban Center Code Compliance**

- The proposed garage does not meet all development standards for the Rural Residential sub-district of the Urban Center Code as outlined below.

#### **3.28 Detached Rear Covered Parking Standards**

**3.28.1** If an alley is present, access to the covered parking structure must be from the alley.

**3.28.2** The following standards for covered parking structures shall be as follows:

*Minimum side (a):* Same as building typology

*Minimum rear (b):* 5' or up to 0' if 16' wide alley is present

*Minimum clear (c):* 15% of rear yard

*Maximum height (d):* 25'

*Maximum area:* 800 sq

- The minimum side yard as stated under the DGR regulations is not being met; the applicant has requested a waiver for a 5-foot side yard setback rather than the required 15-foot setback.
- The proposed garage will be 15 feet tall, therefore meeting the Urban Center Code standards.
- The garage is proposed to be 1,200 square feet, which exceeds the maximum allowable size of 800 square feet.

### **Waiver Request**

The ARB's review is pursuant to C.O. Section 1113.11 Action by the Architectural Review Board for Waivers, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

- Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed*
- Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
- Be necessary for reasons of fairness due to unusual building, structure, or site-specific conditions; and*
- Not detrimentally affect the public health, safety or general welfare*

The applicant is requesting the following waivers as part of this application:

- A. Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet where code allows a maximum of 800 square feet.**
- B. Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide by 8 feet tall, where code allows a maximum of ten feet in width.**

- C. Waiver to DGR Section 2 (II.B.3) to allow the garage door to be visible from the public road where code requires it not to be visible.**
  - D. Waiver to UCC section 3.28.2 to allow the detached garage to be 5 feet off the side yard, where code requires a minimum 15-foot setback.**
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**(A) Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet where code allows a maximum of 800 square feet.**

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

1. UCC section 3.28.2 lists the standards for Detached Rear Covered Parking Standards, one of which is that the maximum allowed area is 800 square feet. However, the applicant proposes a 1200 square foot garage, therefore requiring a waiver.
2. The application provides an appropriate design considering the context of the surrounding area, and if the condition of the roof is approved, the design is appropriate due to it matching the existing home.
3. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from and fits within the goals of the Village Center Strategic Plan and the Design Guidelines and Requirements. The neighboring properties also have garages/detached structures that are over the maximum allowable area.
4. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints, since this is a larger rural residential property within the UCC. If this property was not within the UCC it would be allowed to have the requested size due to the lot being over 1 acre. As stated, the neighboring property has a garage that was grandfathered in and does not meet the requirements of the UCC or the DGRs. The applicant is requesting a smaller garage than the neighboring property.
5. It does not appear that the waiver would detrimentally affect public health, safety or general welfare.

**(B) Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide by 8 feet tall, where code requires a maximum of ten feet in width.**

1. DGR section 2 (II.B.3) states that garages must have single-bay doors no greater than ten feet in width. However, the applicant proposes a 16-foot by 8-foot-tall bay door.
2. The application provides an appropriate design considering the context of the surrounding area, and if the condition of the roof is approved, the design is appropriate due to it matching the existing home.
3. The applicant substantially meets the intent of the standard that the applicant is attempting to seek a waiver from and fits within the goals of the Village Center Strategic Plan and the Design Guidelines and Requirements. The applicant is only doing a single bay door but making it larger in size, due to the larger size of the garage. The larger door appears to fit the design aesthetically.
4. The request does not appear necessary for reasons of fairness due to unusual building, structure, or site-specific constraints.
5. It does not appear that the waiver would detrimentally affect public health, safety or general welfare.

**(C) Waiver to DGR Section 2 (II.B.3) to allow the garage door to be visible from the public road where code requires it is not visible.**

1. DGR section 2 (II.B.3) states that no garage door may be visible from the public street. However, the applicant proposes that the garage door be visible from the public road.
2. The application provides an appropriate design considering the context of the surrounding area, and if the condition of the roof is approved, the design is appropriate as it will match the existing home.
3. The applicant sustainably meets the intent of the standard that the applicant is attempting to seek a waiver from and fits within the goals of the Village Center Strategic Plan and

the Design Guidelines and Requirements. As stated before, the neighboring property to the north has a garage that is not meeting standards, the garage door is visible from the street, and the applicant wishes to maintain a similar look of the neighbor's garage. By allowing this, the two garages would mirror each other.

4. The request does appear necessary for reasons of fairness due to unusual building, structure, or site-specific constraints, since this is a larger rural residential property within the UCC. If this property were not within the UCC, it would be allowed to have the garage door visible from the public road. As stated before, there are neighboring properties that have garages that do not meet this requirement.
5. It does not appear that the waiver would detrimentally affect public health, safety or general welfare.

**(D) Waiver to UCC section 3.28.2 to allow the detached garage to be 5 feet off the side yard where code requires a minimum 15-foot setback.**

1. UCC section 3.28.2 states that the minimum side yard setback for a detached garage shall be the same as the building typology, which would be 15 feet. However, the applicant proposes a 5-foot side yard setback.
2. The application provides an appropriate design considering the context of the surrounding area, and if the condition of the roof is approved, the design is appropriate due to it matching the existing home.
3. The applicant sustainably meets the intent of the standard that the applicant is attempting to seek a waiver from and fits within the goals of the Village Center Strategic Plan and the Design Guidelines and Requirements. The neighboring property does not meet this 15-foot requirement. Allowing this placement would allow the look of the design to be intentional, rather than having the neighbor's garage be close to the property line while the proposed garage is set back. This design also allows the applicant not to change the layout of their property by having to adjust the existing driveway.
4. The request does appear necessary for reasons of fairness due to unusual building, structure, or site-specific constraints. The applicant wishes to mirror the neighbor's garage, but their garage is not 15 feet away from the property line. This design also allows the applicant not to change the layout of their property by having to adjust the existing driveway.
5. It does not appear that the waiver would detrimentally affect public health, safety or general welfare.

#### **IV. SUMMARY**

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code and Design Guidelines and Requirements. The application should be evaluated on the location of the building, the design of the building, and the use of materials. The applicant has provided a narrative with images explaining the desire for the requested waivers. While the applicant is requesting waivers, the neighboring property has a similarly designed garage that has been grandfathered due to the date of adoption. The applicant wishes to mirror the garage as well as match that of others in the area. This application and waivers will not detrimentally affect public health, safety, or general welfare.

#### **V. ACTION**

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

**Suggested Motion for ARB-26-2025**

Move to approve Certificate of Appropriateness application ARB-26-2025 and associated waivers with the following condition:

1. The roof color is changed to a historic color matching the existing house.

**Approximate Site Location:**



Source: Near Map





## **Community Development Department**

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

Dear Yost Barns,

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

Monday, May 12, 2025

The New Albany Architectural Review Board took the following action on 05/12/2025 .

#### Certificate of Appropriateness

**Location:** 6588 NEW ALBANY CONDIT RD

**Applicant:** Yost Barns,

**Application:** PLARB20250026

**Request:** Certificate of Appropriateness to allow for a garage to be built and waivers for the garage size, garage door size, garage door visibility from the street, and proximity to property lines at 6588 New Albany Condit Road (PID: 222-000544).

**Motion:** To table for 60 days

**Commission Vote:** Motion Tabled, 6-0

**Result:** Certificate of Appropriateness, PLARB20250026 was Tabled, by a vote of 6-0.

Recorded in the Official Journal this May 12, 2025

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

Staff Certification:

Kylie Blackburn  
Planner



**Architectural Review Board Staff Report  
May 12, 2025 Meeting**

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**GODDESS MAINTENANCE CO. SIGNAGE  
CERTIFICATE OF APPROPRIATENESS**

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LOCATION: 160 West Main Street—Suite E  
APPLICANT: Signcom, Inc.  
REQUEST: Certificate of Appropriateness  
ZONING: Market Street Expansion I-PUD, developed under the Urban Center  
Code requirements  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-29-2025

Review based on: Application materials received April 22, 2025.

*Staff report prepared by Jay Henderson, Planner*

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**I. REQUEST AND BACKGROUND**

The applicant requests review of a certificate of appropriateness to allow three identical window signs and a wall sign to be installed at the Market & Main II retail building for the Goddess Maintenance Co. Two proposed window signs will be located on the Main Street elevation windows. One window sign will be installed at the rear entrance, and the wall sign will be located above the Main Street entrance.

The ARB previously approved a certificate of appropriateness (ARB-36-2021) and denied waivers to C.O. 1169.16(e)(3) to allow four window signs to be installed where city code permits a maximum of three and C.O. 1169.16(e)(3) to allow four window signs to be larger than 15% of the overall window area at this tenant space which was previously the W Nail Bar on April 13, 2021. All of The W Nail Bar signage has been removed from the building.

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

**II. SITE DESCRIPTION & USE**

The property is zoned I-PUD (Infill Planned Unit Development) under the Market Street Expansion zoning text but was developed under the Urban Center Code requirements. Therefore, the city's sign code regulations apply to the site. The tenant space is centrally located on the first floor of the Market and Main Street II building and was previously named The W Nail Bar.

**III. EVALUATION**

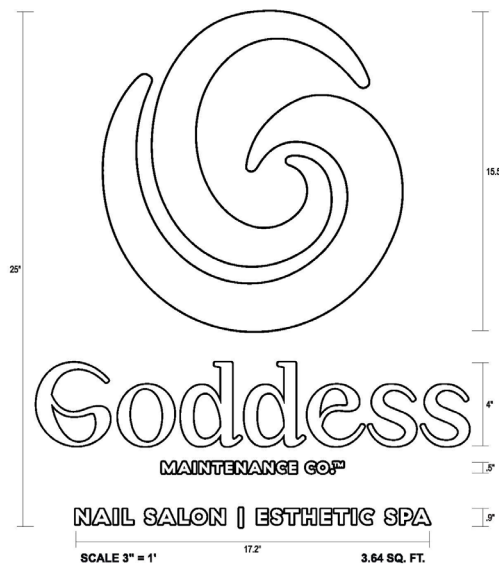
**A. Certificate of Appropriateness**

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

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
  - Per the city's sign code chapter 1169.14(a), each building or structure in the Village Core sub-district shall be allowed three sign types. Wall and window signs are permitted sign types within the Village Core sub-district.
  - The applicant has submitted two sign types for the ARB to consider. Each option is evaluated below.

### **Goddess Maintenance Co. Window signs**

- City sign code Chapter 1169.16(e) permits one sign per window, up to three windows with a maximum size of 15% of the window area. External illumination is allowed. There are no other regulations for measurements. Window signs are permitted on first-floor windows and storefronts. The applicant proposes three identical window signs with the following dimensions:
  - a) Sign Dimensions: 25" x 17.2" [meets code].
  - b) Window Dimensions: 67" x 57" and 67" x 52"
  - c) Percentage of Window Area: 13% (3.64/26.52 sq ft) and 15% (3.64/24.18 sq ft) [meets code].
  - d) Locations: One sign in each storefront window (two) on the Main Street building elevation and one window sign at the rear entrance. [location meets code].
  - e) Lighting: None [meets code].
  - f) Material: Vinyl [meets code].
  - g) Colors: White (total of one) [meets code].
- The proposed signs will read, "Goddess Maintenance Co. Nail Salon | Esthetic Spa" and will be centrally located in each window.
- The signs appear to be appropriately scaled given the storefront's window size.




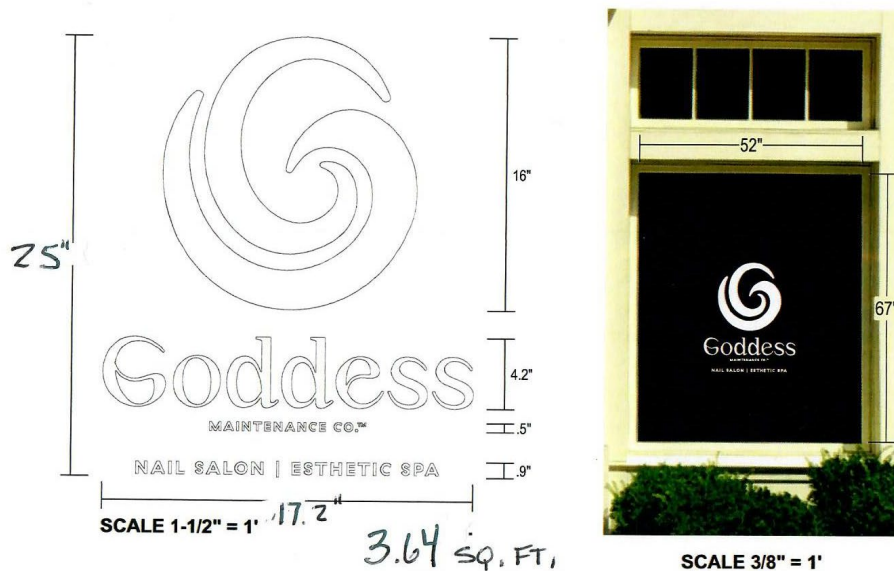
#### **(2) Window Lettering**

HIGH PERFORMANCE VINYL LETTERING TO BE INSTALLED ON (2) WINDOWS OF FRONT ELEVATION, SECOND SURFACE.  
COLOR: WHITE, 3M #7725-10



SCALE 1/4" = 1'

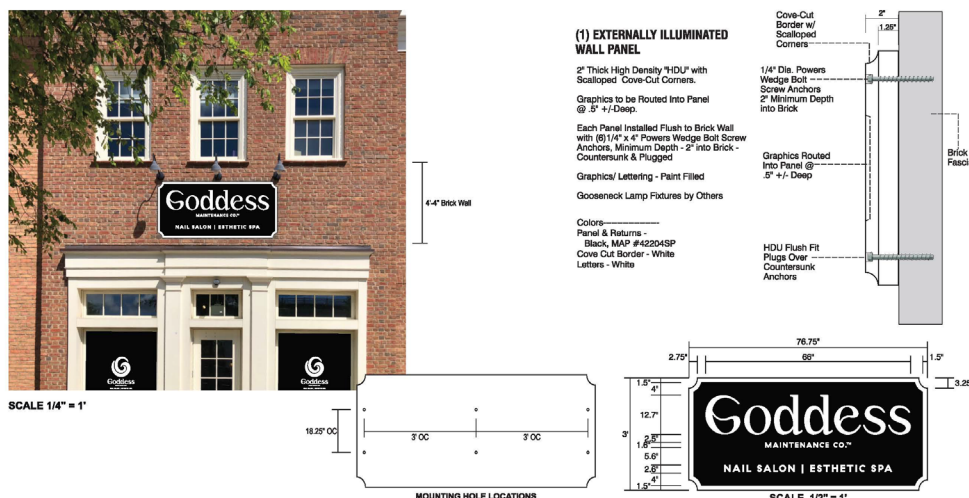
CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION											
SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • Info@signcominc.com											
	CLIENT APPROVAL	DATE	<input type="checkbox"/> PRODUCTION ART REQUIRED	PROJECT NAME	GODDESS MAINTENANCE CO.	REVISION	2-24-25	SALES	JHY	DATE	2-14-25
			<input type="checkbox"/> Check on Printed Documents May/July	LOCATION	180 W. MAIN ST.		3-4-25	DESIGN	MAS	SCALE	Noted
				CITY	NEW ALBANY		3-5-25	SIZE	14	PROJECT#	25118
				STATE	OHIO		4-22-25				



**(1) Back Left Window Lettering**  
 HIGH PERFORMANCE VINYL LETTERING  
 TO BE INSTALLED ON (1) WINDOW OF  
 SIDE ELEVATION, SECOND SURFACE.  
**COLOR: WHITE, 3M #7725-10**

### Goddess Maintenance Co. Wall Sign

- City sign code Chapter 1169.16(d) permits wall signs with the following requirements: a maximum area of 40 square feet, one sign per business entrance, a maximum projection of 18 inches, a minimum sign relief of 1 inch, and a maximum lettering height of 24 inches. The applicant proposes one wall sign with the following dimensions:
  - a) Sign Area: 19.19 square feet [meets code].
  - b) Location: Proposed along W Main Street frontage [location meets code].
  - c) Lighting: Externally Illuminated Goose Neck Fixtures [meets code].
  - d) Lettering Height: 12.7" maximum [meets code].
  - e) Colors: White and Black (total of two) [meets code].
  - f) Sign Relief: 2" [meets code]
- The proposed signs will read "Goddess Maintenance Co. Nail Salon | Esthetic Spa" and be centrally located above the storefront entrance.



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

SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4328 • info@signcominc.com	
CLIENT APPROVAL _____ DATE _____ <input type="checkbox"/> PRODUCTION ART REQUIRED <input type="checkbox"/> COPY OF PRIOR DOCUMENTS MAY BE	PROJECT NAME: GODDESS MAINTENANCE CO. REVISION: 2-14-25 2:27:25 SALES: JPH DATE: 2-14-25 LOCATION: 180 W. MAIN ST. 3-4-25 3-5-25 4-22-25 DESIGN: MAS SCALE: 1/2"=1' PROJECT#: 25118 CITY: NEW ALBANY STATE: OHIO SIZE: 14

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
  - The signs appear to be appropriately located on the building. Similar window signs have been previously approved by the Architecture Review Board in other locations in the Market Square area and are pedestrian-scaled and provide more visual interest along the Market and Main walkways. The proposed wall sign is located symmetrically to the storefront entrance and the existing gooseneck light fixtures.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
  - The signs are positioned in a suitable location and do not block any architectural features.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
  - The building is a product of its own time and should utilize signs appropriate to its scale and style while considering its surroundings. The proposed signs appear to match the style of the building.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
  - Not Applicable
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
  - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
  - Not Applicable

#### **IV. SUMMARY**

The proposed signs appear appropriately located and sized to fit within the design of the existing storefront tenant space entrance on the Main Street elevation of the building. The proposed signs accomplish the context and compatibility requirements of the city sign code and are consistent with sign designs used in the Village Center. The signs do not block views in or out of the building and help ensure that the tenant space is easily identifiable to pedestrians, improving mobility in the Village Center, which is an important goal of the Engage New Albany Strategic Plan for the Village Center.

#### **V. ACTION**

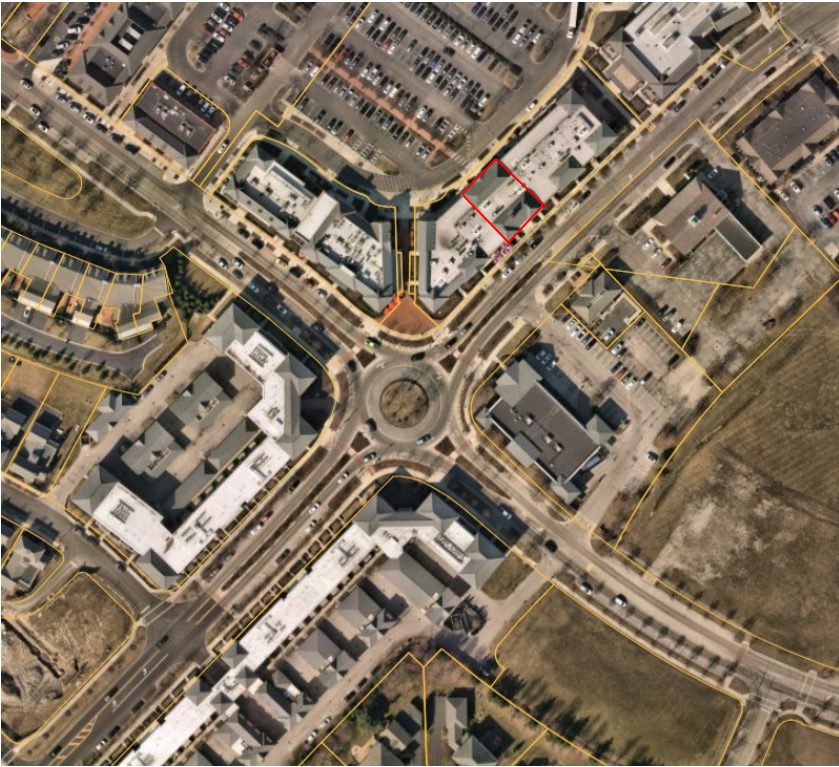
Should the Architectural Review Board find sufficient basis for approval, the following motions would be appropriate.

##### **Suggested Motion for ARB-29-2025:**

Move to approve Certificate of Appropriateness application ARB-29-2025 (conditions may be added).

##### **Approximate Site Location:**





Source: Near Map



## **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, May 13, 2025

The New Albany Architectural Review Board took the following action on 05/12/2025 .

#### Certificate of Appropriateness

**Location:** 160 West Main Street

**Applicant:** Signcom, Inc.,

**Application:** PLARB20250029

**Request:** Certificate of Appropriateness to allow three new window signs and one wall sign at 160 W. Main Street (PID:222-004559) the Goddess Maintenance Co.

**Motion:** To approve

**Commission Vote:** Motion Approval with Conditions, 6-0

**Result:** Certificate of Appropriateness, PLARB20250029 was Approval with Conditions, by a vote of 6-0.

Recorded in the Official Journal this

#### Condition(s) of Approval:

1. Repair and restore the brick from the previous wall sign placement.

Staff Certification:

Jay Henderson  
Planner



Architectural Review Board Staff Report  
June 9, 2025 Meeting

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**CERTIFICATE OF APPROPRIATENESS  
6588 NEW ALBANY CONDIT ROAD**

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LOCATION: 6588 New Albany Condit Road (PID: 222-000544-00)  
APPLICANT: Yost Barns, c/o John Yost  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center Code: Rural Residential Sub-District  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-26-2025

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Review based on: Application materials received May 23, 2025.

*Staff report prepared by Kylie Blackburn, Planner.*

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**I. REQUEST AND BACKGROUND**

The applicant requests a certificate of appropriateness and waivers for a new garage at an existing residential home located at 6588 New Albany Condit Road. This application was tabled by the ARB during their meeting on May 12<sup>th</sup>.

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

The applicant has revised their previous submission from May 12th to remove the waivers related to the side yard encroachment and the visibility of the garage door from the public road. In response to board member Maletz's suggestions, they have relocated the garage on the property. As a result of this relocation, the applicant proposes an extension of the existing gravel driveway. An updated list of waivers is included below.

The applicant requests the following waivers as part of this application:

- 1. Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet in size, where code allows a maximum of 800 square feet.**
- 2. Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide, where code allows a maximum of ten feet in width.**
- 3. Waiver to DGR Section 2 (I.A.1) to allow for the extension of a gravel driveway where code requires asphalt, brick, stone, or simulated stone.**

**II. SITE DESCRIPTION & USE**

The 1.10 +/- acre site is located on the edge of the Village Center on New Albany Condit Road. The property is zoned in the Rural Residential subdistrict of the Urban Center Code and contains a 1,600 sq. ft. single-family home that was built in 1960. The property backs onto the Windsor subdivision to the east and is surrounded by properties on all other boundaries with homes that are also zoned Rural Residential.

### III. EVALUATION

#### Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Criteria for Evaluation of Application for Certification of Design Appropriateness**, the addition of the building and site should be evaluated on these criteria.

1. *The compliance of the application with the Design Guidelines and Requirements*
  - Section 2 of the Design Guidelines and Requirements (DGRs) – Village Center Residential- provides the requirements for all residential development within the Village Center in the city. This section states that there are certain design characteristics that distinguish the Village Center from the rest of the city, and it gives those characteristics.
    - Since this application is for the addition of a garage located within the Village Center, staff evaluated the proposal using the standards found in section 2 of the DGRs (Village Center Residential) and, where applicable, section 4 (Existing Buildings). The city architect reviewed the application and is supportive of the design.
  - Section 2 (II.B.3) states garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure.
    - The applicant proposes using a simple barn/garage design with a steel roof and wood sides that match the building colors of the existing residence. The roof is proposed to be in an ivy color, which does not match that of the roof of the existing building. Staff recommends a condition of approval to change the roof to a historic color matching the existing house.
  - Section 2 (II.B.3) states that garages may be attached or detached and must have single-bay doors no greater than ten feet in width.
    - The applicant proposes to use a single bay door that is 16 feet wide and requests a waiver.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
  - The applicant proposes to extend the existing gravel driveway in order to access the new garage. DGR Section 2 (I.A.1) states that asphalt, brick, stone, or simulated stone pavers are appropriate surfaces for driveways. The applicant requests a waiver to allow for the existing gravel driveway to be extended.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
  - The original qualities and character of the existing structure will not be destroyed as the applicant proposes to use the same primary building colors on the garage as used on the rest of the home, if the condition regarding the roof color is applied
4. *All buildings, structures and sites shall be recognized as products of their own time.*
  - The new garage design is complimentary to the existing character of the home.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
  - This is met as the new structure is consistent with the existing home, so long as the proposed condition of approval is applied.

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

### **Urban Center Code Compliance**

- The proposed garage does not meet all development standards for the Rural Residential sub-district of the Urban Center Code as outlined below.

#### **3.28 Detached Rear Covered Parking Standards**

**3.28.1** If an alley is present, access to the covered parking structure must be from the alley.

**3.28.2** The following standards for covered parking structures shall be as follows:  
*Minimum side (a):* Same as building typology  
*Minimum rear (b):* 5' or up to 0' if 16' wide alley is present  
*Minimum clear (c):* 15% of rear yard  
*Maximum height (d):* 25'  
*Maximum area:* 800 sq

- The proposed garage will be 15 feet from the side yard, meeting the Urban Center Code standards.
- The proposed garage will be 15 feet tall, meeting the Urban Center Code standards.
- The garage is proposed to be 1,200 square feet, which exceeds the maximum allowable size of 800 square feet [waiver requested].

### **Waiver Request**

The ARB's review is pursuant to C.O. Section 1113.11 Action by the Architectural Review Board for Waivers, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

- a) *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
- b) *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
- c) *Be necessary for reasons of fairness due to unusual building, structure, or site-specific conditions; and*
- d) *Not detrimentally affect the public health, safety or general welfare*

The applicant requests the following waivers as part of this application:

- A. Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet in size, where code allows a maximum of 800 square feet.**
- B. Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide, where code allows a maximum of ten feet in width.**
- C. Waiver to DGR Section 2 (I.A.1) to allow for the extension of a gravel driveway where code requires asphalt, brick, stone, or simulated stone pavers.**

**(A) Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet in size, where code allows a maximum of 800 square feet.**

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

1. UCC section 3.28.2 lists the standards for Detached Rear Covered Parking Standards, one of which is that the maximum allowed area is 800 square feet. The applicant proposes to construct a 1,200 square foot garage therefore, a waiver is required.
2. Per the waiver requirements outlined in C.O. Section 1113.11(a), the ARB may consider the relationship of the proposed development to adjacent structures and the immediate neighborhood setting. The proposed garage is similar in size, style, and location to other garages on the street and fits well with the character of the neighborhood. The application provides an appropriate design considering the context of the surrounding area and with the proposed condition of approval for the roof, the design matches the existing home as well.
3. The application may not substantially meet the intent of the standard that the applicant is attempting to seek a waiver from but it does maintain a proper proportion between developed and undeveloped portions of the property and maintains a high development standard of the built environment which is a goal found in the Engage New Albany Strategic Plan. The city architect reviewed the proposal and states that the garage is appropriately designed. While the structure is larger than what is permitted by code, the total lot coverage (including existing improvements) is only 5-7%, which is far less than the maximum of 50% that is permitted by right.
4. While the request may not be strictly necessary for reasons of fairness due to unusual building, structure, or site-specific constraints, it should be recognized that maintaining a one size fits all approach to accessory structures in the Village Center may not be appropriate in cases like this one. The total lot area is 1.10 acres and the UCC allows 50% lot coverage (23,894.97 sq. ft.). The UCC also describes this Rural Residential sub-district as "a large, detached structure placed on a generous lot and larger permitted accessory structures". The UCC only contemplates larger "garden structures" within the Rural Residential sub-district and does not define what other *larger* detached structures may be appropriate on these larger lots. City staff believes that this is a shortcoming in the code that should be addressed via a code change to be more consistent with the policies that have been adopted for lots of similar size outside of the Village Center.
5. Prior to 2019, variances to allow larger accessory structures were common for properties outside of the Village Center. In 2019, city council approved a code amendment to allow larger accessory structures, based on the size of a lot (see list below), demonstrating a shift in policy that supports greater flexibility for larger properties. Granting this waiver would be in keeping with the established policy for other similarly sized lots outside the Village Center.

Lot Size	Permitted Accessory Structure Area
Less than 1 acre	800 sq. ft.
Between 1 acre and 2 acres	1,200 sq. ft.
Greater than 2 acres	1,600 sq. ft.

6. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

**(B) Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide, where code allows a maximum of ten feet in width.**

1. DGR section 2 (II.B.3) states that garages must have single-bay doors that are no greater than ten feet in width and the applicant requests a waiver to allow a 16 foot wide, single bay door to be used.
2. The application provides an appropriate design considering the context of the surrounding area. Per the waiver requirements outlined in C.O. Section 1113.11(a), the

ARB may consider the relationship of the proposed development to adjacent structures and the immediate neighborhood setting. The proposed garage is similar in size, style, and location to other garages on the street, and fits well with the character of the neighborhood.

3. The application may not substantially meet the intent of the standard that the applicant is attempting to seek a waiver from but granting it does not compromise the ability to maintain a high development standard of the built environment which is a goal found in the Engage New Albany Strategic Plan. The applicant proposes to use a wider single bay door due to the larger size of the garage. The applicant also provided an option for two smaller garage doors but requests consideration for the larger single bay door. It is worth noting that the neighboring properties have garages/detached structures with doors over the maximum allowable size.
4. It does not appear that granting the request is necessary for reasons of fairness due to the unusual building, structure, or site-specific constraints.
5. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

**(C) Waiver to DGR Section 2 (I.A.1) to allow for the extension of a gravel driveway where code requires asphalt, brick, stone, or simulated stone pavers.**

1. DGR Section 2 (I.A.1) states that asphalt, brick, stone, or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas. The applicant proposes to extend the existing gravel driveway, therefore a waiver is required.
2. Per the waiver requirements outlined in C.O. Section 1113.11(a), the ARB may consider the relationship of the proposed development to adjacent structures and the immediate neighborhood setting. The existing driveway is already gravel, and the site immediately north also has a gravel driveway so the proposed extension in this case wouldn't necessarily compromise the established character of the neighborhood. The application appears to provide an appropriate design considering the context of the surrounding area.
3. Similar waiver requests have been heard before and although it was a different material, a concrete driveway was approved by the ARB in September of 2024 (ARB-54-2024).
4. The application does not substantially meet the intent of the standard for which the waiver is being requested and does not fully align with the goals outlined in the Village Center Strategic Plan or the Design Guidelines and Requirements (DGR). However, the proposed extension of the existing gravel driveway is intended to accommodate the relocated garage and reduce the need for waivers that were previously requested. While gravel is not a preferred driveway material, the overall proposal better complies with city code. Additionally, the Strategic Plan encourages garages to be side- or rear-loaded whenever possible and this standard is met with the proposed relocation. Visibility of the new gravel driveway will be very minimal from public streets and may not be visible at all.
5. While the request may not be strictly necessary for reasons of fairness due to unusual building, structure, or site-specific constraints, it is recognized that the current driveway configuration limits options for garage placement that meet all code requirements. To place the proposed garage on the property in a way that keeps the garage doors hidden from street view and avoids encroachment into the side yard setback, the driveway must be modified.
6. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

#### **IV. SUMMARY**

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, Design Guidelines and Requirements and recommendations from the Engage New Albany Strategic Plan. In accordance with the waiver provisions outlined in C.O. Section 1113.11(a), which allow the Architectural Review Board to consider the relationship of proposed development to adjacent structures and the immediate neighborhood setting, the proposed garage

ARB 25 0609 6588 New Albany Condit Road Garage ARB-26-2025

and the associated waivers accomplish a design that is consistent with the built environment of the surrounding area.

## V. ACTION

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

### **Suggested Motion for ARB-26-2025**

Move to approve Certificate of Appropriateness application ARB-26-2025 and associated waivers with the following condition:

1. The roof color is changed to a historic color matching the existing house.

### **Approximate Site Location:**



Source: Near Map



# NEW ALBANY

## Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to <a href="mailto:planning@newalbanyohio.org">planning@newalbanyohio.org</a></p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																								
	<p>Site Address <u>6588 New Albany Condit Rd</u></p> <p>Parcel Numbers <u>222-00054-00</u></p> <p>Acres <u>1.1</u> # of lots created _____</p>																								
Project Information	<p><b>Choose Application Type</b></p> <p><input type="checkbox"/> Appeal</p> <p><input checked="" type="checkbox"/> Certificate of Appropriateness</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Development Plan</p> <p><input type="checkbox"/> Plat</p> <p><input type="checkbox"/> Lot Changes</p> <p><input type="checkbox"/> Minor Commercial Subdivision</p> <p><input type="checkbox"/> Zoning Amendment (Rezoning)</p> <p><input type="checkbox"/> Zoning Text Modification</p>	<p><b>Description of Request:</b></p> <p><u>With waivers requested</u></p>																							
	<table border="1"> <thead> <tr> <th colspan="2">Applicant Information</th> <th colspan="2">Property Owner Information</th> </tr> </thead> <tbody> <tr> <td>Name</td> <td><u>John Yost, Yost Barns</u></td> <td>Name</td> <td><u>Dan and Danielle Jeffers</u></td> </tr> <tr> <td>Address</td> <td><u>3436 State Route 61</u></td> <td>Address</td> <td><u>6588 New Albany Condit Rd</u></td> </tr> <tr> <td>City, State, Zip</td> <td><u>Candington, OH, 43315</u></td> <td>City, State, Zip</td> <td><u>New Albany, OH, 43054</u></td> </tr> <tr> <td>Phone Number</td> <td><u>614-565-1337</u></td> <td>Phone Number</td> <td><u>614-397-0987</u></td> </tr> <tr> <td>Email</td> <td><u>barneypent@gmail.com</u></td> <td>Email</td> <td><u>danibio16@yahoo.com</u></td> </tr> </tbody> </table>		Applicant Information		Property Owner Information		Name	<u>John Yost, Yost Barns</u>	Name	<u>Dan and Danielle Jeffers</u>	Address	<u>3436 State Route 61</u>	Address	<u>6588 New Albany Condit Rd</u>	City, State, Zip	<u>Candington, OH, 43315</u>	City, State, Zip	<u>New Albany, OH, 43054</u>	Phone Number	<u>614-565-1337</u>	Phone Number	<u>614-397-0987</u>	Email	<u>barneypent@gmail.com</u>	Email
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Email	<u>barneypent@gmail.com</u>	Email	<u>danibio16@yahoo.com</u>																						
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <p>Signature of Owner <u><i>[Signature]</i></u> Date: <u>4-18-25</u></p> <p>Signature of Applicant <u><i>John Yost</i></u> Date: <u>4-18-25</u></p> <p style="text-align: right;"><u>Yost Barns</u></p>																								

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054



# YOST BARN

3436 St. Rt. 61

Cardington, OH 43315

614-565-1337

barnexpert@gmail.com

*"Get the **MOST** with YOST"*

Established 1974

**CELEBRATING 51 YEARS IN BUSINESS**

Customer: Danielle and Dan Jeffers

Address: 6588 New Albany Condit Rd.

Date: 5/23/25

Address: New Albany, OH 43054

Email: [danib1016@yahoo.com](mailto:danib1016@yahoo.com)

drjeffers@winsupply.com

Phone: 614-397-0987

Waivers requested for 6588 New Albany Condit Rd

1. Requesting the size of the building be allowed for 1,200 square feet instead of the max 800 square feet. We are requesting this size, so that the property owners are able to fit their vehicles, as well as storing items such as bicycles, lawn mower, and other gardening supplies.



# YOST BARN

3436 St. Rt. 61

Cardington, OH 43315

614-565-1337

barnexpert@gmail.com

*"Get the **MOST** with **YOST**"*

Established 1974

**CELEBRATING 51 YEARS IN BUSINESS**

2. Requesting the size of an overhead door to be 16'w x 8'h to allow for their cars to be able to both be pulled into the garage. Also, to match the look of neighboring houses (as seen in pictures below).





# YOST BARNS

3436 St. Rt. 61

Cardington, OH 43315

614-565-1337

barnexpert@gmail.com

***"Get the **MOST** with **YOST**"***

Established 1974

**CELEBRATING 51 YEARS IN BUSINESS**

3. Requesting that the driveway can be extended with gravel, as they already have a gravel driveway. Also, the neighboring properties have gravel driveways, so it will match (as seen in pictures below)



# YOST BARNES

3436 St. Rt. 61  
Cardington, OH 43315

614-565-1337  
barnexpert@gmail.com

***"Get the MOST with YOST"***

Established 1974

**CELEBRATING 50 YEARS IN BUSINESS**

# YOST BARN

3436 St. Rt. 61

Cardington, OH 43315

614-565-1337

barnexpert@gmail.com

***"Get the **MOST** with YOST"***

Established 1974

---

Customer: Danielle and Dan Jeffers

Address: 6588 New Albany Condit Rd.

Date: 3/4/25

Address: New Albany, OH 43054

Email: [danib1016@yahoo.com](mailto:danib1016@yahoo.com)

drjeffers@winsupply.com

Phone: 614-397-0987

Building Size: 30 x 40 x 10 garage

- Painted steel roof & sides (Everlast 28ga- 40-year warranty)
- 12" Gable & eave overhangs, vented soffit
- Standard design-35# Roof load trusses, designed for future ceiling
- Engineered Plans to meet and exceed Ohio Residential Code
- R-10 roof insulation
  - lowers inside temperature 7-8 degrees which keeps it cooler in the summer, and prevents condensation on the inside of the roof
- Building shell
  - \*Includes R-9 roof, walk door, and rough opening for overhead door
  - \*Garage doors are NOT included
  - Call Mor Cohen with Garage Master (614-735-7421)
- 6" Gutter and Down spouts
- Open porch 8 x 16, with steel ceiling
- Wood siding 1x8
- 14 x 21 open porch timber framed trusses
  - \*with white steel roof
- Gravel base in garage delivered, spread, & compacted 125%
  - \*Strip sod and top soil \*Ready for concrete \*allowance for 4" of gravel
- 5" concrete in garage
  - \*Includes 6mil visqueen vapor barrier and 5x10 road mesh



# YOST BARN

3436 St. Rt. 61  
Cardington, OH 43315

614-565-1337

barnexpert@gmail.com

***"Get the **MOST** with YOST"***

Established 1974

- Gravel base in 8x16 porch, delivered, spread, & compacted 125%  
\*Strip sod and top soil \*Ready for concrete \*allowance for 4" of gravel
- 4" concrete in open porch  
\*Includes 6mil visqueen vapor barrier and 5x10 road mesh

**Total Cost Labor, Material,**

**3% nurse discount on barn shell— thank you!**

**Freight:**

**Tax:**

\*YOST pays sales tax from all suppliers, and passes that cost on

10% Down Payment

30% - at start

30% - Framed

Balance due on Completion

Due to economic fluctuations, the prices in this document are valid for six months from the date posted.

YOST can assist with permits. Customer will pay permit fees.

**Not included in the bid:**

- Site work
- Driveway to barn
- Electric
- Plumbing
- Garage Door Master
- North Central Insulation

Yost can price after site visit

Yost can price after site visit

Call Charles Owen 614-537-4468

Call Charles Owen 614-537-4468

Call Mor Cohen 614-735-7421

Call Nate 216-244-7419

# YOST BARNs

3436 St. Rt. 61  
Cardington, OH 43315  
614-565-1337  
barnexpert@gmail.com

**"Get the *MOST* with YOST"**

Established 1974

Signing below on the first signature line is saying you agree with everything in this contract, you have read over this contract, and would like to employ YOST BARNs to build your building (and make your dreams come true).

**Customer Signature: X**\_\_\_\_\_ **Date:** \_\_\_\_\_

***RIGHT TO RESCIND (CANCEL) (3 DAYS):***

Ohio's Home Solicitation Sales Act (starting at Ohio Revised Code (ORC) Section 1345.21) gives customers three days to cancel sales made in their homes or outside the seller's regular place of business. Please sign below showing that you know and understand your RIGHT TO RESCIND.

**Customer Signature: X**\_\_\_\_\_ **Date:** \_\_\_\_\_

X\_\_\_\_\_

**John Yost  
Owner**

- Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.
- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

*This letter was drafted by: Kate Grunewald – Office Assistant*

## DESIGN CRITERIA

ROOF LOADS LL = 25 PSI  
DL = 10 PSI  
TL = 35 PSI

SOIL BEARING = 2000 PSF

WIND = 90 MPH

EARTHQUAKE DESIGN DATA  
PEAK VELOCITY-RELATED ACCELERATION  
0.077 (SECTION 1610.1.3)

PEAK ACCELERATION 0.2C  
(SECTION 1610.1.3)

SEISMIC HAZARD EXPOSURE GROUP  
(TABLE 1610.1.5 C98C)

SEISMIC PERFORMANCE CATEGORY 3  
(SECTION 1610.1.7)

BASIC STRUCTURAL SYSTEM NOT LIMITED  
(TABLE 1610.3.3)

RESPONSE MODIFICATION FACTOR 7  
DEFLECTION AMPLIFICATION FACTOR 4  
(TABLE 1610.3.3)

### NOTES

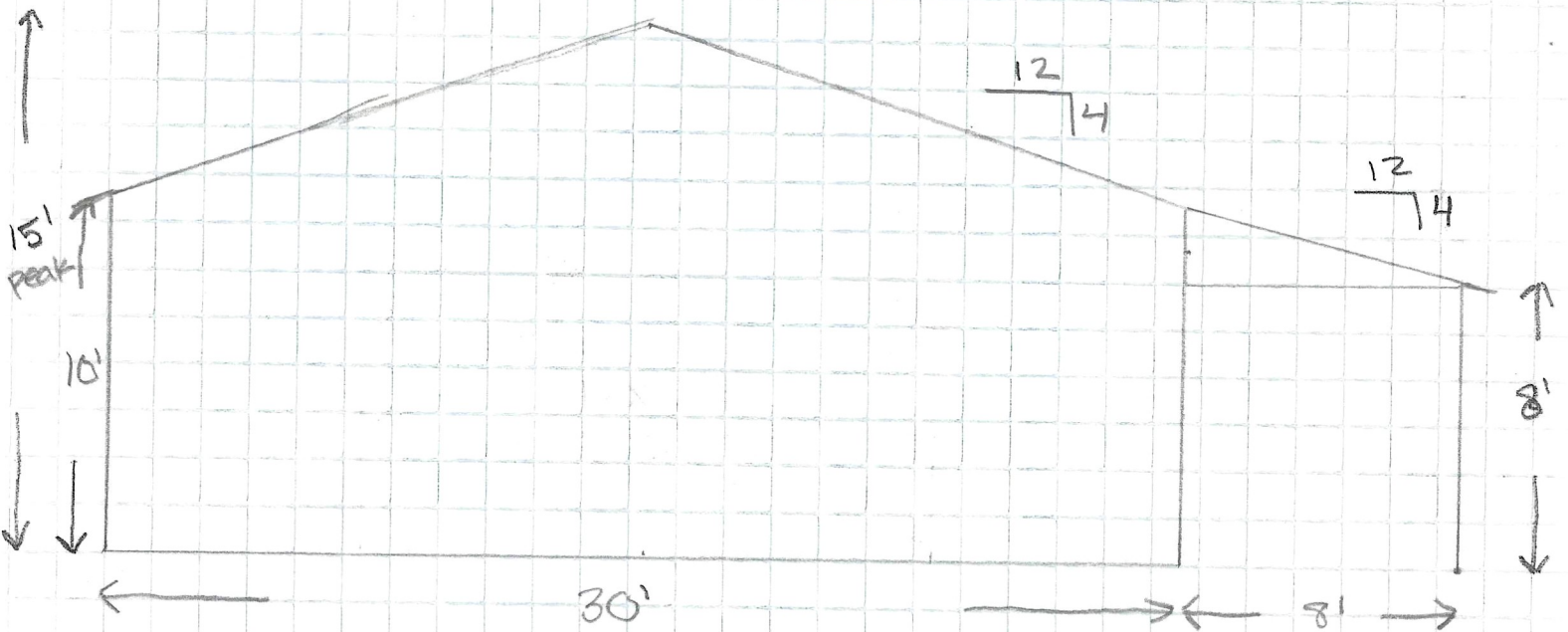
1. ALL TREATED LUMBER IS SYP-2 PRESSURE TREATED LUMBER WITH COPPER CHROMATE ARSENATE (CCA) IF IT WAS PRODUCED BEFORE 12/31/03. FASTENERS FOR USE WITH CCA TREATED WOOD MUST BE HOT-DIPPED GALVANIZED STEEL OR TYPE 18-8 STAINLESS STEEL (CORRUGATED OR RING SHANKED).
2. TREATED LUMBER PRODUCED AFTER 12/31/03 MUST BE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). THE FASTENERS USED WITH ACQ MUST BE TYPE 18-8 STAINLESS STEEL INCLUDING NAILS, SCREWS AND LAG SCREWS LESS THAN 1/2" IN DIAMETER OR FRAME GUARD PLUS 10 HOT DIPPED GALVANIZED OR EQUIVALENT (CORRUGATED OR RING SHANKED).
3. TYPE 18-8 STAINLESS STEEL INCLUDES TYPES 304 AND 305.



Danielle and Dan Jeffers  
6588 New Albany Condit Rd.  
New Albany, OH 43054

YOSTBARNES.COM  
614-565-1337  
barnexpert@gmail.com

Front Gable View



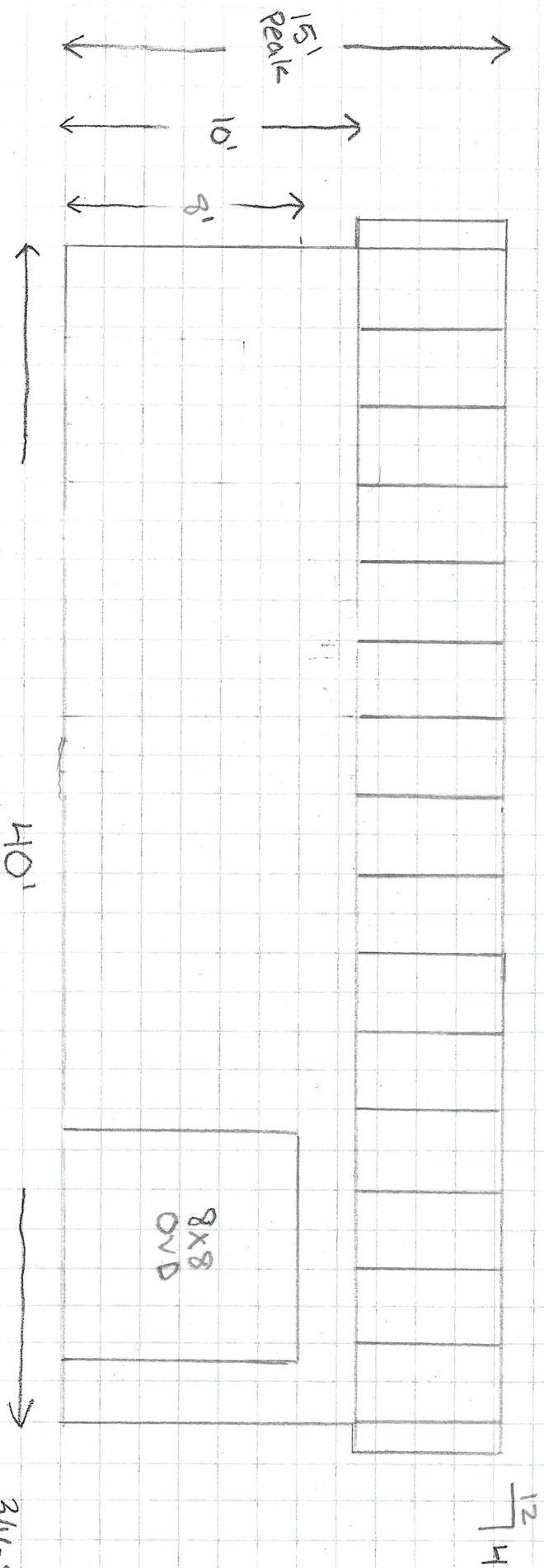
Rear Gable View



Danielle and Dan Jeffers  
6588 New Albany Condit Rd.  
New Albany, OH 43054

YOSTBHRNS.COM  
614-565-1337  
barnexpert@gmail.com

Eave View



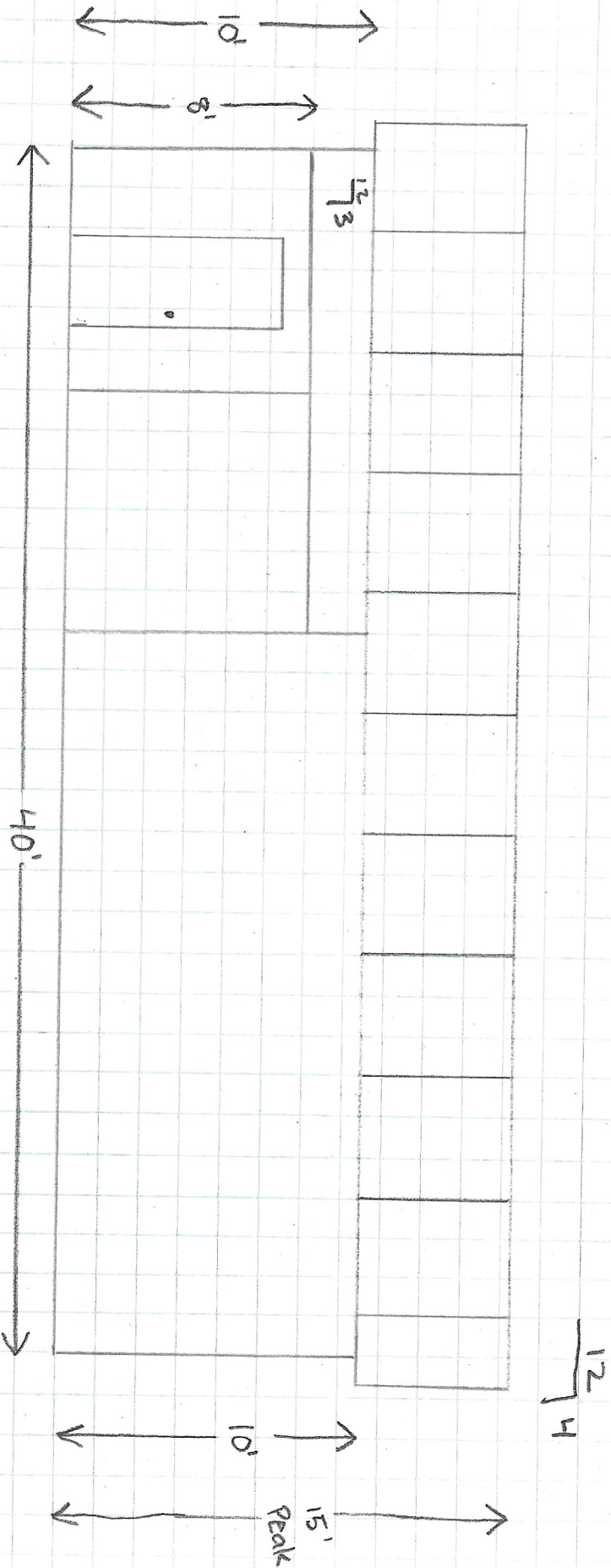
3/16 Scale



Danielle and Dan Jeffers  
6588 New Albany Conclit Rd  
New Albany, Ohio

YOSTBARNS.COM  
614-565-1337  
barnexpert@gmail.com

Eave View



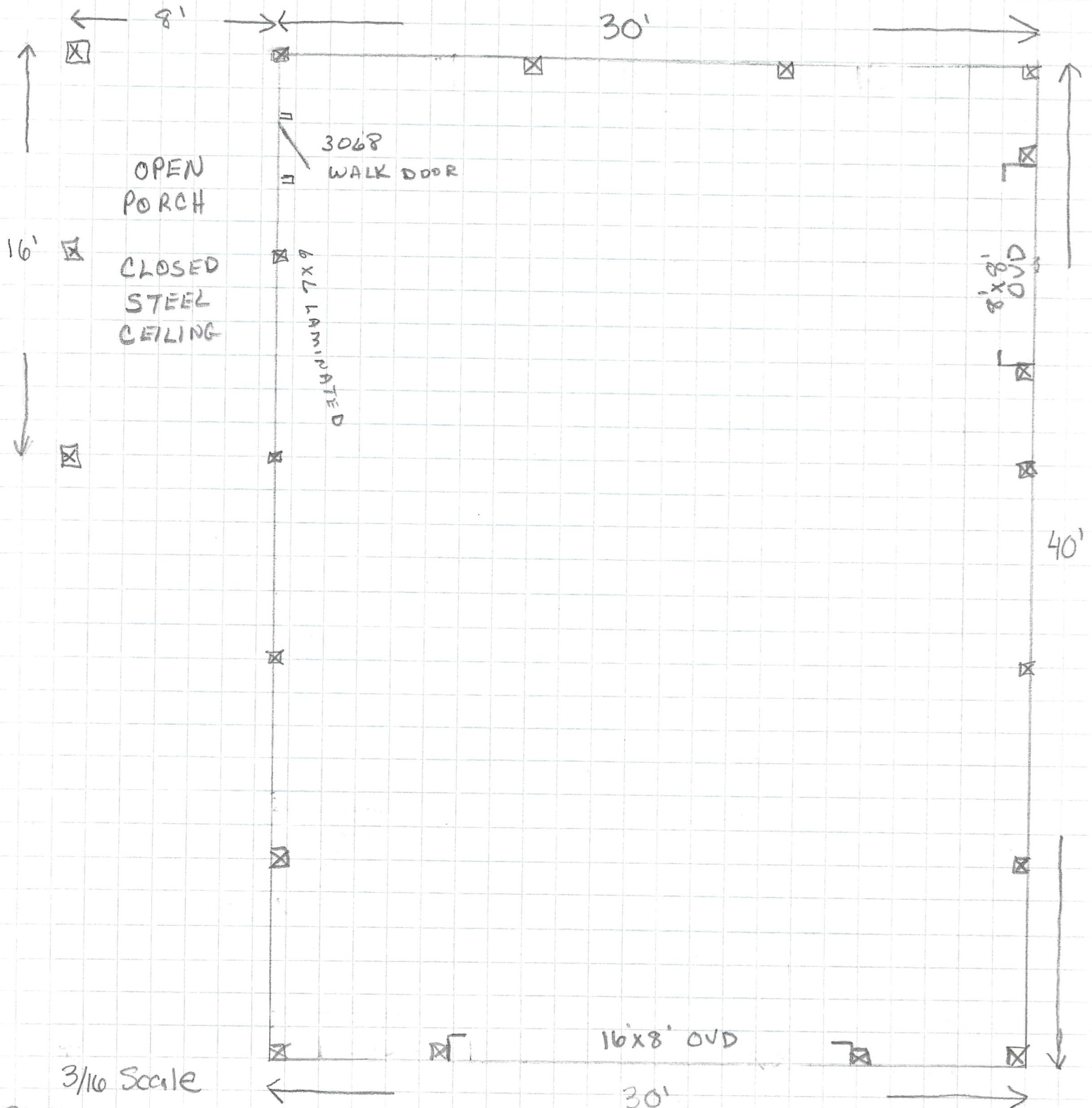
Pg 3.

3/16 Scale

Danielle and Dan Jeffers  
6588 New Albany Condit Rd  
New Albany, OH 43054

YOSTBARN.COM  
614-565-1337  
barnexpert@gmail.com

## Floor Plan





Danielle and Dan Jeffers  
6588 New Albany Condit Rd.  
New Albany, OH 43054

VOST BARNUS.COM  
614-565-1337  
barnexpert@gmail.com

Existing House

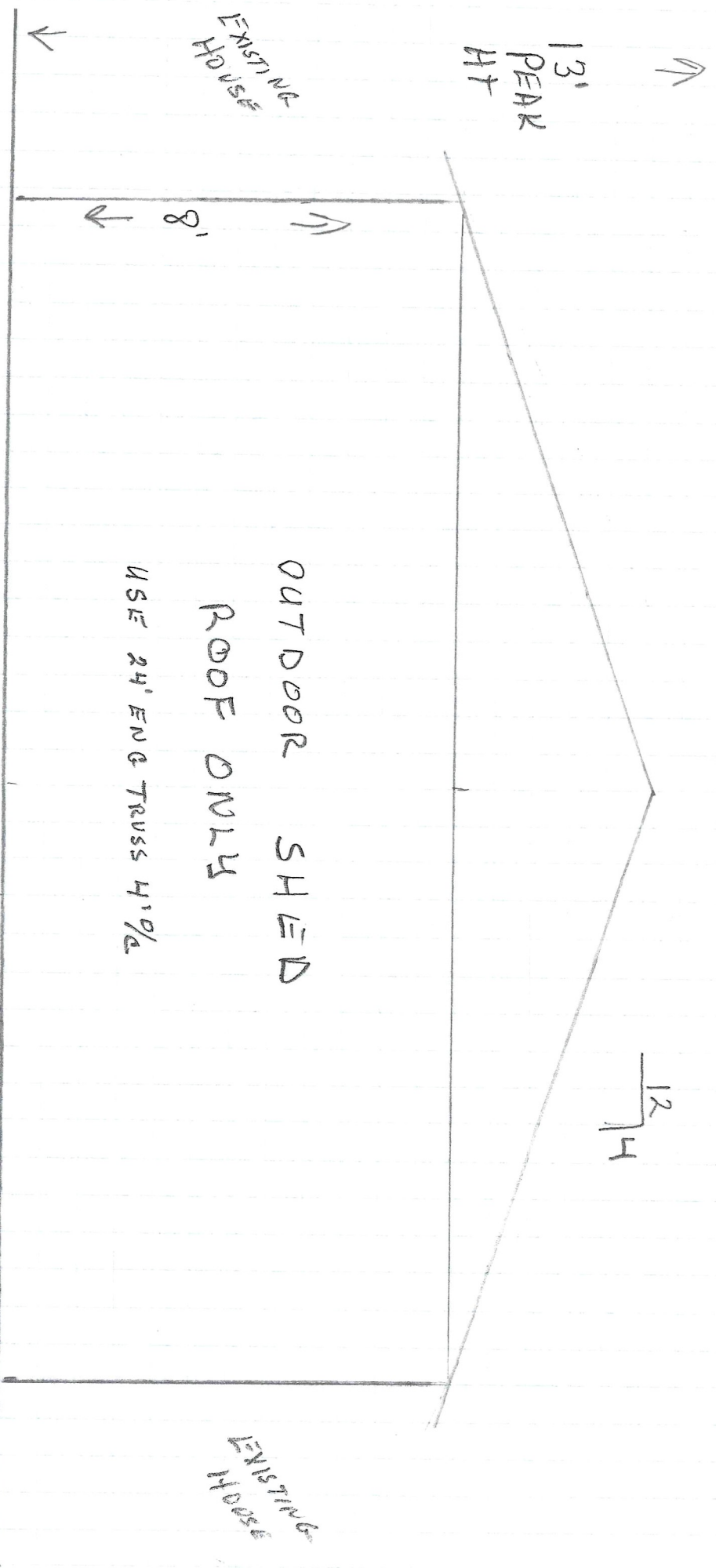
21' 00" House door  
MOVE SIDEWAYS AS NEEDED  
TO ALIGN HOUSE WALK TO IMPED POLE

14'

Pg 5

Danielle and Dan Jeffers  
6588 New Albany Condit Rd.  
New Albany, OH 43054

YOSTBARN.S.COM  
614-565-1337  
barnexpert@gmail.com



Pg 6

POLE SPECS SAME AS BARN  
2X10 YELLOW PINE TRUSS SUPPORTS  
BEARING BLOCKS & Hg's

3/8 SCALE



ARE 2X4 SYP #2  
2' O.C.

20 GAUGE METAL

3 GRKS  
PER TRUSS  
PER POST  
& STUD

R10 INSULATION

1' OK.

FACIA / SOFFIT  
& 5" GUTTERS  
DOWNSPOUTS  
REQ'D

MFG TRUSS  
4' O.C. 4/12  
SEE PG 6

HEADER 2-2X12 SYP #2  
19 GRKS / SIDE 20' POST  
USE 2X6 BLOCKS AS NEED

POSTS - 3 PLY 2X6 SYP #2 PPT  
STUD ARE SINGLE 2X6'S  
WITH 3-16D NAILS / SIDE

SKIRT BOARD -  
2X10 SYP #2  
PPT

6 MIL POLY FILM

4" CON. & STEEL  
4" GRAVEL

2-2X6 #2 SYP PPT X 12"

CONCRETE  
FOOTER

21"  
DIA.  
MINIMUM

NO SCALE

SECTION VIEW



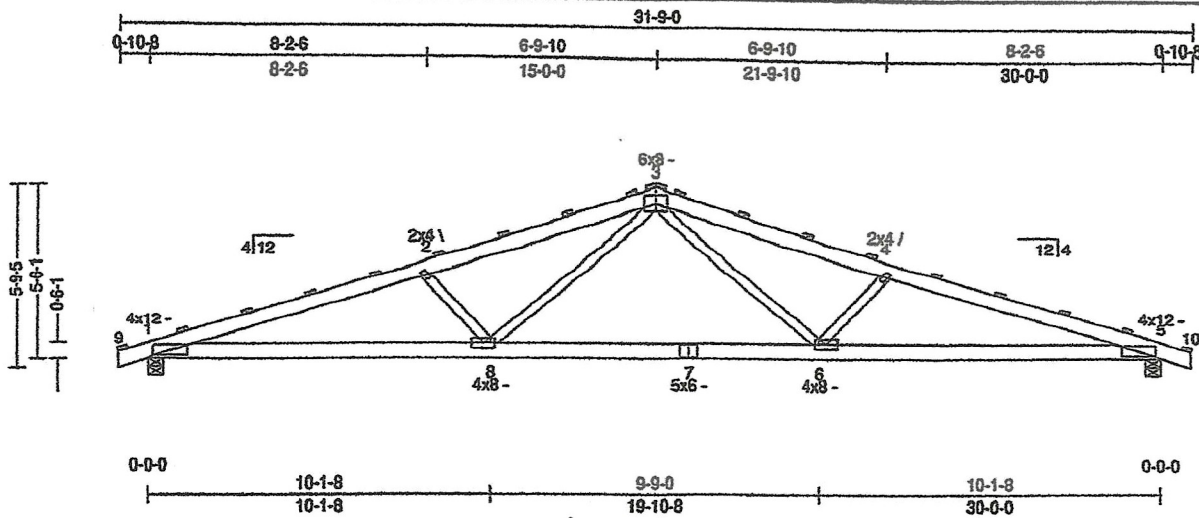
**TABLE 324.7  
STRUCTURAL FASTENES**

<b>FASTENER SCHEDULE FOR STRUCTURAL MEMBERS</b>		
<i>Description of Building Element</i>	<i>Number and Type of Fastener</i>	<i>Attachment type</i>
<i>Uplift blocking to column</i>	<i>5-16d Hot Dipped Galvanized</i>	<i>Each block</i>
<i>Skirt board to column</i>	<i>2-16d Hot Dipped Galvanized</i>	<i>Face nail</i>
<i>Wall girt to column</i>	<i>2-16d Hot Dipped Galvanized</i>	<i>Face nail</i>
<i>Diagonal bracing to column</i>	<i>2-16d Hot Dipped Galvanized</i>	<i>Face nail</i>
<i>Diagonal bracing to skirt board</i>	<i>2-10d Hot Dipped Galvanized</i>	<i>Face nail</i>
<i>Diagonal bracing to wall girts</i>	<i>2-10d</i>	<i>Face nail</i>
<i>Knee brace to column</i>	<i>3-16d Hot Dipped Galvanized</i>	<i>Face nail</i>
<i>Knee brace to top chord of truss or rafter</i>	<i>3-10d</i>	<i>Face nail</i>
<i>Knee brace to bottom chord of truss or ceiling joist</i>	<i>3-10d</i>	<i>Face nail</i>
<i>Roof purlin to truss or rafter with span of 2' or 4'</i>	<i>2-16d</i>	<i>Face nail</i>
<i>Roof purlin to truss or rafter with span of 8'</i>	<i>Mechanical fastener with uplift protection greater than 225 pounds</i>	<i>Per manufacturer installation manual</i>

**Hershberger Truss, LLC**  
20990 Lanning Road  
Fredericktown, OH 43019

Truss: T1  
Job: EHT0522B  
Date: 06/05/23 16:19:44  
Page: 1 of 1

SPAN 30-0-0 PITCH 4/12 QTY 1 OHL 0-10-8 OHR 0-10-8 CANT L 0-0-0 CANT R 0-0-0 PLYS 1 SPACING 48in WGT/PLY 133 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 20	Bldg Code: IBC 2018/	TC: 0.52 (2-3)	Vert TL: 0.62 in	L/563	(7-8)	L/240
TCCL: 5 (rake)	Rep Mbr: No	BC: 0.70 (5-6)	Vert LL: 0.24 in	L/999	(7-8)	L/360
BCCL: 0	Lumber D.O.L.: 115 %	Web: 0.39 (3-8)	Horz TL: 0.14 in		5	
BCDL: 10						

#### Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	5.5 in	3.46 in	2,205 lbs	-	-308 lbs	-13 lbs	-308 lbs	45 lbs
5	1	5.5 in	3.46 in	2,205 lbs	-	-308 lbs	-13 lbs	-308 lbs	-

#### Material

TC: SPF1650/1.5 2 x 6  
BC: SPF1650/1.5 2 x 6  
Web: SPF#2 2 x 4

#### Bracing

TC: Purlins at 24" OC. Purlin design by Others.  
BC: Sheathed or Purlins at 10-0-0. Purlin design by Others.

#### Loads

- 1) This truss has been designed for the effects of balanced (16.5 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 25 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category II (I = 1.00), Thermal (Ct = 1.10), DOL = 1.15. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 2) This truss has been designed to account for the effects of ice dams forming at the eaves.
- 3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable, Risk Category II, Overall Bldg Dims 30 ft x 60 ft, h = 25 ft, Not End Zone Truss, Left end web considered. DOL = 1.60
- 4) Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- 5) In accordance with IBC 1607.1, minimum BCL's do not apply.

#### Member Forces

Title indicates Member ID, max CSI, max axial force, (max comp. force if different from max axial force). Only forces greater than 300 lbs are shown in this table.

TC	1-2	0.488	-4,874 lbs	3-4	0.521	-4,432 lbs						
	2-3	0.521	-4,432 lbs	4-5	0.488	-4,874 lbs						
BC	5-6	0.702	-4,503 lbs	(-482 lbs)	6-8	0.555	3,094 lbs	(-235 lbs)	8-1	0.702	-4,503 lbs	(-482 lbs)
Web	2-8	0.175	-873 lbs	3-6	0.393	1,601 lbs						
	3-8	0.393	1,601 lbs	4-6	0.175	-873 lbs						

#### Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) The fabrication tolerance for this roof truss is 10 % (Cq = 0.90).
- 3) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 5 psf.
- 4) Design assumes minimum x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- 5) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 6) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- 7) A creep factor of 1.50 has been applied for this truss analysis.
- 8) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

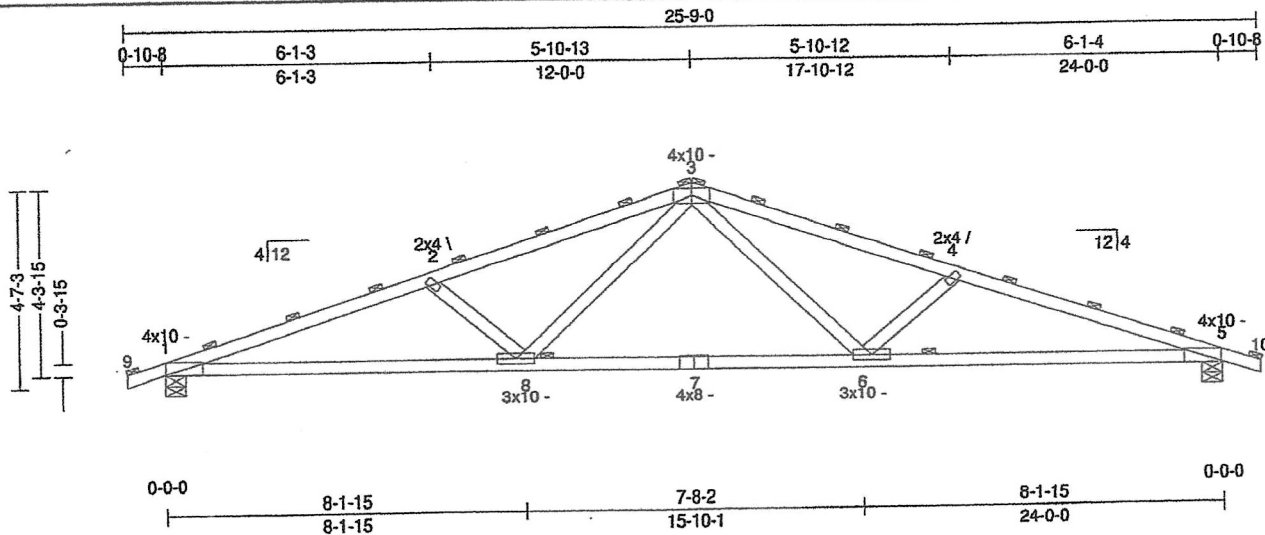
TrueBuild® Truss Software v5.6.412  
Eagle Metal Products



**Hershberger Truss, LLC**  
20990 Lanning Road  
Fredericktown, OH 43019

Truss: T1  
Job: EHT0419B  
Date: 04/20/22 14:57:25  
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
24-0-0	4/12	1	0-10-8	0-10-8	0-0-0	0-0-0	1	48 in	77 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 20	Bldg Code: IBC 2018/	TC: 0.82 (2-3)	Vert TL: 0.6 in	L/459	7	L/240
TCDL: 5(make)	TPI 1-2014	BC: 0.97 (5-6)	Vert LL: 0.22 in	L/999	7	L/360
BCLL: 0	Rep Mbr: No	Web: 0.31 (3-6)	Horz TL: 0.14 in		5	
BCDL: 10	Lumber D.O.L.: 115 %					

#### Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	5.5 in	2.79 in	1,781 lbs		-359 lbs	-122 lbs	-359 lbs	-61 lbs
5	1	5.5 in	2.79 in	1,781 lbs		-359 lbs	-122 lbs	-359 lbs	

#### Material

TC: SPF2100/1.8 2 x 4  
BC: SPF1650/1.5 2 x 4  
Web: SPF#2 2 x 4

#### Bracing

TC: Purlins at 24" OC, Purlin design by Others.  
BC: Sheathed or Purlins at 8'-8-0", Purlin design by Others.

#### Loads

- 1) This truss has been designed for the effects of balanced (16.5 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 25 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category II (I = 1.00), Thermal (Ct = 1.10), DOL = 1.15. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 2) This truss has been designed to account for the effects of ice dams forming at the eaves.
- 3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable, Risk Category II, Overall Bldg Dims 24 ft x 48 ft, h = 25 ft, Not End Zone Truss, Left end web considered. DOL = 1.60
- 4) Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- 5) In accordance with IBC 1607.1, minimum BCLL's do not apply.

#### Member Forces

Table indicates: Member ID, max CSI, max axial force (max compr. force if different from max axial force). Only forces greater than 300 lbs are shown in this table.

Member Forces												
TC	1-2	0.530	-4,033 lbs		3-4	0.822	-3,477 lbs					
	2-3	0.824	-3,477 lbs		4-5	0.530	-4,032 lbs					
BC	5-6	0.968	3,753 lbs	(-611 lbs)	6-8	0.779	2,461 lbs	(-311 lbs)	8-1	0.967	3,754 lbs	(-612 lbs)
Web	2-8	0.149	-830 lbs		3-6	0.307	1,253 lbs					
	3-8	0.307	1,252 lbs		4-6	0.149	-829 lbs					

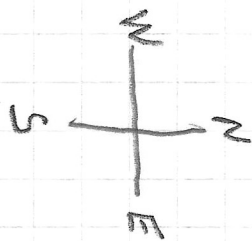
#### Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) The fabrication tolerance for this roof truss is 10 % (Cq = 0.90).
- 3) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 5 psf.
- 4) Design assumes minimum .x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- 5) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 6) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- 7) A creep factor of 1.50 has been applied for this truss analysis.
- 8) Listed wind uplift reactions based on MWFRS & C&C loading.

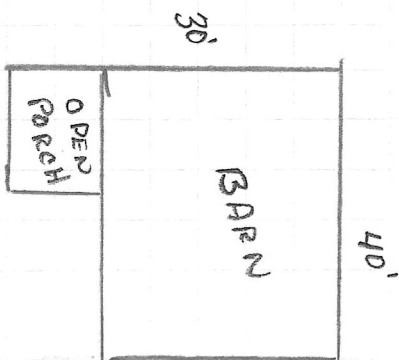
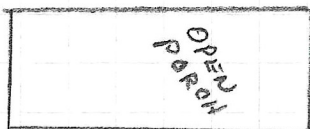
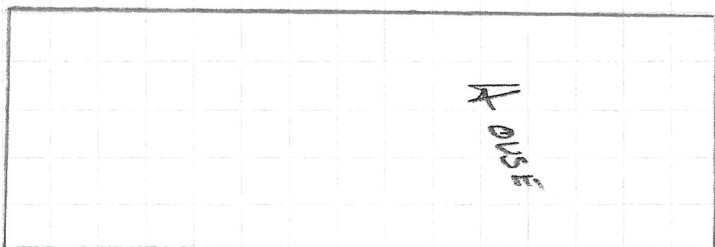
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild@Truss Software v5.6.395  
Eagle Metal Products

1103993 0003/0007



R O A D







# MAP(GIS)

Generated on 03/12/2025 at 02:33:42 PM

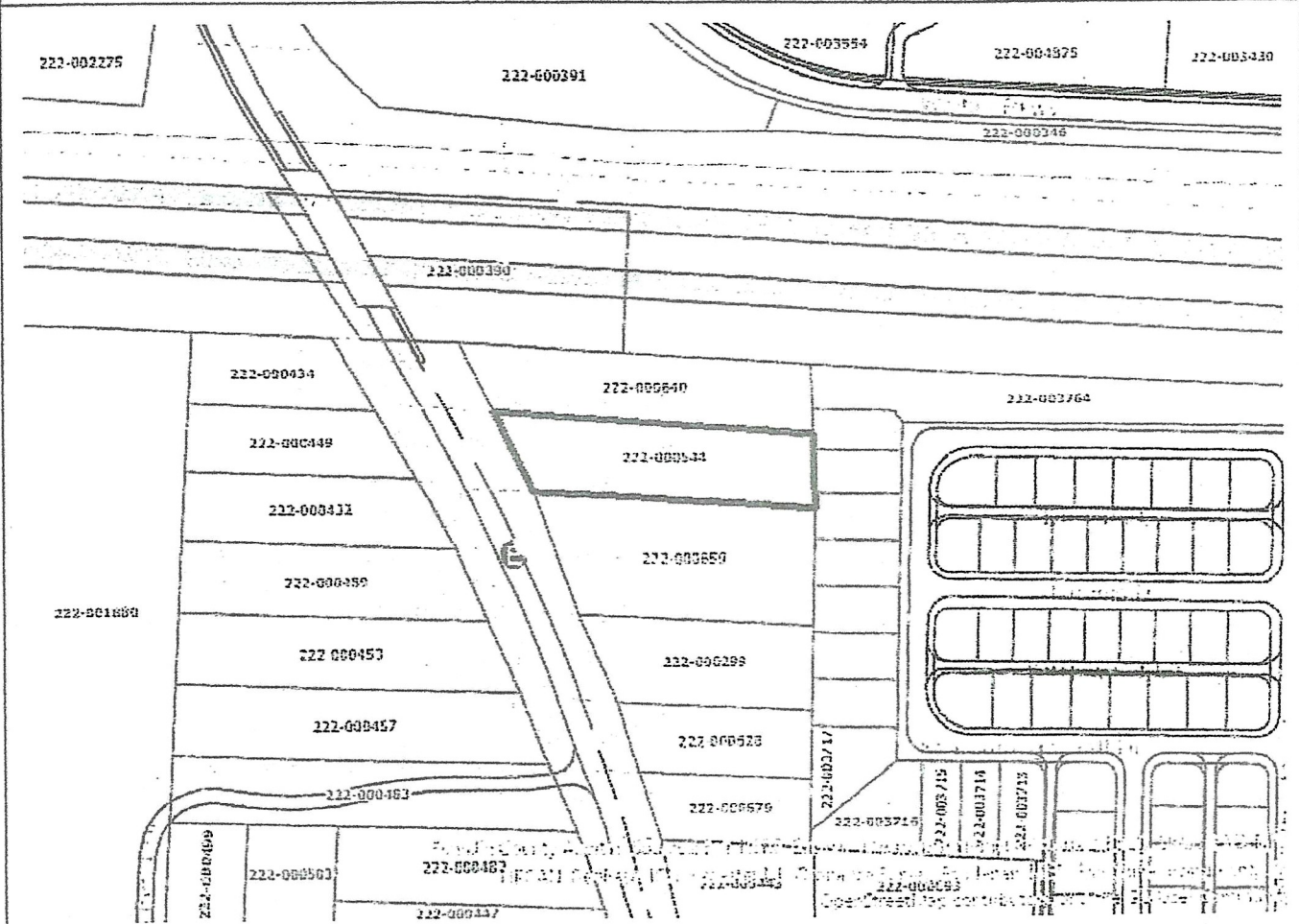
Parcel ID  
222-0076A-  
05100

Map Routing No  
22200054400

Owner  
JEFFERS DANIEL R

Location  
6588 NEW ALB CONDIT RD

## GIS



## Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

**Franklin County Auditor - Michael Stinziano 222-000544-00**

**Owner Name** JEFFERS DANIEL R  
JEFFERS DANIELLE

**Site Address** 6588 NEW ALB CONDIT RD

**Legal Descriptions** NEW ALBANY-CONDIT RD  
R16 T2 1/4T4  
1.133 ACRES

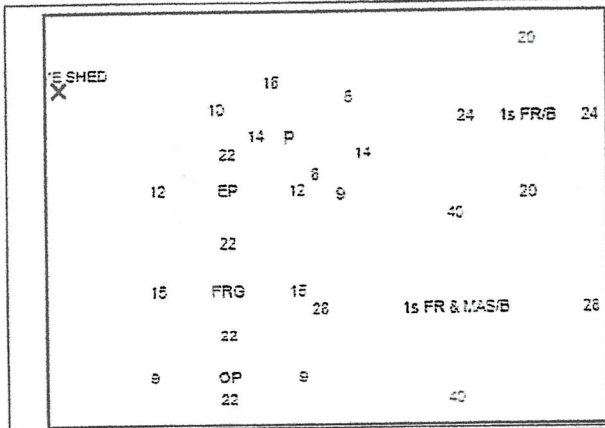
**Owner Address** 6588 NEW ALBANY CONDIT RD  
NEW ALBANY OH 43054

**Transfer Date** 09/27/2013  
**Transfer Price** 90,000.00

**Instrument Type**

**Prop. Class** R - Residential  
**Land Use** 511 - ONE-FAMILY DWLG UNPLT: 0-9.99  
**Tax District** 222 - PLAIN TWP-NEW ALBANY CORP  
**Sch. District** 2508 - NEW ALBANY-PLAIN LSD  
**App Nbrhd** 05131  
**Tax Ltn** No  
**CAUV Property** No  
**Owner Occ. Credit** 2024: Yes 2025: Yes  
**Homestead Credit** 2024: No 2025: No  
**Rental Registration** No  
**Board of Revision** No  
**Zip Code** 43054  
**Annual Taxes** 11,302.12  
**Taxes Paid** 5,651.06  
**Calculated Acreage** 1.10  
**Legal Acreage** .00

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$307,600	\$210,700	\$518,300	\$107,660	\$73,750	\$181,410
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$307,600	\$210,700	\$518,300	\$107,660	\$73,750	\$181,410
CAUV	\$0					

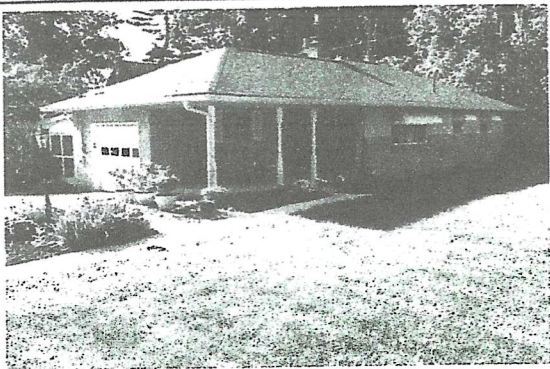


**Building Data**

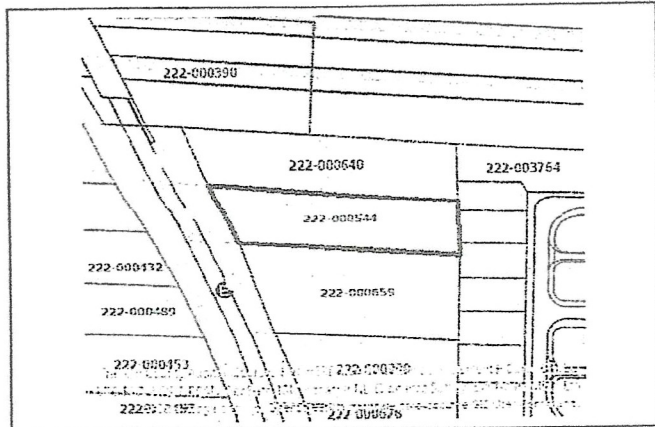
**Year Built** 1960  
**Finished Area** 1600  
**Rooms** 7  
**Bedrms** 4  
**Dining Rooms** 0  
**Full Baths** 2  
**Half Bath**  
**Heat/AC** 2  
**Wood Fire** 1 / 1  
**Stories** 1

**Sketch Legend**

0 1s FR & MAS/B 1120 Sq. Ft.  
1 OP - 13: OPEN FRAME PORCH 198 Sq. Ft.  
2 FRG - 15: FRAME GARAGE 330 Sq. Ft.  
3 EP - 14: ENCLOSED FRAME PORCH 264 Sq. Ft.  
4 P - 40: CONCRETE PATIO 292 Sq. Ft.  
5 1s FR/B - 10/32: ONE STORY FRAME/UNF BASEMENT 480 Sq. Ft.  
1 FRAME SHED - RS1: FRAME UTILITY SHED 240 Sq. Ft.



222-000544 06/17/2021



# YOST BARN

"GET THE MOST WITH YOST"

CUSTOMERS NAME Daniel & Dan Jeffers DATE 3/12/25

## TRIM COLORS

PORCH CEILING \_\_\_\_\_

ROOF Ivy

SIDES light stone

WINDOWS white

WINDOW TRIM \_\_\_\_\_

WALK DOOR \_\_\_\_\_

WINDOWS YES\_\_\_ NO\_\_\_

WALK DOOR TRIM \_\_\_\_\_

OVERHEAD DOOR \_\_\_\_\_

WINDOWS YES\_\_\_ NO\_\_\_

OPENER YES\_\_\_ NO\_\_\_

OVERHEAD DOOR TRIM \_\_\_\_\_

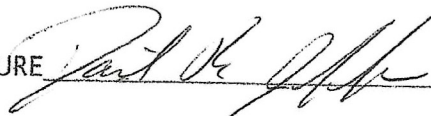
CORNER TRIM \_\_\_\_\_

SOFFIT white

FACIA white

GUTTER white

SIGNATURE



DATE 3-13-2025

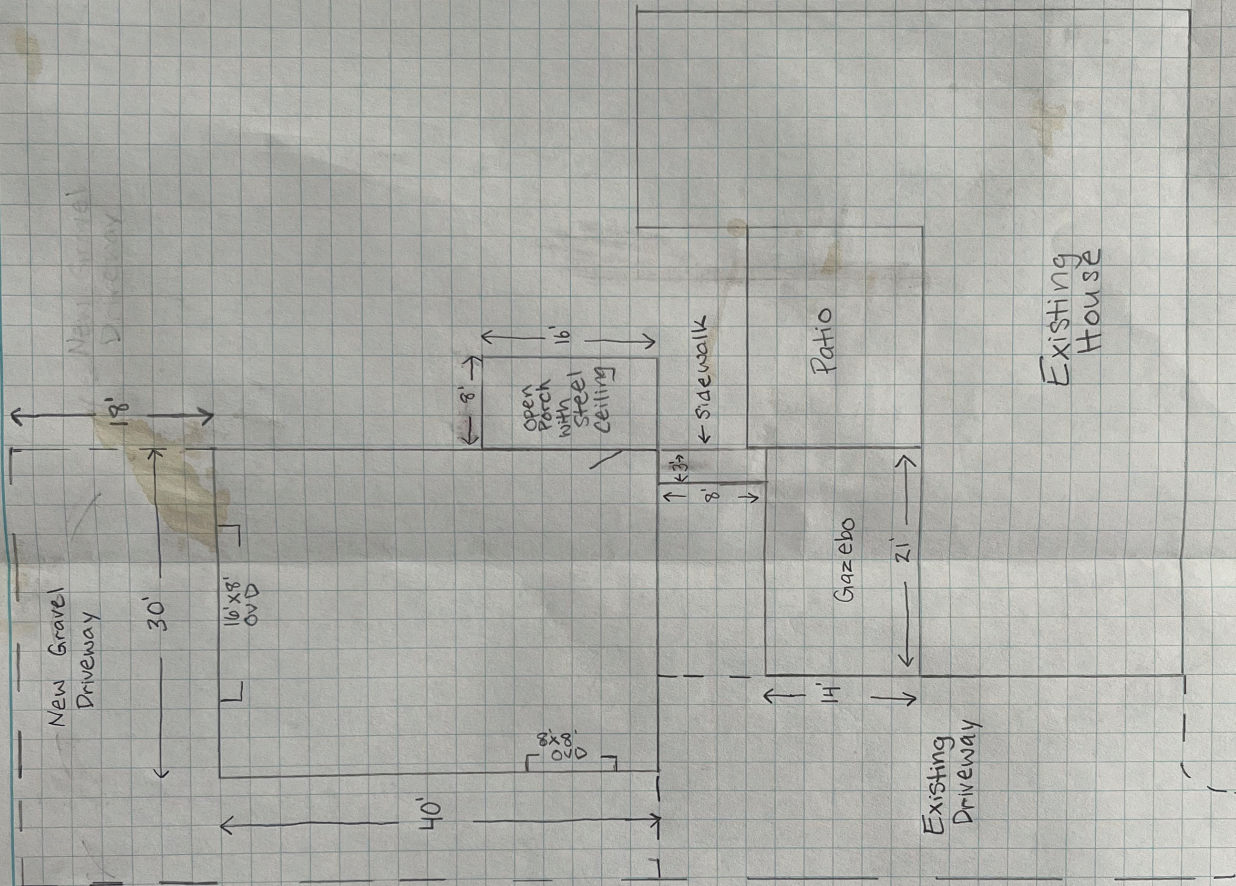






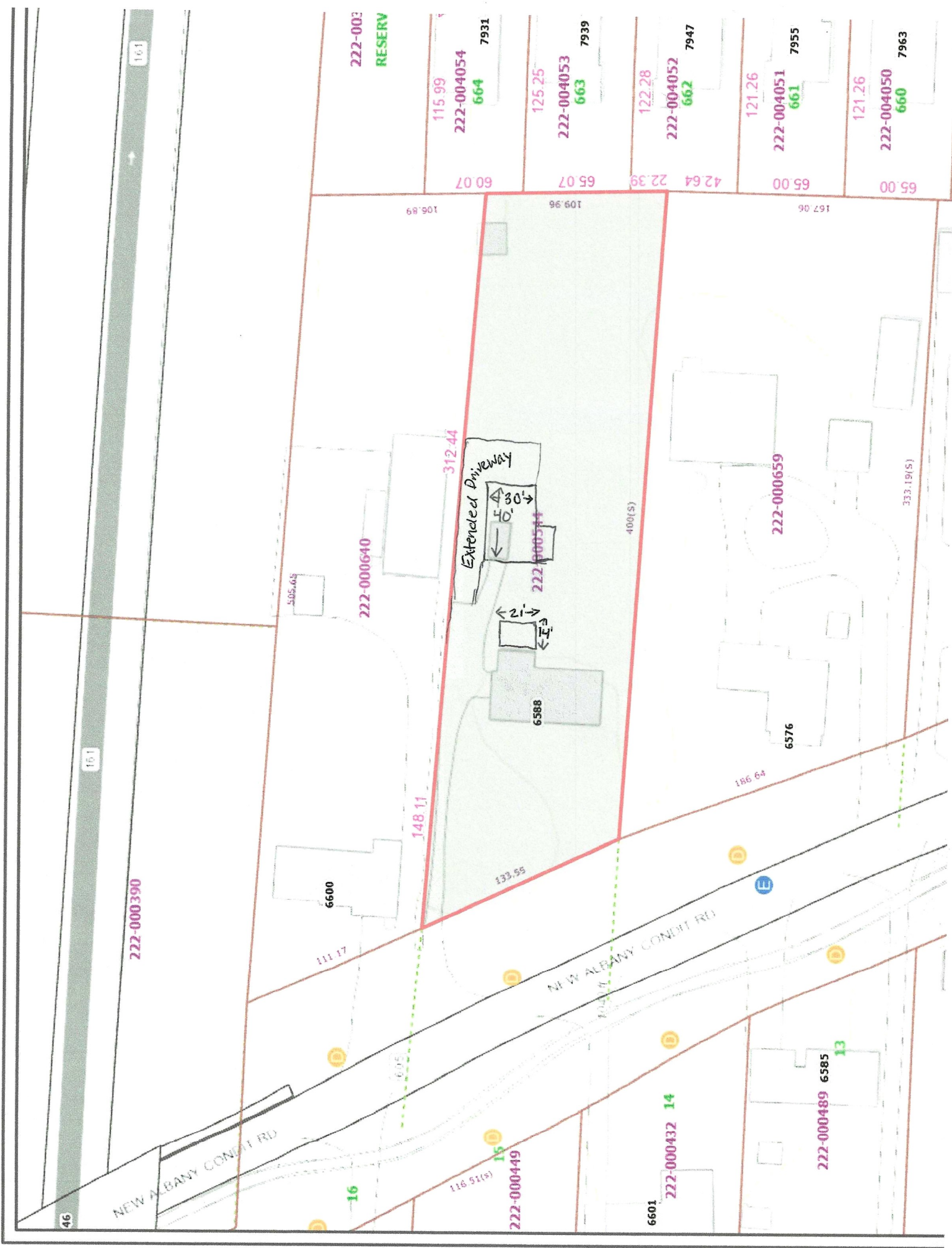
YOSTBARNES.COM  
 614-565-1337  
 barnexpert@gmail.com

3/32 Scale



Danielle and Dan Jeffers  
 6588 New Albany Condit Rd  
 New Albany, Ohio

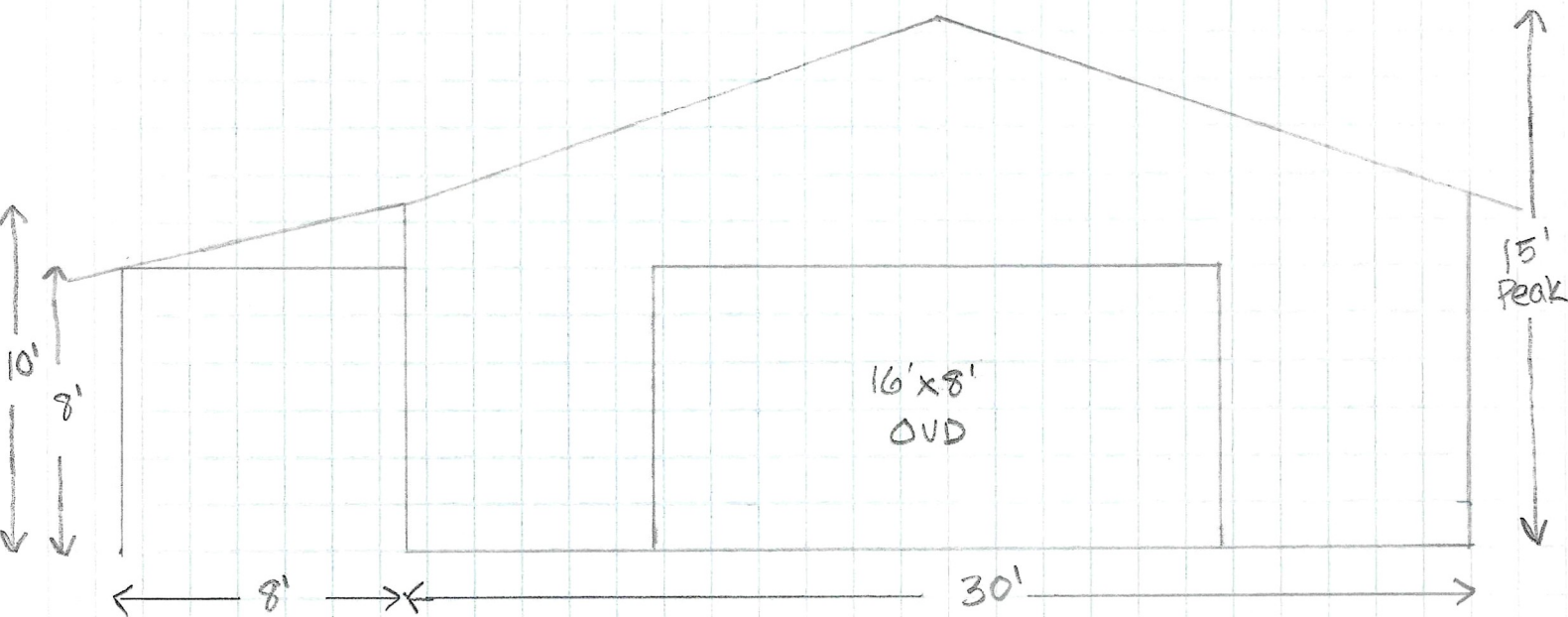




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6588 New Albany Condit Rd  
New Albany, Ohio

YOSTBARN.COM  
614-565-1337  
barnexpert@gmail.com

### Option 1



### Option 2

