



New Albany Board of Zoning Appeals Meeting Agenda
March 23, 2026, 6:30 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes February 23, 2026

IV. Additions or corrections to the agenda

Administer oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

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

VI. Cases

VAR-12-2026 Recreational Amenity Variance

Variance to C.O 1165.04(b)(3)(a) to allow a recreational amenity to remain within the front yard at 6528 Cedar Brook Drive (PID: 222-000837).

Applicant: Matthew and Kelli Sprosty

Motion of acceptance of staff reports and related documents into the record for VAR-12-2026.

Motion of approval for application VAR-12-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment



New Albany Board of Zoning Appeals
February 23, 2026 Meeting Minutes – DRAFT

I. Call to order

The New Albany Board of Zoning Appeals held a regular meeting on Monday, February 23, 2026 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:30 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. LaJeunesse	present
Mr. Jacob	present
Ms. Samuels	present
Mr. Wood	present
Council Member Kist	present

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

Staff members present: Law Director Albrecht, Planner I Blackburn, Planning Manager Christian, Planner II Saumenig, Deputy Clerk Madriguera

III. Action on minutes November 24, 2025

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

Board Member Jacob noted that his name was missing from the vote line for VAR-86-2025.

Deputy Clerk Madriguera corrected the minutes.

Chair LaJeunesse asked if there were any further corrections.

Hearing none, Board Member Jacob moved to approve the November 24, 2025 minutes as corrected.

Board Member Wood seconded the motion.

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

IV. Additions or corrections to the agenda

Chair LaJeunesse administered the oath to all present who wished to address the board. Thereafter he asked if there were any additions or corrections to the agenda.

Planner II Saumenig answered none from staff.

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

Chair LaJeunesse asked if there were any visitors present who wished to address the board for an item not on the agenda.

Hearing none, he introduced the first and only case and asked to hear from staff.

VI. Cases

VAR-07-2026 Invisible Fence Variance

Variance to allow an invisible fence to remain located within a platted buffer area at 7365 Milton Court (PID: 222-002043).

Applicant: Aman and Michelle Singh

Planner I Blackburn delivered the staff report.

Board Member Jacob moved to admit the staff reports and related documents into the record for VAR-07-2026. Ms. Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. Wood yes, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for VAR-07-2026.

Chair LaJeunesse invited Applicant Michelle Singh to speak in support of her application.

Ms. Singh thanked Planner I Blackburn and stated that she did not have much to add. She did not realize that she needed to request a variance to install the invisible fence. The invisible fence was a thin wire and was buried, and it is invisible.

Board Member Jacob thanked her for her letter explaining the request and for the additional context from the neighbors. He thanked her for explaining that she did not realize she needed a variance request. He then asked, moving forward, whether a future owner will be impacted and whether she planned to advise a future owner of the installation.

Ms. Singh said she will let future owners know. She reiterated that there is no visual impact, the wire is razor thin and is buried.

Law Director Albrecht remarked that there is no legal obligation to advise of dog fence.

Board Member Jacob asked whether the fence was only in the back yard or whether the fence encompassed the perimeter.

Ms. Singh responded that the invisible fence circles the property

Board Member Samuels asked where the flags for the invisible fence would be if it [the invisible fence] did not encroach in the buffer area.

Ms. Singh answered that it would go through the play set.

Council Member Kist indicated the back line of the property and indicated the extent to which the play set was in the buffer zone.

Board Member Wood confirmed that there was minimal disruption as a result of the installation and that it appeared to be limited to movement of leaves in the area.

Chair LaJeunesse explained the purpose of a hold harmless agreement and stated that such an agreement would protect everyone.

Law Director Albrecht agreed, but noted that there was not a utility easement here.

Council Member Kist asked about the purpose of the buffer zone and asked about the Please Don't Mow sign.

Planning Manager Christian explained the history of the property and prior code enforcement proceedings the result of which was the installation of a sign in order to prevent the property owner from mowing. The intent of the buffer zone is to preserve the natural area and vegetation. He further noted that utilities in that area are private and not public.

Council Member Kist observed that this application was the result of a call from a neighbor and he confirmed that the neighbor was given notice of the hearing. He asked whether staff had received any other complaints. He further remarked that it would be more invasive to remove it.

Planner I Blackburn agreed. She stated that [in addition to the complaint about the flags in the buffer zone] she has only received one call and it was a request for information. She further confirmed that the complainant was advised of the hearing.

Chair LaJeunesse stated that he was surprised that the installer did not know this was a preservation zone, they should be apprised of the rules in New Albany.

Planning Manager Christian added that a permit is not required for the installation of the fence.

Council Member Kist stated that a contractor would not have a reason to know.

Hearing no further questions, Chair LaJeunesse moved for approval of application VAR-07-2026 based on the findings in the staff report with the conditions listed in the staff report and the following additional condition, subject to staff approval:

That the property owner execute a hold harmless agreement.

Board Member Samuels seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Ms. Samuels yes, Mr. Wood yes, Mr. Jacob yes. Having four yes votes, the motion passed and the variance was granted subject to the condition as stated above.

The board wished the applicants good luck.

VII. Other business

Chair LaJeunesse called the annual organizational meeting to order.

Planner II Saumenig requested that the May 2026 meeting, if needed, occur on the Tuesday after Memorial Day, rather than on the Wednesday. This would be May 26th, rather than the 27th. Without objection the board agreed.

Chairperson

Board Member Wood nominated Mr. LaJeunesse to be chair. Board Member Jacob seconded the motion.

Upon roll call: Mr. Wood yes, Mr. Jacob yes, Mr. LaJeunesse yes, and Ms. Samuels yes. Having four yes votes, Mr. LaJeunesse was unanimously elected chair of the New Albany Board of Zoning Appeals.

Vice Chairperson

Board Member Samuels nominated Mr. Jacob to be vice chairperson. Chair LaJeunesse seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Wood yes, and Mr. Jacob yes. Having four yes votes, Mr. Jacob was unanimously elected vice chairperson of the New Albany Board of Zoning Appeals.

Secretary

Vice Chair Jacob nominated Ms. Samuels to be secretary. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Wood yes, Ms. Samuels yes. Having four yes votes, Ms. Samuels was unanimously elected secretary of the New Albany Board of Zoning Appeals.

Establish Meeting Schedule for 2026 - 6:30 p.m. on the fourth Monday of the month at the New Albany Village Hall as the meeting time, date, and location.

Board Member Wood moved to establish 6:30 p.m. on the fourth Monday at the New Albany Village Hall as the time, date, and location of the 2026 meetings. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Wood yes, Mr. LaJeunesse yes, Mr. Jacob yes, Ms. Samuels yes. Having four yes votes, the motion passed and the 2026 schedule was established as recommended by staff.

VIII. Adjournment

Having no further business and having completed their agenda, Board Member Samuels moved to adjourn the meeting. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Wood yes. Having four yes votes, the motion passed and the meeting was adjourned.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

VAR-07-2026

Staff Report

Updated Applicant Narrative

Record of Action


NEW ALBANY
COMMUNITY CONNECTS US
Board of Zoning Appeals Staff Report
February 23, 2026 Meeting

**7365 MILTON COURT
BUFFER AREA VARIANCE**

LOCATION: 7365 Milton Court (PID: 222-002043).
APPLICANT: Aman & Michelle Singh
REQUEST: (A) Variance to allow an invisible fence to remain located within a
platted buffer area.
ZONING: R-2
STRATEGIC PLAN: Residential
APPLICATION: VAR-07-2026

Review based on: Application materials received on January 22, 2026.

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to allow an existing invisible fence to remain located within a platted buffer area as referenced on Note N on The New Albany Country Club Section 15A plat where no work is permitted to occur that would alter the natural state of the area.

In December 2025, staff received a complaint regarding work within the buffer area. Upon inspection, staff confirmed the installation of an invisible fence. The work involved moving dead leaves to allow placement of the invisible fence line and marker flags; however, no trees were removed or disturbed, and no structures were constructed. Although the impact is minimal, the recorded plat notes prohibit any alteration of the buffer’s natural state. The property owner is therefore requesting a variance to permit the existing invisible fence.

On December 20, 2021, the applicant requested a variance (VAR-126-2021) to allow a playground and a fence to be in the buffer area. During the meeting, the property owner removed the request to have the playground remain in the buffer area and asked the board to only consider the fence location as part of the variance request, this variance was denied. In their denial for the fence, the BZA stated that approving the variance request would not preserve the spirit and intent of the buffer area requirement which was put in place at the time of rezoning. The board agreed that the property could still be enjoyed without granting the variance request and did not note of any special conditions or circumstances that would justify granting the request. The applicant returned on July 25, 2022, to request a variance (VAR-74-2022) to allow a playground to be located within the platted buffer area, which was approved with conditions.

II. SITE DESCRIPTION & USE

The .52-acre property is located within section 15 of the New Albany Country Club community, contains a single-family residential home, and is surrounded by residentially zoned and used properties.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

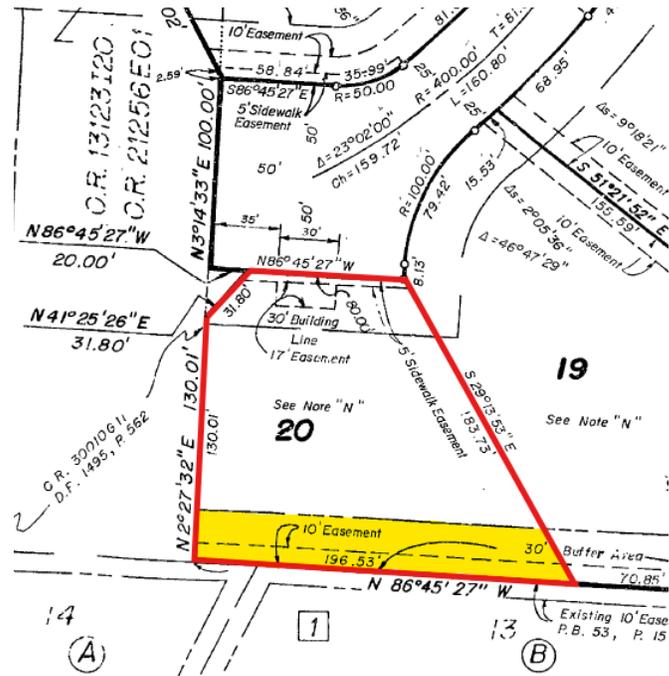
IV. ASSESSMENT

Consideration and Basis for Decision

Variance to allow an invisible fence to remain located within a platted buffer area.

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

1. There is a platted buffer area that extends 30 feet into the property beginning at the rear lot line. The image below shows the property outlined in red and the buffer area in yellow:



2. The plat states that no structure or building shall be located in a buffer area, nor shall any work be performed within the buffer area that would alter the natural state of the area. The plat does allow for maintenance within easements located within the buffer area and the removal of dead and diseased trees and/or vegetation.
3. The applicant proposes to allow the existing invisible fence to remain in the buffer area. The invisible fence is located around the entire property and is fully within the property boundaries.
4. The applicant installed the invisible fence for a new dog that is meant to help with their son, who has autism spectrum disorder and intellectual delay. The son understands the property line is at the tree line, and it would be difficult for him to learn the invisible fence boundary if it were in the middle of the yard, outside of the buffer area. The applicant feels that moving the invisible fence would be an unnecessary hardship that prevents reasonable use of the full property.
5. There are special conditions and circumstances of this property that justify the variance request. The property is located on a cul-de-sac so the width of the front of the lot is smaller than a lot that is not located on a cul-de-sac. The width of the front of the property is 160+/- feet and widens to approximately 390 feet at the rear. Cul-de-sac lots are typically wider at the rear of the property to account for the bend in the road. This shape necessitates the home be built further from the street yard in order to provide adequate space to construct a home while meeting other setback requirements. This constraint, in addition to the 30-foot buffer area in the rear yard creates unique conditions and circumstances with smaller rear yard and buffer area limit where a standard fence can be located on this property. If the applicant were to install a fence outside of the buffer area, it would significantly reduce the usable rear yard. The purpose of the buffer is not to restrict property owners from accessing the area, but to preserve and protect its natural character.
6. It does not appear that the spirit and intent of the requirement would be fully met if the variance is approved. The purpose of the buffer area is to remain in its natural and undisturbed state. Although the applicant has altered the area by installing an invisible fence, the nature of the fence allows the buffer to continue functioning and appearing as a natural, unaltered area. Although not required by city code, this buffer area is established as a requirement of the recorded plat. It provides screening for adjacent properties and preserves the site's existing natural features. While the applicant did alter this buffer area, the installation of the invisible fence had minimal impact on the state of the buffer area. The invisible fence will allow for vegetation to grow over it and still have the screening

effect on neighboring properties compared to a physical fence and allowing it to still function the way it was intended. Below are images of the invisible fence installation locations (flags are temporary) as seen in the images the grass was not disturbed:



7. The city engineer reviewed the plat notes for the buffer area and expressed no concerns regarding its location, noting that a utility box is located within the buffer on a neighboring property. The invisible fence will not impede continued vegetation growth within the buffer. While the City does not regulate invisible fences and no permit is required, installation within an area designated to remain unaltered under the plat necessitated the review.
8. The variance request does not appear to be substantial. Although the buffer area was altered, the natural state of the area is still being maintained. The invisible fence was installed in a way that has little to no impact on the area and allows for the continued growth of vegetation in the buffer area.
9. Although the issue could be solved in another manner other than granting the variance request, relocating the invisible fence outside of the buffer area could cause more disruption to the buffer area.
10. The proposed variance would not significantly alter the character of the neighborhood or create a substantial detriment to adjacent properties. Once the flags are removed, the fence will be invisible and allow for the continued growth of vegetation in the buffer area, therefore not altering the character of the neighborhood. The fence will not affect drainage in the area, so there would be no substantial detriment to other properties. Overall, the fence will allow the area to still be a natural visual buffer between properties. It is important to note that in the past, this buffer area has been altered by previous and current property owners, which has caused alterations to the character of the neighborhood.

11. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
12. Granting the variance will not adversely affect the delivery of government services.

V. SUMMARY

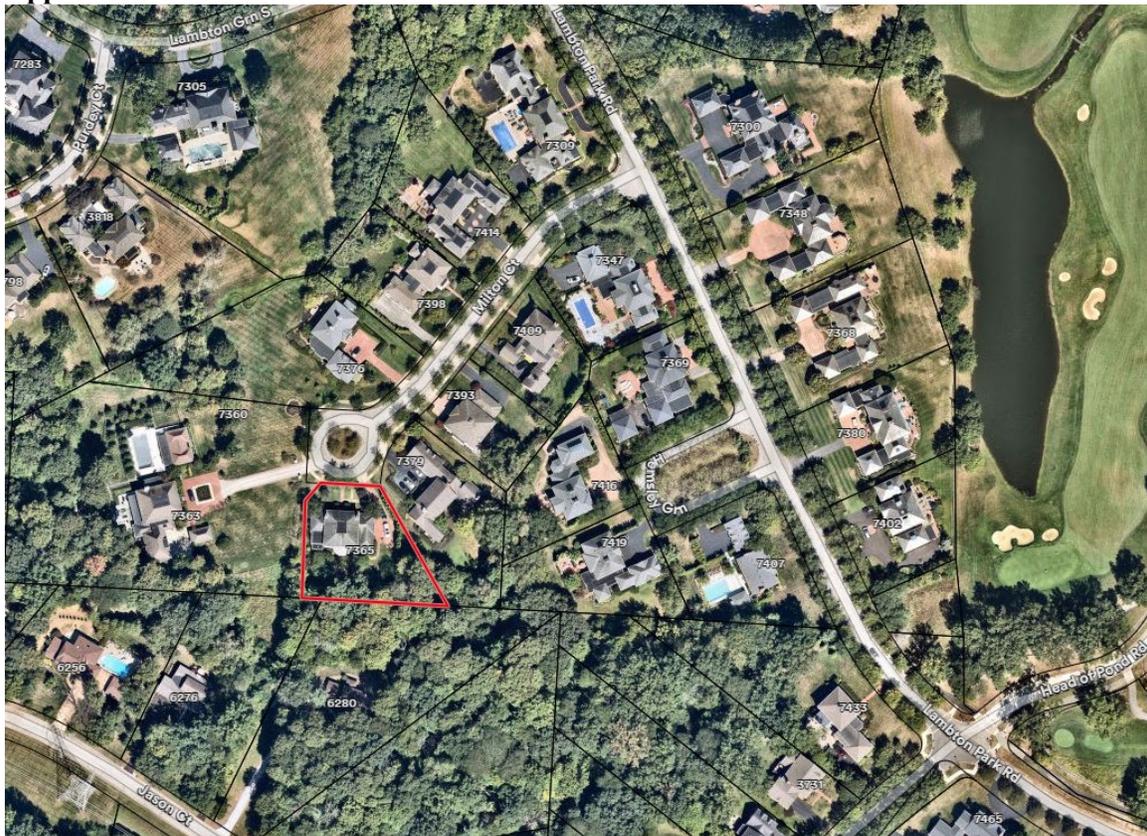
The applicant proposes keeping the existing invisible fence located within the platted buffer area. Due to its underground installation and lack of visible components, the fence does not create any visual impact or disruption to the buffer. While the original installation resulted in minor disturbance to the natural state of the area, the methods used were minimally invasive and allowed for continued vegetation growth within the buffer area. Allowing the fence to remain in place will allow the applicant to maintain full use of their yard without further impacting the area. Relocating or removing the fence at this time could result in additional disturbance to the buffer. The city engineer has reviewed the applicable plat notes and has no concerns with the fence remaining as installed. Additionally, the city does not currently require permits for invisible fences.

VI. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application VAR-07-2026 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

7365 Milton Ct. – Variance Application – Singh

Information

Applicant Name: Aman and Michelle Singh

Applicant Address: 7365 Milton Court New Albany, OH 43054

Applicant Phone: [REDACTED]

Legal Description of Property:

MILTON

NEW ALBANY

COUNTRY

CLUB SEC 15A LOT 20

Applicable Provisions of the New Albany Code of Ordinances: New Albany Country Club Section 15A Plat

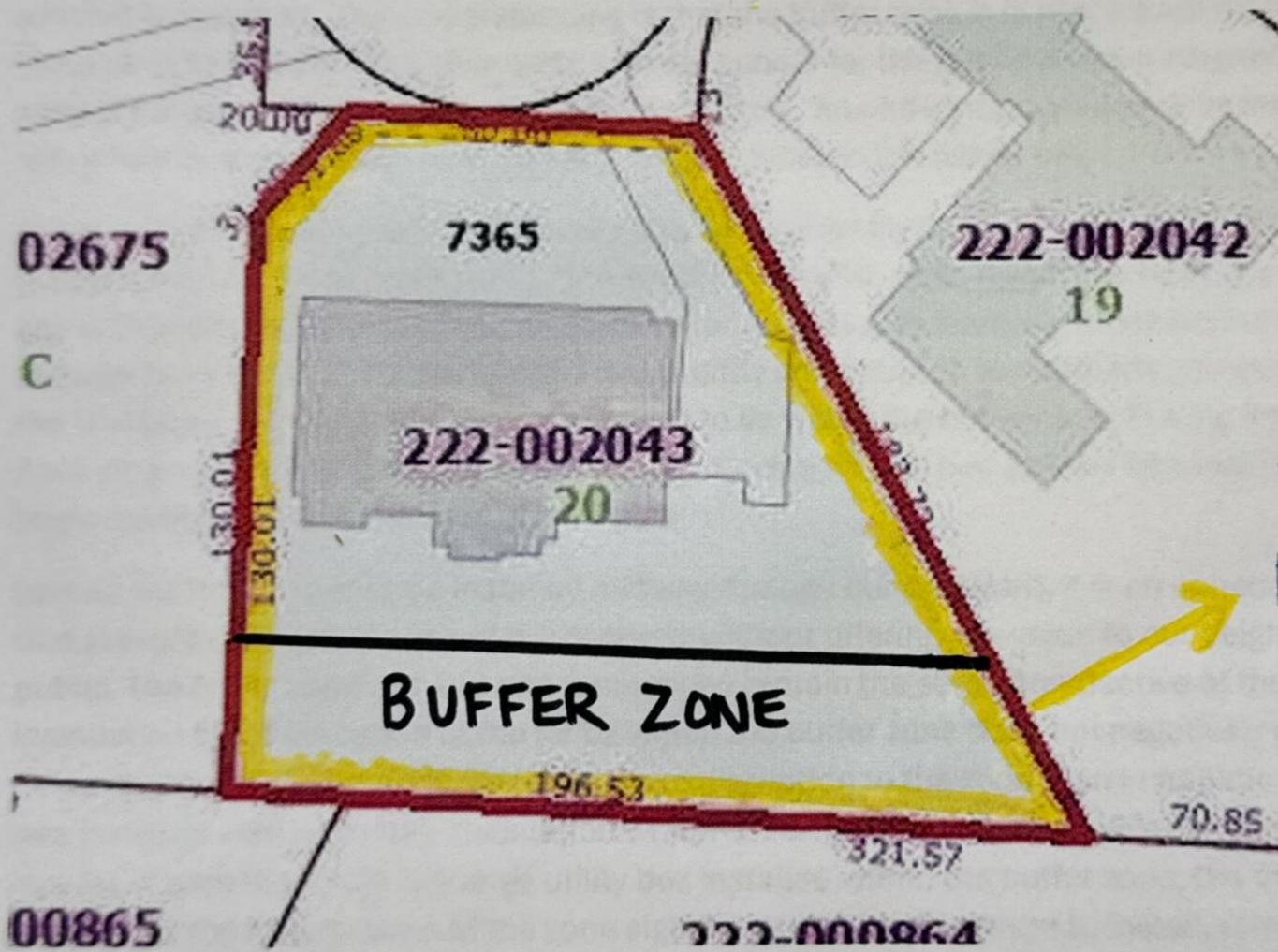
New Albany, Ohio Code of Ordinances / Part 11 Planning and Zoning / Title 9 Subdivision Control / Chapter 1187 – Subdivision Regulations

Names and Addresses of All Property Owners within 200 feet contiguous to and across the street from the property:

1. Derek and Jennifer Snook 7363 Milton Court New Albany, OH 43054
2. Asif and Farhana Hasan 7379 Milton Court New Albany, OH 43054
3. Stuart Burgdoerfer 7376 Milton Court New Albany, OH 43054
4. Girish Hiremath and Pallavi Royal 7393 Milton Court New Albany, OH 43054
5. Francis Sudol 6280 Jason Court New Albany, OH 43054
6. Phillip Wilson 6276 Jason Court New Albany, OH 43054

Plot Plan Notes:

- The invisible dog fence has been installed along the highlighted path in the drawing below
- As indicated, the fence is partially installed within the buffer zone
- Both neighbors at the properties located on either side of our home, Property 222-002042 Lot 19 (Hasan) and Property 222-002675 Lot 1C (Snook) have provided letters of support for our variance request



YELLOW HIGHLIGHT INDICATES THE UNDERGROUND FENCE

Variance Request – Narrative Statement

Through this letter, we are requesting a formal variance to allow an invisible, underground dog fence to be installed around the perimeter of our property (7365 Milton Court) which partially falls within the platted buffer zone. The buffer zone runs in the middle of our backyard, and therefore, without an approved variance, prevents us from installing the fence around the full perimeter of our property and allowing our dog to enjoy full use of our property.

When we installed the fence, we did not realize that we were not able to install it around the perimeter of our property and partially within the buffer zone without an approved variance because it is invisible. The fence remains in harmony with the intent of the zoning code and is not detrimental or noticeable to our neighbors or the public in any way. The fence is 100% underground, invisible, and unobtrusive and does not interfere with the natural state of the buffer zone. The fence does not interfere with the growth or natural development of the trees, shrubbery, or grass under which it is installed. Our understanding is that the buffer zone is in place such that the area remains in its natural state to provide a visual benefit for the public and our neighbors, offering a view of nature unimpacted by structures or objects. An underground fence does not interfere with this intent in any way and is completely undetectable to the naked eye.

The benefit of this requested variance is to allow our family to enjoy reasonable use of our entire property without undermining zoning intent for the buffer zone. It will also be very difficult for my son with autism spectrum disorder and intellectual delay to learn the fence boundary if it runs through the middle of our back yard. He currently understands our property perimeter to be along the tree line in our backyard, which happens to lie within the buffer zone. Pulling the invisible fence back midway through our backyard will be confusing for him and prevent him from playing with his dog properly within the bounds of her fence.

Should the fence need to be installed midway through our backyard, it is an unnecessary hardship that prevents reasonable use of our property without offering any value to our neighbors or the public. The buffer zone's layout and topography remain the same irrespective of the fence installation and installation of the fence within the buffer zone does not negatively impact anyone. Removing the fence would likely cause more disruption to the zone than installation did; the fence was installed with razor thin installation which is designed to minimally disrupt one's property. It may be of note that there is a large utility box installed within the buffer zone; the utility company can disrupt the natural state of the zone significantly at its discretion to install, remove, or adjust utility lines, and the presence of the large utility box itself is a disruption to the natural state and beauty of the property.

We have included letters of support for installation of the fence from neighbors whose properties are adjacent to ours; these neighbors have the highest visibility of our property from their own homes. In addition, we have provided a plans drawn to scale highlighting the desired installation location of the underground invisible fence.

Thank you for your consideration of our application.

Sincerely,

Aman and Michelle Singh

Neighbor Support Letter for Zoning Variance Application

Applicant: Aman and Michelle Singh

Property Address: 7365 Milton Court New Albany, OH 43054

Variance Request: To allow an invisible, underground dog fence to remain installed along the property perimeter, a portion of which runs through a platted buffer zone.

To Whom It May Concern:

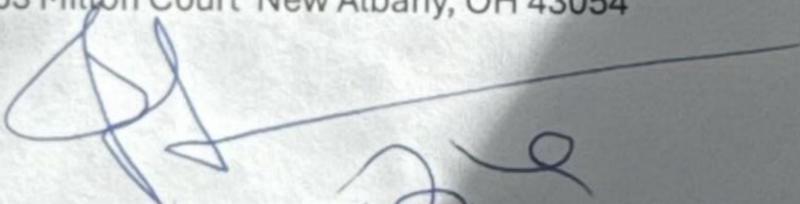
As a nearby resident of 7365 Milton Court, I support the variance request for installation of an underground, invisible dog fence along the property perimeter as it represents a reasonable enhancement to the property that does not impact my privacy or property value and does not interfere with the natural topography or visible beauty of the buffer zone.

Name: Derek and Jennifer Snook

Address: 7363 Milton Court New Albany, OH 43054

Signature:

Date:


1-26-20

Neighbor Support Letter for Zoning Variance Application

Applicant: Aman and Michelle Singh

Property Address: 7365 Milton Court New Albany, OH 43054

Variance Request: To allow an invisible, underground dog fence to remain installed along the property perimeter, a portion of which runs through a platted buffer zone.

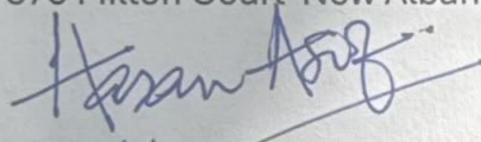
To Whom It May Concern:

As a nearby resident of 7365 Milton Court, I support the variance request for installation of an underground, invisible dog fence along the property perimeter as it represents a reasonable enhancement to the property that does not impact my privacy or property value and does not interfere with the natural topography or visible beauty of the buffer zone.

Name: Asif and Farhana Hasan

Address: 7379 Milton Court New Albany, OH 43054

Signature:



Date:

1/22/2026

1/22/2026

Neighbor Support Letter for Zoning Variance Application

Applicant: Aman and Michelle Singh

Property Address: 7365 Milton Court New Albany, OH 43054

Variance Request: To allow an invisible, underground dog fence to remain installed along the property perimeter, a portion of which runs through a platted buffer zone.

To Whom It May Concern:

As a nearby resident of 7365 Milton Court, I support the variance request for installation of an underground, invisible dog fence along the property perimeter as it represents a reasonable enhancement to the property that does not impact my privacy or property value and does not interfere with the natural topography or visible beauty of the buffer zone.

Name: Girish Hiremath and Pallavi Royal

Address: 7393 Milton Court New Albany, OH 43054

Signature: *Pallavi R Hiremath*

Date: *1/22/2026*

Variance Request – Narrative Statement

Through this letter, we are requesting a formal variance to allow an invisible, underground dog fence to be installed around the perimeter of our property (7365 Milton Court) which partially falls within the platted buffer zone. The buffer zone runs in the middle of our backyard, and therefore, without an approved variance, prevents us from installing the fence around the full perimeter of our property and allowing our dog to enjoy full use of our property.

When we installed the fence, we did not realize that we were not able to install it around the perimeter of our property and partially within the buffer zone without an approved variance because it is invisible. The fence remains in harmony with the intent of the zoning code and is not detrimental or noticeable to our neighbors or the public in any way. The fence is 100% underground, invisible, and unobtrusive and does not interfere with the natural state of the buffer zone. The fence does not interfere with the growth or natural development of the trees, shrubbery, or grass under which it is installed. Our understanding is that the buffer zone is in place such that the area remains in its natural state to provide a visual benefit for the public and our neighbors, offering a view of nature unimpacted by structures or objects. An underground fence does not interfere with this intent in any way and is completely undetectable to the naked eye.

A key reason for purchasing our dog was for the social and emotional benefit of my older son who has Autism Spectrum Disorder. A dog provides comfort and support for him and offers a way for him to socially interact with others in ways he is otherwise not typically able. For example, when walking the dog, he can engage with people due to the presence of our dog. Our son also has a mild intellectual delay diagnosis and it will also be very difficult for him to understand that the fence boundary for our dog runs through the middle of our back yard, along the edge of the buffer zone. He understands our property perimeter to be along the tree line in our backyard, which happens to lie within the buffer zone. Pulling the invisible fence back midway through our backyard will be confusing for him and prevent him from playing with his dog properly within the bounds of her fence. Therefore, a significant benefit of this requested variance is to allow our family to enjoy reasonable use of our entire property without undermining zoning intent for the buffer zone, especially our son.

Should the fence need to be installed midway through our backyard, it is an unnecessary hardship that prevents reasonable use of our property without offering any value to our neighbors or the public. The buffer zone's layout and topography remain the same irrespective of the fence installation and installation of the fence within the buffer zone does not negatively impact anyone. Removing the fence would likely cause more disruption to the zone than installation did; the fence was installed with razor thin installation which is designed to minimally disrupt one's property. It may be of note that there is a large utility box installed within the buffer zone; the utility company can disrupt the natural state of the zone significantly at its discretion to install, remove, or adjust utility lines, and the presence of the large utility box itself is a disruption to the natural state and beauty of the property.

We have included letters of support for installation of the fence from neighbors whose properties are adjacent to ours; these neighbors have the highest visibility of our property from their own homes. In addition, we have provided a plans drawn to scale highlighting the desired installation location of the underground invisible fence.

Thank you for your consideration of our application.

Sincerely,

Aman and Michelle Singh



Community Development Department

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

Dear Aman & Michelle Singh,

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, February 24, 2026

The New Albany Board of Zoning Appeals took the following action on 02/23/2026 .

Variance

Location: 7365 MILTON CT

Applicant: Aman & Michelle Singh,

Application: PLVARI20260007

Request: Variance to allow an invisible fence to remain located within a platted buffer area at 7365 Milton Court (PID: 222-002043).

Motion: To Approve with Conditions

Commission Vote: Motion Approval with Conditions, 4-0

Result: Variance, PLVARI20260007 was Approval with Conditions, by a vote of 4-0.

Recorded in the Official Journal this February 24, 2026

Condition(s) of Approval:

1. The homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the patio in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address

Staff Certification:

Kylie Blackburn
Planner


NEW ALBANY
COMMUNITY CONNECTS US
Board of Zoning Appeals Staff Report
March 23, 2026 Meeting

**6528 CEDAR BROOK DRIVE
RECREATIONAL AMENITY VARIANCE**

LOCATION: 6528 Cedar Brook Drive (PID: 222-000837).
APPLICANT: Matthew and Kelly Sprosty
REQUEST: Variance to C.O. 1165.04(b)(3)(a) to allow a recreational amenity to remain projected beyond the primary structure and within the front yard.
ZONING: R-1
STRATEGIC PLAN: Residential
APPLICATION: VAR-12-2026

Review based on: Application materials received on February 20, 2026

Staff report prepared by Sierra Saumenig, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a variance to allow an existing recreational amenity (“hockey rink”) to remain located within the front yard of a residential property.

In October 2025, staff received a complaint regarding a hockey rink that was installed within the front yard of a residential property. Staff conducted an inspection and confirmed that the hockey rink had been installed without the required building permit being submitted. Staff started the code violation process and notified the property owner via certified mail that the recreational amenity was installed without a permit.

On November 7, 2025, a city building inspector conducted an inspection and determined that the hockey rink does not contain a floor or structural components and, therefore, falls outside the scope of the building code. However, the city code is separate from the building code. The code defines an accessory structure as “a subordinate structure or surface.” While the hockey rink is not considered a structure, it contains a defined surface and therefore is classified as a recreational amenity under the city code. Staff also consulted with the City Attorney, who indicated that the hockey rink is functionally similar to a deck or patio and, as equipment used for a recreational activity, aligns with the general concept and spirit of a recreational amenity.

The property owner was notified and subsequently submitted a building permit application, which was denied because the hockey rink was installed in the front yard and projects beyond the primary structure. The property owner is requesting a variance to permit the existing hockey rink.

II. SITE DESCRIPTION & USE

The .87-acre property is located at the southeast corner of Central College Road and Cedar Brook Drive and contains a single-family residential home and is surrounded by residentially zoned and used properties.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

IV. ASSESSMENT

Consideration and Basis for Decision

Variance to allow a recreational amenity to project beyond the front elevation of the primary structure and be located within the front yard

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

1. The subject property is a corner lot with frontage along both Central College Road and Cedar Brook Drive. The Codified Ordinance states that, for corner lots, the rear lot line is the line opposite and furthest removed from the front lot line with the least dimension. Because the property is a corner lot, any side of the house that fronts a public street is considered a front yard. In this case, the lot line along Central College Road has the least dimension and is therefore considered the front lot line. Accordingly, the rear yard is the portion of the lot located opposite Central College Road.

2. C.O. 1165.04(b)(3)(a) states that recreational amenities shall not project beyond any front elevation of the primary structure or be located within the front yard.
3. The applicant proposes to allow the existing hockey rink within the front yard to remain where it is located, therefore a variance is required. The hockey rink is approximately 40 feet in front of the primary structure and 50 feet from the right-of-way. The property owner has installed approximately 25 trees along the hockey rink on the northern and eastern side to assist with screening. Additionally, the hockey rink includes two affixed light posts spotlighted directly onto the playing surface (see below).



4. The variance request does appear to be substantial. Front yards are intended to remain free of any recreational amenities. A hockey rink located beyond the primary structure and within the front yard alters the streetscape and building pattern. Additionally, the hockey rink may function as a primary visual element within the front yard, rather than as an accessory use that is subordinate to the primary structure.
5. There may be special conditions and circumstances of this property that justify the variance request. The property is located on a corner lot, which results in two front yards. Because the ordinance treats both street-facing sides as front yards, the buildable area on the lot is more limited than that of a typical interior lot, creating a unique constraint.
 - However, approving this variance may set precedent for other properties in the area with similar lot configurations potentially leading to an increase in similar requests.
6. It does not appear that the spirit and intent of the requirement would be fully met if the variance is approved. The intent of requiring recreational amenities to be located behind the primary structure is to maintain a consistent streetscape, preserve the residential character of the neighborhood, and ensure that such accessory uses remain secondary and less visible from the public right-of-way.

7. The issue could be solved in another manner other than granting the variance request. The applicant could relocate the hockey rink behind the primary structure and meet the code requirement. However, since this is a corner lot the hockey rink would still be visible from Central College Road.
8. The proposed variance could alter the character of the neighborhood. The purpose of the code requirement is to maintain a consistent streetscape and building pattern. Having a hockey rink remain within the front yard introduces a recreational amenity in an area typically intended to remain open and free of recreational amenities which could disrupt the established visual pattern of the neighborhood and create a precedent for similar encroachments within front yard areas.
9. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
10. Granting the variance will not adversely affect the delivery of government services.

V. SUMMARY

The applicant proposes keeping the existing hockey rink projected beyond the primary structure and within the front yard. While this site is a corner lot which could be considered a unique circumstance, keeping the hockey rink in the front yard disrupts the established building pattern of the neighborhood as front yards are intended to be free of recreational amenities. As the hockey rink is not a permanent structure, it could be relocated behind the primary structure and meet code requirements.

VI. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application VAR-12-2026 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</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>																									
Project Information	<p>Site Address <u>6528 Cedar Brook Dr. New Albany, OH 43054</u></p> <p>Parcel Numbers <u>222-000837-00</u></p> <p>Acres <u>0.87</u> # of lots created <u>N/A</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Choose Application Type</th> <th>Description of Request:</th> </tr> </thead> <tbody> <tr> <td> <input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Appropriateness <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 </td> <td> <input type="checkbox"/> Extension Request <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Vacation <u>Variance for play area (rink)</u> </td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Appropriateness <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	<input type="checkbox"/> Extension Request <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Vacation <u>Variance for play area (rink)</u>																				
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Phone Number	614-477-2800	Phone Number																								
Email	m_sprosty@yahoo.com	Email																								
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 style="text-align: center;">  </p> <p>Signature of Owner _____ Date: <u>2/1/2025</u> Signature of Applicant _____ Date: _____</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

Response to Variance Criteria

Reasonable Return / Beneficial Use of Property

Without the requested variance, our ability to use our backyard as a recreational play space would be unnecessarily limited. The rink allows our children and their friends to safely participate in outdoor activities at home. Denying the variance would significantly limit this beneficial residential use of our property.

Substantial Nature of the Variance

The requested variance is minimal. The rink is a temporary recreational play surface, not a permanent structure, and it does not alter the land, utilities, or drainage. Its location already sits well back from the road and is screened by landscaping.

Character of the Neighborhood / Impact on Adjacent Properties

The rink does not alter the essential character of the neighborhood. It is a family-oriented residential community where children regularly play outside. The rink is visually screened, minimally visible from the road, and our direct neighbors expressed support when we discussed the placement beforehand. No substantial detriment to adjoining properties has occurred.

Impact on Government Services

The play area does not require utilities, infrastructure, or municipal services. Therefore, granting the variance would not adversely affect the delivery of government services.

Knowledge of Zoning Restrictions

When we purchased the property, we were not aware of any zoning restriction that would apply to a temporary backyard play area such as this. Our review of the city's permit requirements suggested no permit was necessary, which was reinforced by the building inspector's determination that the rink is not a structure.

Alternative Solutions

Because the rink is already located behind our home and significantly screened from the road, moving it slightly would not meaningfully change visibility or impact. Requiring relocation would impose unnecessary disruption without addressing any meaningful concern.

Spirit and Intent of the Zoning Requirement

Granting the variance preserves the spirit of the zoning code by maintaining neighborhood aesthetics and safety while allowing reasonable residential use of private property. The rink is temporary, visually buffered, and responsibly used, which aligns with the intent of residential zoning while supporting family recreation.

Zoning Code Section 1113.06 Criteria

Special Conditions and Circumstances

Our property includes a natural hill and landscaping that already screen the play area from the road, making the rink minimally visible compared with many typical backyard features.

Rights Enjoyed by Other Properties

Many families within residential neighborhoods enjoy backyard recreational amenities such as basketball hoops, playsets, trampolines, and other play spaces. A literal interpretation of the ordinance would deprive our family of a similar recreational use.

Conditions Not Created by the Applicant

The situation arises from how zoning language applies to a temporary play surface rather than from any action taken to circumvent regulations.

No Special Privilege

Granting the variance would not grant a privilege unavailable to others. It would simply allow the continued use of a temporary backyard recreational feature similar in spirit to other residential play amenities.

Health, Safety, and Welfare

The rink poses no risk to public health or safety. It is used responsibly, during reasonable hours, and remains on private property. It does not interfere with traffic, utilities, drainage, or neighboring properties.

In closing, our intention has always been to create a safe and enjoyable outdoor space for our children and their friends while remaining respectful of our neighbors and the community. The rink is well maintained, minimally visible, and used responsibly. Granting the requested variance would allow our family to continue providing this positive outdoor activity space while maintaining the character and standards of our neighborhood.

We appreciate your time and consideration.

Variance Submittal Information

1. Applicant Names:

Matt and Kelli Sprosty
6528 Cedar Brook Dr
New Albany, OH 43054

2. Description of Property:

Situated in the State of Ohio, County of Franklin, Township of Plain, being located in Section 13, Township 2, Range 16, United States Military Lands, and being 0.867 acre of the 65.22 acre tract as conveyed to Chester and Gladys Doran, by deed of record in Deed Book 1256, Page 602, all references being to record of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin in the easterly right-of-way line of Cedar Brook Drive, that is located North 0° 10' 00" East, a distance of 156.41 feet from iron pin at the northwesterly corner of the 0.941 acre tract as conveyed to W. R. Hatch Builders, Inc., by deed of record in Deed Book 3464, Page 403;

Thence North 0° 10' 00" East, with the easterly right of way line of said Cedar Brook Drive, a distance of 200.00 feet to an iron pin at a point of curvature;

Thence northeasterly, with the arc of a curve to the right, connecting the easterly right of way line of said Cedar Brook Drive, with the southerly right of way line of Central College Road, (Radius= 30.00 feet, Delta = 90° 00' 00") the chord of which bears North 45° 10' 00" East, a chord distance of 42.43 feet to an iron pin at the point of tangency;

Thence South 89° 50' 00" East, with the southerly line of said Central College Road, a distance of 135.00 feet to an iron pin;

Thence South 0° 10' 00" West, a distance of 230.14 feet to an iron pin;

Thence North 89° 47' 00" West, a distance of 165.00 feet to the place of beginning, containing 0.867 acre of land more or less.

3. New Albany Code of Ordinances that apply:

1165.01 - DEFINITIONS.

(a)

"Accessory structure" shall be defined as a subordinate structure or surface, located on the same lot as a principal building/structure, which is incidental to the use of the principal building/structure. Accessory structure are categorized into two (2) groups: Detached Structures or Recreational Amenities.

(g)

"Recreational Amenities" are defined as buildings which are two hundred (200) square feet or less. any sized deck, patio, fireplaces, pergolas, gazebo and similar located in a residentially zoned district.

(i)

"Open Sided Structure" shall be defined as a free-standing, unheated structure unenclosed except for a structural system supporting a roof, and screen panels which may be used to enclose the open spaces between structural elements. An open-sided structure includes but may not be limited to a gazebo, tent, pergola, canopy or trellis.

1165.04 - ACCESSORY USES OR STRUCTURES.

(5)

Number. Only two detached accessory structures shall be permitted as regulated by this section. Recreational Amenities are exempt from the number limitation in this section.

b)

Recreational Amenities. Shall comply with the following requirements:

(1)

Materials. All finished roof surfaces, except for flat roofs, shall be metal, seal-tab asphalt shingles, and slate or wood shingles. All other finished surfaces must be wood, brick, stone, composite siding, screen, or any combination thereof.

(2)

Lighting. Illumination of the open-sided structure exterior is prohibited. Illumination within the structure shall not exceed seventy (70) foot-candles measured at a horizontal plane three (3) feet above the finished floor.

(3)

Location.

A.

Shall not project beyond any front elevation of the primary structure or located within the front yard except an open, uncovered porch/paved terrace may project into the required front yard for distance of no greater than fourteen (14) feet.

B.

Shall not be located within an easement.

C.

Shall not be located nearer to any side or rear property line than ten (10) feet, except uncovered porch/paved terrace may be located up to five (5) feet away from any side or rear property line.

(4)

Height. All Recreational Amenities are limited to one (1) story; and the height to the top of the highest roof ridge beam, or to the highest point of any other roof form, from the finished floor shall not exceed fifteen (15) feet.

(5)

No recreational amenities shall be erected or constructed prior to the erection or construction of the principal or main building, except in conjunction with the same.

4. Names and Addresses of property owners within 200 ft.

- a. Rex and Jody Holman
6516 Cedar Brook Dr
New Albany, OH 43054
- b. Scott and Abby Ewler
6975 Central College Rd
New Albany, OH 43054
- c. Thomas Rankin
6915 Central College Rd
New Albany, OH 43054
- d. Chandler Kisiel
6978 Central College Rd
New Albany, OH 43054

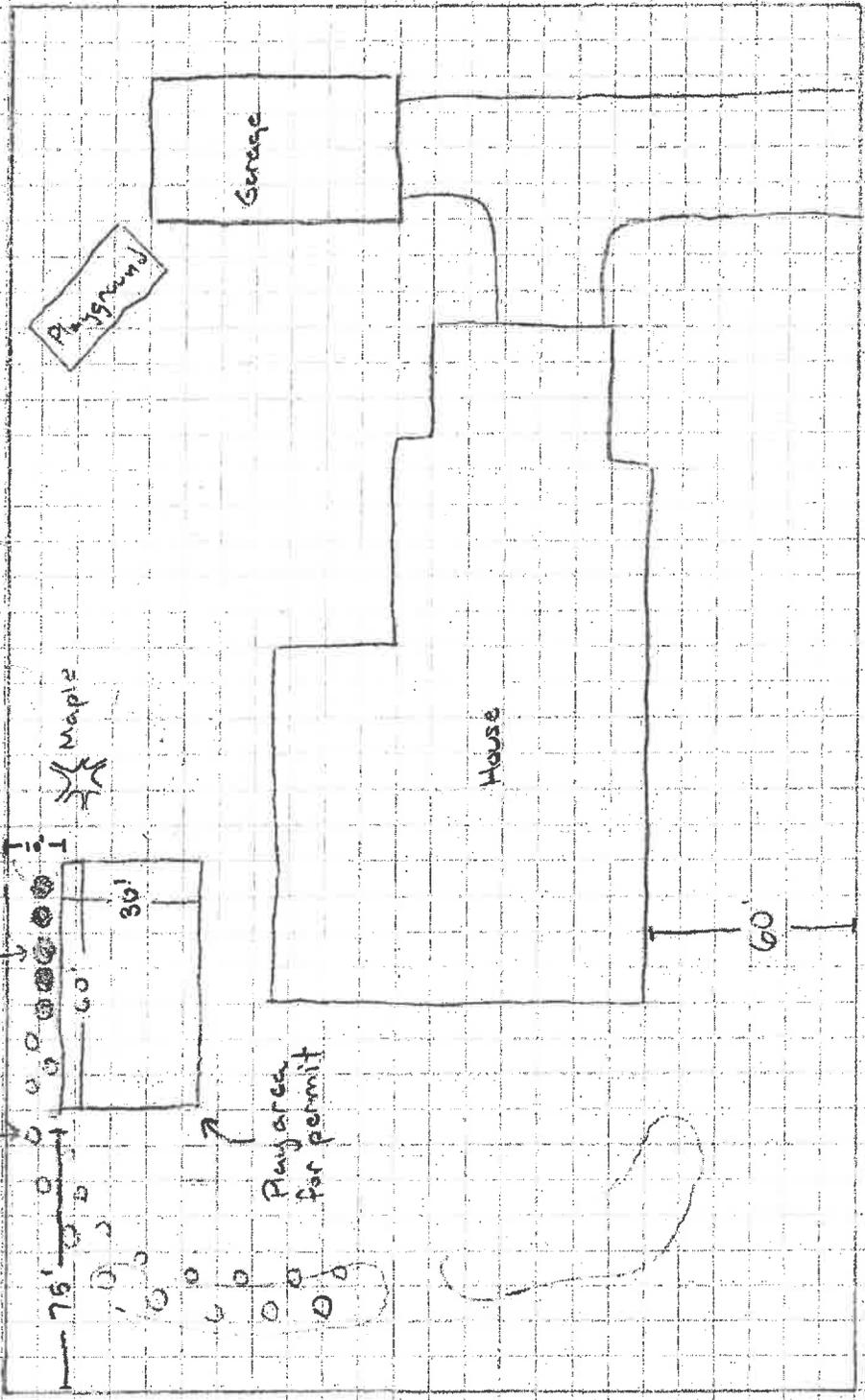
5. (Items 5-11 See Plot Plan)

12. Use for Variance being sought

Variance is being sought for children residing at residence to use their play area without relocating it. Rink was built with non-permanent materials (no plumbing, electric, concrete pad or structure, walls or roof). There is gravel to level the skating tiles (floating), which would make this very difficult, time-consuming and expensive to relocate.

13+. Please see statement

2 trees x 20' 5 trees x 5'



CENTRAL COLLEGE RD.

CEDAR BROOK DR.

OWNERS: MATHEW AND KELI SPROSTY

LOT: 222-000837

ADDRESS: 6528 CEDAR BROOK DR.

NEW ALBANY, OH 43054

To The City of New Albany,

We appreciate you taking the time to read our response to the letter we received, the visit from the building inspector, and our phone conversations. Before putting up a hockey rink in our back yard, we looked into permit requirements per the City of New Albany, and could not find any mention of play areas. Since this is not a permanent structure, includes no concrete, no electric, no roof, no plumbing nor change to elevation, the rink did not fit any of the specifications required for permit. This is not a structure, which the building inspector for New Albany also confirmed.

Prior to completing the play area, we contacted our direct next-door neighbors and confirmed they accepted the placement of the rink, as mapped out with cones. We believe this placement is considered our back yard as it sits behind the lot of our home and it is quite a ways off Central College (75 feet). The placement of our play area is further back than some houses and it's further than the front of our house is from Cedar Brook Drive (60 feet). There is a small hill between the road and the rink as well as landscaping (we planted 25 fast growing large arborvitae). This rink play area is hardly visible from the main road of Central College. (see image below, but we have also attached a variety of color photos). While we understand that there may have been a complaint to the City regarding our play area, we have taken every effort into ensuring the area looks nice and can hardly be noticed from the road. We are very respectful of both time limits and noise levels.



There is so much research out there about the importance of kids being outside. Steve Magness, world-renowned performance expert, author, and coach, writes, "Bring play back...for all of us. Our kids desperately need it. But so do us adults. We need more activities where the point is to explore and enjoy, not achieve an outcome. The price of a broken wrist at age six is infinitely lower than the cost of a young adult who can't manage their emotions or navigate uncertainty. It's time to reverse the course. Identify actual threats and set boundaries there. But within those boundaries, get out of the way. Let them roam, let them argue. Let them play. Their mental health depends on it." Outdoor play has many advantages, which include reducing depression and anxiety, boosting positive mood, improving exercise adherence, increasing exercise

enjoyment, connecting kids to nature, and enhancing social well-being. "Encouraging children to increase their time outside and away from their devices aids their physical health and helps them become emotionally and intellectually tougher" ([Benefits of Outdoor Exercise & Why Should Kids Play Outside- Benefits of Outdoor Play for Kids](#)).

One morning over the summer, Jean Luc Grand Pierre, a former NHL player for the Columbus Blue Jackets and current resident of New Albany, who bikes around New Albany often, stopped in our driveway. He told my oldest son (as I stood by) how cool the rink was and how fortunate he was that his parents built a rink for them in his yard and how he had grown up playing hockey in his Canadian hometown.

Kids deserve the freedom to play outside, be with friends in a safe space, and have fun doing an activity they love. It is sad if people have forgotten what it is like to hear children and teenagers playing, competing, hollering, and laughing outdoors.

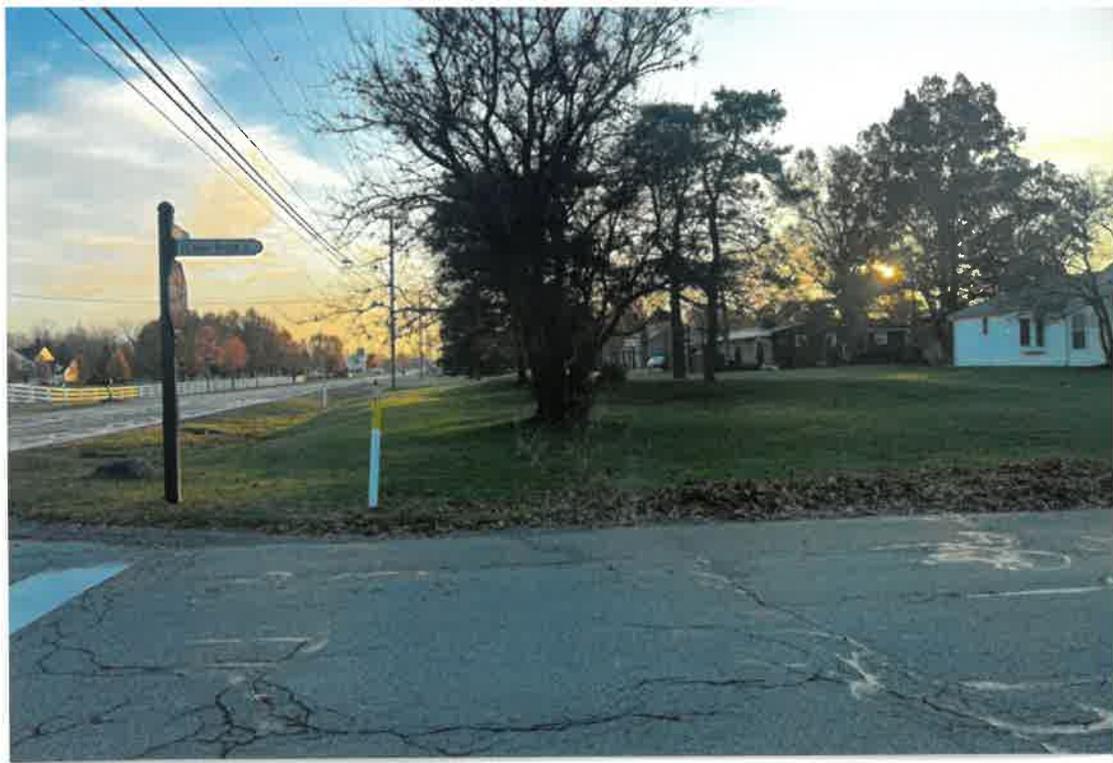
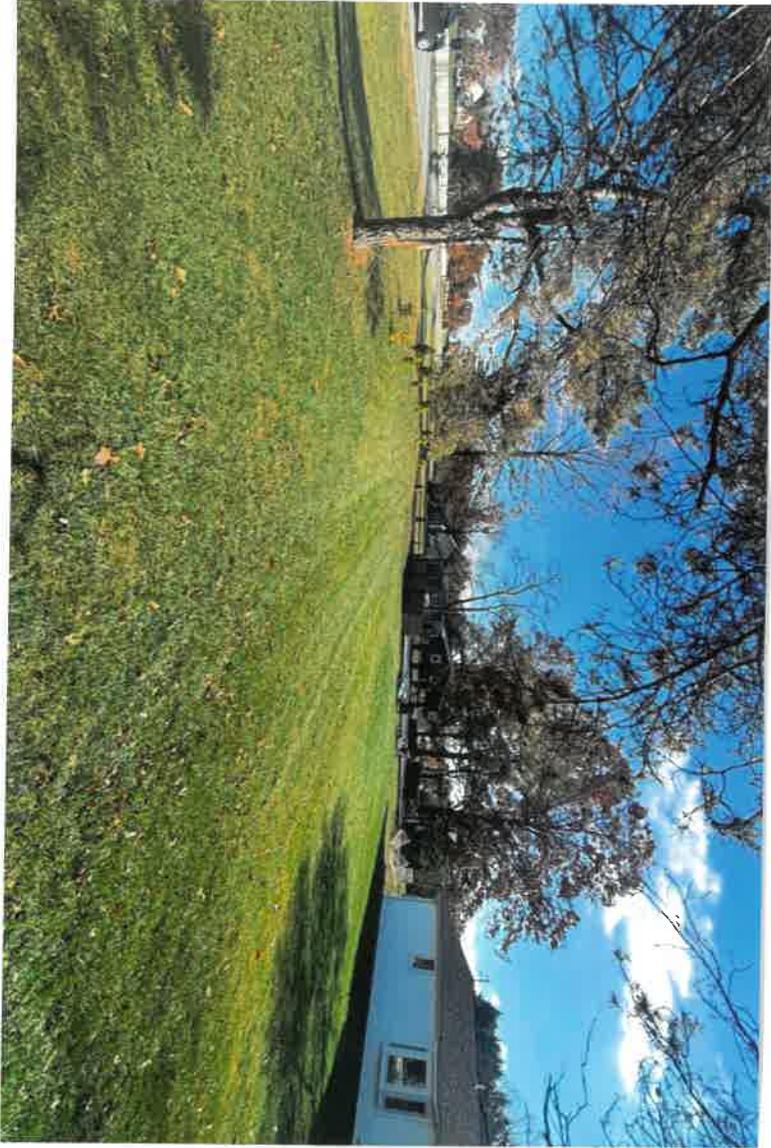
We aren't sure what the actual complaint someone had with the rink was, but it looks nice, is not a structure, can hardly be noticed from the road, and *if* people are upset about the noise and kids playing outside for 1-2 hours a day, (and never after 8pm on the weekdays), then it seems unnecessary to move the rink a little further over to be "officially" more in the back yard. With four boys who love hockey, this is more than just a backyard playground in the form of a roller hockey rink. This is a space, not only for our children, but also for our friends and teammates to live out their dreams as little boys. This space has not only brought joy to our family but has also built comradery and life-long friendships among teammates and schoolmates, all who live within our New Albany community.

We appreciate your time,

Matthew & Kelli Sprosty

Matthew and Kelli Sprosty







How rink was installed:

1. The rink was installed using treated 2x12" lumber. 2x12" lumber lines the entire 30'x60' rink, held in place by 2' stakes (2-3 stakes per 10' board) affixed to the lumber on the sides, and 4x4' lumber posts on the ends. These were dug 2 feet into the ground and affixed to the wall, but there is no concrete footer. The ends of the rink have additional 2x12' stacked for walls to keep balls in the rink. Wall height is 3'10" from the ground.



2. The ground has about 1-3" of compacted gravel to level the playing surface and allow for drainage. There is a weed barrier on top of the gravel, and the sports tiles sit on top of that (tiles allow for drainage as well), and are not secured to the ground (floating).



3. Wall is 3'10" on the short ends of the rink and 11.5" on the long ends. There are 4x4' posts on the ends of the rink to hold up a net to catch balls).



4. Lighting is affixed to two of the end posts diagonal from one another and spotlighted directly onto the playing surface and away from the road or nearby houses (2 LED lights- see photos). Lighting is plugged in with an extension cord (not hard wired). Photos taken from roof of our home:

