



**Architectural Review Board Staff Report  
October 13, 2025 Meeting**

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**CERTIFICATE OF APPROPRIATENESS  
REQUEST FOR ADDITIONAL BUILDING TYPOLOGY  
“PARKS & PRESERVATION”**

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LOCATION: 37 Dublin Granville Road (PID: 222-000021)  
APPLICANT: City of New Albany  
REQUEST: Certificate of Appropriateness  
ZONING: Urban Center Code, within the Historic Center sub-district  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-81-2025

Review based on: Application materials received on September 11, 2025.

*Staff report prepared by Kylie Blackburn, Planner I.*

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**I. REQUEST AND BACKGROUND**

This certificate of appropriateness application is a request to add the “Parks & Preservation” building typology to the Urban Center Code for the Rose Run II site located at 37 Dublin Granville Road. The Parks and Preservation building typology is already contemplated in the Urban Center Code but not permitted within the Historic Center sub-district. Permitting this building typology will allow a public pavilion to be developed on the site as part of the larger Rose Run II improvements planned in the immediate area. These improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking. The master plan for this civic block is included in the meeting packet for your reference.

This staff report is an evaluation of the proposed building typology standards only. The evaluation of the pavilion, using these standards and the city Design Guidelines and Requirements, is under a separate staff report ARB-76-2025 which is scheduled to be heard by the ARB during their October 13<sup>th</sup> meeting.

Per Urban Center Code (UCC) Section 2.2, additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application as outlined in C.O. 1140.03. UCC Sections 2.2.2 and 2.2.3 state that for a new typology to be considered, the applicant must prepare a plot plan, description of the proposed typology, graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies is to be project-specific and shall not be used for other development applications.

**II. SITE DESCRIPTION & USE**

The pavilion will be generally located at 37 Dublin Granville Road in the Village Center. It will act as an entrance into the future Rose Run II Park. Behind the park and pavilion will be a shared parking lot with Village Hall and the police station. The site was previously a BP gas station, which is no longer in use and has since been relocated to a new location on US-62. The ARB approved certificate of

appropriateness applications to demolish the existing structures on these sites during their meeting on December 9, 2024 (ARB-89-2024).

### III. EVALUATION

Per C.O. 1140.03(b), in considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
  - The site is located within the Historic Center (HC) sub-district. The Historic Center sub-district permits the following building typologies to be constructed.

|                               |  | HC | VC | CR | VR | PK<br>CP<br>RR |
|-------------------------------|--|----|----|----|----|----------------|
| Cottage (2.5)                 |  |    |    |    |    |                |
| Bungalow (2.14)               |  |    |    |    |    |                |
| House (2.23)                  |  |    |    |    |    |                |
| Attached House (2.32)         |  |    |    |    |    |                |
| Two-Family Building (2.41)    |  |    |    |    |    |                |
| Townhome (2.50)               |  |    |    |    |    |                |
| Multi-Unit House (2.59)       |  |    |    |    |    |                |
| Multi-Unit Building (2.68)    |  |    |    |    |    |                |
| Classic Commercial (2.77)     |  |    |    |    |    |                |
| Traditional Commercial (2.86) |  |    |    |    |    |                |
| Urban Commercial (2.95)       |  |    |    |    |    |                |
| Courtyard (2.104)             |  |    |    |    |    |                |
| Lined (2.113)                 |  |    |    |    |    |                |
| Rural Residential (2.122)     |  |    |    |    |    |                |
| Parks & Preservation (2.131)  |  |    |    |    |    |                |
| Campus (2.137)                |  |    |    |    |    |                |

- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below:

| Standard  | Minimum | Maximum |
|-----------|---------|---------|
| Lot Area  | no min  | no max  |
| Lot Width | no min  | no max  |

|                |        |        |
|----------------|--------|--------|
| Lot Coverage   | no min | no max |
| Street Yard    | 20'    | no max |
| Side Yard      | 20'    | no max |
| Rear Yard      | 20'    | no max |
| Building Width | no min | no max |
| Stories        | no min | no max |
| Height         | no min | 45'    |

### **Parks & Preservation Description**

A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support functions.

### **Parking Standards**

1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface parking shall meet the parks and preservation building typology yard standards.
3. Bicycle parking required. Refer to existing Section 5.30 for bicycle parking standards.

### **Building Frontage Standards**

1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

### **Landscape Standards**

1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met
  - The proposed pavilion design, building massing, and scale standards are appropriate and compatible with the building typologies allowed within the Historic Center sub-district. The graphic exhibits, character images, and site plan included with the submission demonstrate a pavilion that blends in with the parkland it is surrounded by. This pavilion provides a welcoming entry way into Rose Run II, at the intersection of Main Street and Dublin Granville Road.
2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*
  - The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the sub-district.
  - The City Architect states that the proposed design strategy is correct, which is to provide a more natural design to fit in with the proposed park rather than designing a building to be the center of attention.
3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
  - The site is located within the Village Center future land use district and Village Center Focus Area, identified in the Engage New Albany Strategic Plan. The plan states that efforts to encourage seamless connectivity between Market Square and the historic Village Center are needed. Rose Run bisects the Village Center and can be used to accomplish this goal. The

original Rose Run improvements successfully linked Market Square to the school campus and set the foundation for a more cohesive Village Center by creating a park around this natural feature, opening a pedestrian connection that links these two places. Rose Run II will build on that success by extending the park and pedestrian facilities on this site, creating a physical link between Market Square and the historic Village Center, further supporting the plan's vision for a more connected and walkable Village Center.

- The proposed building typology meets the development goals for park and preservation within the Village Center. Positioned at a prominent intersection along Dublin Granville Road and Main Street, the pavilion serves as both a visual pull into the park and a welcoming entry point into the heart of the Village Center. Its placement and design preserve the natural character of the surrounding area while also inviting people into the park space. This approach reinforces the Village Center identity as a place that balances thoughtful development with environmental sensitivity. The pavilion placement is intended to preserve the character of the immediate area while also creating a defined entrance into the park.
- The city architect notes that the proposed architecture is complementary to the overall park design. The pavilion will house restrooms, storage for maintenance, and a gathering point for those visiting the park. The structure has been designed to blend in with the park and use similar colors and materials that were used within Rose Run Phase I and will be used in the rest of Rose Run II.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*

- Section 1 of the New Albany Design Guidelines and Requirements (DGRs) provide the following guiding principles for design:
  - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important for design, materials, and details.
  - Development in New Albany will be pedestrian friendly. New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
  - New Albany development will utilize authentic and high-quality building materials.
  - The design of buildings in New Albany will be designed to include landscaping and public open space to enhance the quality and character of the built environment.
  - Development in New Albany will recognize the importance of long-term stewardship of the community's natural and historic resources and natural areas; woodlands and wetlands should be respected and preserved as a contributing element to development in New Albany.
- The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the building utilizes four-sided architecture and high-quality building materials.
- The proposed pavilion is being developed in tandem with the planned Rose Run II improvements, the police station, and the parking lot expansion for Village Hall. The proposed site plan will be pedestrian-friendly via walkways provided on site, those existing along Dublin Granville Road and the proposed connections into adjacent parking lot, Village Hall, and the police station improvements. Creating parks and other public spaces around the Rose Run corridor preserves and enhances the integrity of this natural feature but also allows the community to interact with it in a way that they are not able to currently.
- The applicant states that the design of the building meets the goals of the New Albany Design Guidelines and Requirements. The building form will utilize metal as a primary building material. The facades of the pavilion will be designed so as not to stand out in the park,

incorporating architectural features that blend in with the rest of the park area. The city architect reviewed the proposal and is supportive of the design standards.

#### **IV. SUMMARY**

The proposed building typology is consistent with the goals of New Albany's strategic planning documents and policies, as well as the Design Guidelines and Requirements. The proposed building design and development standards are also consistent with those permitted by existing building typologies allowed in the Historic Center sub-district today.

While the primary purpose is to construct a pavilion, these standards ensure that it is built to preserve the character of the Village Center, as recommended in the Engage New Albany Strategic Plan, while also providing a connection between Market Square and the historic Village Center and entry into Rose Run Park. Additionally, the proposed building will utilize high-quality building materials on all four sides of the structure, thereby accomplishing the important goals of the New Albany Design Guidelines and Requirements. The Engage New Albany Strategic Plan, Design Guidelines and Requirements, and many other city planning documents state the importance of the preservation and enhancement of natural resources in the community. The pavilion, along with the rest of the Rose Run II improvements, will preserve and enhance the areas along the Rose Run corridor, providing an opportunity for the community to interact with nature within the Village Center while encouraging shared parking with Village Hall and the police station.

#### **V. ACTION**

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

##### **Suggested Motion for ARB-81-2025:**

Move to approve Certificate of Appropriateness application ARB-81-2025 (conditions of approval may be added).

[illegible]

Source: NearMap



## Community Development Planning Application

| <b>Submission</b>                                                  | <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
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| <b>Project Information</b>                                         | <p>Site Address <u>37 Dublin Granville Rd, New Albany, Oh 43054</u></p> <p>Parcel Numbers <u>222-000021</u></p> <p>Acres <u>0.34</u> # of lots created _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th><th style="width: 50%;">Description of Request:</th></tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td><td>Request for additional building typology</td></tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td><td>for Parks &amp; Preservation</td></tr> <tr> <td><input type="checkbox"/> Conditional Use</td><td> </td></tr> <tr> <td><input type="checkbox"/> Development Plan</td><td> </td></tr> <tr> <td><input type="checkbox"/> Plat</td><td> </td></tr> <tr> <td><input type="checkbox"/> Lot Changes</td><td> </td></tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td><td> </td></tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td><td> </td></tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td><td> </td></tr> </tbody> </table> |                            | Choose Application Type     | Description of Request: | <input type="checkbox"/> Appeal | Request for additional building typology | <input checked="" type="checkbox"/> Certificate of Appropriateness | for Parks & Preservation | <input type="checkbox"/> Conditional Use |                    | <input type="checkbox"/> Development Plan |                  | <input type="checkbox"/> Plat |                  | <input type="checkbox"/> Lot Changes |                | <input type="checkbox"/> Minor Commercial Subdivision |                | <input type="checkbox"/> Zoning Amendment (Rezoning) |              | <input type="checkbox"/> Zoning Text Modification |              |       |                         |       |                             |
| Choose Application Type                                            | Description of Request:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
| <input type="checkbox"/> Appeal                                    | Request for additional building typology                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
| <input checked="" type="checkbox"/> Certificate of Appropriateness | for Parks & Preservation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
| <input type="checkbox"/> Conditional Use                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
| <input type="checkbox"/> Development Plan                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
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| <input type="checkbox"/> Minor Commercial Subdivision              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
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| <b>Contacts</b>                                                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Applicant Information</th><th colspan="2">Property Owner Information</th></tr> </thead> <tbody> <tr> <td style="width: 25%;">Name</td><td style="width: 25%;">The City of New Albany</td><td style="width: 25%;">Name</td><td style="width: 25%;">City of New Albany</td></tr> <tr> <td>Address</td><td>99 W Main Street</td><td>Address</td><td>99 W Main Street</td></tr> <tr> <td>City, State, Zip</td><td>New Albany, OH</td><td>City, State, Zip</td><td>New Albany, OH</td></tr> <tr> <td>Phone Number</td><td>614-939-2257</td><td>Phone Number</td><td>614-855-3913</td></tr> <tr> <td>Email</td><td>ajoly@newalbanyohio.org</td><td>Email</td><td>jstefanov@newalbanyohio.org</td></tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                             |                            | Applicant Information       |                         | Property Owner Information      |                                          | Name                                                               | The City of New Albany   | Name                                     | City of New Albany | Address                                   | 99 W Main Street | Address                       | 99 W Main Street | City, State, Zip                     | New Albany, OH | City, State, Zip                                      | New Albany, OH | Phone Number                                         | 614-939-2257 | Phone Number                                      | 614-855-3913 | Email | ajoly@newalbanyohio.org | Email | jstefanov@newalbanyohio.org |
| Applicant Information                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Property Owner Information |                             |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
| Name                                                               | The City of New Albany                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Name                       | City of New Albany          |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
| Address                                                            | 99 W Main Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Address                    | 99 W Main Street            |                         |                                 |                                          |                                                                    |                          |                                          |                    |                                           |                  |                               |                  |                                      |                |                                                       |                |                                                      |              |                                                   |              |       |                         |       |                             |
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| <b>Signature</b>                                                   | <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>Adrienne Joly, Acting City Manager</u> Date: <u>9/23/25</u></p> <p>Signature of Applicant <u>Adrienne Joly, Acting City Manager</u> Date: <u>9/23/25</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



# SITE PLAN

## LEGEND

1. Veterans Plaza
2. Founders Field
3. Ceremonial Lawn
4. Gold Star Statue
5. Hero's Walk
6. Stream Access
7. Pavilion
8. Northwest Plaza
9. Parking Lot
10. Village Hall Autocourt
11. Police Department Addition



## **ADDITIONAL BUILDING TYPOLOGY: PARKS & PRESERVATION**

### **Introduction**

The property that is the subject of this ARB application consists of approximately 0.34+/- acres located to the north of Village Hall Road, to the south of Dublin-Granville Road, and to the east of Main Street, at 37 Dublin Granville Road. The site is zoned as UC, Urban Center District. Under the Urban Center Code's Regulating Plan, the site is located within the Historic Center sub-district.

Plans for the site include the development of "Rose Run II" – the second phase of improvements along the Rose Run corridor. This project's overall objectives include the creation of Rose Run II, a new Veterans Memorial, and a new shared parking lot between Village Hall and the police station.

### **Parking Reasoning**

There is a proposed shared parking lot with 171 parking spaces that is to be shared between Village Hall, the police station, and the park. Sharing 171 spaces between facilities reduces the need for separate lots and allows for maximum utilization of land resources. Rather than each facility having its own underused lot, a combined lot prevents wasteful overbuilding. These three facilities will likely have different peak hours. Village Hall is primarily busy during weekday working hours (8 AM – 5 PM), the police station operates 24/7, but staff parking needs are steady and more predictable, and parks are typically busiest during evenings and on weekends when Village Hall is closed or has low activity. This offset in demand means the same parking spots can serve different users at different times, reducing the total number of spaces needed. In addition, a shared lot encourages connectivity and accessibility between civic facilities. Residents can visit Village Hall and then walk to the park or vice versa, improving the public experience. And lastly, a single, well-designed parking area could be more attractive than multiple lots scattered across the site. It also frees up space for landscaping or public amenities within the park area.

### **Proposed Building Typology**

The pavilion will act as an entryway into Rose Run II. It allows for a central meeting place while also housing restroom facilities and utility/maintenance in one convenient spot to limit the number of buildings on the park property. The design was well thought out to have the pavilion blend into the natural park environment behind it and not take away from the overall park experience, but rather enhance it. The materials chosen match those already existing in Rose Run I and will be consistent with the future development of Rose Run II.

The Urban Center Code and its overlay district provide for different building forms to be utilized in the Village Center. At the same time, the Code recognizes that not all building forms that are appropriate for development were contemplated. Pursuant to Codified Ordinances sections 1140.03 and 1158.05, property owners and/or applicants are permitted to request that the ARB approve additional building typologies that can be used for specific projects. This application requests approval of an additional building typology specifically for this property that will be known as "Parks & Preservation". The Parks and Preservation building typology is already contemplated in the Urban Center Code but not permitted within the Historic Center sub-district. this building typology will allow a public pavilion to be developed on the site as part of the larger Rose Run II improvements planned in the immediate area. These improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking.

The standards for this new building form are attached. They will be as follows:

| Standard  | Minimum | Maximum |
|-----------|---------|---------|
| Lot Area  | no min  | no max  |
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1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met

The proposed design, building massing and scale standards are appropriate and compatible with the building typologies allowed within the Historic Center sub-district. The graphic exhibits, character images, and site plan included with the submission demonstrate a pavilion that is attempting to blend in with the parkland it is surrounded by. This pavilion provides a welcoming entry way into Rose Run II along Dublin Granville Road. The proposed development standards are consistent with other permitted building typologies within the Village Core sub-district

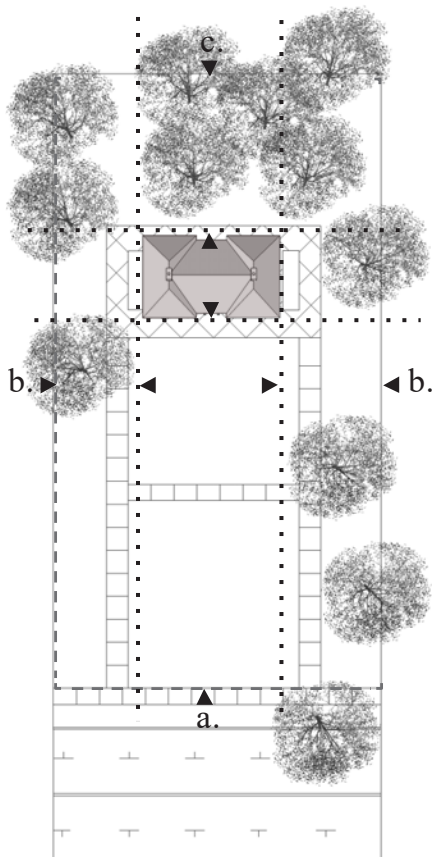
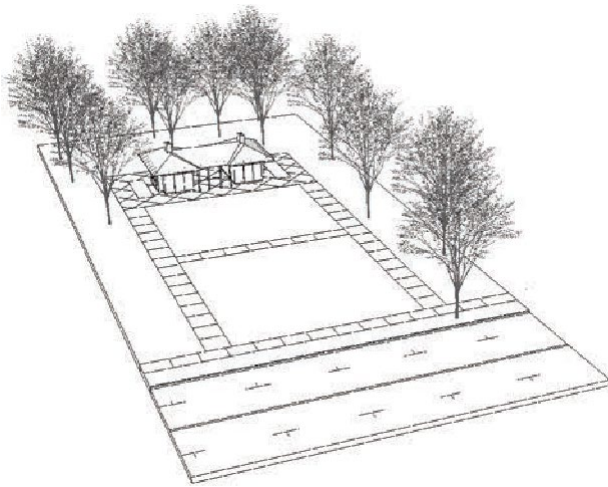


# PARKS & PRESERVATION

## Parks & Preservation Description

A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support function.

### Typical Lot Configuration



### Benchmark Examples





Lot and Building Standards

The following lot and building standards shall be utilized for parks and preservation buildings:

|                         | <i>Min.</i> | <i>Max.</i> |
|-------------------------|-------------|-------------|
| <i>Lot Area:</i>        | no min      | no max      |
| <i>Lot Width:</i>       | no min      | no max      |
| <i>Lot Coverage:</i>    | no min      | no max      |
| <i>Street Yard (a):</i> | 20'         | no max      |
| <i>Side Yard (b):</i>   | 20'         | no max      |
| <i>Rear Yard (c):</i>   | 20'         | no max      |
| <i>Bldg. Width:</i>     | no min      | no max      |
| <i>Stories:</i>         | no min      | no max      |
| <i>Height (d):</i>      | no min      | 45'         |

Parking Standards

1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface Parking shall meet the park and preservation building typology yard standards.
3. Bicycle parking required. Refer to Section 5.30 for bicycle parking standards.

Building Frontage Standards

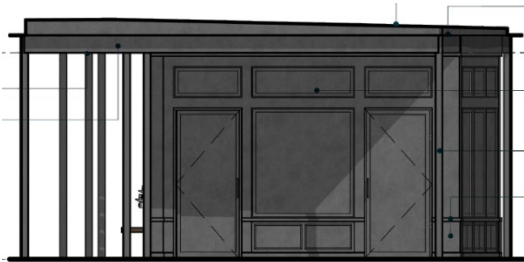
1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards

1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met.



East Elevation



West Elevation



South Elevation



North Elevation