



New Albany Architectural Review Board Meeting Agenda
Monday, June 8, 2026, 7:00 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes: May 11, 2026

IV. Additions or corrections to the agenda

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

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

VI. Cases:

FDP-32-2026 6600 New Albany-Condit Road Final Development Plan

Certificate of Appropriateness for a final development plan for the 605 Neighborhood Office District at 6600 New Albany-Condit Road (PID: 222-000640).

Applicant: Rob Riddle

ARB-36-2026 6905 Central College Road New Build Certificate of Appropriateness and Waivers

Certificate of Appropriateness for the use of Hardie board and stone as exterior materials on a new home with waivers for DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow the mixing of exterior materials and styles not set forth in the American architectural precedent and for DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is taller than and located in front of the main portion of the building at 6905 Central College Road (PID: 222-000349).

Applicant: Old World Custom Homes c/o Patrick Miller

ARB-37-2026 Upper East Rooftop Modifications Certificate of Appropriateness

Certificate of Appropriateness to allow architectural changes to an approved mixed-use development located generally north and west of E Main Street and east of 605 (PIDs: 222-000085, 222-005551-00, and 222-005550).

Applicant: Mershad Development c/o Kareem Amr

ARB-38-2026 Harvest Pizza Certificate of Appropriateness

Certificate of Appropriateness to allow for building additions at 24 E. Main Street (PID: 222-000043)

Applicant: Bill Murphy

VII. Other business

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
Monday, May 11, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, May 11, 2026 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:01 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Alan Hinson	present
Mr. Jon Iten	absent
Mr. Jim Brown	present
Ms. Traci Moore	present
Mr. Andrew Maletz	present
Mr. Francis Strahler	present
Mr. Adam Davie	absent
Council Member Andrea Wiltrout	present

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

Staff members present: Planning Manager Chris Christian, Planner Javon Henderson, Deputy Director of Public Service Steve Mayer, Planner Lauren Sauter, Planner II Sierra Saumenig, Deputy Clerk Christina Madriguera.

III. Action on minutes: April 13, 2026

Chair Hinson asked if there were any corrections to the minutes from the April 13, 2026 meeting. Hearing none, Board Member Brown moved for approval of the minutes. Board Member Maletz seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Brown yes, Ms. Moore yes, Mr. Hinson yes, Mr. Strahler yes. Having five yes votes the motion passed and the April 13, 2026 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Deputy Clerk Madriguera responded yes. Staff was requesting that ARB-28-2026 be heard first, followed by ARB-19-2026, and ARB-30-2026. Without objection Chair Hinson reordered the agenda.

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

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

Chair Hinson asked if there was anyone present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first case, ARB-28-2026 and asked to hear the staff report.

VI. Cases:

ARB-28-2026 Richmond Square Wall Certificate of Appropriateness

Certificate of Appropriateness to allow modifications to the brick wall at the Richmond Square development at 14-17 Richmond SQ (PID: 222-003934).

Applicant: Clare Knecht

Board Member Maletz, the Architect for this application, recused himself from consideration of this application and he stepped down from the dais.

Planner Henderson delivered the staff report.

Chair Hinson asked whether the applicant had anything to add.

Applicant Clare Knecht said she was available to answer any questions the board might have.

Chair Hinson asked whether there was a change to the sidewalk, whether it had been moved closer to the street.

Ms. Knecht explained and indicated the location of the proposed sidewalk.

Board Member Brown confirmed with staff that the 13 conditions were imposed at the prior hearing, they are existing, and they still apply.

Chair Hinson stated that he had no further questions and that he thinks the simplicity is an improvement.

Board Member Strahler confirmed that there was no sidewalk on the other side, on MacDonald, and that this was consistent with that.

Ms. Knecht added that it was also an attempt to preserve as much permeable space as possible.

Hearing no further questions, Board Member Strahler moved to approve the certificate of appropriateness for ARB-28-2026 with the existing 13 conditions in the staff report. Board Member Brown seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Brown yes, Mr. Hinson yes, Ms. Moore yes. Having four yes votes the motion passed and ARB-28-2026 was granted subject to the conditions in the staff report.

Chair Hinson excused himself at 7:08 p.m., as previously arranged with staff.

Board Member Brown took over as Chair of the meeting.

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

ARB-19-2026 New Albany Methodist Sign Certificate of Appropriateness and Waiver

Certificate of Appropriateness to allow for the installation of one multi-tenant dual-post sign at 85 East Main Street for the New Albany United Methodist Church and Northwest Eye Surgeons and one monument sign at 20 Third Street for the New Albany United Methodist Church with one waiver to allow a monument sign when prohibited in the Campus sub-district of the Urban Center Code (PIDs: 222-000223, 222-000004, 222-005433).

Applicant: City of New Albany

Planner Sauter delivered the staff report.

Board Member Strahler asked whether the wall was existing or whether it was being built for the monument sign. He confirmed the 13-foot width and the visibility.

Applicant and Deputy Director of Public Service Steve Mayer answered that the wall is existing. The sidewalk remains and the whole retaining wall is finished. It is perpendicular and only visible south bound.

Board Member Moore moved to approve the certificate of appropriateness for ARB-19-2026 with the condition in the staff report. Board Member Brown seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Brown yes, Mr. Maletz yes, Mr. Strahler yes. Having four yes votes the motion passed and the certificate of appropriateness was granted.

Board Member Moore confirmed the scope of the condition.

Board Member Strahler asked whether a separate motion was needed for the waiver.

Planning Manager Christian answered that the board has handled waivers in a single motion with the certificate of appropriateness and also as a separate motion.

Thereafter, Board Member Moore moved to approve a waiver to C.O. 1169.17(c) to allow a monument to be installed in the campus sub-district. Board Member Brown seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Brown yes, Mr. Maletz yes, Mr. Strahler yes. Having four yes votes the motion passed and the waiver was granted.

ARB-30-2026 Church of the Resurrection Certificate of Appropriateness

Certificate of Appropriateness to allow for new parking lot lighting at 6300 E. Dublin-Granville Road (PID: 222-000373)

Applicant: Scott Harper

Planner II Saumenig delivered the memo.

Acting Chair Brown noted that there are six existing light poles in the south side of the lot that are turned up and then five that are turned down. This application proposes a third version; he asked whether the ultimate goal was to have the lighting be consistent.

Applicant and Architect Scott Harper said yes, the goal is to change all of the lighting to the more decorative fixtures. The lights at the existing ministry center will be removed because the goal is to remove the ministry center. The applicants are trying to match the newer existing decorative lighting which is directed downward, but those are no longer available and the proposed fixture is the closest that could be found.

Acting Chair Brown remarked that the actual head itself of cap 21, is not close to what is there, and suggested they search for something closer.

Mr. Harper said they want to use the noted fixture if it is still available at the time of construction. He reiterated that this fixture is the closest they can find.

Board Member Maletz asked whether the intent to upgrade the aesthetic of the light.

Mr. Harper replied yes, and to have consistency.

Board Member Brown remarked that the intent appears to be the 39 but the 42 matches what is there.

Board Member Maletz confirmed that Mr. Harper was agreeable to an additional condition that preferred consistency moving forward, so long as the products are available, in the event that further improvements are made.

Hearing no further questions, Board Member Maletz moved to approve the certificate of appropriateness for ARB-30-2026 based on the findings in the memo with conditions one and two from the memo and an additional third condition. The conditions as follows:

1. There shall be zero or near-zero footcandles along all property lines, subject to staff approval.
2. If any additional lighting is added within the Church of the Resurrection campus, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval. And
3. The applicant will coordinate with staff to maintain consistency with existing fixtures' color, style, and sizing for future lights.

Board Member Strahler seconded the motion.

Upon roll call: Mr. Maletz yes, Mr. Strahler yes, Ms. Moore yes, Mr. Brown yes. Having four yes votes the motion passed and the certificate of appropriateness was granted.

VII. Other business and Adjournment

Acting Chair Brown asked if there was any other business before the board and whether any of the members had further comment.

Hearing none, Board Member Strahler moved to adjourn the May 11, 2026 meeting of the New Albany Architectural Review Board. Board Member Maletz seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Maletz yes, Mr. Brown yes, Ms. Moore yes. Having four yes votes, the motion passed and the meeting was adjourned.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

ARB-28-2026

Staff Report

Record of Action

ARB-19-2026

Staff Report

Record of Action

ARB-30-2026

Staff Memo

Record of Action



Architectural Review Board Staff Report
May 11, 2026 Meeting

**NEW ALBANY UNITED METHODIST CHURCH SIGNAGE
CERTIFICATE OF APPROPRIATENESS AND WAIVER**

LOCATION: 20 Third Street (PID: 222-000223), 85 E. Main Street (PID: 222-000004), and the entry drive at E. Main Street (PID: 222-005433)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness with waiver
ZONING: Urban Center Code: Campus Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-19-2026

Review based on application materials received December 9, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waiver to allow for the installation of one multi-tenant dual-post sign and one monument sign for the New Albany United Methodist Church at 20 Third Street and Northwest Eye Surgeons at 85 E. Main Street.

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

- (A) Waiver to C.O. 1169.17(c) to allow a monument sign to be installed in the Campus sub-district.

II. SITE DESCRIPTION & USE

The subject sites are located in the Campus sub-district of the Urban Center Code. The New Albany Methodist Church resides on approximately 4.83 acres of land, and the adjacent Northwest Eye Surgeons resides on approximately 0.68 acres of land. The buildings are served by a shared parking lot, which may be accessed from either Third Street or Main Street. The area is situated just north of Dublin-Granville Road, east of High Street, and southwest of State Route 161.

As part of the New Albany Strategic Plan’s recommendation to expand the Village Center roadway network, the city has been engaging in a capital street improvement project to extend and improve Market Street and Main Street. These improvements have included the installation of a brick wall along the Methodist Church’s parcel lines fronting Main Street and Third Street. Additionally, the entry drive from Main Street next to Northwest Eye Surgeons (85 E. Main Street) was relocated to the eastern side of the building, and it connects to the improved and expanded parking lot.

III. EVALUATION

Certificate of Appropriateness

Per C.O. Section 1157.08(b)(1), any major environmental change to a property located within the Village Center, as defined in C.O. Section 1157.07, requires a certificate of appropriateness to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per **C.O. Section 1157.09, Criteria for Evaluation of Application for Certification of Design**

Appropriateness, and C.O. Chapter 1169, City Sign Regulations, the modifications to the site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and requirements of the Codified Ordinances.*
 - Per section 1169.14 of the city’s sign code, developments in the Campus sub-district are permitted to have a maximum of three sign types. The applicant proposes two sign types: one dual-post sign and one monument sign.

Dual-post sign

- The proposed dual-post sign includes spaces for three businesses in the vicinity. Each of the spaces contain consistent and complementary fonts and colors.
- The sign is proposed to be located adjacent to an entry drive into the parking lot, which serves the New Albany Methodist Church and Northwest Eye Surgeons. Currently, an undeveloped lot is located across the entry drive from the Northwest Eye Surgeons (97 E. Main Street); the third space on the sign is a placeholder and is intended to identify a future tenant of this space. (C.O. 1169.03(a) allows face changes to existing signs to be reviewed and approved as part of a permit application without needing review and approval of a certificate of appropriateness by the Architectural Review Board.)



Image: Proposed dual-post sign.

- An existing wall sign and dual-post sign are located on and in front of the Northwest Eye Surgeons building that identify the tenant. The applicant has verified that the dual-post sign will be removed to prevent excessive signage. The proposed dual-post sign utilizes the same color, style, and character as the dual-post sign to be removed.
- The proposed dual-post sign is similar in style, color, size, and configuration as many existing dual-post signs in the Village Center. The style integrates well with the quality and character of its surrounding development.
- The relief and lighting have not been specified in the plans. Staff recommends a condition of approval that the dual-post sign have a minimum relief of one inch and not be illuminated, subject to staff approval (condition #1).
- C.O. 1169.17(b) permits dual-post signs in the Campus sub-district of the Village Center with the following requirements:

Quantity	Max. 1 per street entrance	1 dual-post sign	✓
Area	Max. 30 square feet per side	15.13 square feet	✓
Height	Total max. 7 feet	7 feet	✓
Width	Sign board max. 7.5 feet	3 feet	✓
Relief	Min. 1 inch	Unknown	
Illumination	External, internal	Unknown	
Colors	Max. 4 colors	3 colors	✓

Monument sign

- The proposed monument sign serves the New Albany Methodist Church. It is a stainless-steel logo with a bead blast finish and LED halo lighting. This sign functions together with the existing brick wall as a monument sign.
- The proposed monument sign is to be located perpendicular to Third Street at the entrance to the New Albany Methodist Church site.
- C.O. Section 1169.02 provides definitions for the various sign types. It defines wall signs as being mounted directly on the building face, whereas it defines monument signs as being incorporated as part of an architectural feature whose base rests entirely on the ground and is wholly independent of any building for support. As such, this proposed sign is considered a monument sign.
- C.O. 1169.17(c) does not permit monument signs in the Campus sub-district of the Village Center. The applicant is requesting a waiver to allow the monument sign. For other sub-districts and use categories, the city sign code has the following requirements:

Quantity	1 per street entrance	1 monument sign	✓
Area	Max. 30 square feet per side (or 15 for residential subdivisions)	Sign: ~9.3 square feet	✓
Height	Max. 5 or 6 feet	Sign: ~2 feet Wall: ~3 feet	✓
Width	Sign board max. 8 feet	Sign: 4 feet, 7.75 inches	✓
Illumination	External, internal, halo	Halo	✓
Colors	Max. 4 colors	1 color	✓

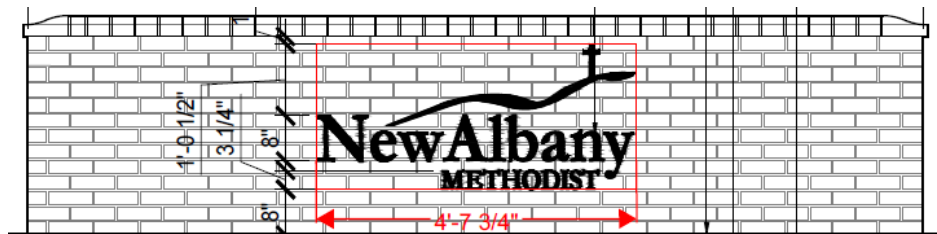


Image: Proposed monument sign.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The dual-post sign is similar in style, color, size, and configuration as many existing dual-post signs in the Village Center. The style integrates well with the quality and character of its surrounding development. It serves both vehicles and pedestrians.
 - The monument sign is integrated into the existing architectural feature of the site.
 - The monument sign is proposed to be halo-lit.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - An existing dual-post sign is intended to be removed from the front of the Northwest Eye Surgeons building. Because the building already has a dual-post sign and a wall sign identifying the occupant, the proposed dual-post sign could cause the site to be “over-signed.” The proposed dual-post sign maintains the quality and character of the dual-post sign that is to be removed.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The buildings are products of their own times and should utilize appropriate signage to their scales and styles while considering their surroundings. The proposed signs are designed and scaled appropriately for the tenant spaces.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The dual-post sign is similar in style, color, size, and configuration as many existing dual-post signs in the Village Center. The distinctive style integrates well with the quality and character of its surrounding development.
 - The monument sign is integrated into the existing architectural feature of the site.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - No additions or alterations are proposed that would impair existing structures upon removal.

Waiver Request

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

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

The applicant requests the following waiver as part of the application:

(A) Waiver to C.O. 1169.17(c) to allow a monument sign to be installed in the Campus sub-district.

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

- C.O. Section 1169.02 provides definitions for the various sign types. It defines wall signs as being mounted directly on the building face, whereas it defines monument signs as being incorporated as part of an architectural feature whose base rests entirely on the ground and is wholly independent of any building for support. As such, this proposed sign is considered a monument sign.
- The purpose of the city sign code (C.O. Chapter 1169) is to ensure signs "fit harmoniously with structures and their surroundings" and to "prevent signs from becoming a distraction or obstruction

to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community.”

- The intent of prohibiting monument signs within any sub-district of the Village Center is to eliminate the risk of oversized signs becoming a distraction or nuisance; they are generally more compatible with lower-density development and/or larger buildings rather than the pedestrian-oriented development that characterizes the Village Center.
- Although the technical application of city code requires the proposal to meet the standards of a monument sign, the design intent of the proposal is not to create a monument sign. The sign will be incorporated into the brick wall that already encompasses the street frontage; it will not be a typical, free-standing monument sign. Additionally, the size of the sign is appropriate for the pedestrian-oriented frontage, which is an appropriate design for the pattern of development.
- The base on which the proposed sign is to be mounted already exists on the site. The brick wall was installed by the city as part of a capital street improvement project for Market Street. It delineates the private site from the public right-of-way.
- The proposed sign will be installed on an existing structure rather than on a newly created base or monument. Wall signs are permitted in all but one sub-district of the Village Center; however, because the codified ordinances define wall signs as being located on the face of a building, strict adherence to the codified ordinances causes the sign to be designated a monument sign.
- Integration of the proposed sign with the existing architectural feature of the site allows it to fit harmoniously with the neighborhood setting and character.
- Granting the waiver would not detrimentally affect the public health, safety, or general welfare.
- Considering the context in which the sign is proposed, the waiver would be appropriate.

IV. SUMMARY

The applicant requests approval of a certificate of appropriateness with a waiver for the installation of one dual-post sign and one monument sign in the Village Center. The dual-post sign is proposed to identify three tenants at their shared point of ingress into the site, and the proposal meets all applicable zoning regulations and guidelines. The design of the dual-post sign is identical to numerous others in the city and the Village Center, and its features are consistent with the character and quality of the area.

Strict adherence to the codified ordinances requires the second proposed sign to be designated a monument sign, a sign type that requires a waiver to be approved by the Architectural Review Board for this Urban Center Code sub-district. The monument sign is proposed to serve in place of a former dual-post sign as identification of the New Albany Methodist Church in a manner consistent with the brick wall, a newly present architectural feature on the site. The scale of the sign is consistent with the pedestrian-oriented scale of the Village Center.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve Certificate of Appropriateness application ARB-19-2026 with the following condition:

1. The dual-post sign shall have a minimum relief of one inch and shall not be illuminated, subject to staff approval.

Approximate Site Location:



Source: NearMap

To: New Albany Architectural Review Board
From: Stephen Mayer, Deputy Director of Public Service
Re: Waiver Request
Date: March 4, 2026

Waiver request to C.O. 1167.17(c) to allow a monument sign within the Campus subdistrict where the code prohibits this sign type.

Within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

(a) Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;

Justification: Due to the city's capital street improvement project along this section of Third Street (I.e. Market Street), a brick retaining wall had to be installed. The brick retaining wall is necessary in order to add on-street parking on Market Street while maintaining the grade of the existing church parking lot. The wall also provides headlight screening. The brick wall extends into the site to frame the entry similar to what is typically done with horse fence termination points. The sign provides an appropriate design because it is located on an existing wall that is constructed, so it does not feel as though a freestanding monument sign is constructed. The sign is added to the existing development pattern and is not outward facing. It is perpendicular to the street.

(b) Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;

Justification: The intent of the zoning regulation to not allow monument signs is to ensure signage within the village center is pedestrian scaled and fits harmoniously with structures and their surroundings. The design intent of the sign in question is not to create a monument sign at this location but strict interpretation of the code results in the sign falling under the definition of a monument sign. Due to this technical definition, the city is requesting a waiver. However, the sign is located on an existing brick retaining wall that delineates the private site from the public right-of-way. The sign meets the goals of the strategic plan because its design is incorporated on a wall that is a cohesive design element that encompasses the entire street frontage's. It is not a typical, free standing monument sign.

(c) Be necessary for reasons of fairness due to unusual building, structure, or site-specific conditions; and

Justification: In 2020 the city council adopted the Engage New Albany strategic plan. This strategic plan takes a

holistic approach toward mobility and outlines the manner in which the city can best address the community's future traffic and mobility needs.

Traffic in the village center has been identified as a critical factor in its development since the village center plan was adopted in 2006. To address this, the plan recommends the continued expansions of the Village Center roadway network to ensure that traffic is appropriately managed and dispersed through the village center. The strategic plan's analysis and traffic modeling identifies the extension of Market Street as a key roadway improvement to reduce congestion in the village center by providing additional street capacity to disperse vehicles. The private property owner's partnership and willingness to modify its parking lot was vital to the success of the project. In 2024 the city, United Methodist Church, Northwest Eye Surgeons entered into a construction agreement to allow for the construction of the Market Street extension project as recommended by the Engage New Albany strategic plan.

(d) Not detrimentally affect the public health, safety or general welfare.

Justification: The monument sign will not detrimentally affect the public health, safety or general welfare. It is installed on an existing brick street wall that is setback into the site so there are no visual obstructions.



Community Development Department

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

Dear City of New Albany,

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 CONNECTS US

**Architectural Review Board Staff Report
May 11, 2026 Meeting**

**CERTIFICATE OF APPROPRIATENESS MODIFICATION
RICHMOND SQUARE BRICK WALL**

LOCATION: Generally located north of Main Street, south of McDonald Lane, and west of Keswick Drive. (PID: 222-003934).
APPLICANT: Clare Knect
REQUEST: Certificate of Appropriateness Modification
ZONING: Urban Center District within the Core Residential Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-28-2026

Review based on: Application materials received on April 17, 2026

Staff report prepared by Jay Henderson, Planner I

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for modification to the previously approved brick wall for the Richmond Square townhouses along Main Street. This development was approved with conditions on December 12, 2023, and received approval for modifications to the building's exterior elevations on June 10, 2024. The applicant is requesting modifications to the brick wall along Main Street. While the change may seem minor in nature, the redesign features a change to the conditions of approval from ARB-106-2023; Condition 13 stated: "Guardrails at the window wells and iron work on the center Main Street retaining wall shall be subject to staff approval if required." Therefore, the applicant is back before the ARB for approval.

The City Architect has reviewed the proposed modification and has no comments or revisions requested. The proposed modification was reviewed for compliance with applicable codes and has no conflicts with requirements or necessitates waivers. All other conditions approved for the original submittal (ARB-106-2023) still apply.

The development site is located within the Urban Center Code (UCC) zoning district; therefore, those requirements, the New Albany Design Guidelines and Requirements, city code regulations, and New Albany Country Club Section 21, Subarea 2 apply.

II. SITE DESCRIPTION & USE

The development site is generally located north of Main Street, south of McDonald Lane, and west of Keswick Drive. The site is approximately 0.75 acres in size, proposed to include 6 single-family townhomes, and is currently undergoing construction. Surrounding uses include residentially zoned and used properties.

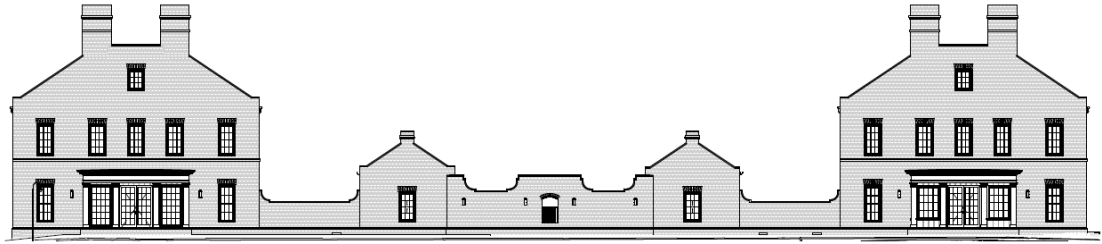
III. EVALUATION

A. Certificate of Appropriateness

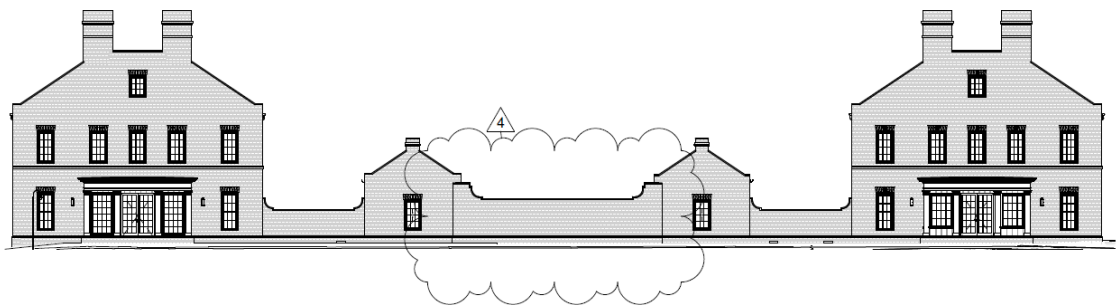
The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the modifications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

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

- The applicant proposes redesigning the brick wall along Main Street by eliminating the window well cutout, light fixtures along the brick wall, and altering the cap details.



Approved



Proposed

- The brick wall is now proposed to feature a blank façade with a consistent height along Main Street between the two units. The previous design of the brick retaining wall was approved with a condition that states, “Guardrails at the window wells and iron work on the center Main Street retaining wall shall be subject to staff approval if required.” Since the new design proposal does not include these specific details as part of the condition of approval from ARB-106-2023, the application has come back to ARB for approval of the changes.
 - The brick retaining wall is approximately 38 feet long and 7 feet in height at the lowest point.
 - The New Albany Design Guidelines and Requirements (DGR) Section 2 (III.B.1) requires townhouse buildings to be based on an American architectural precedent described in Section 1 of the DGRs.
 - The townhomes were previously approved by the ARB, each with a Georgian-style architecture.
 - All other original conditions of approval related to architecture still apply and are listed in the motion section of the staff report. There are no proposed changes.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- The applicant has proposed to remove light fixtures, a window well cutout, and the proposed metal railing that were part of the previously approved brick wall.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The site is currently under construction with two units nearing completion. The site consists of a total of 6 townhomes. The city architect has reviewed the submission and had no comments on the proposed design.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the brick retaining wall in a way that is appropriate to the historic character of the site and surrounding area.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, proportion, and breakdown of architectural elements for the retaining wall are appropriate for the proposed architectural style and complement the townhomes on site.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

B. Urban Center Code Compliance

The proposed changes do not alter the compliance with the Urban Center Code regulations and with the previously approved ARB application. The site is located in the Core Residential Sub-District. The building typology proposed is townhouse.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Engage New Albany strategic plan, the Urban Center Code, and the Design Guidelines and Requirements. The brick retaining wall provides a visual separation for the alley from Main Street. Although the details along the wall have been minimized, the design intent is still met, and the character of the development remains consistent.

V. ACTION

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

Move to approve Certificate of Appropriateness application ARB-28-2026 with conditions (conditions may be added):

1. If a composite material is to be used for trim and/or screening elements, the use and type of material is subject to staff approval.
2. Windows must comply with the DGR requirements.
3. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal façade, and shall be fully screened from the street and neighboring properties, subject to staff approval.
4. A landscape plan must be submitted and meet all city landscape code requirements, subject to staff approval.
5. A lighting plan must be submitted and is subject to staff approval.
6. Bicycle parking spaces must be provided and located outside of the right-of-way, subject to staff approval.
7. The trash containers shall be stored internal to the building, inside the garage.
8. The existing utility boxes along Main Street must either be vaulted or relocated to behind the existing sidewalk, subject to the city engineer's approval.
9. The sidewalk shall be 6-foot wide along Keswick Drive.

10. The plans shall be updated to provide an 8-foot-wide tree lawn along Keswick Drive.
11. The front stoop depth and height shall be revised to meet code requirements.
12. The garage doors shall be revised to meet code requirements.
13. Two full windows shall be added to the all rear elevations on the first floor, subject to staff approval.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Clare Knecht,

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

Wednesday, May 13, 2026

The New Albany Architectural Review Board took the following action on 05/11/2026 .

Certificate of Appropriateness

Location: 14 Richmond Square

Applicant: Clare Knecht,

Application: PLARB20260028

Request: Certificate of Appropriateness to allow modifications to the brick wall at the Richmond Square development at 14-17 Richmond SQ (PID: 222-003934).

Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Certificate of Appropriateness, PLARB20260028 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. Conditions from ARB-106-2023, excluding conditions 13, still apply to the overall site.

Staff Certification:

Javon Henderson
Planner



Community Development Department

Decision and Record of Action

Thursday, May 14, 2026

The New Albany Architectural Review Board took the following action on 05/11/2026.

Certificate of Appropriateness

Location: 85 E MAIN ST, 20 THIRD ST

Applicant: City of New Albany

Application: PLARB20260019 (ARB-19-2026)

Request: Certificate of Appropriateness to allow for the installation of one multi-tenant dual-post sign at 85 East Main Street for the New Albany United Methodist Church and Northwest Eye Surgeons and one monument sign at 20 Third Street for the New Albany United Methodist Church with one waiver to allow a monument sign when prohibited in the Campus sub-district of the Urban Center Code (PIDs: 222-000223, 222-000004, 222-005433).

Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Certificate of Appropriateness PLARB20260019 was Approved with Conditions by a vote of 4-0.

Recorded in the Official Journal this May 14, 2026.

Condition(s) of Approval:

1. The dual-post sign shall have a minimum relief of one inch and shall not be illuminated, subject to staff approval.

Staff Certification:

Lauren Sauter
Planner



To: Planning Commission
From: City Staff
Re: ARB-30-2026 – Church of the Resurrection Parking Lot Lighting
Date: May 11, 2026

Parking Lot Lighting Addition (Conditioned to come to the Board)

During the April 13th, 2026, Architectural Review Board meeting, the Board requested that the Church of the Resurrection return with a finalized lighting plan for the previously approved parking lot expansion (ARB-18-2026). The applicant has since submitted a lighting plan for the new section of the parking lot.

The applicant has indicated that the proposed lighting will match the existing fixtures used throughout the church campus. Specifically, the fixtures, as shown in the plans, will consist of 20-foot-tall, full cut-off light poles with a downcast design intended to minimize light spill beyond the property boundaries. The fixtures will also be finished in a custom “moss green” color to remain consistent with the existing site lighting. The proposed lighting is consistent with the city’s exterior lighting standards.

The proposal includes the installation of new light poles within the expanded parking area. Staff has reviewed the submitted lighting plan and does not have any concerns with the proposed design.

ACTION

Should the Architectural Review Board find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application ARB-30-2026 with the following conditions:

1. There shall be zero or near-zero footcandles along all property lines, subject to staff approval.
2. If any additional lighting is added within the Church of the Resurrection campus, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval



Community Development Department

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

Dear Scott Harper,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, May 12, 2026

The New Albany took the following action on 05/11/2026.

Certificate of Appropriateness

Location: 6300 E Dublin Granville Road, Unit:B Church

Applicant: Scott Harper

Application: PLARB20260030

Request: Certificate of Appropriateness to allow for new parking lot lighting at 6300 E. Dublin-Granville Road (PID: 222-000373).

Motion: To approve with conditions

Commission Vote: Motion Approval with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20260030 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this May 12, 2026

Condition(s) of Approval:

1. There shall be zero or near-zero footcandles along all property lines, subject to staff approval.
2. If any additional lighting is added within the Church of the Resurrection campus, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
3. The applicant will coordinate with staff to maintain consistency in any future lighting improvements associated with the existing and future parking lot improvements on the property.

Staff Certification:

Kylie Blackburn
Planner



**Architectural Review Board Staff Report
June 8, 2026 Meeting**

**6600 NEW ALBANY-CONDIT ROAD OFFICE
FINAL DEVELOPMENT PLAN**

LOCATION: 6600 New Albany-Condit Road (PID: 222-000640)
APPLICANT: Rob Riddle
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD): 605 Neighborhood Office District
STRATEGIC PLAN: Village Center
APPLICATION: FDP-32-2026

Review based on application materials received April 17 and May 22, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a recommendation of approval for a final development plan for updates to the approximately 1.116-acre property located at 6600 New Albany-Condit Road. The development proposal includes updates and modifications to the existing 1,516-square-foot home and 3,000-square-foot accessory structure as well as specifications for new parking and landscaping.

The zoning text requires final development plans to be reviewed by the Architectural Review Board using the same review criteria as is required to be applied by the Planning Commission. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval to the Planning Commission, and the Planning Commission shall be the decision-making body.

The final development plan follows the intent and regulations of the recently approved zoning amendment and preliminary development plan (ZC-78-2026/O-48-2026), which was recommended for approval with conditions by the Architectural Review Board on October 13, 2025. The site is zoned for Infill Planned Unit Development (I-PUD) with the “605 Neighborhood Office District” zoning text. The I-PUD allows office and administrative uses. The relevant standards outlined in the I-PUD zoning text, the New Albany Design Guidelines and Requirements (“DGRs”), and other city code provisions apply.

The application is scheduled to be heard at the Planning Commission meeting on June 15, 2026.

II. SITE DESCRIPTION & USE

The subject property comprises approximately 1.116 acres of land and is located within the Village Center. The site currently contains a single-family residence and two accessory detached structures. The property fronts State Route 605, also known as New Albany-Condit Road.

Properties to the immediate south and west of the property are of similar low-density, single-family residential uses that are designated within the Rural Residential sub-district of the Urban Center Code. To the east, the property abuts the Windsor subdivision, which is designated within the

Village Residential sub-district of the Urban Center code. Office uses are located to the north of the site across State Route 161.

III. REVIEW CRITERIA

Staff's review of this application is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Review Process

This final development plan application requires review and approval by both the Architectural Review Board and Planning Commission. Section X(A)(2) of the I-PUD zoning text states that the initial final development plan application for the zoning district shall be reviewed by the Architectural Review Board prior to being presented for review by the Planning Commission. The Architectural Review Board shall provide a recommendation of approval, approval with conditions, or disapproval of the final development plan application to the Planning Commission using the same review criteria for a final development plan application as is required to be applied by the Planning Commission. The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of the final development plan application.

In conformance with the zoning text, the standard review criteria included for Planning Commission evaluations of final development plans are included below.

Final Development Plan Review Criteria

The basis of approval for a Planned Unit Development is found in C.O. Chapter 1159. The Board should consider, at a minimum, the following (per C.O. Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required); and*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

In addition, the Board should consider the purpose and intent of the Planned Unit Development (PUD) (as outlined in C.O. Section 1159.02):

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible;*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

IV. EVALUATION

Engage New Albany Strategic Plan

The subject lot is located in the Village Center future land use district of the Engage New Albany Strategic Plan. The Strategic Plan identifies the active mixed-use Village Center as the type of authentic, walkable environment that office users are seeking; the plan highlights adding office space to the Village Center as an important effort, and careful integration and appropriate design of office development will expand the city's offerings.

At the location of the subject parcel, New Albany-Condit Road is identified as both a Business Park Transitional Road (extending north) and a Village Center Road (extending south). The Business Park to the north is characterized by office uses. As a transitional area into the Village Center, the proposed commercial office use is appropriate in allowing the reuse of the site in a way that is sensitive to its surrounding context, including the office uses to the north and the architectural qualities of the immediate vicinity, and appropriate for the recently approved I-PUD zoning text.

Use, Site, and Layout

1. **Use:** The zoning text allows administrative and business offices, organizations and associations organized on a profit or non-profit basis for promotion of membership interests, and storage within the existing accessory building. The main building is proposed to be turned into an office, which is a permitted use.
2. **Site and layout:** The existing buildings on the site are remaining in place with some proposed exterior modifications and updates. The existing drive will remain, and a newly paved drive and parking lot will be installed to the rear of the main home.

3. **Setbacks:** The I-PUD zoning text requires the following applicable setbacks for buildings and pavement:

Boundary	Required	Proposed	Meets code?
New Albany-Condit Road (front)	Pavement: 15 feet Buildings: 15 feet	Pavement: 15+ feet Buildings: 15 feet	✓
State Route 161 (side, north)	Pavement: 5 feet Buildings: 5 feet	Pavement: 5 feet Buildings: 5+ feet	✓
Southern boundary (side, south)	Pavement: 5 feet Driveway: 2.5 feet Buildings: 5 feet	Pavement: <i>See condition #1</i> Driveway: 2.5 feet Buildings: 5+ feet	
Eastern boundary (rear)	Pavement: 15 feet Buildings: 50 feet	Pavement: 15+ feet Buildings: 50+ feet	✓

4. The distance of the pavement from the southern lot line is unclear. Staff recommends a condition of approval that the parking lot pavement be at least five feet away from the southern property line (condition #1).
5. **Lot coverage:** The zoning text permits a maximum lot coverage of 80 percent, which includes both buildings and pavement. The applicant is proposing a lot coverage of approximately 42 percent. The requirement is being met.

Access, Loading, and Parking

1. **Access:** Vehicular access to the subject parcel is proposed to be provided from New Albany-Condit Road in its existing condition. The application for the rezoning was approved with a condition that the final development plan shall include details to further delineate the route to access the driveway from the driveway on the parcel to the south of and adjacent to this zoning district for review and approval by the Planning Commission. Engineering staff has conducted a preliminary review of the site access and noted that if a typical commercial curb cut were to be installed, the adjacent property would likely need to connect its driveway to the commercial driveway, requiring cross-access and removing direct access to New Albany-Condit Road. As such, the preliminary recommendation of the City Engineer is to allow the driveway to remain as it currently exists. Further comments regarding the proposed entry will be provided following the completion of the Traffic Access Study for evaluation by the Planning Commission.
2. **Parking and loading** (zoning text V(A)): A total of 20 parking spaces is proposed, which is the maximum number allowed by the zoning text. All parking is located to the rear of the main building and no farther back than the easternmost portion of the accessory structure. Additionally, one loading space is proposed and one parking space is included in the northeastern corner of the lot for a box truck.
3. **Loading and parking:** The following parking requirements are applicable to the proposed development and are contained in C.O. 1167:

Topic	Required	Proposed	Meets code?
Parking space dimensions	Width: min. 9 feet Length: min. 19 feet	Width: 9 feet Length: 19 feet	✓
Maneuvering lane width	Min. 22 feet	23+ feet	✓
Loading space dimensions	Width: min. 12 feet	Width: 25+ feet	✓

4. Pedestrian access to the main building is facilitated from both the front and rear of the building. The development plan includes updates to the existing front porch and back patio to enhance the development at the pedestrian scale.

5. The Strategic Plan has identified the proximal portion of State Route 605 as an area of importance for future pedestrian and vehicular connectivity to the Village Center, and the city is in the preliminary stages of a roadway connectivity plan to guide future roadway and pedestrian improvements. At present, a pedestrian path exists along only a portion of the subject parcel, starting and extending north of the existing vehicular access point. However, right-of-way and topographical constraints cause the extension of the existing sidewalk to be difficult, and once this roadway and connectivity plan is complete, the property owner will pay a fee in-lieu of an extension of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount will be approved by City Council.
6. A Traffic Access Study will be completed for Planning Commission review.
7. As required for commercial developments by the Urban Center Code (see UCC evaluation below), staff recommends a condition of approval that a bike rack be installed on the site, subject to staff approval (condition #2).

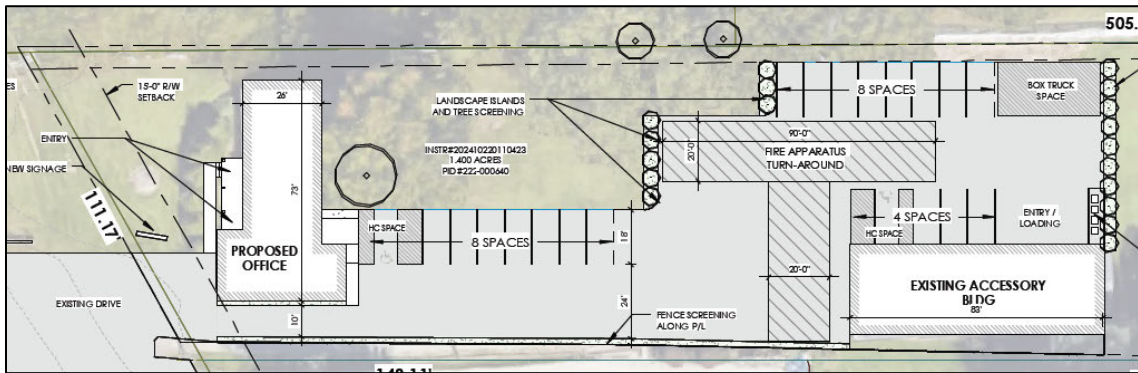


Image: Proposed site layout, showing the buildings, pavement and parking, and general landscaping.

Architectural Standards

1. The following sections of the DGRs apply to the proposed final development plan:
 - Section 1: Design Principles and American Architectural Precedent – This section of the DGRs generally governs all development in the city. It notes that buildings that existed prior to the creation of the Architectural Review Board will not necessarily be expected to follow the American architectural precedent described in the DGRs, and that greater attention should be given to the physical context of location so that the design is compatible with its neighbors (Sections 1(I)(B), 1(I)(J)).
 - According to the Franklin County Auditor’s website, the existing home was constructed in 1966; adjacent properties were built around the same time. As such, the existing structures on the site may not be fully in conformance with the DGRs, but the modifications proposed in the final development plan respect the original qualities and character of the buildings and their context with adjacent properties.
 - Section 3: Village Center Commercial – The development plan supports commercial growth that aligns with Section 3 of the DGRs, preserves the residential character of the existing buildings, and respects the context of neighboring properties.
 - Design elements follow traditional commercial building design. Buildings designed as offices are encouraged to incorporate storefronts into the design, such as by use of display windows and bulkheads.
2. According to the DGRs, the key to sensitive renovation of existing buildings is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. Residential buildings can be converted to commercial uses, but they should retain the residential character and design elements. Construction will

observe the setback appropriate for the streetscape and the context of the existing buildings on and near the property.

3. The renovations proposed in the final development plan are generally aligned with applicable sections of the DGRs. The main renovations proposed by the final development plan include:
 - The front porch and back deck on the main building will be renovated for improved accessibility. This promotes pedestrian movement on the site and engagement with more than just the front of the building—elements of which the DGRs are highly supportive.
 - A traditional commercial storefront (e.g. display windows, bulkheads) will be installed where the front-facing garage doors are currently located on both the main building and accessory building; the storefront is recommended by the Village Center Commercial DGRs. This supports compliance with the commercial DGRs while still retaining the residential character and original qualities of the buildings.
 - In accordance with the DGRs and zoning text, the proposed parking is at the rear of the lot behind the main building. The rear setback provides for this parking, as well as for delivery truck access, trash pickup, and similar commercial services. Placing these functions at the rear helps preserve the visual character of the site from the public right-of-way and reduces potential impacts on adjacent properties by consolidating service-related activities away from the main building frontage.
 - The existing exteriors of both buildings will be painted.
 - The essential character and structure of both buildings will remain.

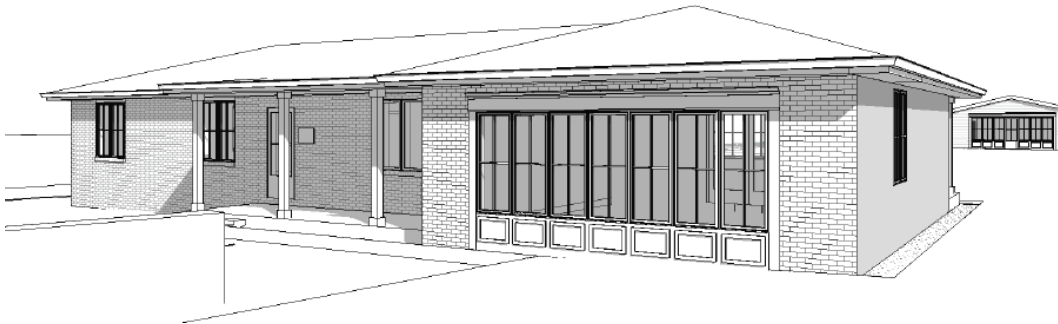


Image: Proposed exterior of main building.

Parkland, Buffering, Landscaping, Open Space, and Screening

1. **Landscape screening:** The following landscape screening requirements are applicable to the proposed development and are outlined in C.O. 1171.05:

Topic	Required	Proposed	Meets code?
Screening of trash receptacles	Min. 6 feet tall; enclosed by walls, fences, and/or natural vegetation	6- to 7-foot-tall arborvitae	✓
Maintenance of shrubbery and hedges	Any shrubbery, hedges, or trees that could affect drivers' vision on adjacent streets must be kept to a maximum of 30 inches tall	<i>See condition #3</i>	-
Minimum trees	For 20,500+/- square feet of ground coverage: 4 trees with a total tree trunk size of 10 inches	Numerous existing mature trees	✓

2. **Parking lot landscaping:** The following parking lot landscaping requirements are applicable to the proposed development and are outlined in C.O. 1171.06:

Topic	Required	Proposed	Meets code?
Minimum parking lot landscaping	5 square feet of landscaping per 100 square feet of parking lot area <i>(Parking lot area alone not specified, but landscaped area exceeds requirement for full lot coverage area)</i>	28,000+ square feet	✓
Deciduous canopy trees	For 20 parking spaces: 2 deciduous canopy trees	<i>See condition #4</i>	-
Parking lot island trees	Parking lot island trees shall have a clear trunk at min. 5 feet above ground; remaining areas shall be landscaped at max. 2 feet in height	<i>See condition #3</i>	-

3. Specifications of the maintenance of shrubbery and hedges and the clear trunk of parking lot trees are not clear. Staff recommends a condition of approval that all landscaping requirements be met, subject to staff approval (condition #3).
4. The applicant has proposed three blue spruce evergreen trees around the parking lot area; however, two deciduous canopy trees are required. Staff recommends a condition of approval that at least two of the three proposed evergreen trees be deciduous canopy trees, subject to staff approval (condition #4).
5. **Street trees** (zoning text VII(A)): Deciduous street trees must be planted within the right-of-way along New Albany-Condit Road at an average distance of 30 feet on center. The final development plan meets this requirement by showing three street trees placed 30 feet on center.
6. **Screening** (zoning text VII(B)): A new six-foot-tall solid-screen fence will be installed six inches off of the southern boundary line of the property from the front of the parcel (not including the right-of-way) to the easternmost portion of the accessory structure. The fence will be white and will provide complete opacity between the lot and the adjacent property to the south.
7. **Parking screening** (zoning text VII(C)): Surface parking areas must be screened from any right-of-way and adjacent properties by a minimum three- to five-foot-tall continuous planting hedge, fence, or wall unless adequate screening already exists. The proposed fence already screens the proposed parking lot from view by the adjacent parcel to the south; six-foot-tall arborvitae landscape screening is proposed along the eastern boundary of the pavement in addition to the existing forested area screening the site from Windsor.
8. **Other screening** (zoning text VII(F) and (G)): External mechanical equipment, roof-mounted equipment, service areas, and dumpsters are required to be screened to the specifications outlined in the proposed zoning text. Trash and recycling are enclosed in fence screening near the back of the site. No external mechanical equipment or roof-mounted equipment is shown.
9. In addition to the required landscaping, the applicant proposes:
 - a. Minimum 24-inch-tall boxwoods along the front entryway.
 - b. Minimum 24-inch-tall hydrangea shrubs along the rear patio, in addition to various potted plantings.
 - c. Minimum one-gallon Hosta plants with the parking lot landscaping.

Lighting

1. **Streetlights** (zoning text VIII(A)): New street lighting is not required or proposed along the right-of-way.

2. **Parking lot and ground-mounted lighting** (zoning text VIII(B) and (C)): Illumination of the parking lot, walks, and drives is limited to two-inch-tall ground surface illuminators and maximum three-foot-tall bollards. As required by the zoning text, both proposed modes of lighting are shielded. Further, the lighting fixtures are black and constructed of metal with a temperature of 3000K. No light poles are proposed.



*Images: Proposed site illumination.
Surface illuminator (left) and bollards (right).*

Signage

1. One new sign is shown in the proposed site plan, but specifications are not included. Zoning text section IX(A) allows one single-post sign that identifies the user of the accessory building if that user is different from the user occupying the converted home.
2. The applicant has stated that signage specifications will be proposed at a later date. Signage at this location is required to be reviewed and approved by the Architectural Review Board.

Urban Center Code Compliance

C.O. 1158.03 states that when a PUD zoning designation be adopted, the property may be developed pursuant to the terms of the approved zoning text and development plan for the relevant PUD, provided that if the approved zoning text and/or development plan are silent on any particular matter, issue, restriction, or requirement that is addressed in the Urban Center Code, then the Urban Center Code shall apply to that matter, issue, restriction, or requirement.

The zoning text provides numerous standards matching or replacing requirements of the Urban Center Code (UCC), such as setbacks, building height, and parking space quantity. The following UCC standards for commercial development are identical to the standards contained in the zoning text or are not addressed by the zoning text and shall apply:

- The lot provides off-street parking spaces in the rear yard. All required parking is located on-site.
- Bicycle parking is required pursuant to UCC Section 5.30. This is included as a condition of approval, subject to staff approval.
- Trash containers are stored out of public view and screened from adjacent properties.
- At least one entrance to the ground floor is provided from the street yard.
- The front yard entrance to the building shall incorporate a permitted building frontage in accordance with UCC Section 3.2. The development plan meets this requirement by utilizing an elevated front stoop, which is acceptable for commercial-type buildings.

V. ENGINEER'S COMMENTS

The City Engineer has reviewed the final development plan and provided the following comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #5).

1. Provide evidence that all existing private well and septic systems have been abandoned in accordance with all applicable environmental regulations.
2. Show how water and sanitary service will be provided.
3. Show ODOT Limited Access right-of-way on the plans and advise if an ODOT permit is required to support the project.
4. Provide a fire truck turning radius analysis and obtain Fire Department approval.

5. Show major flood routing on the grading plan and design the driveway so that most of the runoff is directed away from the public road.
6. Show stop signs and stop bars at the driveway curb cut and add site distance triangles. Remove impediments to motorist view.
7. Work with staff to determine what improvements are required in the public right-of-way to support the project.
8. Add a table showing parking stalls required and provided and ADA stalls required and provided.
9. Provide more information about anticipated traffic volumes.
10. Provide a photometrics plan.

VI. SUMMARY

The applicant proposes a final development plan for upgrades to an approximately 1.116-acre site in the Village Center. The updates conform to the new I-PUD zoning and to the recommendations of the Design Guidelines and Requirements, which encourage a balance between designing high-quality commercial sites with preserving the existing quality and character of the buildings.

Generally, the final development plan proposes exterior updates to the existing buildings on the site and the development of a new parking lot with landscaping to facilitate a change from residential to office use. The visual and functional components of the building and its site retain an appropriate level of design considering the context in which it is proposed.

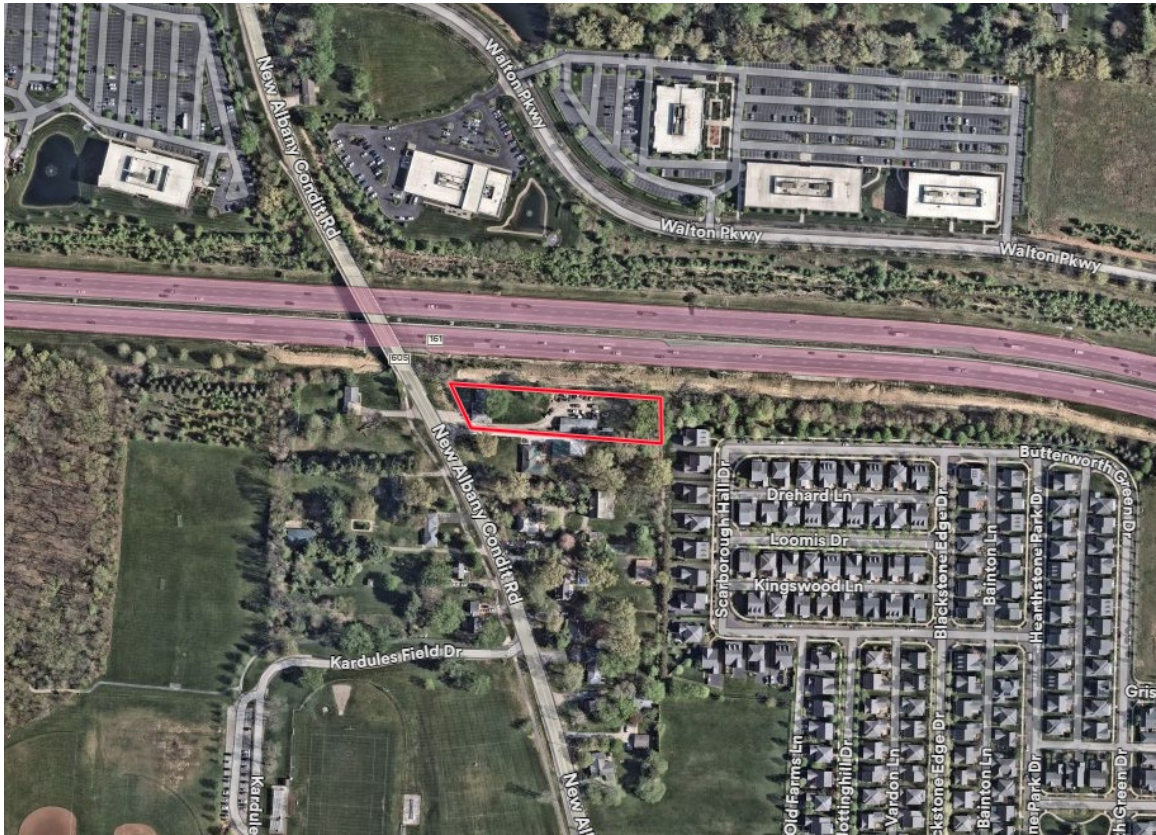
VII. ACTION

Should the Architectural Review Board find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to recommend approval of final development plan application FDP-32-2026 to the New Albany Planning Commission with the following conditions, subject to staff approval:

1. The parking lot pavement shall be at least five feet away from the southern property line.
2. A bike rack shall be installed on the site.
3. All landscaping requirements shall be met.
4. At least two of the three proposed evergreen trees shall be deciduous canopy trees.
5. The engineer's comments shall be addressed by the applicant.

Approximate Site Location:



Source: NearMap

404.775-02
May 21, 2026

To: Lauren Sauter
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: 6600 NA Condit Rd.
Final Development Plan

We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

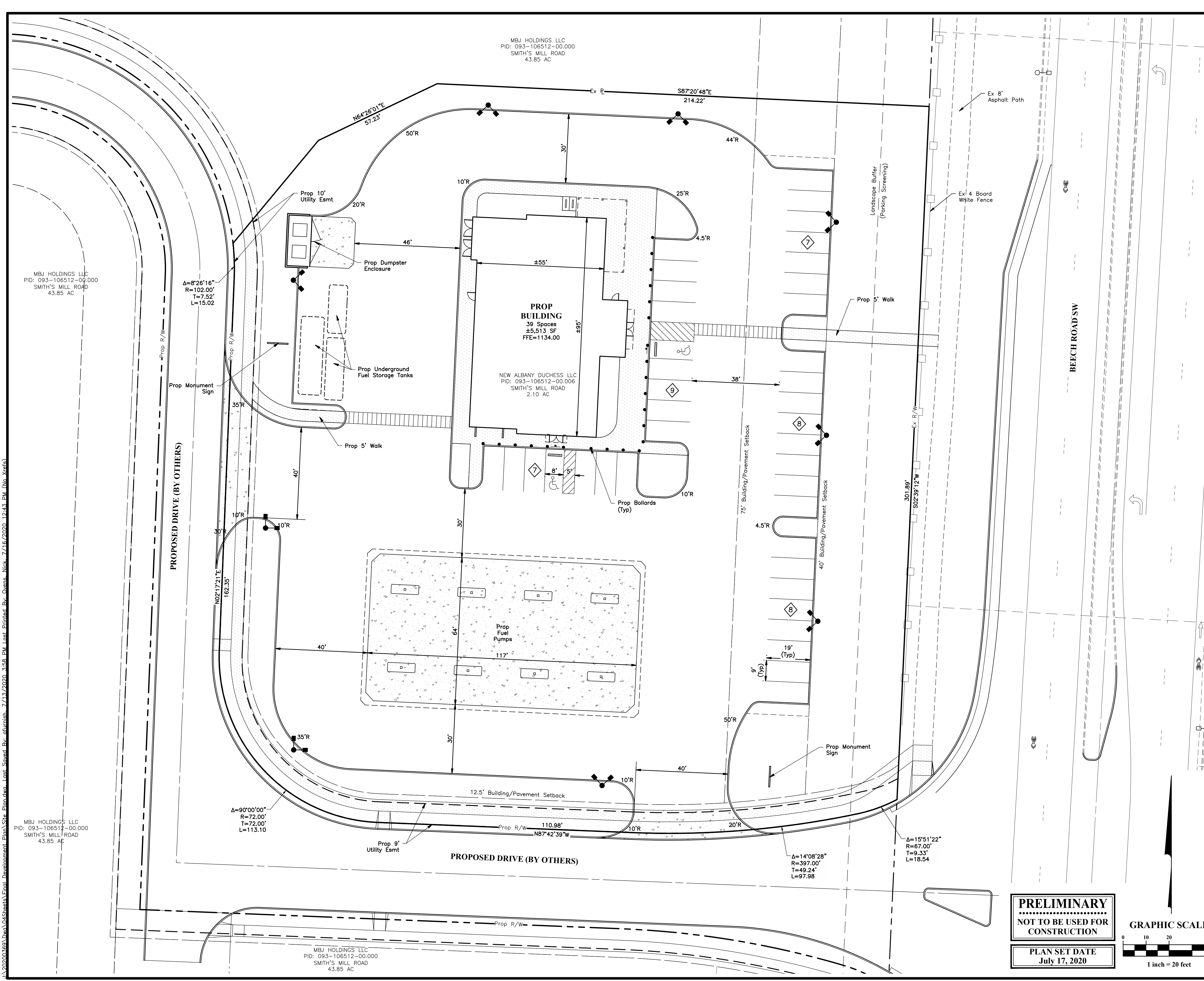
1. Refer to Exhibit A provided with this memorandum. Add the notes and signature block indicated to the Cover Sheet.
2. Provide evidence that all existing private well/septic systems have been abandoned in accordance with all applicable environmental regulations.
3. Show how water and sanitary service will be provided.
4. Existing r/w is approximately 70' and appears sufficient to support the project.
5. Show ODOT Limited Access R/W on the plans and advise if an ODOT permit is required to support the project.
6. Provide a fire truck turning radius analysis and obtain Fire Department approval.
7. We recommend that the existing drive be removed and that a commercial drive be provided similar to other projects in this area.
8. Show major flood routing on the grading plan and design the driveway so that most of the runoff is directed away from the public road.
9. Show stop signs/bars at the driveway curb cut and add site distance triangles. Remove impediments to motorist view.
10. Work with staff to determine what improvements in public r/w are required to support the project.
11. Add a table showing parking stalls required/provided and ADA stalls required/provided.
12. Provide more information about anticipated traffic volumes.
13. Provide a photometrics plan for review and approval.
14. We will further evaluate construction related details once detailed construction plans become available.

Brief written comment responses appreciated.

MEF/JMH

(attachment)

cc: Doug Bender, P.E., Traffic Engineer
Jeremiah Wood, Development Engineer
Joshua Albright, Engineering Manager



LEGEND

- Concrete Pavement
- Concrete Sidewalk
- Sign
- Site Light Pole (see Mep Plan)
- Parking Count

PROJECT DESCRIPTION
The Gas Station Development Includes The Construction Of A 5,513 Square Feet Single Story Building With Fuel Pumps.

STORMWATER MANAGEMENT
The Storm Water For This Project Will Be Controlled By A Regional Basin West Of The Site.

MONUMENTATION
Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.

SITE DATA TABLE

Total Site Area	2.11 Ac.
Proposed Convenience Store	5,513 SF
Parking Provided	39 Spaces
Handcap Parking Required	2 Spaces
Handcap Parking Provided	2 Spaces
Lot Coverage	
Pavement/Walk	61,258 S.F.
Building	5,513 S.F.
Total Coverage	66,771 S.F.
Site Area (2.11 Ac.)	91,771 S.F.
Percent Coverage	73%
Maximum Lot Coverage	85%
Total Parking Area	17,751 S.F.
Interior Landscape Area	1,763 S.F.
Interior Landscape Required	10%
	8%

- NOTES**
- All Radii Are 5' Unless Otherwise Noted.
 - All Curb To Be 6" Extruded Unless Otherwise Noted.
 - All Dimensions Given Are Measured To The Face Of Curb.
 - All Radius Dimensions Given Are Measured Along The Face Of Curb.
 - Curb cut on US 62 is subject to ODOT approval. If this curb cut is approved, the northern most curb cut on Theisen Rd will be exit only. If curb cut is not approved it will be removed from the plan and both curb cuts on Theisen Rd will remain as full access.

APPROVALS:

Planning Commission Chair

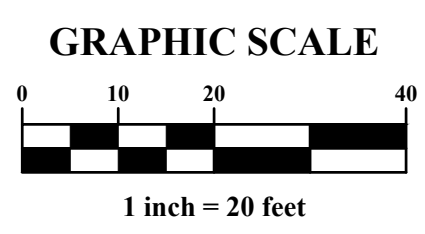
Vice Chair or Designee

Professional Engineer

Professional Surveyor

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 17, 2020



REVISIONS

MARK	DATE	DESCRIPTION

ENGLFIELD

CITY OF NEW ALBANY, LICKING COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
ENGLEFIELD OIL - BEECH & SMITH'S MILL ROAD
SITE PLAN

DATE	July 17, 2020
SCALE	1" = 20'
JOB NO.	2020-0369
SHEET	1/2

M:\2020\0369\Drawings\04\Sheets\Final_Development_Plan_Site_Plan.dwg - Last Saved By: omarsh - 7/17/2020 3:58 PM - Last Printed By: Ovens, Nick - 7/16/2020 12:43 PM (No Xrefs)

MBJ HOLDINGS LLC
PID: 093-106512-00.000
SMITH'S MILL ROAD
43.85 AC

MBJ HOLDINGS LLC
PID: 093-106512-00.000
SMITH'S MILL ROAD
43.85 AC

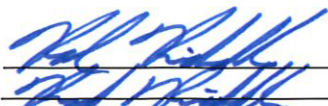

MBJ HOLDINGS LLC
PID: 093-106512-00.000
SMITH'S MILL ROAD
43.85 AC

MBJ HOLDINGS LLC
PID: 093-106512-00.000
SMITH'S MILL ROAD
43.85 AC

NEW ALBANY DUCHESS LLC
PID: 093-106512-00.006
SMITH'S MILL ROAD
2.10 AC



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>6600 New Albany Condit Rd New Albany OH, 43054</u></p> <p>Parcel Numbers <u>222-000640</u></p> <p>Acres <u>1.4</u> # of lots created <u>1</u></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 rowspan="8">Existing home to be converted to a commercial office for conducting a real estate business.</td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Plan</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</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	Existing home to be converted to a commercial office for conducting a real estate business.	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Conditional Use	<input checked="" 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												
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Contacts	<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>Name</td> <td>Rob Riddle</td> <td>Name</td> <td>Rob Riddle</td> </tr> <tr> <td>Address</td> <td></td> <td></td> <td></td> </tr> <tr> <td>City, State, Zip</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phone Number</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Email</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Applicant Information		Property Owner Information		Name	Rob Riddle	Name	Rob Riddle	Address				City, State, Zip				Phone Number				Email				
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Name	Rob Riddle	Name	Rob Riddle																							
Address																										
City, State, Zip																										
Phone Number																										
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>Signature of Owner <u></u> Date: <u>05/20/26</u></p> <p>Signature of Applicant <u></u> Date: <u>05/20/26</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

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
	ARB – single and two family residential	100.00	
	ARB – All other residential or commercial	300.00	
	ARB - Signage	75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
	Planning fee	First 10 acres	750.00
		Each additional 5 acres or part thereof	50.00 / each
	Engineering fee	1-25 lots	155.00 / each
		Minimum fee	1000.00
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Final PUD			
	Planning fee	First 10 acres	650.00
		Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Road Final			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Subdivision Preliminary			
	Planning		650.00
		Plus each lot	50.00 / each
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each

Fees & Submittal Requirements

Plat – Subdivision Final			
Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			
Non-single family, commercial, subdivision, multiple properties		600.00	_____
Single Family residence		250.00	_____
In conjunction with Certification of Appropriateness		100.00	_____
Extension Request		0.00	_____
Zoning			
Rezoning - First 10 acres		700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
Rezoning to Rocky Fork Blacklick Accord		250.00	_____
Text Modification		600.00	_____
Easement Encroachment		800.00	_____

6600 NEW ALBANY CONDIT RD

NEW ALBANY, OH, 43054

INDEX

01	COVER PAGE
02	INDEX
03	EXISTING PROPERTY
04	EXISTING IMAGE
05	LOCATION MAP
06	SURVEY
07	DIMENSIONED SITE PLAN
08	GRADING PLAN
09	DRAINAGE PLAN
10	PROPOSED SITE PLAN
11	LANDSCAPE PLAN
12	EXISTING IMAGES
13	EXISTING IMAGES
14	EX PLANS & ELEVATIONS
15	PROPOSED PLANS
16	PROPOSED ELEVATIONS
17	PROPOSED ELEVATIONS
18	PROPOSED ACCESS BLDG
19	PERSPECTIVE VIEWS
20	SITE ILLUMINATION
21	SITE FENCING PLAN
22	SITE FENCING DETAIL

PROPOSED USE:

EXISTING HOME TO BE CONVERTED TO A
COMMERCIAL OFFICE FOR CONDUCTING A REAL
ESTATE BUSINESS.

SIGNATURE FOR PLANNING COMMISSION

DATE OF APPROVAL OF PLANNING COMMISSION

EXISTING



03

NEW OFFICE BLDG

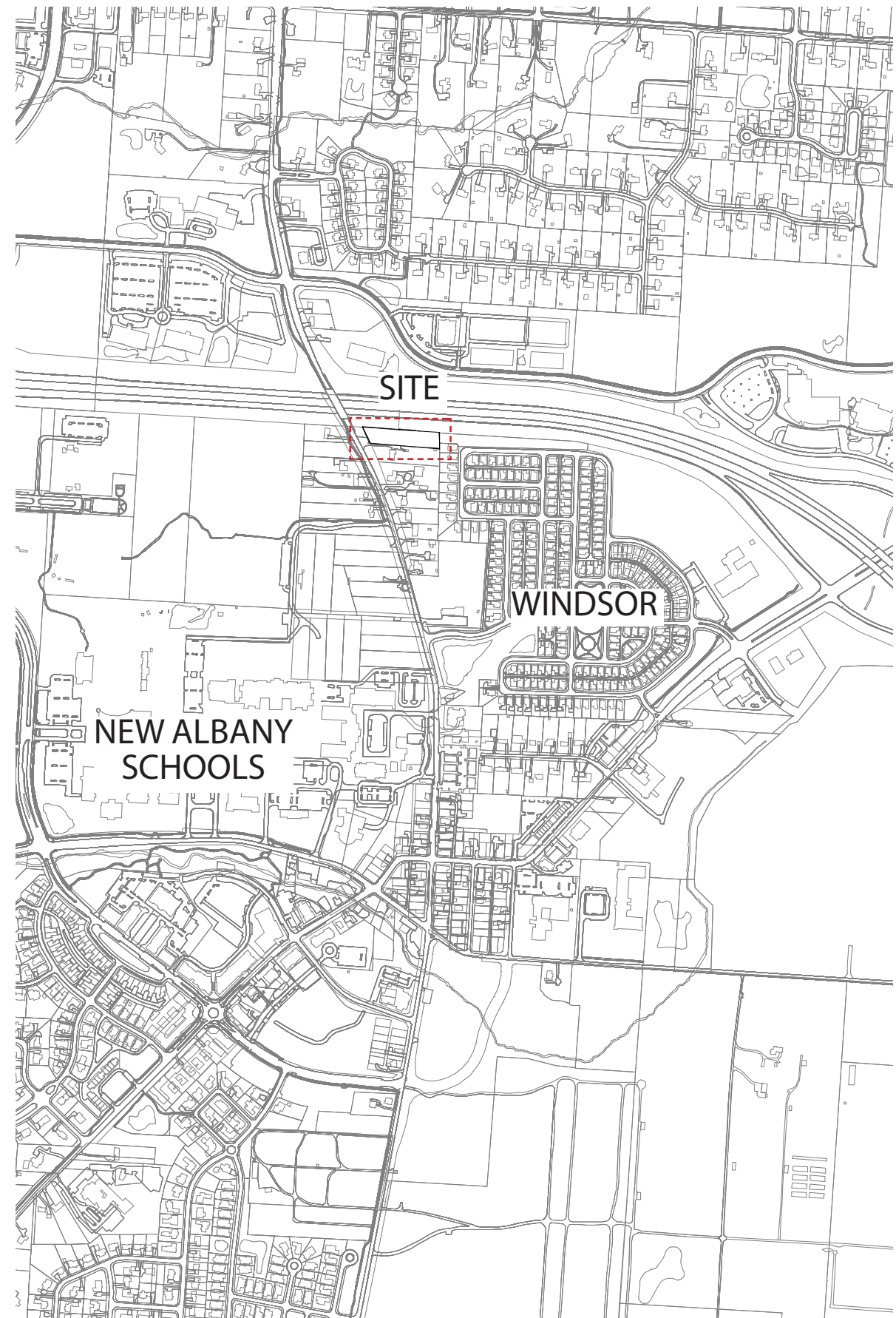
6600 NEW ALBANY CONDIT RD, NEW ALBANY OH 43054



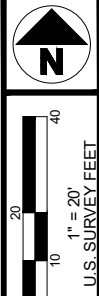
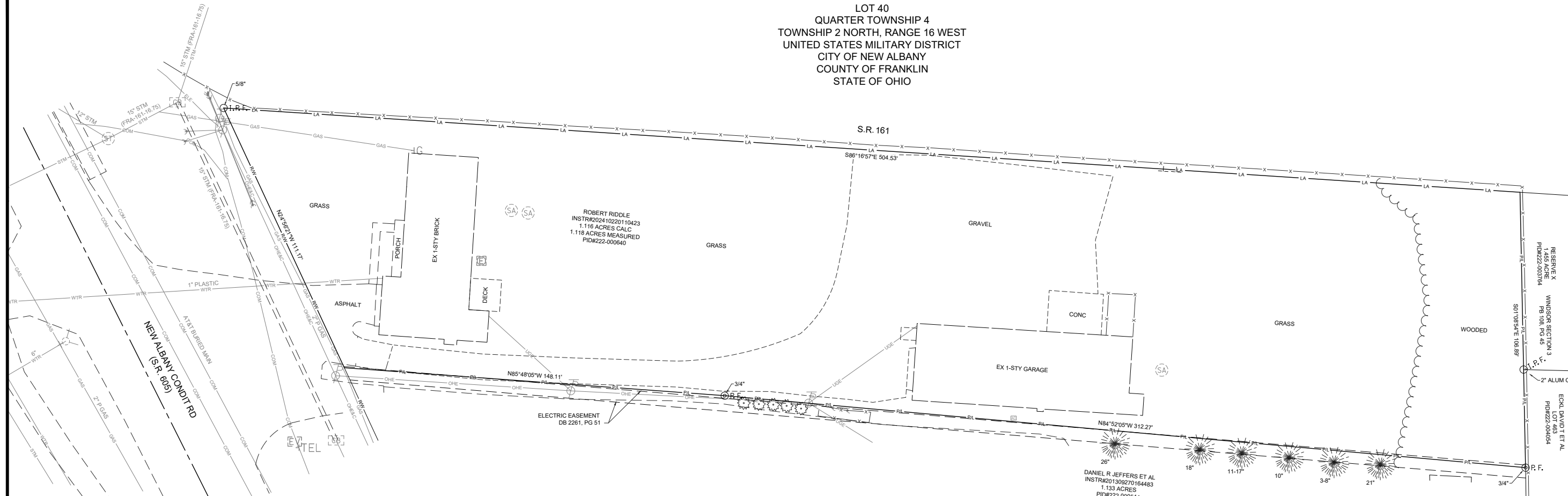
EXISTING



LOCATION MAP



LOT 40
 QUARTER TOWNSHIP 4
 TOWNSHIP 2 NORTH, RANGE 16 WEST
 UNITED STATES MILITARY DISTRICT
 CITY OF NEW ALBANY
 COUNTY OF FRANKLIN
 STATE OF OHIO



EXISTING CONDITIONS

6600 NEW ALBANY CONDIT RD
 NEW ALBANY, OH 43054

SYMBOLGY

	CABLE TV AMPLIFIER		POST
	D.H.F. DRILL HOLE FOUND		POWER/LIGHT POLE
	ELECTRIC BOX		POWER POLE
	ELECTRIC METER		PULL BOX
	ELECTRIC MANHOLE		LARGE ROCK
	FIRE HYDRANT		RAILROAD SPIKE FOUND
	FLAG POLE		SANITARY SEWER MANHOLE
	GENERIC CATCH BASIN		SPRINKLER HEAD
	GAS METER		SIGN 1-POST
	GAS MANHOLE		SIGN 2-POST
	GAS LINE MARKER		SIGNAL STRAIN/SUPPORT POLE
	GAS VALVE		STORM INLET ROUND
	GOVERNMENT DISK		STORM SEWER MANHOLE
	GUY WIRE ANCHOR		TELECOMMUNICATION POLE
	IRON PIPE FOUND		TELECOMMUNICATION/LIGHT POLE
	IRON PIN FOUND		ELECTRIC/COMMUNICATION, OVERHEAD
	IRON PIN SET		TELECOMMUNICATION MANHOLE
	INSPECTION WELL		TELECOMMUNICATION LINE MARKER
	LIGHT POLE		TELEPHONE PEDESTAL
	MAIL BOX		TELECOMMUNICATION/POWER POLE
	MONUMENT BOX		WATER GATE VALVE
	OWNERSHIP HOOK		WATER MANHOLE
	PAPER BOX		WATER METER
	PK NAIL FOUND		YARD LIGHT
	PK NAIL SET		

LINEWORK

	100-YEAR FLOOD LIMITS
	CENTERLINE
	CONTOUR, INDEX
	CONTOUR, INTERMEDIATE
	COMBINATION SEWER
	COMMUNICATION, UNDERGROUND
	COMMUNICATION, OVERHEAD
	EASEMENT
	EDGE OF WATER
	ELECTRIC, UNDERGROUND
	ELECTRIC, OVERHEAD
	FENCE
	FORCE MAIN
	GAS
	GUARDRAIL
	LIMITED ACCESS RIGHT OF WAY
	PROPERTY LINE
	RIGHT OF WAY LINE
	SANITARY SEWER
	SETBACK
	STORM SEWER
	WATER LINE

NOTE: STANDARD LEGEND BLOCK, NOT ALL SYMBOLS OR LINEWORK APPLY



SITE

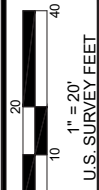
LOCATION MAP
 NOT TO SCALE

BASIS OF BEARINGS:
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, FRANKLIN COUNTY, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GNSS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.
 SOURCE DOCUMENTS AND THE AUDITOR'S PARCEL NUMBERS ARE SHOWN ON THE PLAT.
 THIS PLAT WAS BASED ON A FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN MARCH 2026.

CW Design Group
 CIVIL ENGINEERING, LAND SURVEYING
 PHONE: 614-846-9279
 972 Linkfield Drive
 Worthington, Ohio 43085

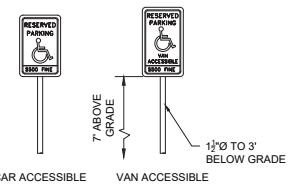
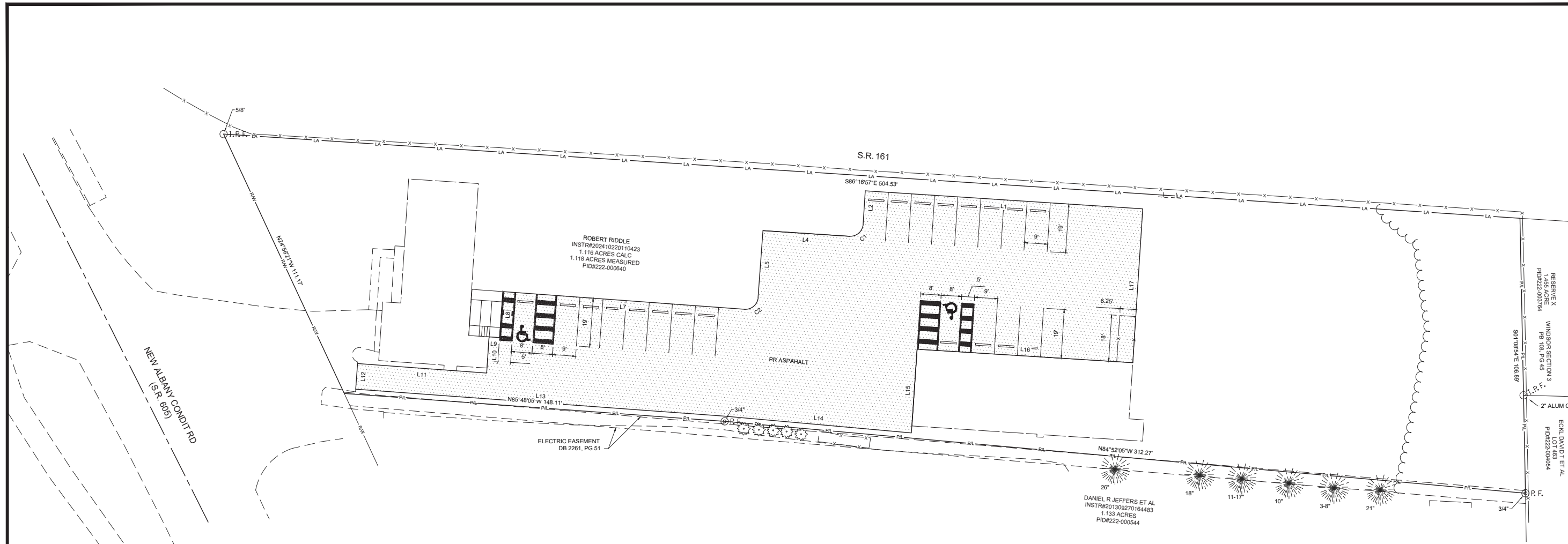
04/10/2026
 CHARLES A. WAGNER, S-8091
 CW DESIGN GROUP, LLC





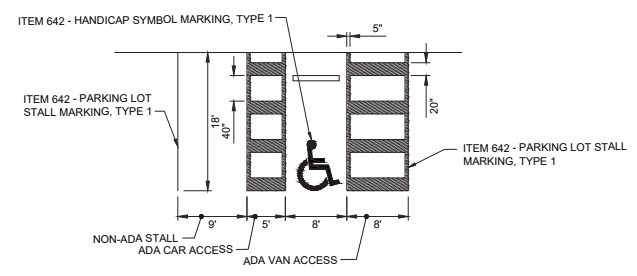
SITE PLAN

**6600 NEW ALBANY CONDIT RD
NEW ALBANY, OH 43054**

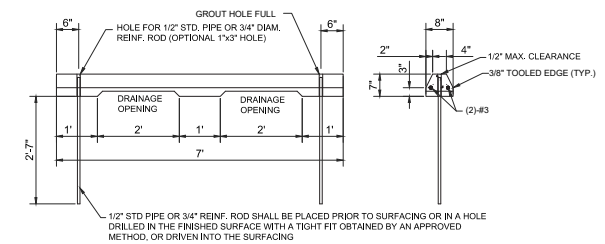


PROVIDE A 12"x16" SIGN, POLE MOUNTED IN FRONT OF EACH HANDICAP PARKING SPACE & DESIGN STANDARDS OF FEDERAL HIGHWAY ADMINISTRATION; PROVIDE VAN ACCESSIBLE TEXT AT VAN ACCESSIBLE SPACES ONLY.

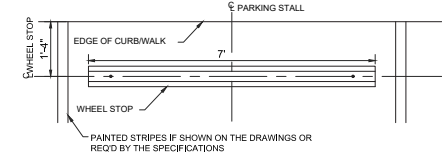
RESERVED PARKING SIGNS



PARKING STALL MARKING TYPICAL



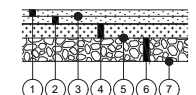
ELEVATION & SECTION



**PLAN
WHEEL STOP DETAIL**

LEGEND

PROPOSED ASPHALT PAVEMENT. SEE PAVEMENT SECTION DETAIL THIS SHEET



**ASPHALT PAVEMENT SECTION
-NOT TO SCALE-**

PAVEMENT SECTION CODED NOTES:

- 1 ITEM 404-1.50" ASPHALT CONCRETE
- 2 ITEM 402-1.50" ASPHALT CONCRETE
- 3 ITEM 407-TACK COAT (0.10 GAL/SY)
- 4 ITEM 301-3" ASPHALT CONCRETE BASE
- 5 ITEM 408-BITUMINOUS PRIME COAT
- 6 ITEM 304-6" AGGREGATE BASE
- 7 ITEM 204-SUBGRADE COMPACTION AND PROOF ROLLING

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°16'57"W	108.00
L2	S03°43'03"W	13.00
L4	N86°16'57"W	33.63
L5	S04°11'55"W	26.02
L7	N85°48'05"W	94.00
L8	S04°11'55"W	17.90
L9	N86°13'21"W	4.08
L10	S03°46'39"W	14.11
L11	N85°48'05"W	50.26
L12	S04°11'55"W	9.96
L13	S85°48'05"E	143.82
L14	S84°52'05"E	72.64
L15	N03°57'12"E	32.61
L16	S86°25'22"E	83.92
L17	N03°43'03"E	59.92

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	7.85'	5.00'	S48°43'03"W	7.07'	090°00'00"
C2	7.85'	5.00'	S49°11'55"W	7.07'	090°00'00"

SITE COVERAGE		
Pre-Site Statistics		Acres
Impervious Area	0.14	Pavement/Building
Impervious Area	0.21	Gravel Parking Lot
Pervious Area	0.77	Grass - Good condition, D
Total Area	1.12	
Post-Site Statistics		Acres
Impervious Area	0.47	Pavement/Building
Pervious Area	0.65	Grass - Good condition, D
Total Area	1.12	



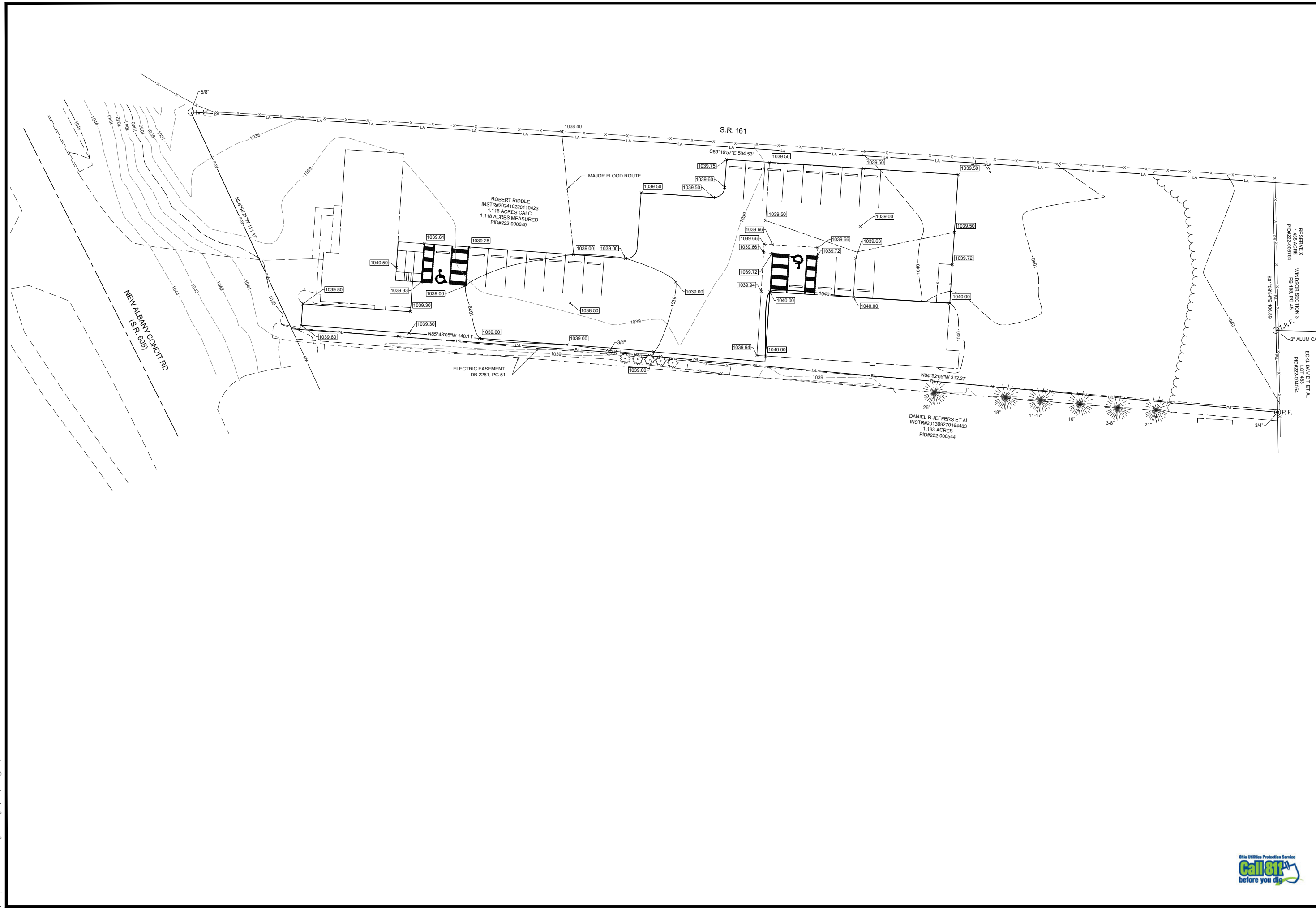
D:\Project\2025\00029\Drawing\base.dwg - May 20, 2026 @ 8:43pm - © 2026



GRADING PLAN

6600 NEW ALBANY CONDIT RD
NEW ALBANY, OH 43054

3
4



RESERVE X
WINDSOR SECTION 3
1.455 ACRE
PID#22-000764
PG 108, PG 45
S01 085°4' E 108.88'

ECKL, DAVID ET AL
EQUIL LOT 463
PID#22-000454

DANIEL R. JEFFERS ET AL
INSTR#201309270164483
1.133 ACRES
PID#22-000544

ROBERT RIDDLE
INSTR#202410220110423
1.116 ACRES CALC
1.118 ACRES MEASURED
PID#22-000640

NEW ALBANY CONDIT RD
(S.R. 605)

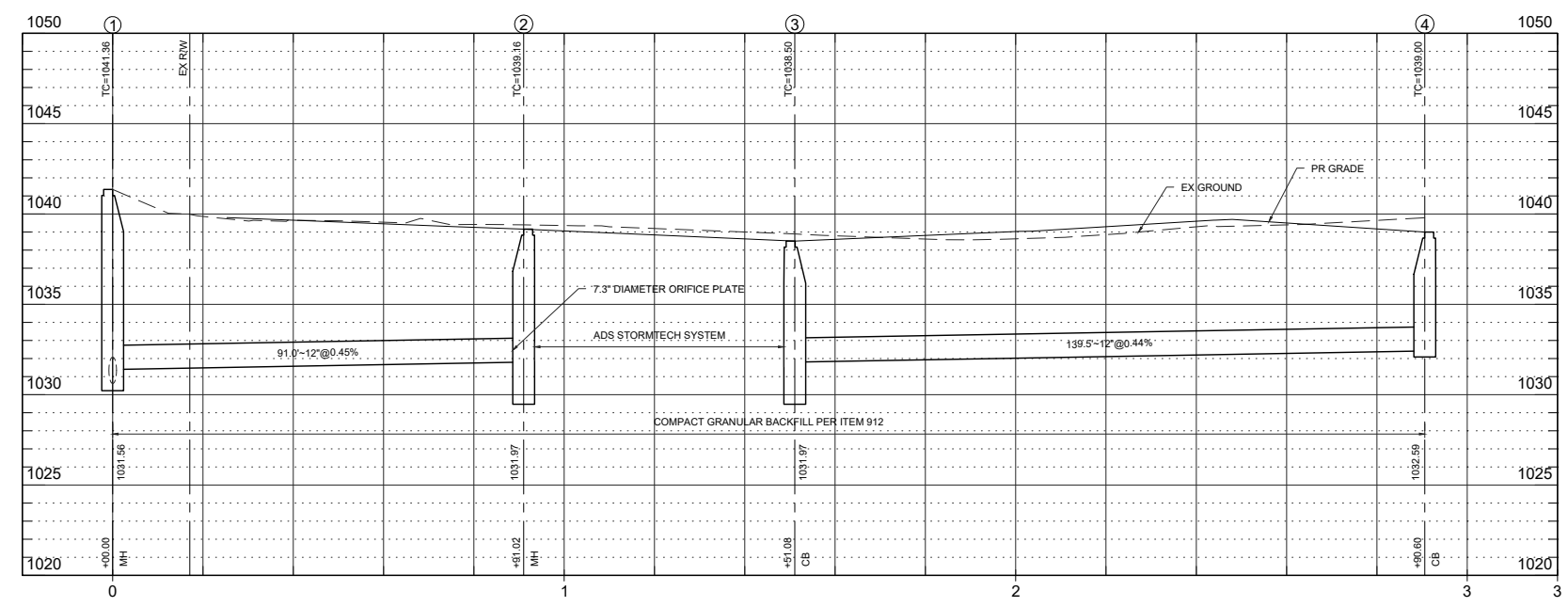
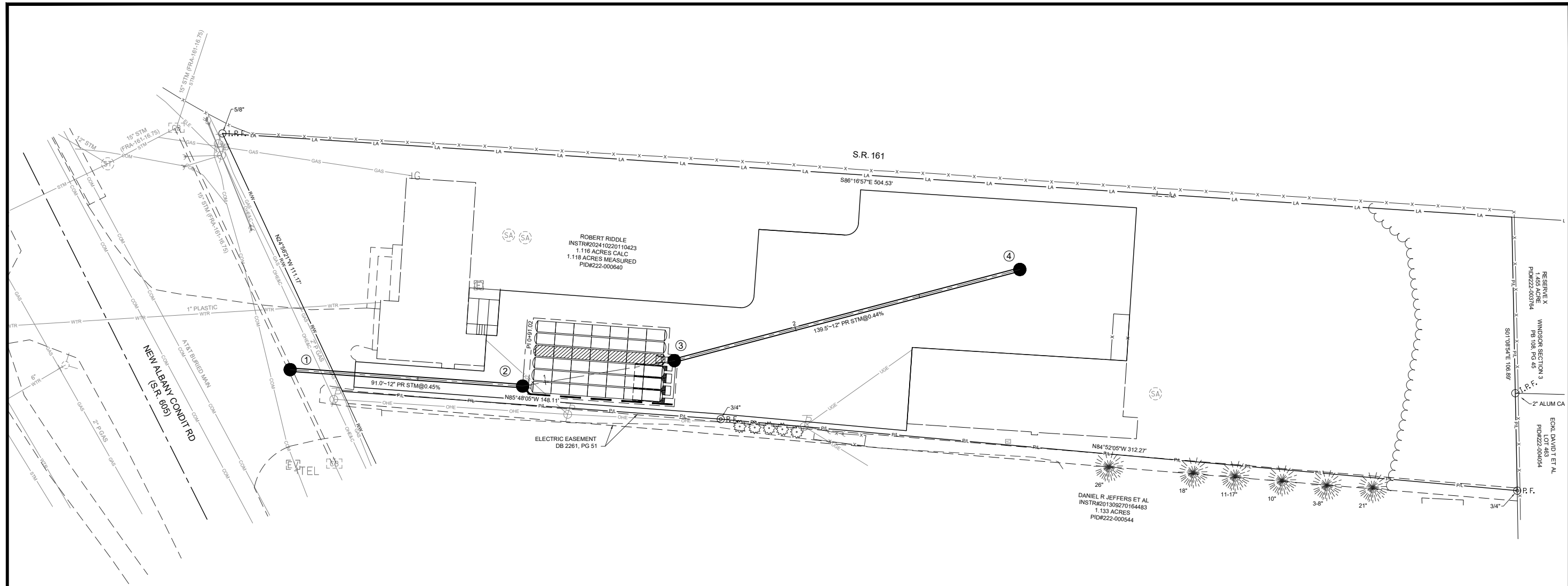




DRAINAGE PLAN

6600 NEW ALBANY CONDIT RD
NEW ALBANY, OH 43054

4
4



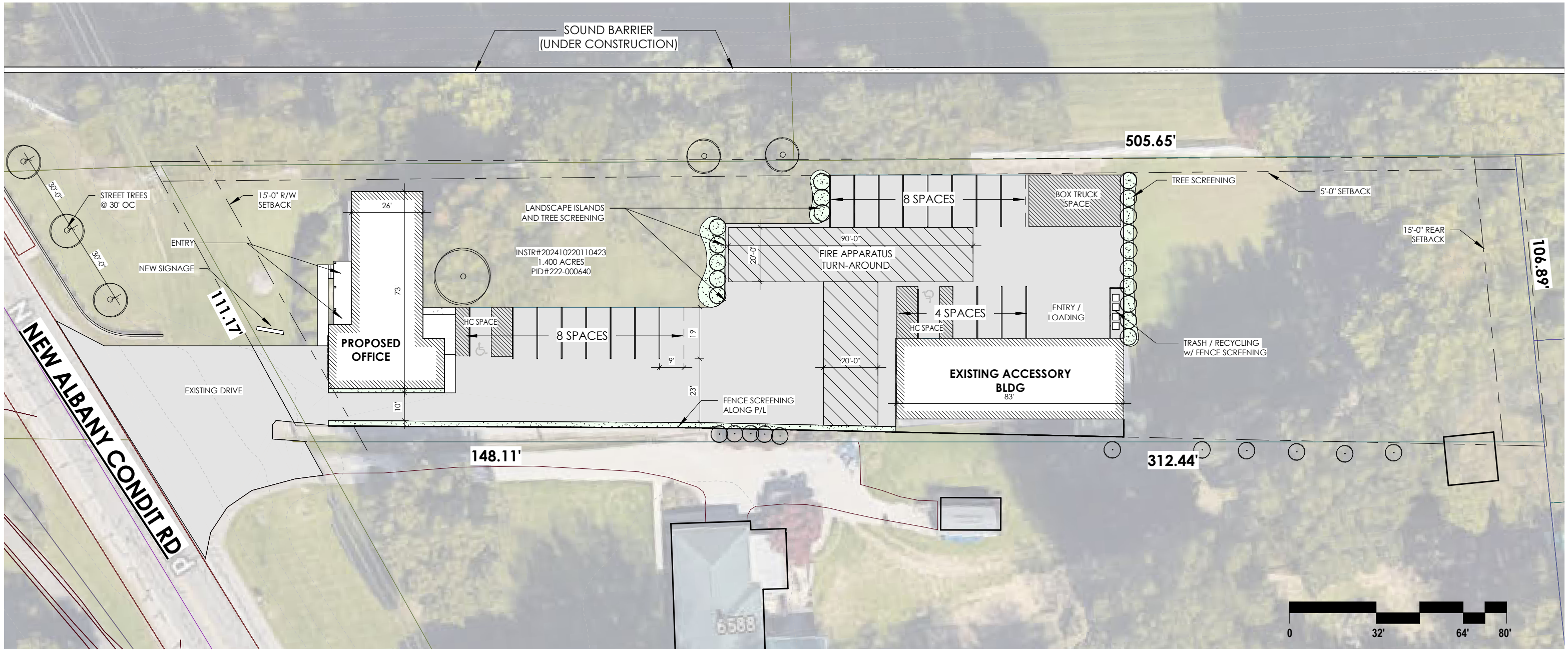
STORM SEWER STRUCTURE DATA						
STR#	DESCRIPTION	STATION	NORTHING	EASTING	PIPE DATA	GRATE
1	MH	0+00.00	761452.80	1881673.36	12" INV E=1031.56	1041.36
2	MH	0+91.02	761446.39	1881764.15	12" INV W=1031.97	1039.16
3	CB	1+51.08	761456.33	1881823.38	12" INV E=1031.97	1038.50
4	CB	2+90.60	761491.93	1881958.29	12" INV W=1032.59	1039.00

STORM SEWER PIPE DATA				
PIPE NAME	SIZE	SLOPE	BEARING	LENGTH
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2	12"	0.44%	S75°12'54"W	139.52'

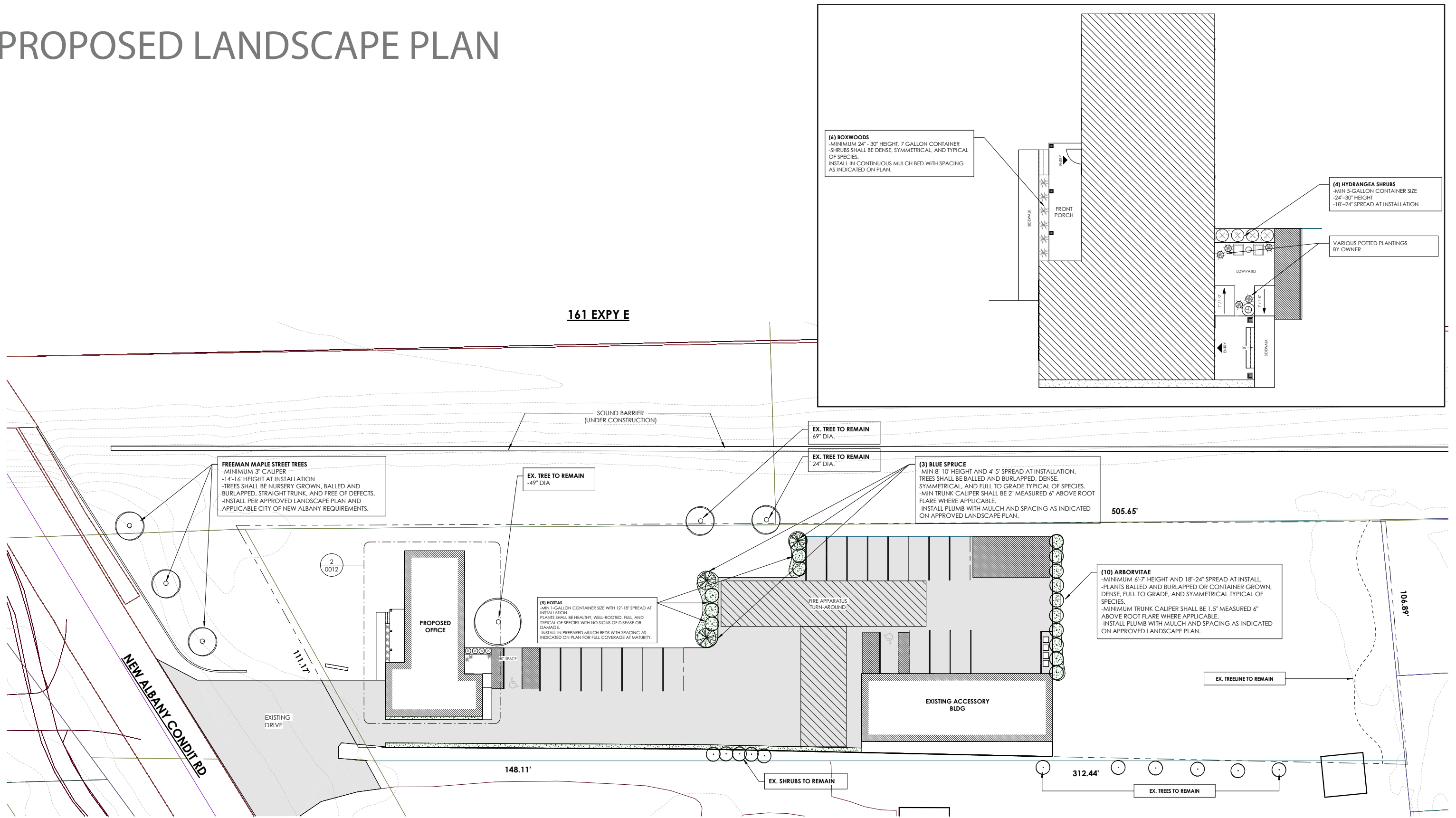
D:\Project\2025\00029\Drawing\Draw.dwg - April 10, 2026 @ 2:07pm - © 2026



PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN



1 LANDSCAPE PLAN
 1" = 20'-0"

EXISTING



EXISTING



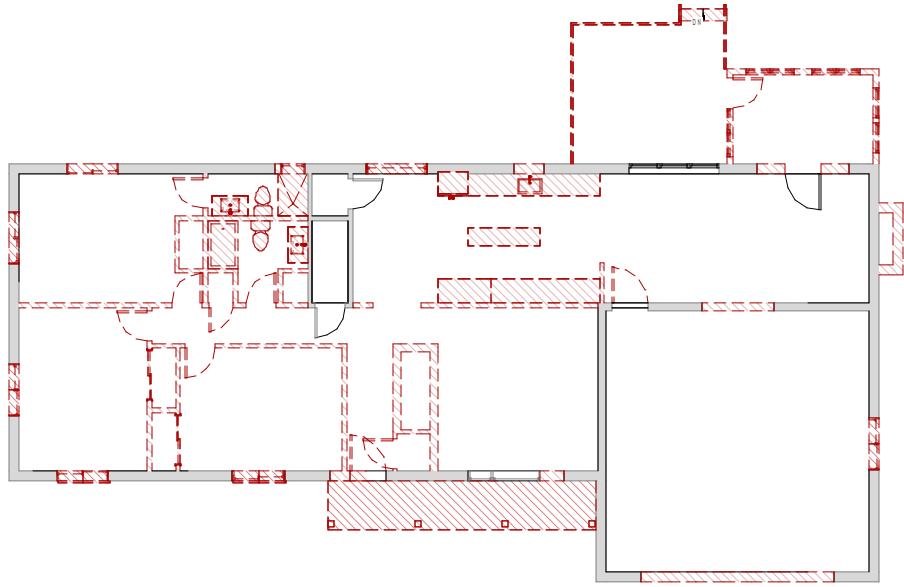
013

NEW OFFICE BLDG

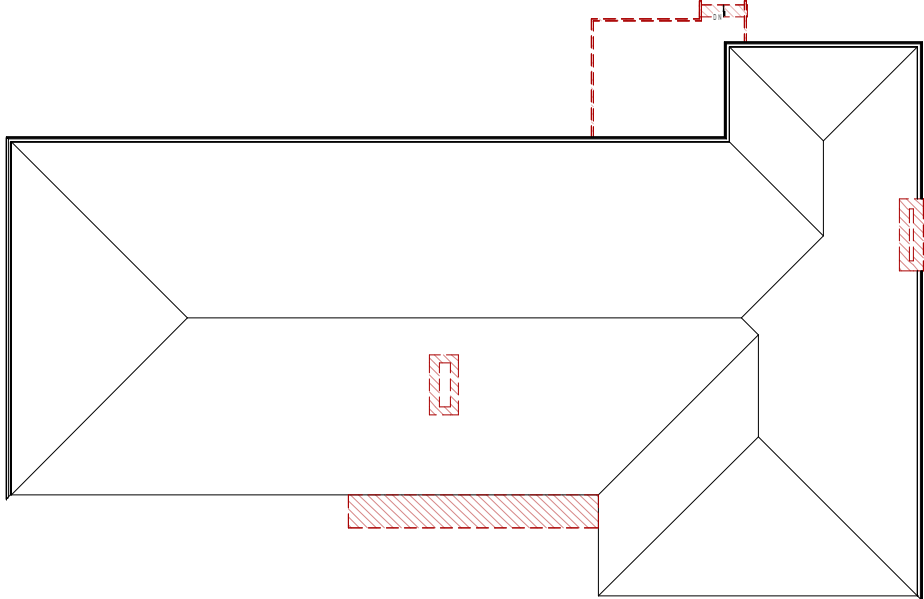
6600 NEW ALBANY CONDIT RD, NEW ALBANY OH 43054



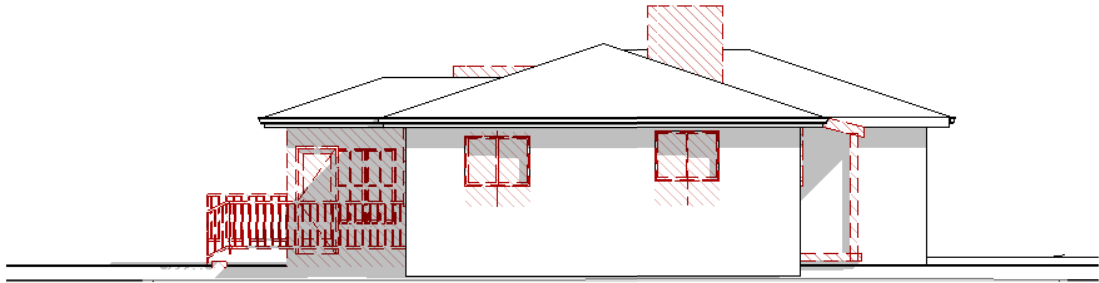
EXISTING



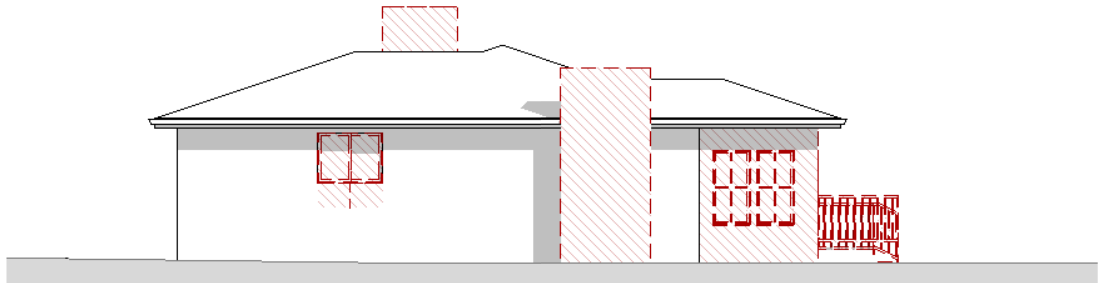
1 FIRST FLOOR EXISTING
1/8" = 1'-0"



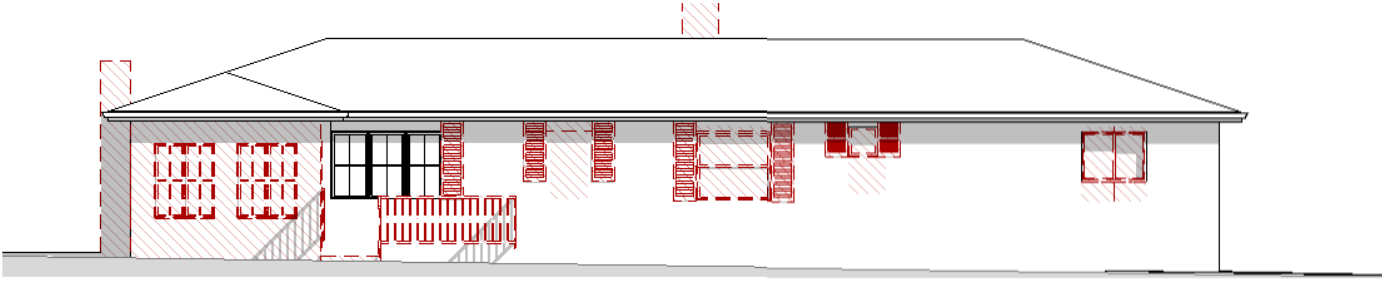
2 ROOF PLAN EXISTING
1/8" = 1'-0"



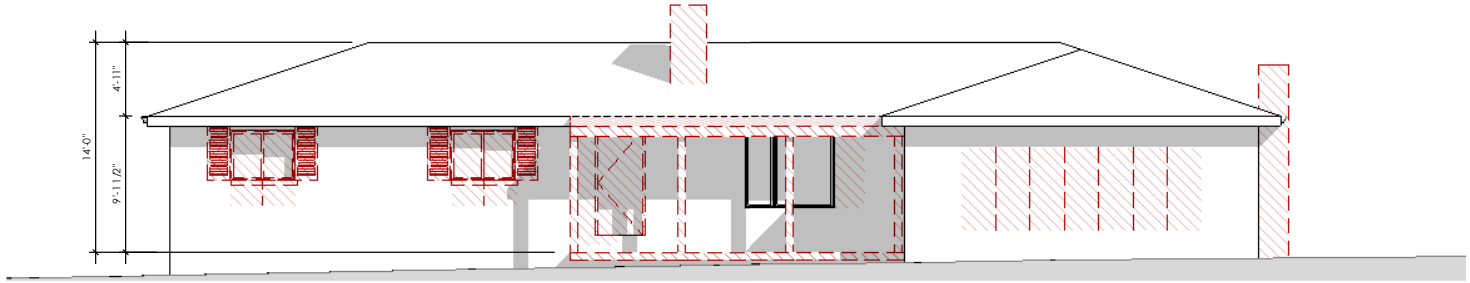
EX (LEFT) SIDE ELEVATION
1/8" = 1'-0"



EX (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

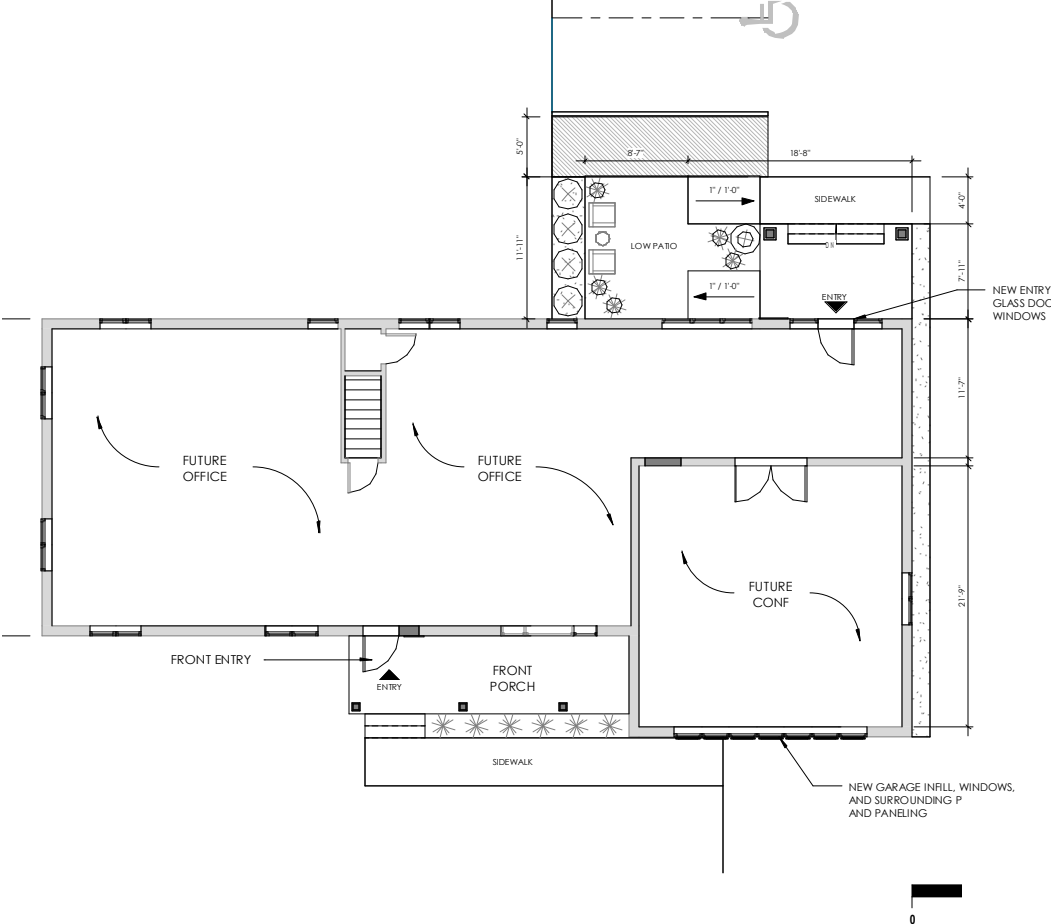


EX REAR ELEVATION
1/8" = 1'-0"

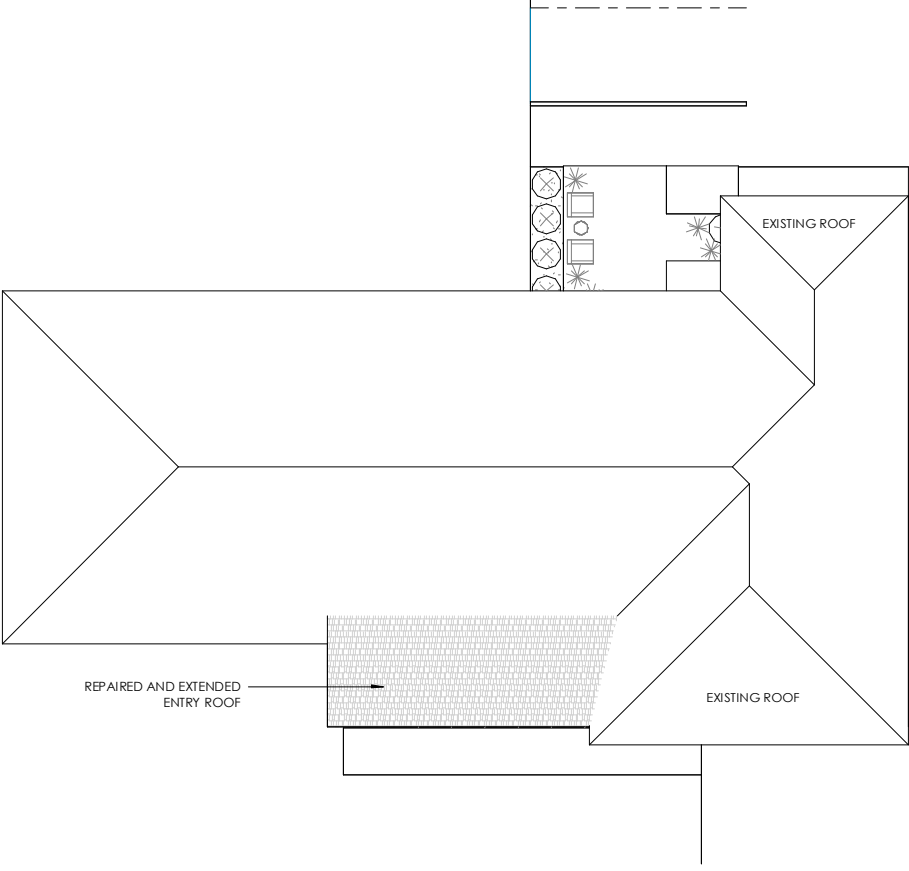


EX FRONT ELEVATION
1/8" = 1'-0"

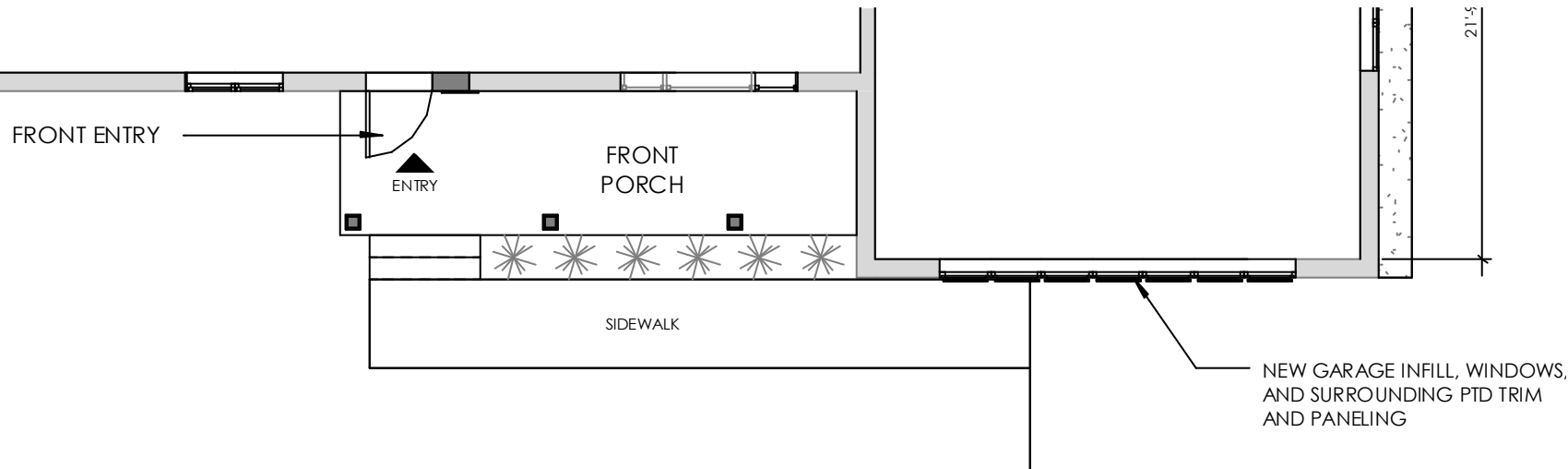
PROPOSED



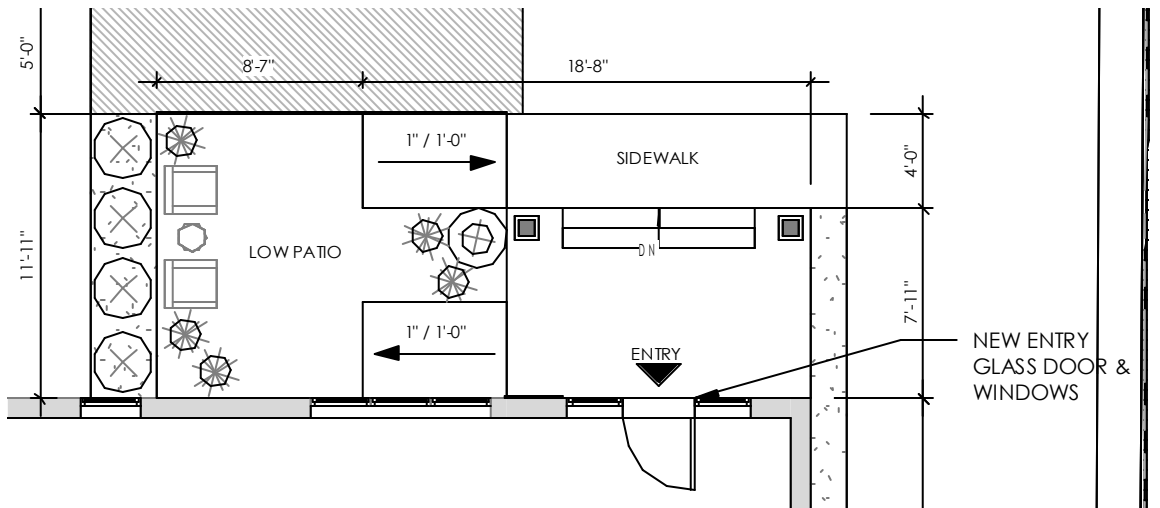
1 FIRST FLOOR PROPOSED
1/8" = 1'-0"



2 ROOF PLAN PROPOSED
1/8" = 1'-0"

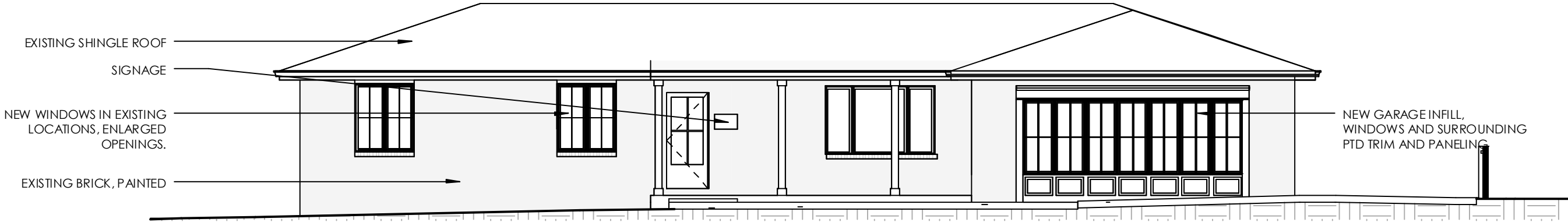


FRONT ENLARGED



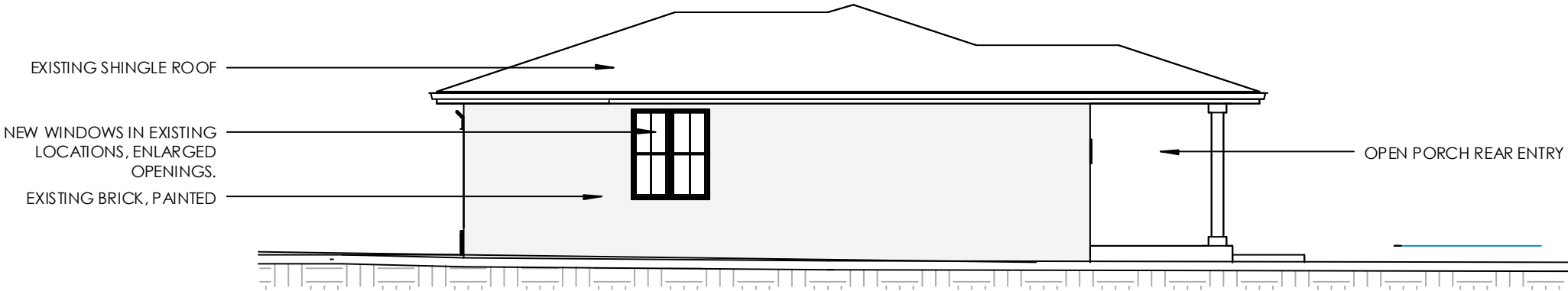
REAR ENLARGED

PROPOSED



FRONT ELEVATION

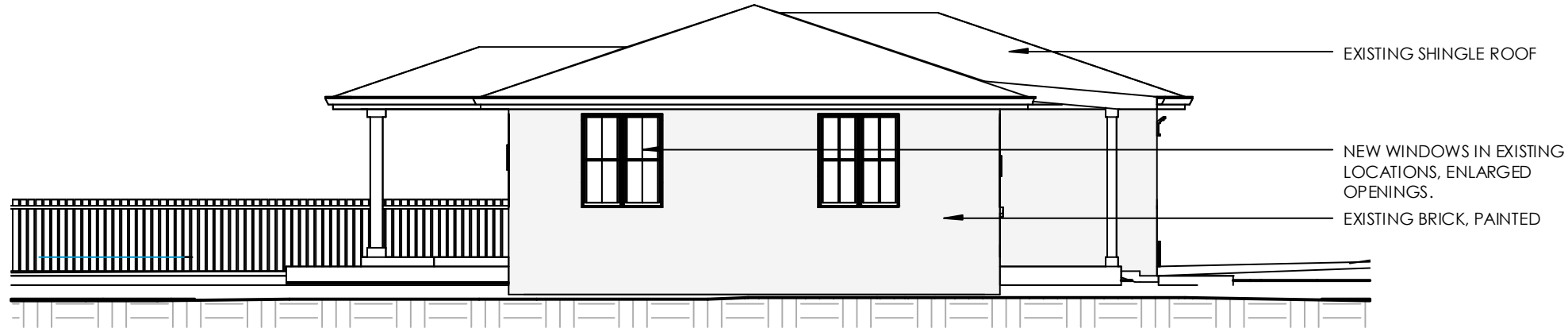
1/8" = 1'-0"



SIDE (RIGHT) ELEVATION

1/8" = 1'-0"

PROPOSED



SIDE (LEFT) ELEVATION

1/8" = 1'-0"



REAR ELEVATION

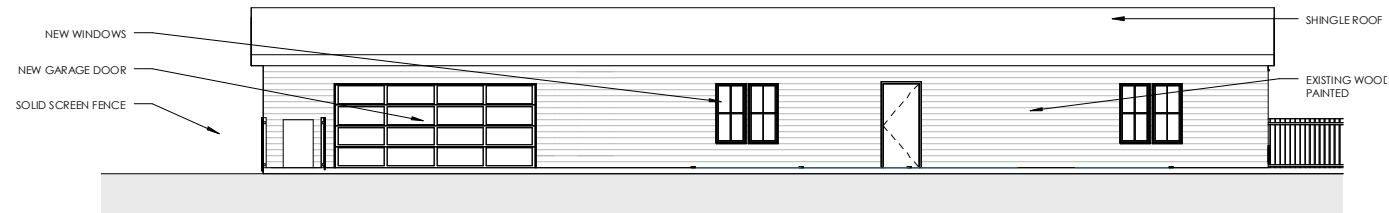
1/8" = 1'-0"

PROPOSED ACCESSORY BLDG

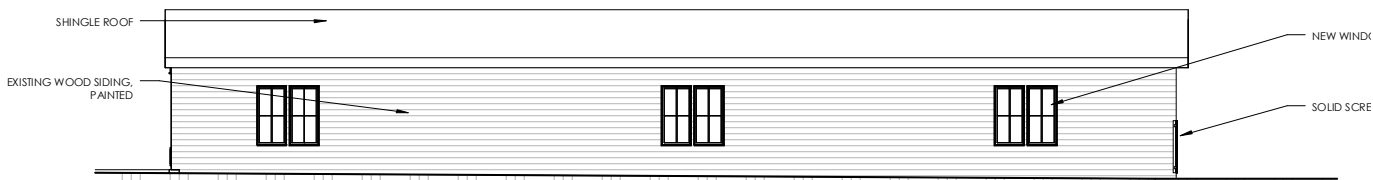


6 ACC BLDG ELEV 1
1/8" = 1'-0"

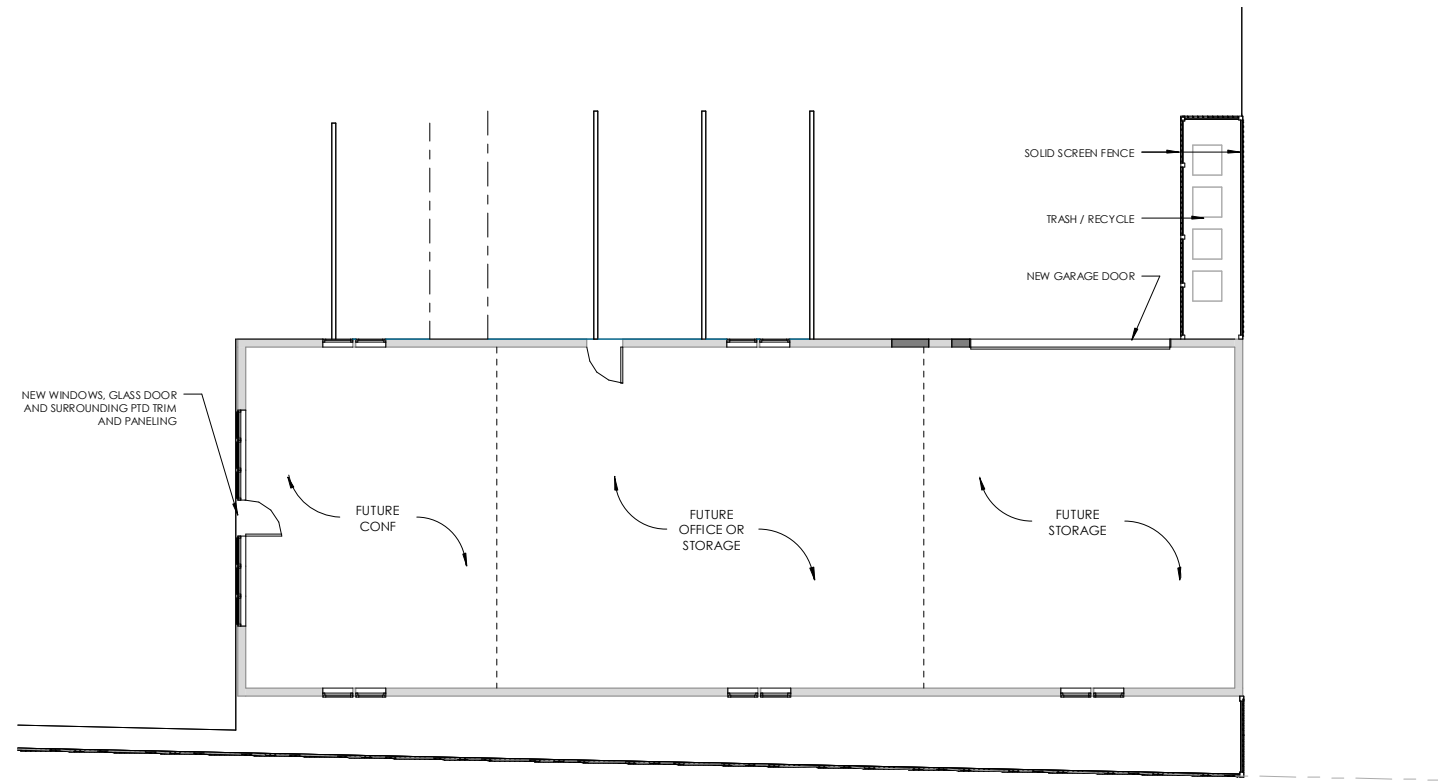
5 ACC BLDG ELEV 4
1/8" = 1'-0"



4 ACC BLDG ELEV 2
1/8" = 1'-0"

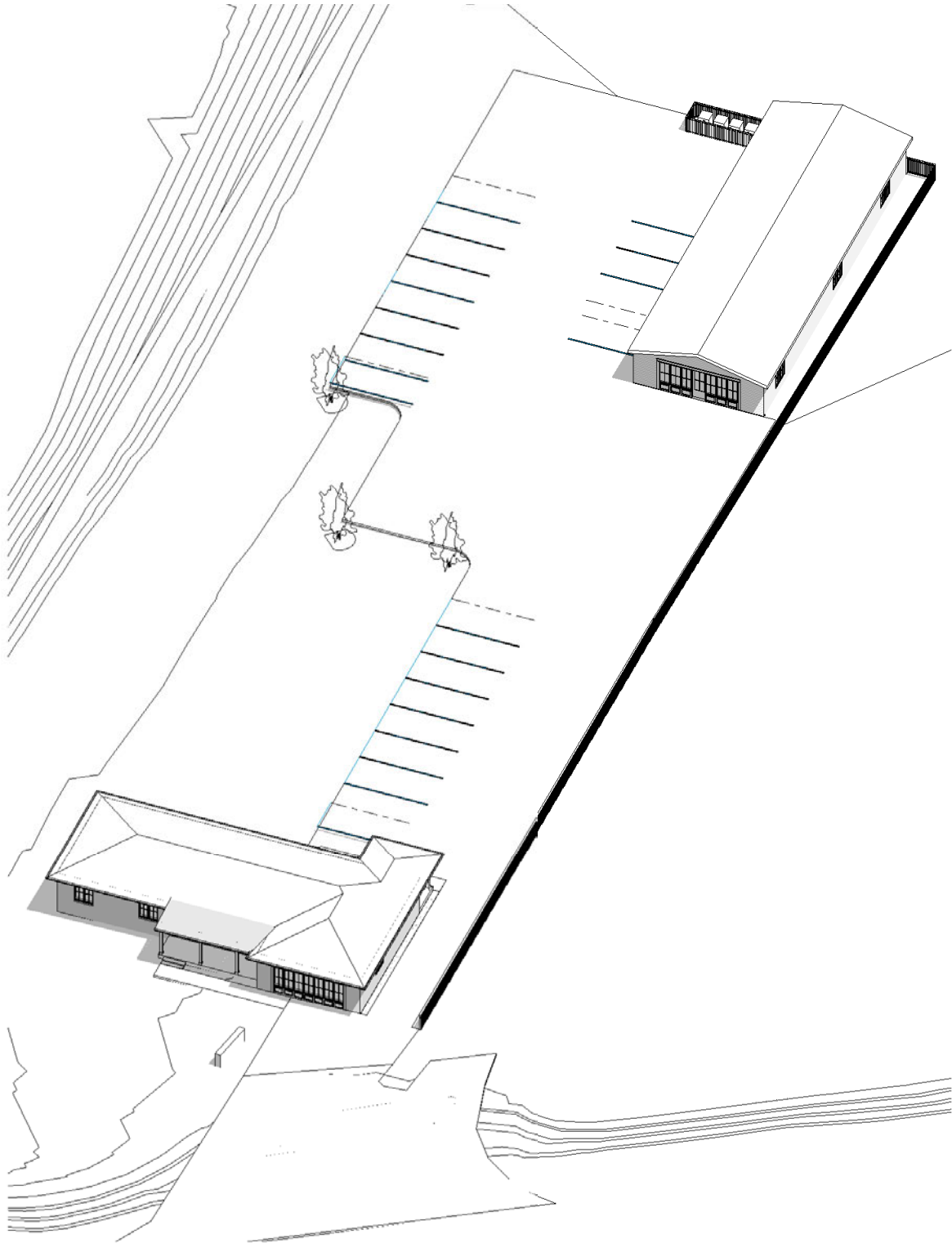


3 ACC BLDG ELEV 3
1/8" = 1'-0"



1 ACCESSORY BLDG PLAN
1/8" = 1'-0"

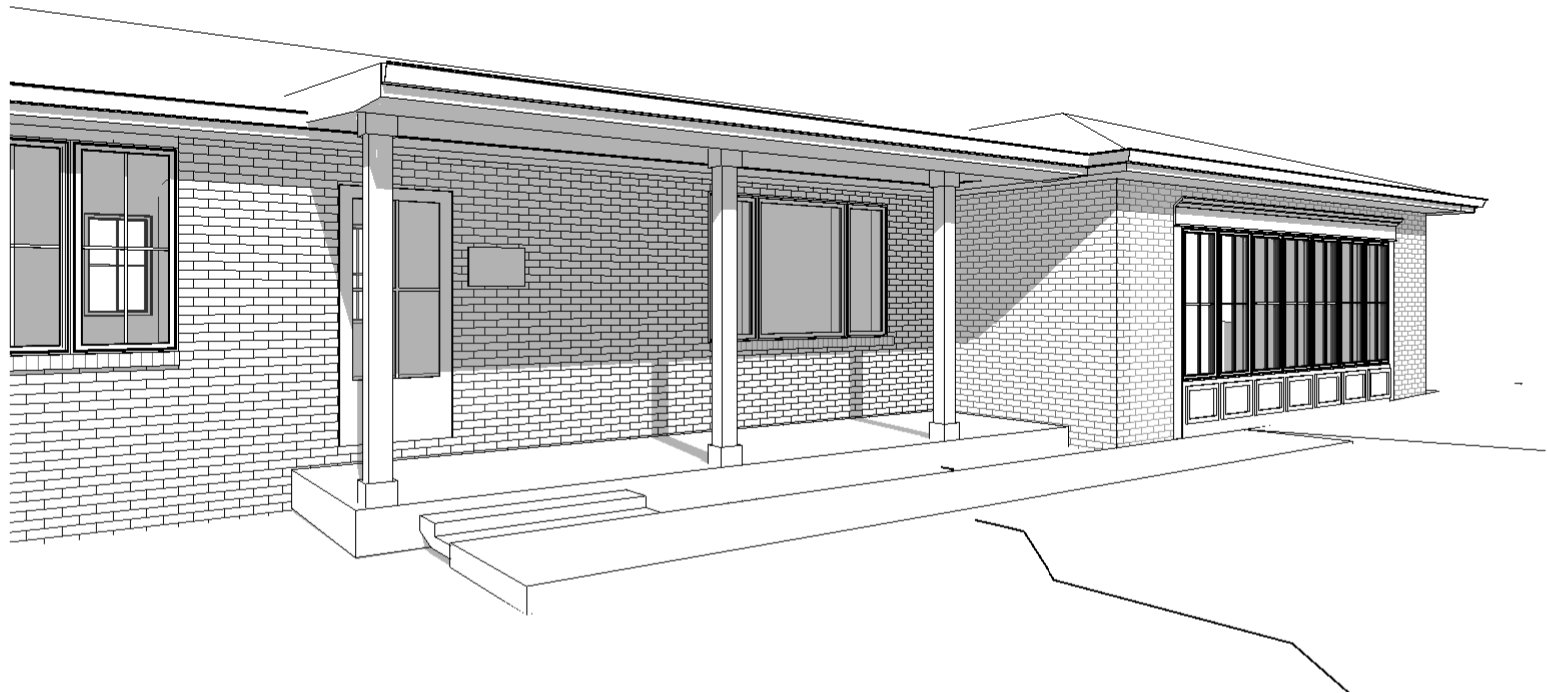
PROPOSED ACCESSORY BLDG



② ROOF AXON




① PERSPECTIVE 1




④ PERSPECTIVE 2

SITE ILLUMINATION

In-grade luminaire
Ground surface illuminator




A series of LED in-grade luminaires to illuminate ground surfaces. Equipped with one, two or four light apertures to meet different lighting requirements. These luminaires are designed to bear pressure loads up to 8800 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.
Die-cast aluminum - Clear safety glass - Reflector made of pure anodized aluminum
LED color temperatures: 2700K, 3000K, 3500K, 4000K
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
NRTL listed to North American standards - Suitable for wet locations - Protection class IP 67




IN-GROUND SURFACE ILLUMINATOR
2" ABOVE GROUND / 3000K TEMP

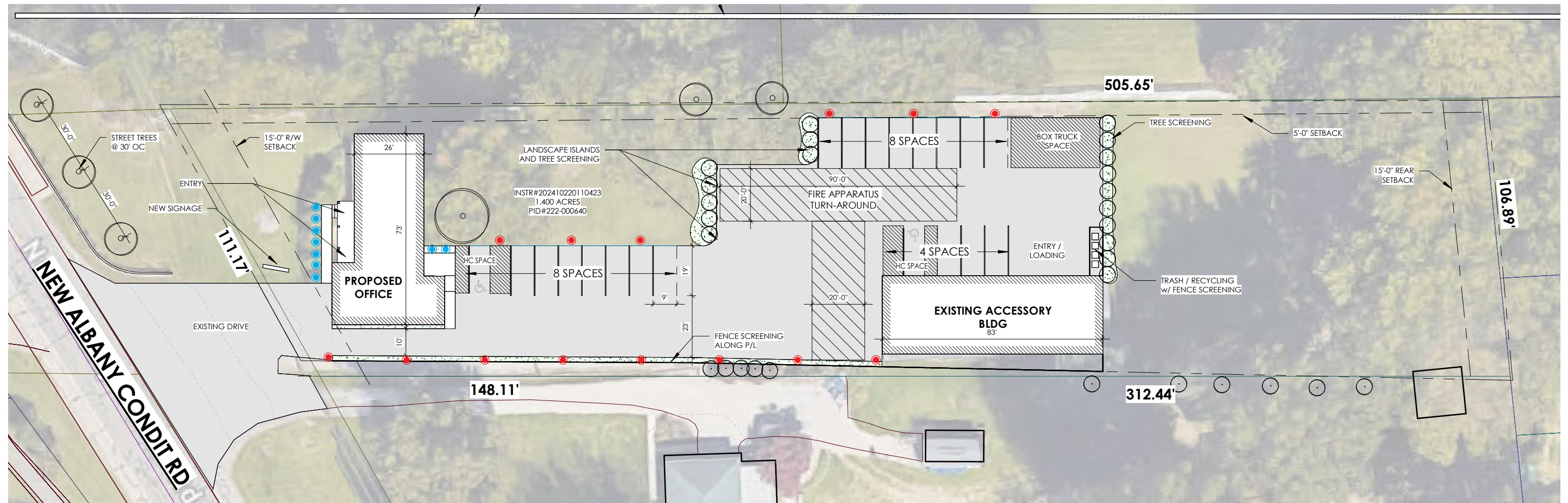
Bollard
Directed light



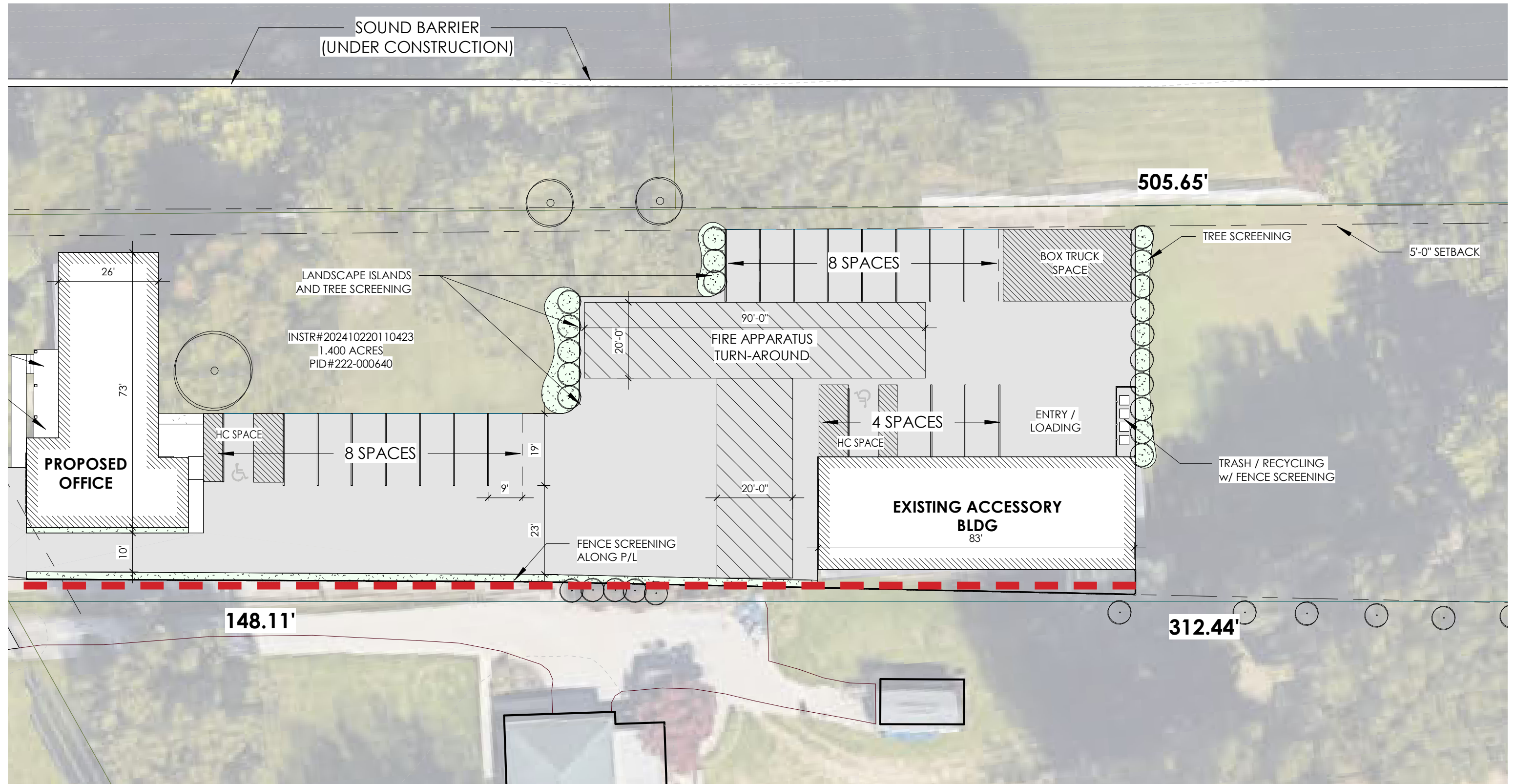
A series of bollard luminaires with shielded light distribution that are ideal for providing a high level of illuminance directly in front of the luminaires while providing exceptional glare control. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt or
2700K (K27), 3000K (K3), 3500K (K35), 4000K (K4)
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.
NRTL listed to North American Standards, suitable for wet locations
IP 65



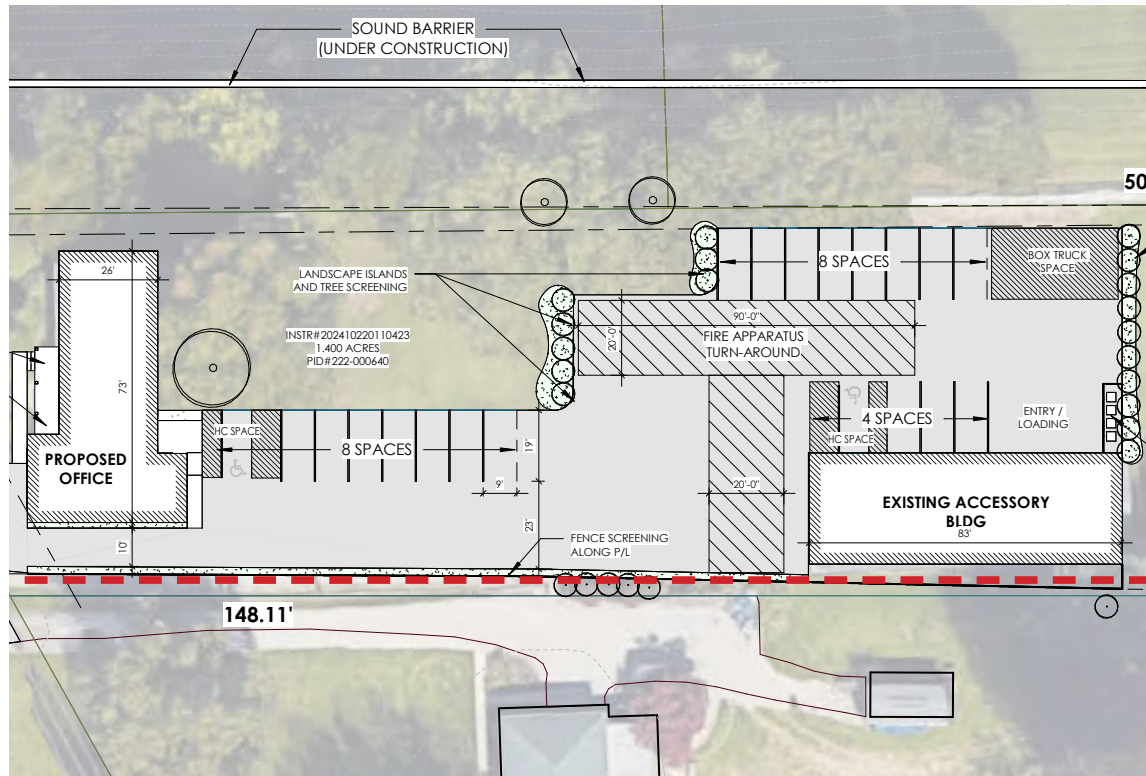
IN-GROUND BOLLARD
AVAILABLE IN 28" & 36" HEIGHT - 3000K TEMP



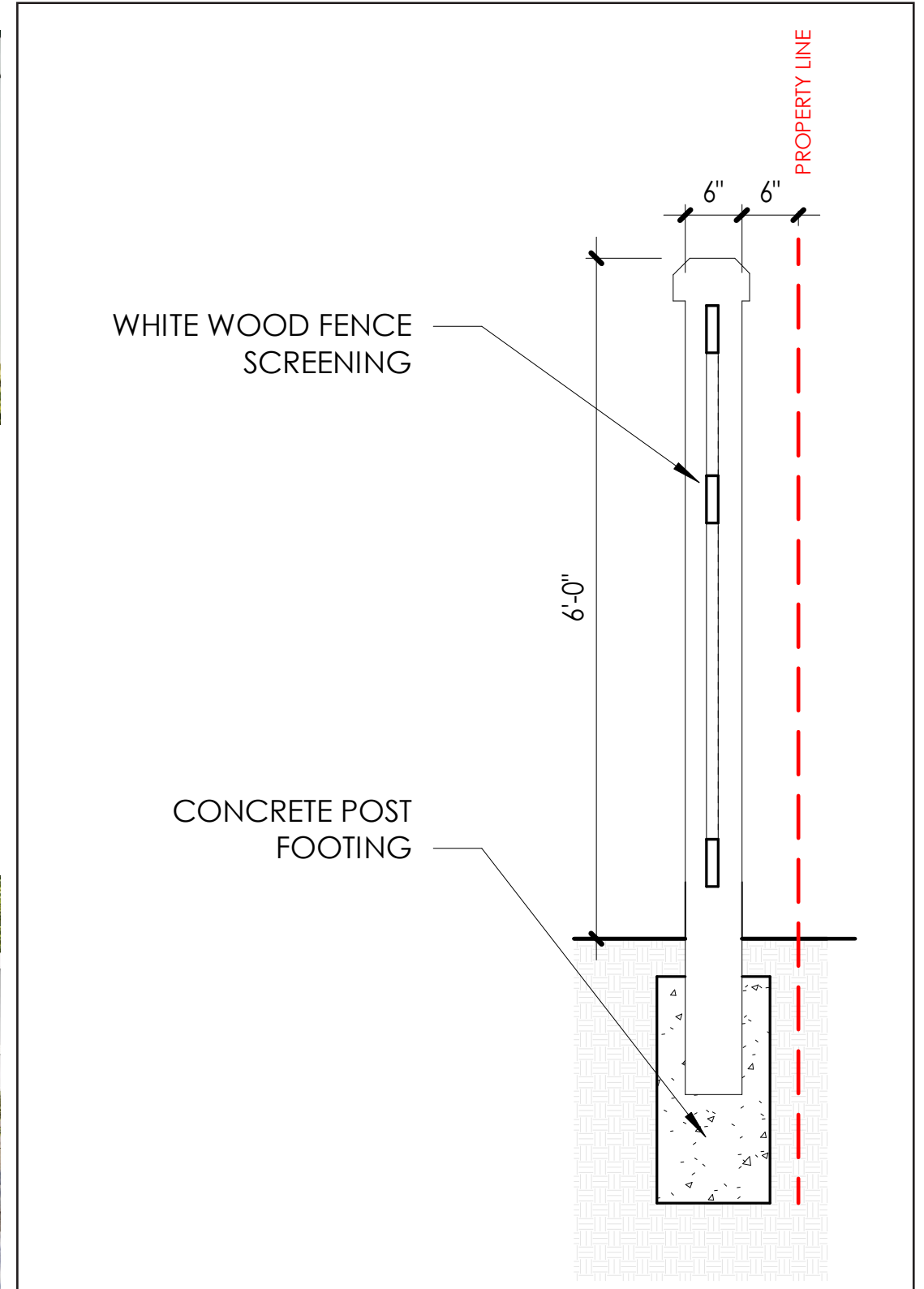
SOLID SCREEN FENCING



SOLID SCREEN FENCING



WOOD SCREENING
(IMAGES ARE REPRESENTATIVE)





**Architectural Review Board Staff Report
June 8, 2026 Meeting**

**6905 CENTRAL COLLEGE ROAD NEW HOME
CERTIFICATE OF APPROPRIATENESS AND WAIVERS**

LOCATION: 6905 Central College Road (PID: 222-000349)
APPLICANT: Old World Custom Homes c/o Patrick Miller
REQUEST: Certificate of Appropriateness with waivers
ZONING: Residential Estate District (R-1)
STRATEGIC PLAN: Residential
APPLICATION: ARB-36-2026

Review based on application materials received May 8 and May 18, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and associated waivers for select design elements for a new single-family home at 6905 Central College Road. The new home is proposed to be built with materials that require review by the Architectural Review Board, and due to variations from the standards contained in the Design Guidelines and Requirements (“DGR” or “DGRs”), waivers have been included as part of the certificate of appropriateness application.

The applicant requests a certificate of appropriateness, as required by 1(I)(F) and 5(II)(F)(1), for the use of Hardie board and stone as exterior materials. Additionally, the applicant requests the following waivers as part of this application:

- (A) Waiver to DGR Sections 1(I)(G), 1(II), 5(II)(B)(2), and 5(II)(F)(6) to allow mixing of exterior styles not aligned with the American architectural precedents outlined in the DGRs.
- (B) Waiver to DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is located in front of the main portion of the building and taller than the main portion of the building.

Unlike development in the Village Center, the intent of this certificate of appropriateness is not to evaluate the proposal as a whole; rather, the certificate of appropriateness is specifically regarding the proposed exterior materials and waivers.

II. SITE DESCRIPTION & USE

The approximately 3.63-acre site is located along Central College Road just outside of the Cedar Brook subdivision and across from Wentworth Crossing. The area is characterized by an older housing stock and low-density residential development.

At present, no structure exists on the site. Numerous mature trees are located on the lot, especially concentrated on its southern half. Sugar Run extends along the eastern portion of the site, which includes a pond shared between the subject site and the adjacent parcel; this offers unique natural aesthetics to the land. The site is encumbered by a floodplain generally along its entire eastern side due to Sugar Run. A swale, fence, and above-ground utility line run along the parcel’s frontage. The site is notably larger than most other parcels in its vicinity.

III. EVALUATION

Certificate of Appropriateness

Per New Albany Design Guidelines and Requirements Section 1(I)(F) and 5(II)(F)(1), the use of exterior materials other than brick or wood requires review and approval by the New Albany Architectural Review Board. C.O. Section 1157.08 states that review of a certificate of appropriateness should include evaluation of whether the proposed environmental change complies with the criteria set forth in the Design Guidelines and Requirements, and upon review of the application for a Certificate of Appropriateness, the Architectural Review Board shall determine whether the proposed environmental change promotes, preserves, and enhances the architectural and historical assets of the city.

Additionally, per C.O. Section 1157.12, any person or entity having an interest in property that seeks to obtain a waiver from the requirements of the New Albany Design Guidelines and Requirements shall follow the procedures set forth in C.O. Chapter 1113. C.O. Chapter 1113.09 defines that a waiver to standards may be approved by the Architectural Review Board as part of a Certificate of Appropriateness application. In considering this request for waivers, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1113.11.

Per **C.O. Section 1157.09, Criteria for Evaluation of Application for Certification of Design Appropriateness**, the proposal should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and requirements of the Codified Ordinances.*

Context and general applicable design standards

- The following sections of the DGRs apply to the development:
 - Section 1: Design Principles and American Architectural Precedent – This section of the DGRs generally governs all development in the city.
 - Section 5: Residential Outside Village Center – This section provides the requirements for residential development outside of the Village Center. The goal for residential development both inside and outside the Village Center is to create high-quality buildings that enhance the character and livability of New Albany.
- DGR Sections 1(I)(J) and 5(II)(B)(1) recognize that lots within areas where there are a number of existing buildings and lots that existed prior to the creation of the Architectural Review Board will not necessarily be expected to follow the American architectural precedent described in the DGR, and that greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
- Wood and brick are the preferred exterior building materials for homes in the city of New Albany. DGR Sections 1(I)(F) and 5(II)(F)(2) state that the use of materials other than wood or brick, as noted in other sections, requires review and approval by the Architectural Review Board. Hardie board is noted in Section 5(II)(F)(1) as an alternative material that may be appropriate when used in the same way as traditional materials would have been used (i.e. the shape, size, profile, and surface texture of alternate materials must match historical practice; especially close attention must be paid to details such as corner boards and window and door trim to ensure a correct match to traditional wood elements). Additionally, numerous architectural precedent examples described in Section 1(II) note that stone examples can be found throughout their history. The Architectural Review Board shall review the appropriateness of the use of Hardie and stone exterior materials.

Evaluation

- The proposed architectural style appears to be inspired by transitional European design. Three main materials are proposed on the exterior walls of the home, and no one architectural

style appears to be chosen. The applicant has requested a waiver to allow the mixing of elements from numerous styles.

- The applicant proposes the vertically oriented Hardie board-and-batten siding in Accessible Beige with the Select Cedarmill texture as one of the primary exterior materials. Staff is supportive of the use of Hardie board, which has been approved for many other homes and businesses in the city, including homes in the vicinity along Central College Road.
- In addition to the Hardie board, the applicant proposes Hardie paneling in Urbane Bronze as an exterior material in certain locations. Hardie paneling appears to be similar to the Hardie board-and-batten.
- Stone is recognized in the DGRs as an example material used in historical Georgian, Georgian Revival, Federal, and Greek Revival architecture, and stone is permitted in numerous residential subdivisions within the city. The applicant proposes the use of a Casa di Sassi Dente Quartz Ledgestone veneer as another exterior material. A majority of the use of stone is proposed on the front and left elevations.
 - The stone will continue around the house in a band along the foundation; however, there are still notes in the submittal that state the right-side foundation will be exposed. Staff recommends a condition of approval that the right elevation have the stone foundation band (condition #1).
- The use of Hardie siding and stone as exterior materials appears appropriate. The materials are harmonious with the character of surrounding homes.
- Accent materials include:
 - 4-inch Hardie window trim in a Rustic Grain texture.
 - 6-inch Hardie frieze boards in a Cedarmill texture.
 - Hardie soffit and fascia in Urbane Bronze.
 - 5-inch seamless gutters/downspouts in dark bronze.
 - 6-inch Hardie transition boards.
 - 3.5-inch siding on corners in Accessible Beige.
 - Limestone headers over select windows.
 - Certainteed Landmark shingles in Driftwood and standing seam metal roofing in dark bronze.



*Images, top to bottom:
Accessible Beige;
Urbane Bronze;
Dente Quartz
Ledgestone.*



Image: Front elevation of the proposed home.

- The proposed new home appears to meet all applicable codified ordinances, including required setbacks. However, the setback of the front façade of the house from the roadway is not able to be “in line” with neighboring houses due to limitations imposed by the floodplain

and required setbacks and given the size and configuration of the proposed home. The garage mass extends farther out toward the roadway than the front façade of its neighboring homes. Additionally, the developer will be required to install street trees at the time of permitting.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - This standard may not necessarily be applicable to the analysis of exterior building materials; however, the following information is still included as a supplement.
 - The site is encumbered by a floodplain generally along its entire eastern side. In addition to the required setbacks, this leaves a narrow, “long” buildable area on the site. The house plan fits the form of the site by use of a relatively “long” building form.
 - Numerous mature trees are located on the lot, especially concentrated on its southern half. No new landscaping is proposed at this time.
 - The new home is proposed to be set back approximately 81 feet from the centerline of Central College Road due to the garage mass that extends out from the primary building mass toward the public right-of-way. This appears to be slightly closer to the road than most other existing homes in the vicinity. The applicant requests a waiver to allow the garage to be in front of and taller than the main portion of the building. While the garage mass is the frontmost portion of the house, the garage doors face the eastern side yard instead of the front yard.
 - The existing site has no structures. A new curb cut is proposed to be installed to access the site and the new house.
 - Street trees will be required to be installed along the parcel frontage. The street trees may be placed behind the existing fence. A swale and above-ground utilities run along the frontmost portion of the site adjacent to the roadway, which may complicate adding the required pedestrian path in the area. Additionally, adding these improvements to the full site frontage would require disturbance to the floodplain area. Engineering staff is evaluating the site’s right-of-way and the feasibility of installing the pedestrian path; if the path is unable to be installed, the property owner will have to pay a fee in-lieu of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount must be approved by City Council.
 - No exterior lighting is proposed at this time.
 - No signage is proposed at this time.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - This standard is not applicable to the analysis of exterior building materials. However, it should be noted that the floodplain is shown to be undisturbed by the new home build.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - No historic structures exist or are being modified on the site. The proposed development is new construction and does not seek to create a false sense of history; however, the house is proposed to be more transitional in style, utilizing elements of both historical and contemporary practice. The home is not of a traditional historical style and does not appear to meet this criterion.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The city architect reviewed the proposal and stated that there does not appear to be a single, clearly selected architectural style and recommends that one architectural style be chosen and used as a basis for all design decisions, such as overhangs, rake boards, dormer proportions,

column details, and so on. The stylistic features of the home do not fully align with the Design Guidelines and Requirements or the character of the surrounding area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - This standard is not applicable. No masonry structures are proposed.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - This standard is not applicable. No structures currently exist on the site.

Waiver Request

The Architectural Review Board's review of waivers is pursuant to **C.O. Section 1113.11, Action by the Architectural Review Board**. Within 30 days after the public meeting, the Architectural Review Board shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The Architectural Review Board shall only approve a waiver or approve a waiver with supplementary conditions if it finds that the waiver, if granted, would:

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

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

(A) Waiver to DGR Sections 1(I)(G), 1(II), 5(II)(B)(2), and 5(II)(F)(6) to allow mixing of exterior styles not aligned with the American architectural precedents of the DGRs.

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

Context and general applicable standards

- The applicant proposes a design incorporating multiple exterior materials and which does not strictly follow any single American architectural precedent outlined in Section 1(II) of the DGRs. While variations from some requirements of any precedent example are normal and even encouraged—DGR Section 1(II) states each of the American architectural precedent examples provide opportunities for stylistic variations within each style—there are numerous considerations that vary from the DGRs or from an approved style, and thus a waiver is required. Overall, the requested waiver for variation from the DGRs is a combination of:
 - Mixing of numerous exterior materials. Typically, one primary material is selected; the applicant proposes the use of Hardie board and batten, Hardie paneling, and cultured stone as main exterior materials.
 - Mixing of architectural styles. The city architect believes the taller pitched gables and taller proportioned windows are of an English cottage inspiration, while the details may be something else. Details such as the windows are not fully aligned with the DGRs.
 - Not aligning with the American architectural precedent. No specific style outlined in Section 1(II) of the DGRs appears to be chosen.

- DGR Section 1(I)(G) specifies that the design of buildings in the city should include attention to detail and ornamentation consistent with the precedents of American architectural styles and states that great care should be taken to not mix elements from different styles. DGR Section 5(II)(B)(2) further verifies that building design should not mix elements from different styles, and designs must be accurate renderings of traditional historical styles.
- DGR Section 5(II)(F)(6) requires double-hung, true or simulated divided-light windows with vertically oriented glass panes, correctly profiled muntins with a visually three-dimensional internal spacer, wood material with either vinyl or aluminum cladding, and historically accurate proportions. Alternatively, another appropriate option is to use one-over-one windows that correctly simulate a double-hung appearance.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
- According to DGR Section 1(II), the American architectural precedent examples in the DGRs share commonalities, including that they are all highly ordered with a certain formality to the design; utilize traditional building forms; and have detailing influenced by classical architecture. In particular, the buildings typically include a regular form, formal symmetry, brick or wood exteriors, an architecturally defined entrance, gabled or hipped rooflines, and divided-lite, multi-paned windows. Additionally, Section 1(II) states that contemporary interpretations of the American architectural styles may be considered.



Image: Approximate scale and location of proposed new house on the subject site, shown in black.

Evaluation

- It is not uncommon for older homes or homes in areas with an older housing stock to deviate from the styles, exterior materials, and architectural details that are required for newer, more visible homes and lots. Many existing houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- The city architect believes the design is primarily an English cottage style but notes that some of this style is lost in the smaller details and ornamentation. The city architect recommends that one architectural style be chosen and used as a basis for all design decisions, such as for overhangs, rake boards, dormer proportions, column details, and so on.

- The design is not appropriate in terms of site context. While most surrounding homes are modest rural structures, the proposed house exceeds the scale of the homes in its vicinity and has a more contemporary architectural style. A similar material combination and exterior style does not appear to be present in the vicinity. However, the site is much larger than most other lots in the area, which may grant flexibility concerning an appropriate form and style.
- While the overall character of the home does not conform to the American architectural precedent, the proposal meets a few common details found in the American architectural precedent examples by using gabled rooflines and an architecturally defined entrance. The main portion of the front elevation additionally utilizes formal symmetry. However, the full frontage is not symmetrical and there is a mixing of exterior materials. The windows are proposed to be single-hung rather than double-hung, though they are divided-light.
- The waiver may be necessary for reasons of fairness. Many of the homes in the vicinity do not conform to the intent of or standards set forth in the DGRs, and a new build that more comprehensively conforms to the DGRs would not provide an appropriate pattern of development given the character of the existing area. Further, with a larger acreage than that of most homes in the vicinity and with a unique natural character due to being next to Sugar Run, the parcel offers a unique opportunity to develop a larger, more architecturally flexible building. Despite the mixing of exterior materials and styles, there is a high level of design consideration that reflects the high standards of quality found in the city, though approving the waiver could set precedent for architecturally contemporary proposals.
- The waiver will not detrimentally affect the public health, safety, or general welfare.
- Should this waiver be denied, the applicant will have to follow an architectural precedent and the other standards described in the DGRs, subject to staff approval or future waiver requests. Otherwise, the Board may approve this waiver and allow the proposed style or approve this waiver with conditions that specify the extent of architectural flexibility from the DGRs, keeping in mind the waiver criteria, the aforementioned evaluation, and the site context.

(B) Waiver to DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is located in front of the main portion of the building and taller than the main portion of the building.

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

Context and general applicable standards

- The applicant proposes a new home with a large garage mass extending approximately 55 feet from the main portion of the home toward the public right-of-way. The garage mass includes four garage doors that face the eastern side yard and are not front facing, though they are in front of the main portion of the house. The garage mass appears to be approximately 30 feet in height and is one of only a few portions of the house with a second-story dwelling area.
- DGR Section 1(I)(E) states that parking areas and garages should be placed in locations to minimize their visual impact through a combination of garage location and landscaping or other screening methods. It further states that garage doors should not be on primary façades

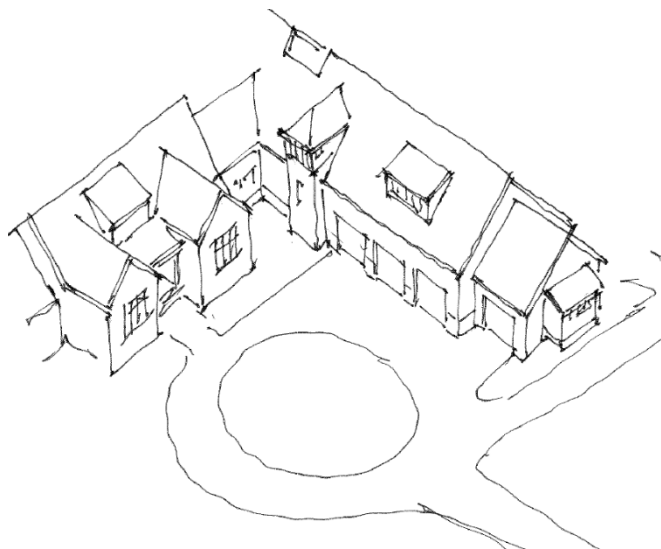


Image: Axonometric sketch from the City Architect depicting the proposed garage relative to the main entry mass.

of buildings. Similarly, the Engage New Albany Strategic Plan encourages rear or side-loaded garages, and when a garage faces the street, the front façade of the garage should be set back from the front façade of the house (Engage New Albany, p. 60).

- DGR Section 5(II)(E)(3) states that the height of garages, wings, and dependencies shall not exceed the height of the roof peak of the main portion of the building.
- When garage doors face a primary street, DGR Section 5(II)(B)(4) requires the façade of the garage to be set back from all portions of the principal façade by a minimum of 10 feet. While the intent of this standard might apply, the garage doors are technically side-loaded and are not required to meet this standard.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- It is not uncommon for older homes or homes in areas with older housing stock to have unscreened, front-facing garages located on the primary façade of the building. Many houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- While the location and orientation of the garage doors may not be of issue due to site context, the scale and structure of the proposed garage mass is not compatible with the character of the surrounding pattern of development. The city architect has identified the scale of the garage mass as a primary concern with the proposed design and recommends exploring whether the garage eave can be lowered to bring down the ridge height and whether the dormers can be used to achieve the second-floor headspace.
- The waiver does not meet the intent of the standard or the goals of other city regulations. The garage doors technically do not face the primary road as recommended by the DGRs and Strategic Plan; however, the garage form and location do not minimize the visual impact of the garage. If the garage mass were to be integrated into the rest of the home or scaled down rather than essentially standing alone from the rest of the building, it may better fit with the goals of the DGRs. At a minimum, the height of the garage mass should be decreased.
- The waiver is not necessary for reasons of fairness. While there are unique site constraints—largely due to the floodplain encompassing the eastern portion of the lot—other layouts are feasible where the garage is not located in front of the main portion of the building or where its visual impact is decreased.
- The waiver will not detrimentally affect the public health, safety, or general welfare.

IV. SUMMARY

The applicant requests a certificate of appropriateness for the use of Hardie board and stone as exterior materials in addition to two waivers regarding building style and garage massing. The certificate of appropriateness is for a new home build along Central College Road, just outside of the Cedar Brook subdivision and offered a unique natural setting next to Sugar Run. Due to the older nature of the area, the evaluation of the application's appropriateness should consider the physical context rather than strict adherence to the Design Guidelines and Requirements.

The home's exterior style utilizes a mixture of different materials and a style that is not included in the American architectural precedent of the Design Guidelines and Requirements, with the city architect suggesting it is mainly a form of an English cottage inspiration. While most homes in the area do not conform to the DGRs and the site provides a uniquely large and natural context, the proposed style differs from what exists in the vicinity.

The garage mass of the proposed home is shown to be slightly taller than the main portion of the home. While side-loaded, the garage mass extends forward from the main building toward the roadway. The scale does not minimize its visual impact, which fails to meet the intent of the DGRs. However, in reviewing the garage's placement relative to the main portion of the home, the Board should weigh the visual impact as well as the site context, wherein many nearby homes have front-loaded garages and otherwise existing non-conforming features.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve Certificate of Appropriateness application ARB-36-2026 with the following conditions, subject to staff approval:

1. The right side elevation shall include the stone foundation band.


Approximate Site Location:



Source: NearMap



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>6905 Central College Road, New Albany, OH 43054</u></p> <p>Parcel Numbers <u>222-000349</u></p> <p>Acres <u>3.57</u> # of lots created <u>1</u></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 rowspan="7"> Variance from the following design guidelines due to multiple restricting site conditions: (DGR Section 5(II)(F)(1))- in regards to mixing external materials. (DGR Sections 1(I)(E) and 5(II)(B)(3-4))- in regards to garage location. (DGR Sections 5(II)(B)(1-2) / (DGR Section 5(II)(B)(5))- in regards to building form/massing and length. </td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td rowspan="3"></td> </tr> <tr> <td><input checked="" type="checkbox"/> Variance</td> </tr> <tr> <td><input type="checkbox"/> Vacation</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	Variance from the following design guidelines due to multiple restricting site conditions: (DGR Section 5(II)(F)(1))- in regards to mixing external materials. (DGR Sections 1(I)(E) and 5(II)(B)(3-4))- in regards to garage location. (DGR Sections 5(II)(B)(1-2) / (DGR Section 5(II)(B)(5))- in regards to building form/massing and length.	<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"/> Extension Request		<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Vacation	<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification							
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Contacts	<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>Name</td> <td>Patrick Miller</td> <td>Name</td> <td>Hope Boren</td> </tr> <tr> <td>Address</td> <td>186 N High St</td> <td>Address</td> <td style="background-color: black;"></td> </tr> <tr> <td>City, State, Zip</td> <td>Gahanna, OH 43230</td> <td>City, State, Zip</td> <td style="background-color: black;"></td> </tr> <tr> <td>Phone Number</td> <td style="background-color: black;"></td> <td>Phone Number</td> <td style="background-color: black;"></td> </tr> <tr> <td>Email</td> <td style="background-color: black;"></td> <td>Email</td> <td style="background-color: black;"></td> </tr> </tbody> </table>	Applicant Information		Property Owner Information		Name	Patrick Miller	Name	Hope Boren	Address	186 N High St	Address		City, State, Zip	Gahanna, OH 43230	City, State, Zip		Phone Number		Phone Number		Email		Email		
Applicant Information		Property Owner Information																								
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Address	186 N High St	Address																								
City, State, Zip	Gahanna, OH 43230	City, State, Zip																								
Phone Number		Phone Number																								
Email		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>Signature of Owner <u></u> Date: <u>05/05/26</u></p> <p>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



To: New Albany Architectural Review Board

From: Old World Custom Homes

Date: 5/15/2026

Re: 3. A waiver for the mixing of exterior materials (DGR Section 5(II)(B)(4)); specifically, the use of Hardie board (DGR Section 5(II)(F)(1)) and stone (DGR Section 1(II))

Use for which waiver is sought

The proposed use is a Residential home located at 6905 Central College Road within the R-1 Residential Estate Zoning District.

Details of the waiver and grounds for approval

The waiver request seeks relief from the home having a mix of exterior materials, specifically Hardie board and stone.

Old World Custom Homes respectfully submits this narrative statement in support of the requested waivers associated with the proposed residence and improvements shown within the accompanying planning application, site plans, and architectural elevations.

Reasons for Justification

The proposed materials maintain the architectural intent of the district and replicate or mimic traditional proportions and detailing. These modern materials are appropriate because they are being used in the same ways as traditional materials would have been used. Hardie board and stone have been used successfully in other parts of the Village Center and throughout other zoning districts. The home's exterior palette is cohesive and high quality. Many homes with the same zoned classification have existing non-conforming exterior materials, as both Hardie board and stone are present throughout the R-1 Residential Estate Zoning District.



Old World

CUSTOM HOMES

To: New Albany Architectural Review Board

From: Old World Custom Homes

Date: 5/15/2026

Re: Waiver Narrative Statement- Garage location/character (DGR Sections 1(I)(E) and 5(II)(B)(3-4))

Use for which waiver is sought

The proposed use is a Residential home located at 6905 Central College Road within the R-1 Residential Estate Zoning District.

Details of the waiver and grounds for approval

The waiver request seeks relief from the requirement that the Garage should be either at the rear of the building or side-loaded and set back at least 10 feet from the frontmost façade of the building.

Old World Custom Homes respectfully submits this narrative statement in support of the requested waivers associated with the proposed residence and improvements shown within the accompanying planning application, site plans, and architectural elevations.

Reasons for Justification

The subject property presents several unique physical constraints that significantly limit the available building area and overall site design flexibility. These constraints include the presence of floodplain areas, established limits of disturbance, and septic system limitations, all of which substantially reduce the practical and compliant area available for home placement. In combination with the property's topography, existing pond, and the previously stated site hardships, locating the garage at the front of the home provides the most practical solution for safe and functional ingress and egress. Collectively, these site-specific conditions create hardships that are not typical of a standard residential lot and necessitate reasonable flexibility in the application of certain development standards. These adjustments are necessary for reasons of fairness due to the site-specific conditions and would not detrimentally affect public health, safety, or general welfare. We would also note that existing homes in the R-1 Residential Estate Zoning area are non-conforming.



Old World

CUSTOM HOMES

To: New Albany Architectural Review Board

From: Old World Custom Homes

Date: 5/15/2026

Re: 2. A waiver for the building form/massing (DGR Sections 5(II)(B)(1-2) and 1(II) and length (DGR Section 5(II)(B)(5)).

Use for which waiver is sought

The proposed use is a Residential home located at 6905 Central College Road within the R-1 Residential Estate Zoning District.

Details of the waiver and grounds for approval

Old World Custom Homes respectfully submits this narrative statement in support of the requested waiver associated with the proposed residence and improvements shown within the accompanying planning application, site plans, and architectural elevations.

Reasons for Justification

The subject property presents several unique physical constraints that significantly limit the available building area and overall site design flexibility. These constraints include the presence of floodplain areas, established limits of disturbance, and septic system limitations, all of which substantially reduce the practical and compliant areas available for home placement. In combination with the property's topography, pond, and limits of disturbance, the buildable width is reduced, forcing the home design to be deeper in nature to achieve the desired features that are included in the home. Collectively, these site-specific conditions create hardships that are not typical of a standard residential lot and necessitate reasonable flexibility in the application of certain development standards. These adjustments are necessary for reasons of fairness due to the site-specific conditions and would not detrimentally affect public health, safety, or general welfare. We would also note that existing homes in the R-1 Residential Estate Zoning District are non-conforming.

LEGEND

- SAN — = PR. SANITARY SEWER
- W — = PR. WATERLINE
- STM — = PR. STORM SEWER
- G — = PR. GAS LINE
- E — = PR. ELECTRIC LINE
- - - = SETBACK LINE
- - - = EX. EASEMENT LINE
- — — = EX. PAVEMENT



Old World
CUSTOM HOMES

FOR: Old World Homes ADDRESS: 6905 Central College Road, New Albany, Ohio 43054

LOT AREA: 3.570 Acres Sec: 13 T: 2 R: 16 CITY: New Albany COUNTY: Franklin STATE: Ohio

FLOOD ZONE: X/AE COMMUNITY PANEL: 39049C PANEL No.: 0206K EFFECTIVE DATE: 06-17-2008

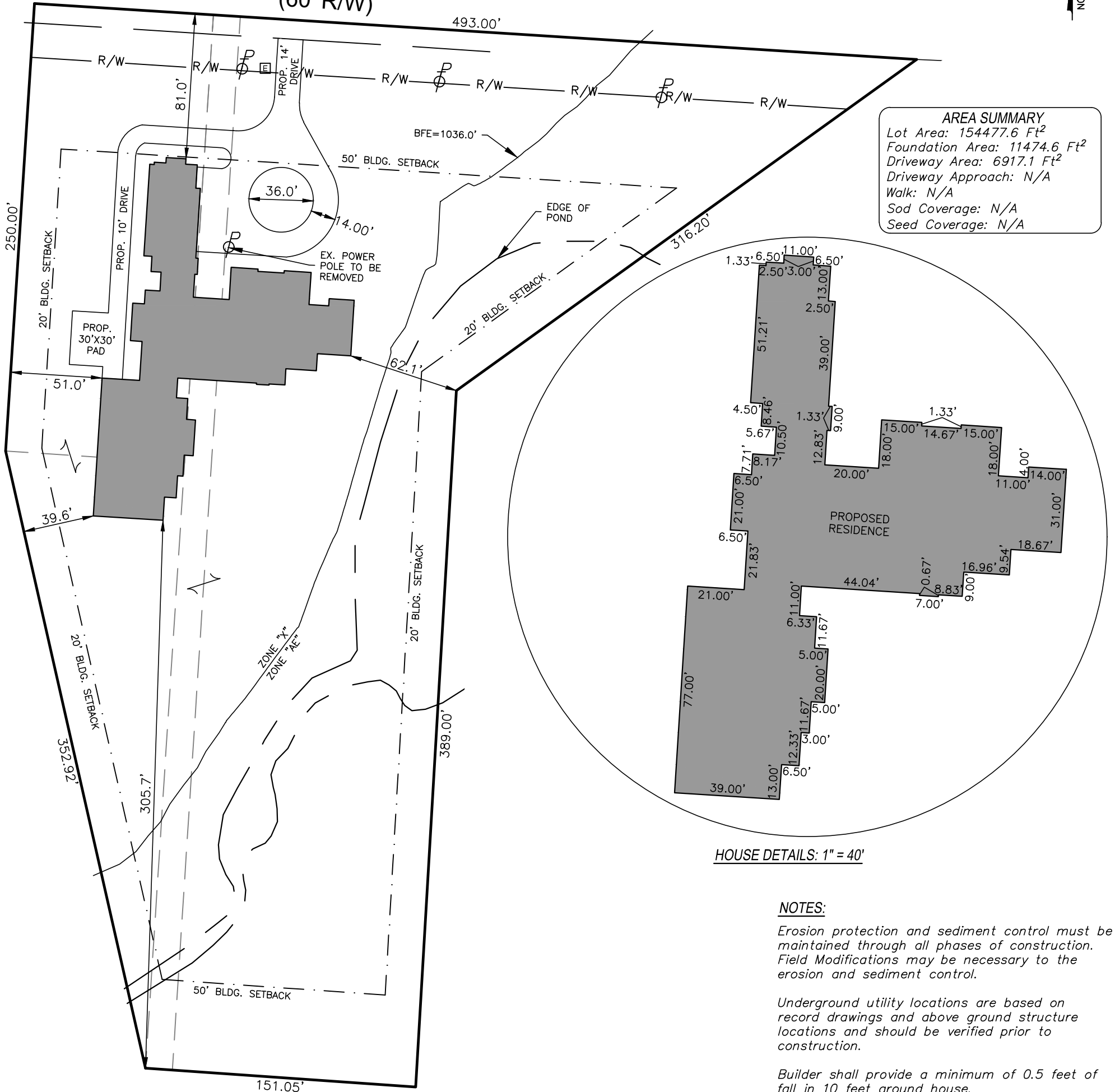
MINIMUM BUILDING SETBACKS: FRONT 50' from R/W REAR 50' SIDE 20'

SCALE

1" = 60 feet



CENTRAL COLLEGE ROAD
(60' R/W)



AREA SUMMARY
 Lot Area: 154477.6 Ft²
 Foundation Area: 11474.6 Ft²
 Driveway Area: 6917.1 Ft²
 Driveway Approach: N/A
 Walk: N/A
 Sod Coverage: N/A
 Seed Coverage: N/A

HOUSE DETAILS: 1" = 40'

NOTES:

Erosion protection and sediment control must be maintained through all phases of construction. Field Modifications may be necessary to the erosion and sediment control.

Underground utility locations are based on record drawings and above ground structure locations and should be verified prior to construction.

Builder shall provide a minimum of 0.5 feet of fall in 10 feet around house.

Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet, if located on this site, must be maintained at all times.

Not all easements may be shown hereon. A title commitment report is recommended for review prior to construction but was not provided.

PRELIMINARY

PLOT & GRADING PLAN

6905 CENTRAL COLLEGE ROAD - BOREN



Korda/Nemeth Engineering, Inc - Consulting Engineers
 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
 TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

DATE	JOB#
March 26, 2026	2026-7402
REVISED	DRAWN
	BLT
DWG.	CHK'D.
	DRH



HOPE BOREN RESIDENCE

6915 CENTRAL COLLEGE ROAD, NEW ALBANY, OHIO 43054

DRAWING SCHEDULE	
COVER SHEET	1
FOUNDATION	2
finished basement	3
MAIN FLOOR	4
SECOND FLOOR	5
FRONT & REAR ELEVATIONS	6
SIDE ELEVATIONS	7
SECTIONS	8
ROOF PLAN	9



AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	5,018 SQ. FT.
LOOK OUT	238 SQ. FT.
TOTAL FINISHED AREA	5,256 SQ. FT.
FINISHED BASEMENT	2,828 SQ. FT.
GARAGE	1,520 SQ. FT.
SEASON ROOM	503 SQ. FT.
FRONT PORCH	86 SQ. FT.
REAR PORCH	671 SQ. FT.
SPORT BUILDING	2,508 SQ. FT.
POOL HOUSE	1,548 SQ. FT.

PAGE: **1** COVER SHEET

APPROVED: _____ CHECKED BY: _____

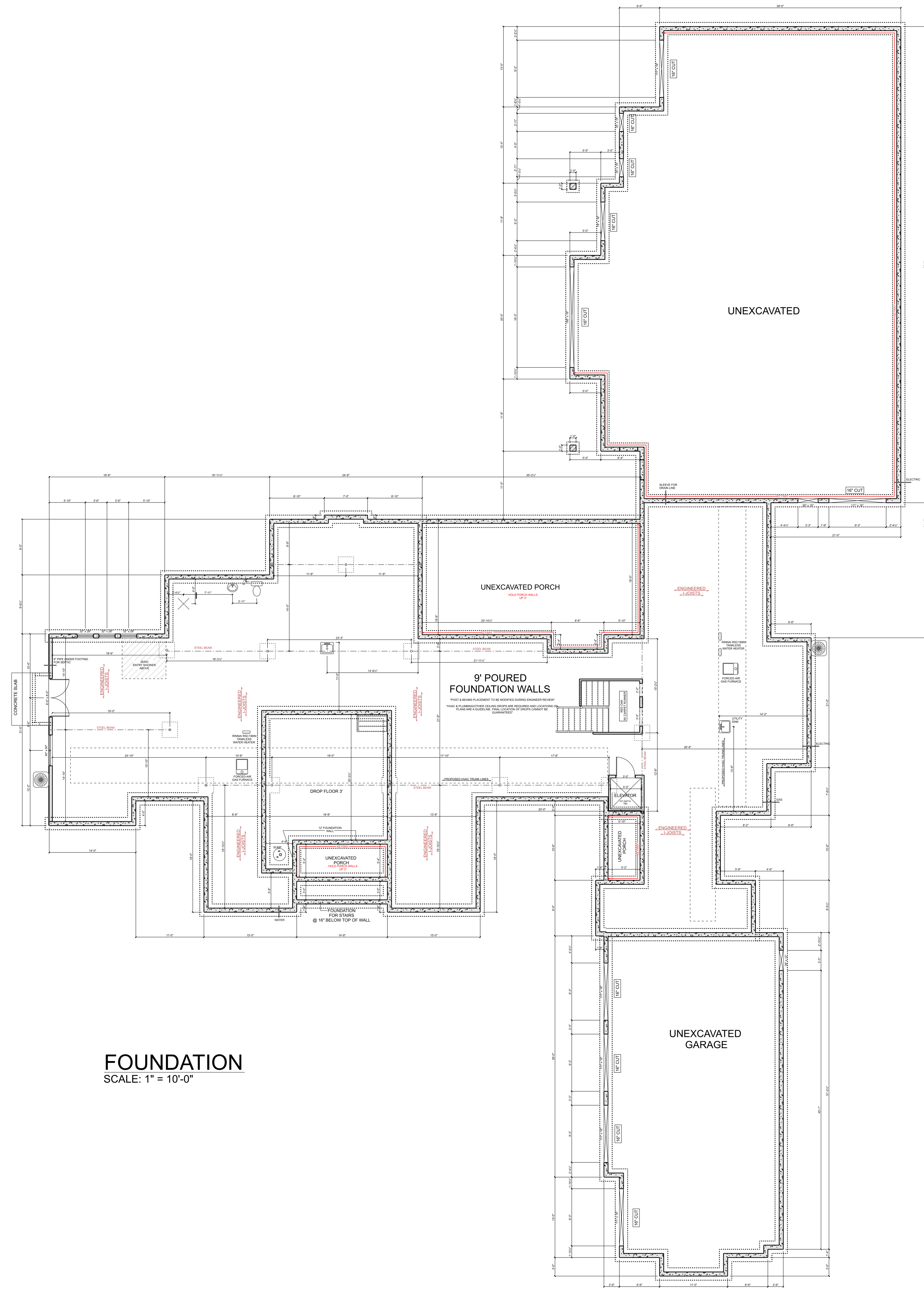
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DATE: 5/18/2026

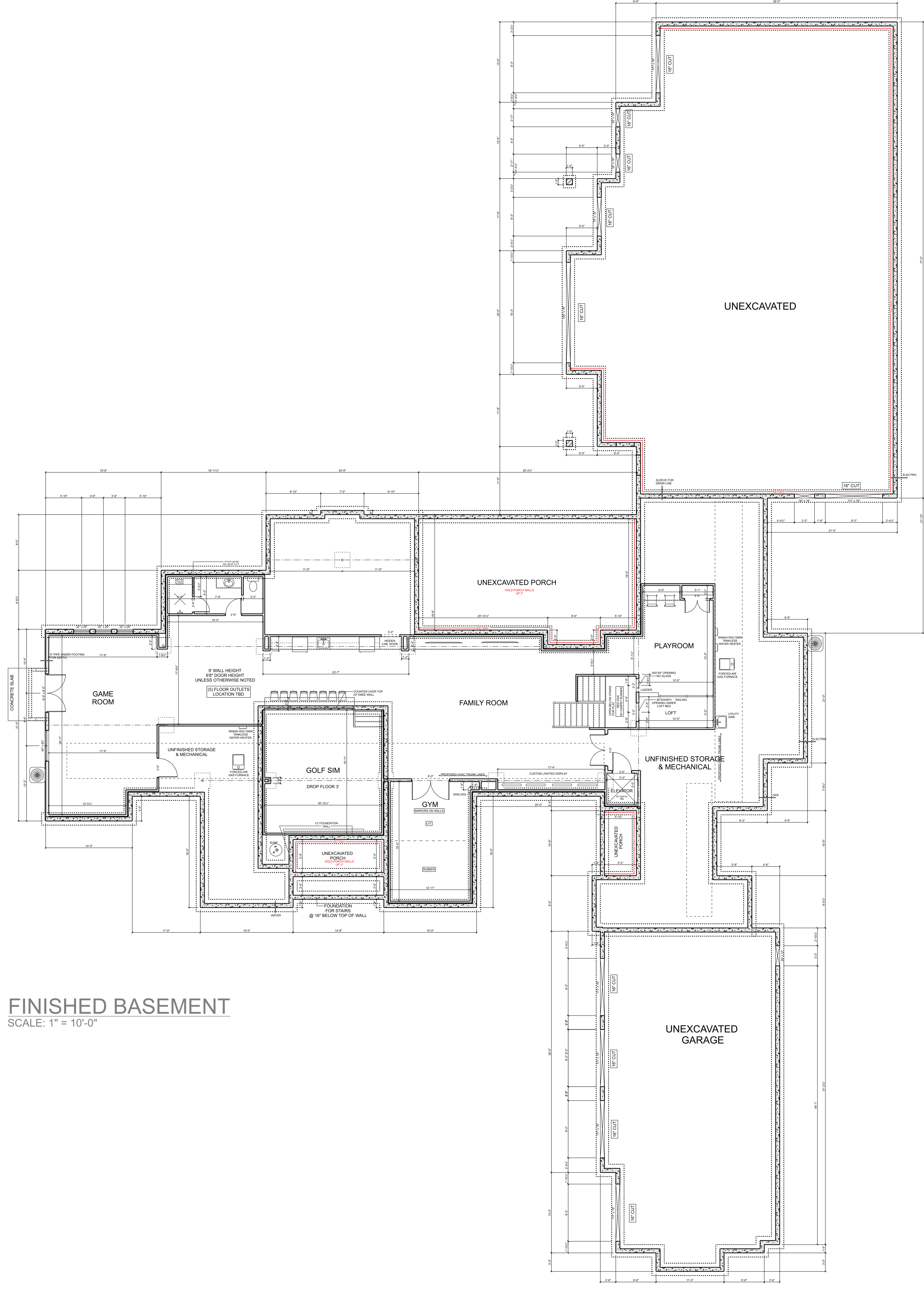
OWC of Columbus, LLC
7056 MEARS GATE DR NW PHONE: 330.494.0228
NORTH CANTON, OH 44720 FAX: 330.866.9233
WWW.OLDWORLDCLASSICS.COM

Old World
CUSTOM HOMES

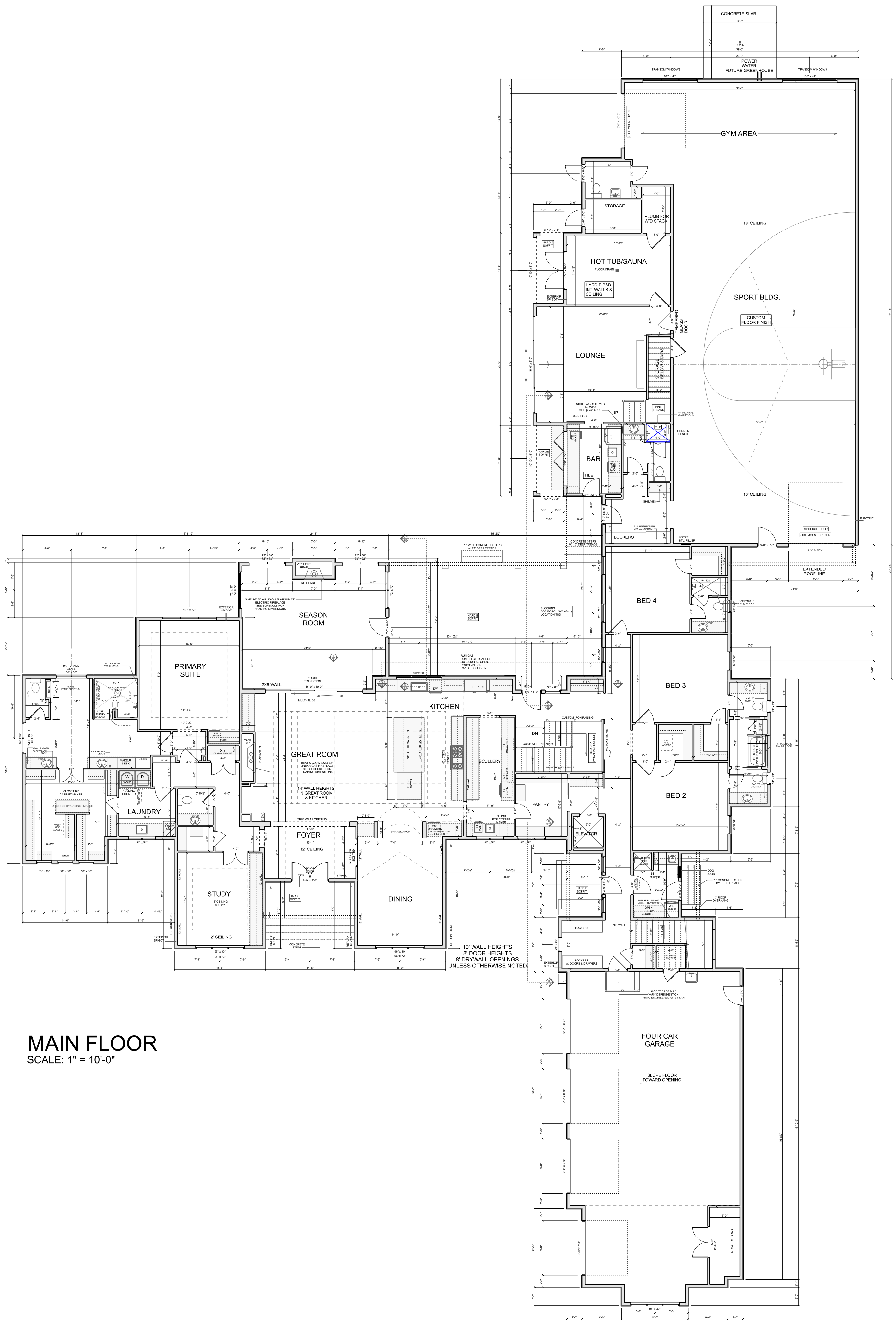
HOPE BOREN RESIDENCE
6915 CENTRAL COLLEGE ROAD
New Albany, OH 43054



FOUNDATION
SCALE: 1" = 10'-0"

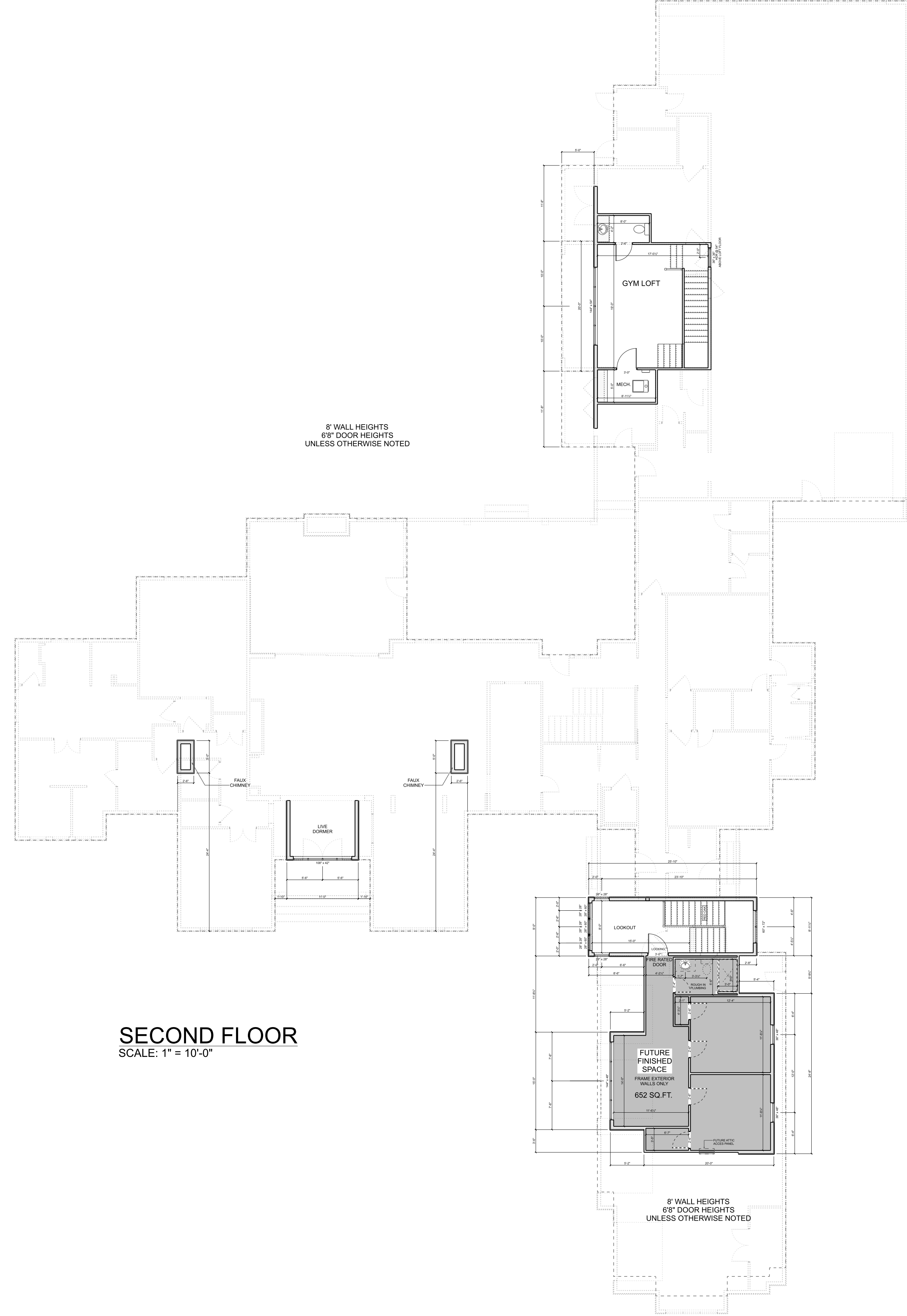


FINISHED BASEMENT
SCALE: 1" = 10'-0"



MAIN FLOOR
SCALE: 1" = 10'-0"

10' WALL HEIGHTS
8' DOOR HEIGHTS
8' DRYWALL OPENINGS
UNLESS OTHERWISE NOTED

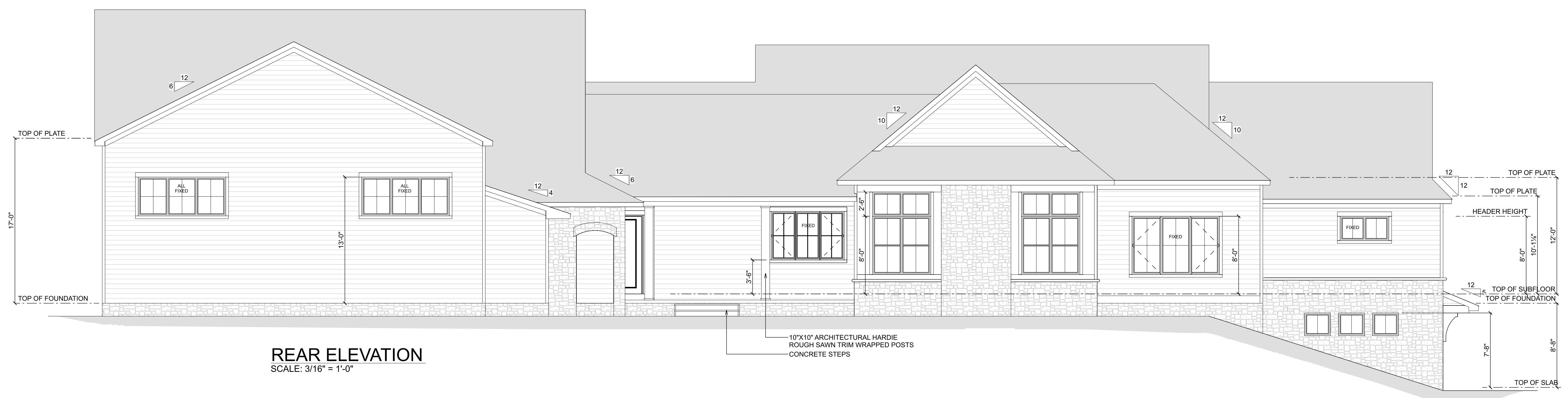


SECOND FLOOR
SCALE: 1" = 10'-0"

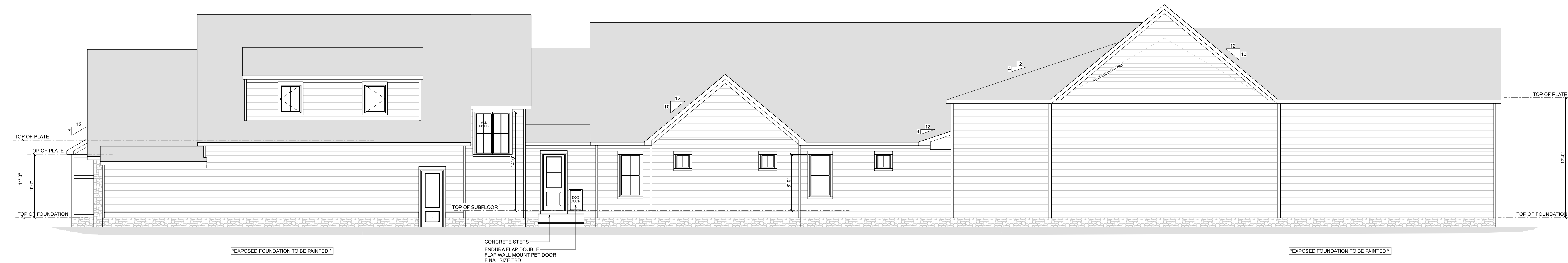


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

HARDIE SELECT CEDARMILL PLANK LAP SIDING	HARDIE SELECT CEDARMILL BOARD & BATTEN
HARDIE SELECT CEDARMILL PANELING & TRIM	CASA DI SASSI CAST STONE
STONE FOUNDATION BAND ON ALL SIDES EXCLUDING RIGHT ELEVATION	ALUMINIM SOFFIT & FASCIA
6" HARDIE CEDARMILL FRIEZE BOARDS	6" HARDIE TRANSITION BOARDS
4" HARDIE RUSTIC GRAIN WINDOW TRIM	LIMESTONE HEADERS IN STONE AREAS
10"X10" ARCHITECTURAL HARDIE ROUGHSAWN TRIM WRAPPED POSTS ON FRONT & REAR PORCHES	WAYNE-DALTON 8600-SERIES GARAGE DOORS



REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

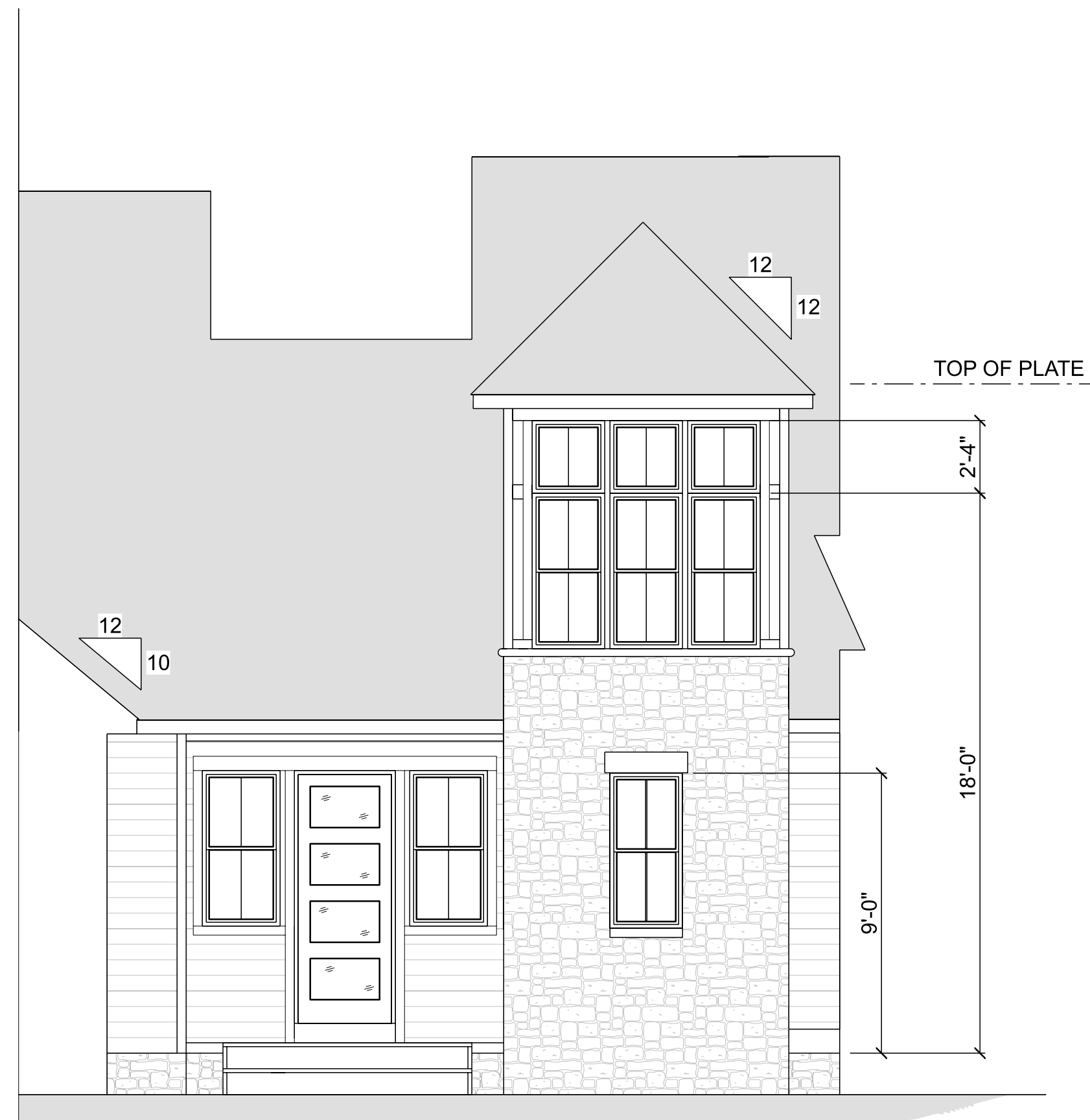
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HARDIE SELECT CEDARMILL PANELING & TRIM	CASA DI SASSI CAST STONE
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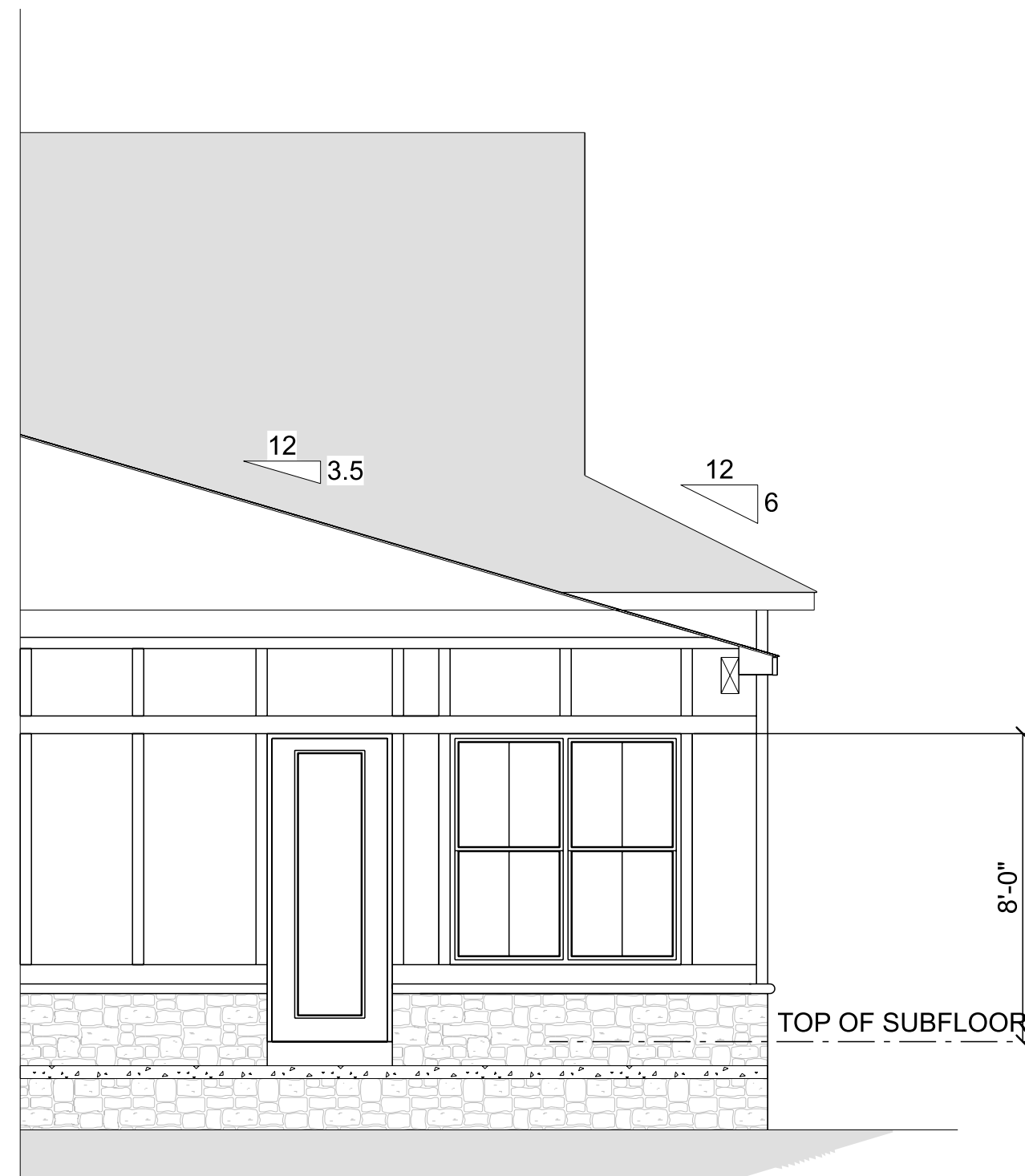
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"



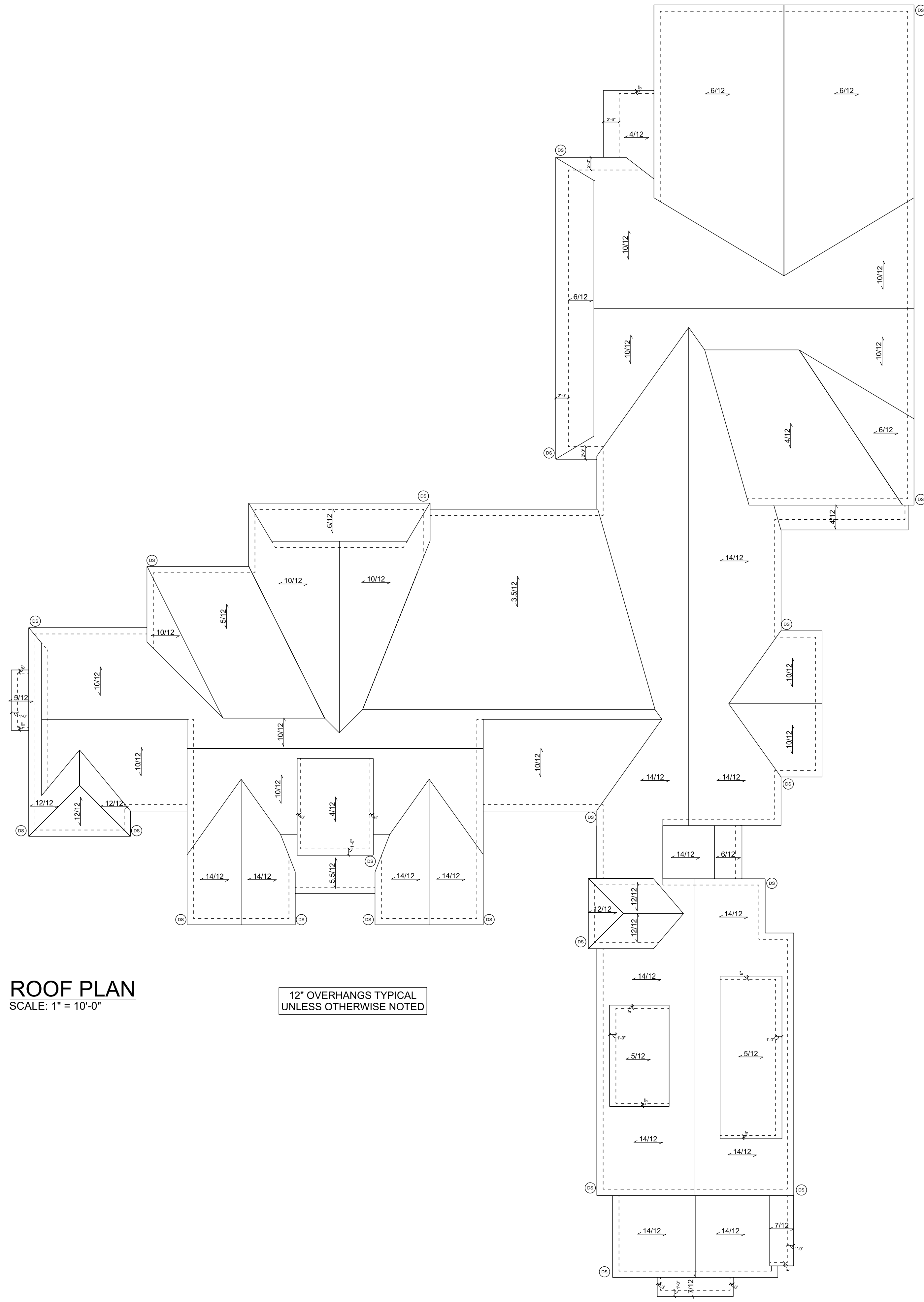
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GREAT ROOM SLIDER ELEVATION
SCALE: 1/4" = 1'-0"



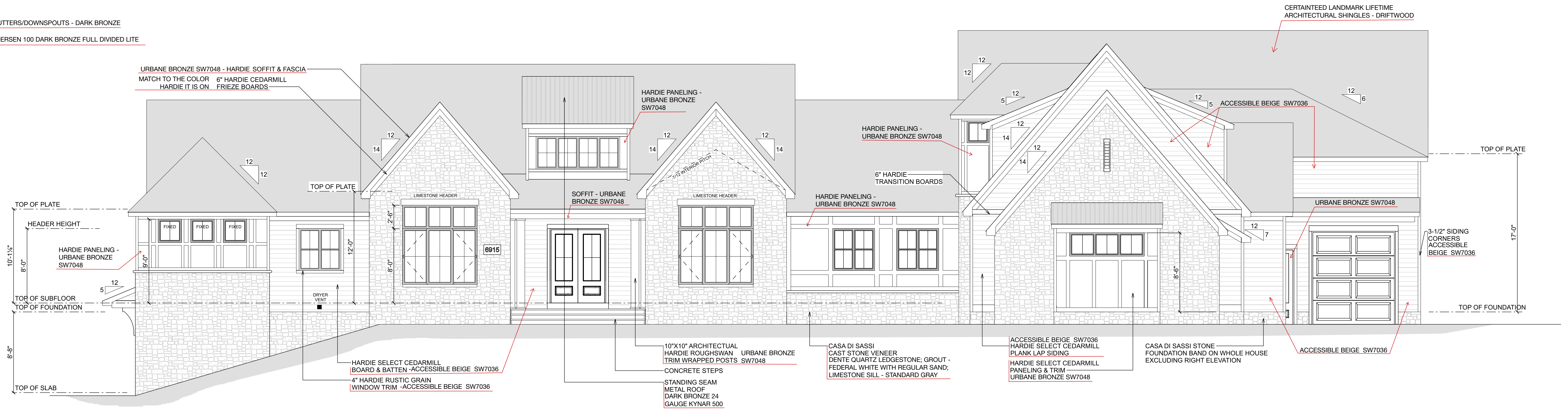
CROSS SECTION D
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1" = 10'-0"

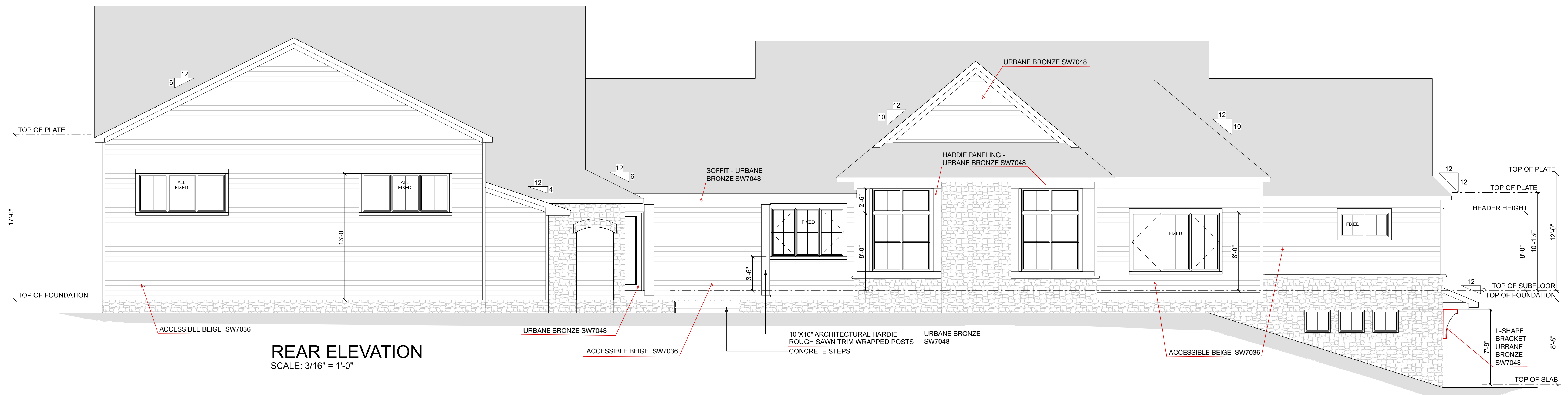
12" OVERHANGS TYPICAL
UNLESS OTHERWISE NOTED

5" SEAMLESS GUTTERS/DOWNSPOUTS - DARK BRONZE
 WINDOWS - ANDERSEN 100 DARK BRONZE FULL DIVIDED LITE



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

HARDIE SELECT CEDARMILL PLANK LAP SIDING	HARDIE SELECT CEDARMILL BOARD & BATTEN
HARDIE SELECT CEDARMILL PANELING & TRIM	CASA DI SASSI CAST STONE
STONE FOUNDATION BAND ON ALL SIDES EXCLUDING RIGHT ELEVATION	ALUMINIM SOFFIT & FASCIA
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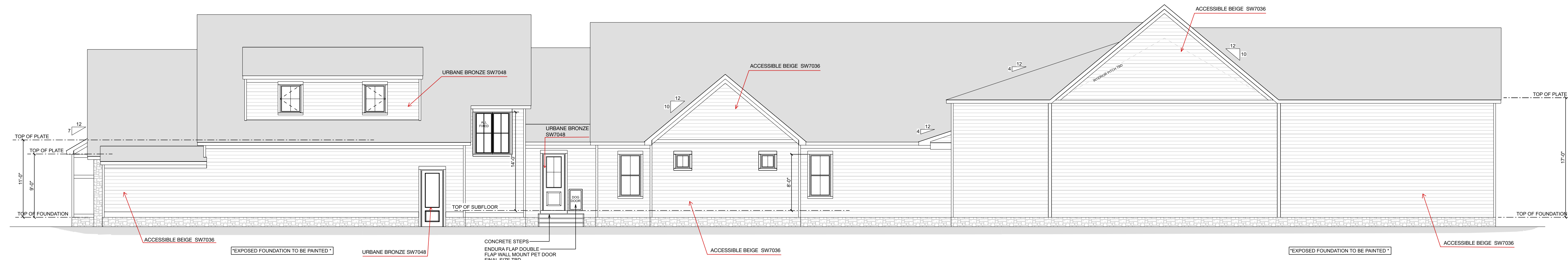
REAR ELEVATION
 SCALE: 3/16" = 1'-0"

PAGE: **6**
 APPROVED: _____
 CHECKED BY: _____
 SECTION LETTER: **A**
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 SCALE: AS NOTED
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OWC of Columbus, LLC
 7055 MEARS GATE DR NW
 NORTH CANTON, OH 44720
 PHONE: 330.494.0228
 FAX: 330.966.9233
 WWW.OLDWORLDCLASSICS.COM

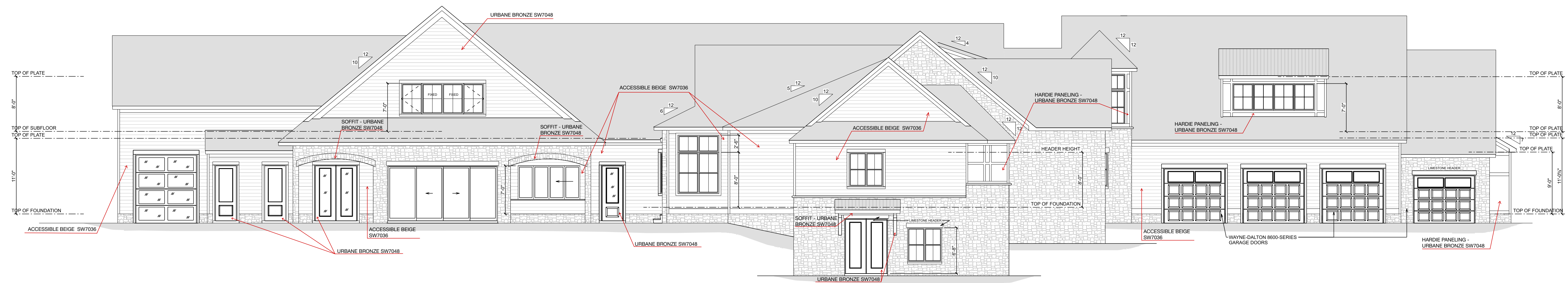


HOPE BOREN RESIDENCE
 6915 CENTRAL COLLEGE ROAD
 New Albany, OH 43054



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

HARDIE SELECT CEDARMILL PLANK LAP SIDING	HARDIE SELECT CEDARMILL BOARD & BATTEN
HARDIE SELECT CEDARMILL PANELING & TRIM	CASA DI SASSI CAST STONE
STONE FOUNDATION BAND ON ALL SIDES EXCLUDING RIGHT ELEVATION	ALUMINIM SOFFIT & FASCIA
6" HARDIE CEDARMILL FRIEZE BOARDS	6" HARDIE TRANSITION BOARDS
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"

To: Architectural Review Board
From: City Staff
Re: ARB-37-2026 – Upper East Building B Rooftop Garden Access
Date: June 8, 2026

Certificate of Appropriateness Modification

The applicant is requesting modifications to the townhome building (Building B, as shown on the site plan below), including the removal of skylights, elimination of half-height privacy walls between units, and the incorporation of rooftop garden access structures.

The City Architect reviewed the proposed revisions, including the removal of the skylights and addition of the rooftop garden access structure, and expressed no concerns with the changes. The modifications will have minimal impact on street views while significantly improving functionality and access for future occupants.

Staff have no concerns with the proposed revisions, as the modifications have been thoughtfully integrated into the overall building design to limit their visibility from adjacent streets and nearby properties. The architectural treatment and finish materials are consistent with the existing upper-story façade, helping the additions blend seamlessly with the structure. The revised design also creates a more cohesive screening element between rooftop garden areas while enhancing usability and access for residents.



ACTION

Should the Architectural Review Board find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application ARB-37-2026 with the following conditions:

1. All conditions from ARB-98-2024 shall still be met.

Building B - Approved by the ARB



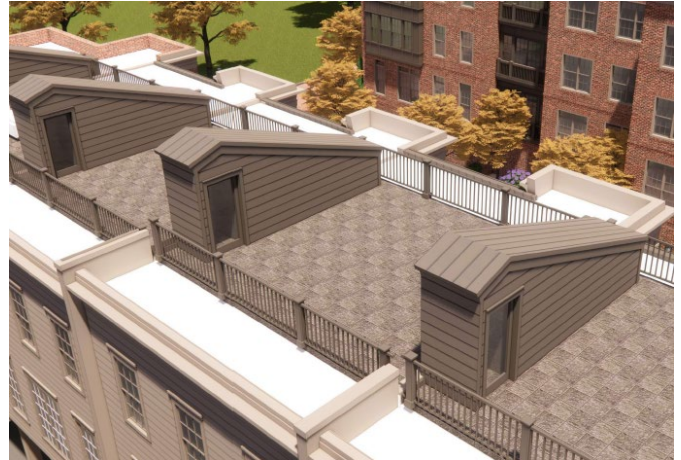
Building B - Proposed



Building B - Approved by the ARB



Building B - Proposed





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>48 North High Street</u></p> <p>Parcel Numbers <u>222-000013-00, 222-000060-00, 222000052-00, 222-000085-00, 222-000112-00, 222-000060-00, 222-000051-00, 222-000058-00, 222-000096-00</u></p> <p>Acres <u>2.96</u> # of lots created <u>3</u></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 <input checked="" 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 type="checkbox"/> Variance <input type="checkbox"/> Vacation <p style="color: red; border: 1px dashed red; padding: 5px; font-size: small;">*This application is for re-submission with minor changes to the rooftop gardens at Building B only. The development received conditional approval on 02.12.2025 + 01.12.2026.</p> <p>Proposed Mixed-Use Development in conjunction with city of New Albany's new town center streets plan. Proposed development includes 4,000+ SF commercial use (retail / restaurant), 103 residential units including 14 townhomes. Total off-street parking provided is 124 spaces, which equates to 1.2 spaces / unit. Total on-street parking provided via new public street layout is 60 spaces, providing a site total of 184 spaces.</p> </td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal <input checked="" 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 type="checkbox"/> Variance <input type="checkbox"/> Vacation <p style="color: red; border: 1px dashed red; padding: 5px; font-size: small;">*This application is for re-submission with minor changes to the rooftop gardens at Building B only. The development received conditional approval on 02.12.2025 + 01.12.2026.</p> <p>Proposed Mixed-Use Development in conjunction with city of New Albany's new town center streets plan. Proposed development includes 4,000+ SF commercial use (retail / restaurant), 103 residential units including 14 townhomes. Total off-street parking provided is 124 spaces, which equates to 1.2 spaces / unit. Total on-street parking provided via new public street layout is 60 spaces, providing a site total of 184 spaces.</p>
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Contacts	Applicant Information	Property Owner Information				
	Name	Name				
	Address	Address				
	City, State, Zip	City, State, Zip				
	Phone Number	Phone Number				
	Email	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>Signature of Owner <u></u> Date: _____</p> <p>Signature of Applicant <u></u> Date: <u>5/8/2026</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

DATE // May 08, 2026

ATTN // New Albany ARB

RE // Upper East | Mershad Development | Building B – Rooftop Garden Access.

Following our last presentation of minor changes to New Albany ARB on January 12, 2026, the development team has continued to refine + make necessary decisions as we approach a much anticipated construction start. As a result of collaborating with consultants and stakeholders, and developing the construction drawings with the general contractor, we have changed design direction as it relates to the rooftop gardens atop Building B. In coordination with staff, we have determined to present this change for additional review and consideration by the ARB.

Outlined below are the design changes (specific to Building B only) that are in this submission:

- **Removal of operable, custom skylights to access Rooftop Gardens.**
- **Removal of half-height privacy walls between Unit Gardens.**
- **Incorporation of Rooftop Garden Access structure.**
 - **Profile and massing is carefully designed to minimize visibility from surrounding streetscapes + neighborhood to maintain design intent of previous solution.**
 - **Materiality + color is to match third floor of building facade, to read as an extension of the building elevation, to minimize visibility + blend together.**
 - **Proposed structure acts as privacy wall between Unit Gardens, resulting in a cleaner, more refined solution than previous design.**
 - **Proposed structure provides better functionality for tenants.**

In summary, we believe this solution, as proposed, enhances the overall design and functionality and eliminates issues with installation, long-term maintenance, waterproofing, and warranty, as it relates to the previous skylight solution, without sacrificing the design integrity of the development and its historically-inspired architecture. The project's aim continues to be seamlessly connecting its architecture to the greater New Albany community, while simultaneously becoming a catalyst for future development of the Village Center as a vibrant, walkable mixed-use neighborhood.

As always, we are excited to continue this discussion with City Staff and the Board, as we are firm believers that through a collaborative design process with passionate, mission-driven stakeholders, the best solutions will arise and be implemented to positively impact the greater good.



Jonathan Grubb
Director of Design, Architect.





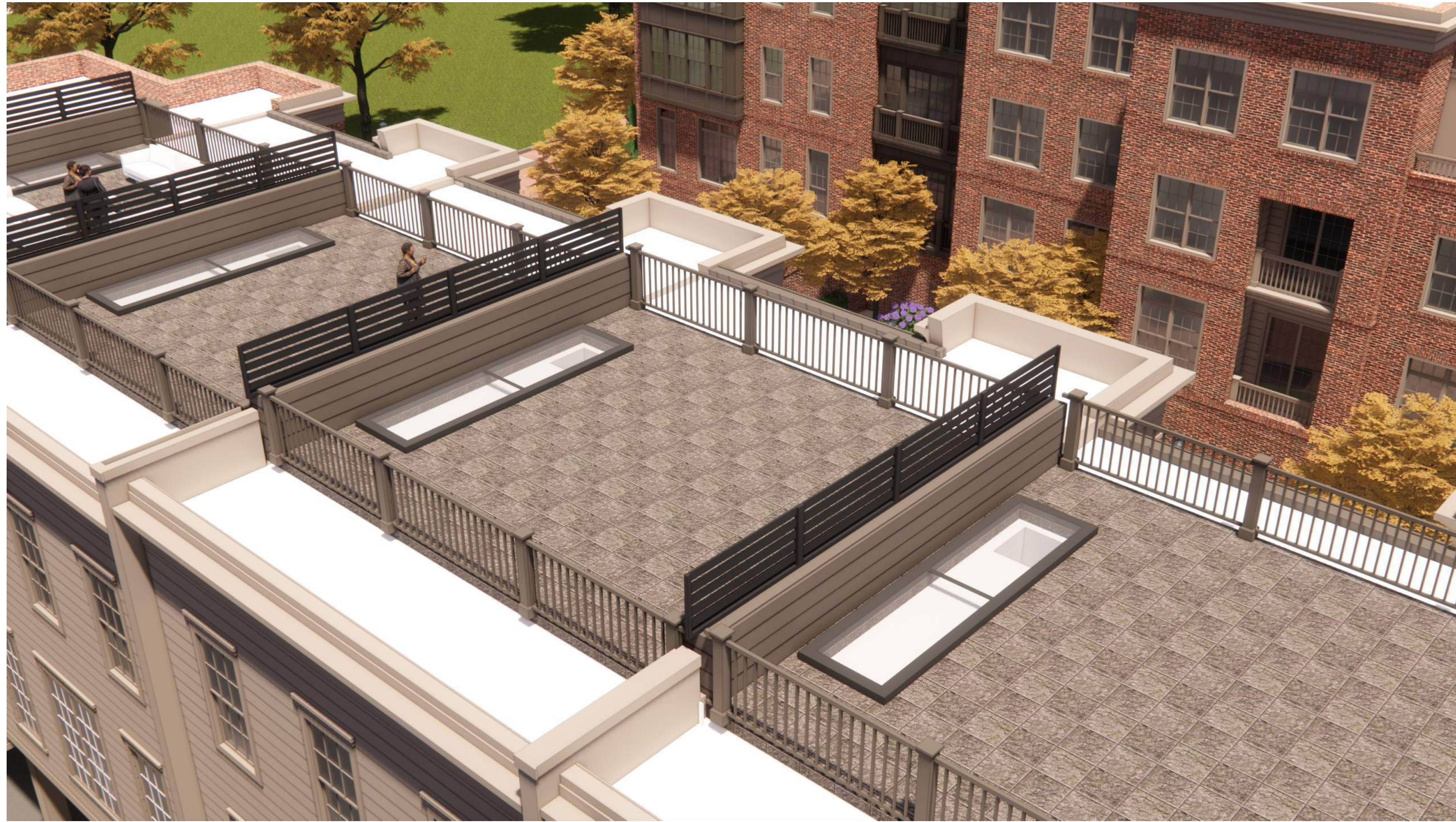
**New Albany Town Center
Design Intent Package**

MAY 08, 2026

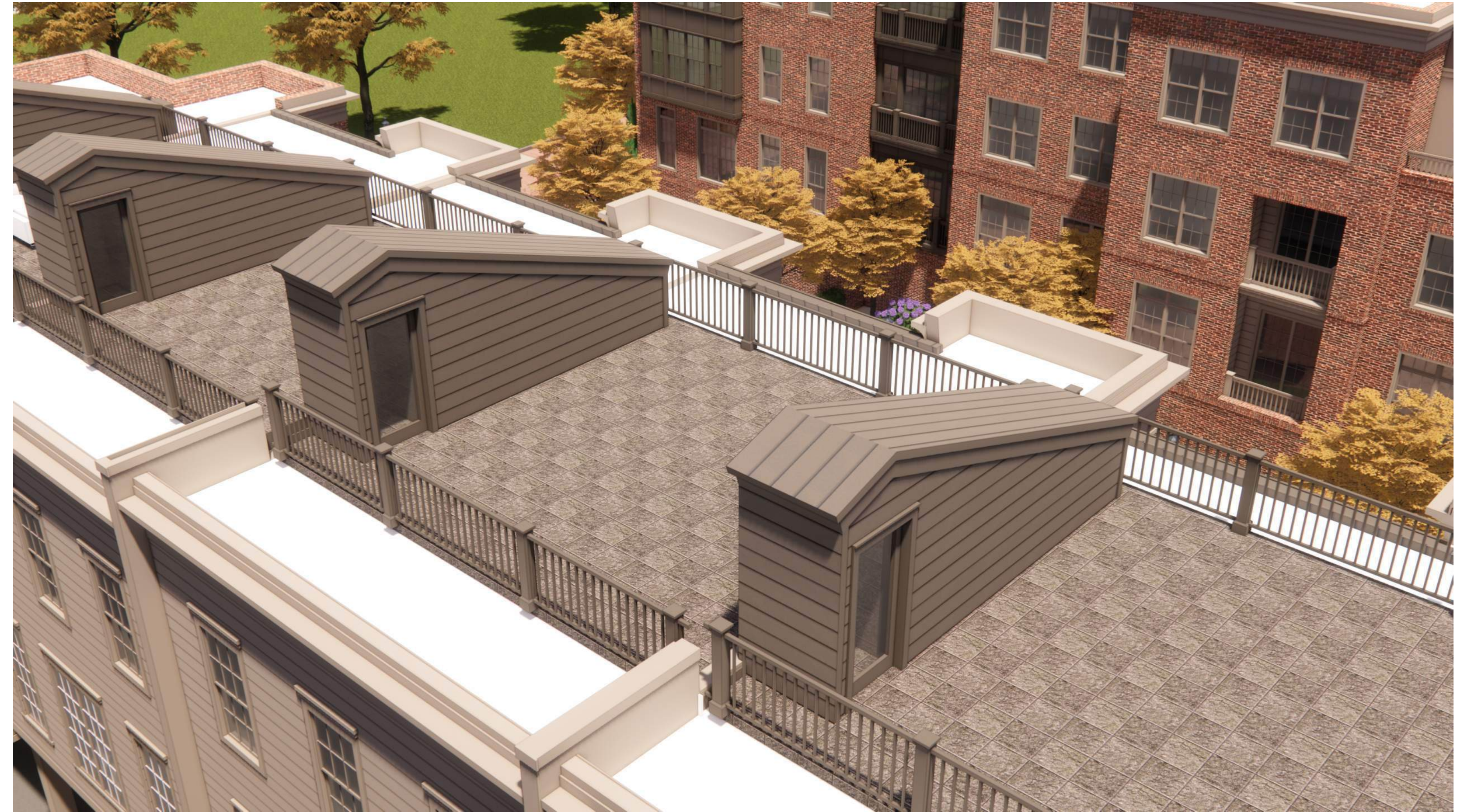
archall



BEFORE // Sky Light



AFTER // Rooftop Garden Access



BEFORE // Sky Light



AFTER // Rooftop Garden Access



NEW ALBANY TOWN CENTER
BEFORE + AFTER RENDERINGS | 05 | 08 | 2026

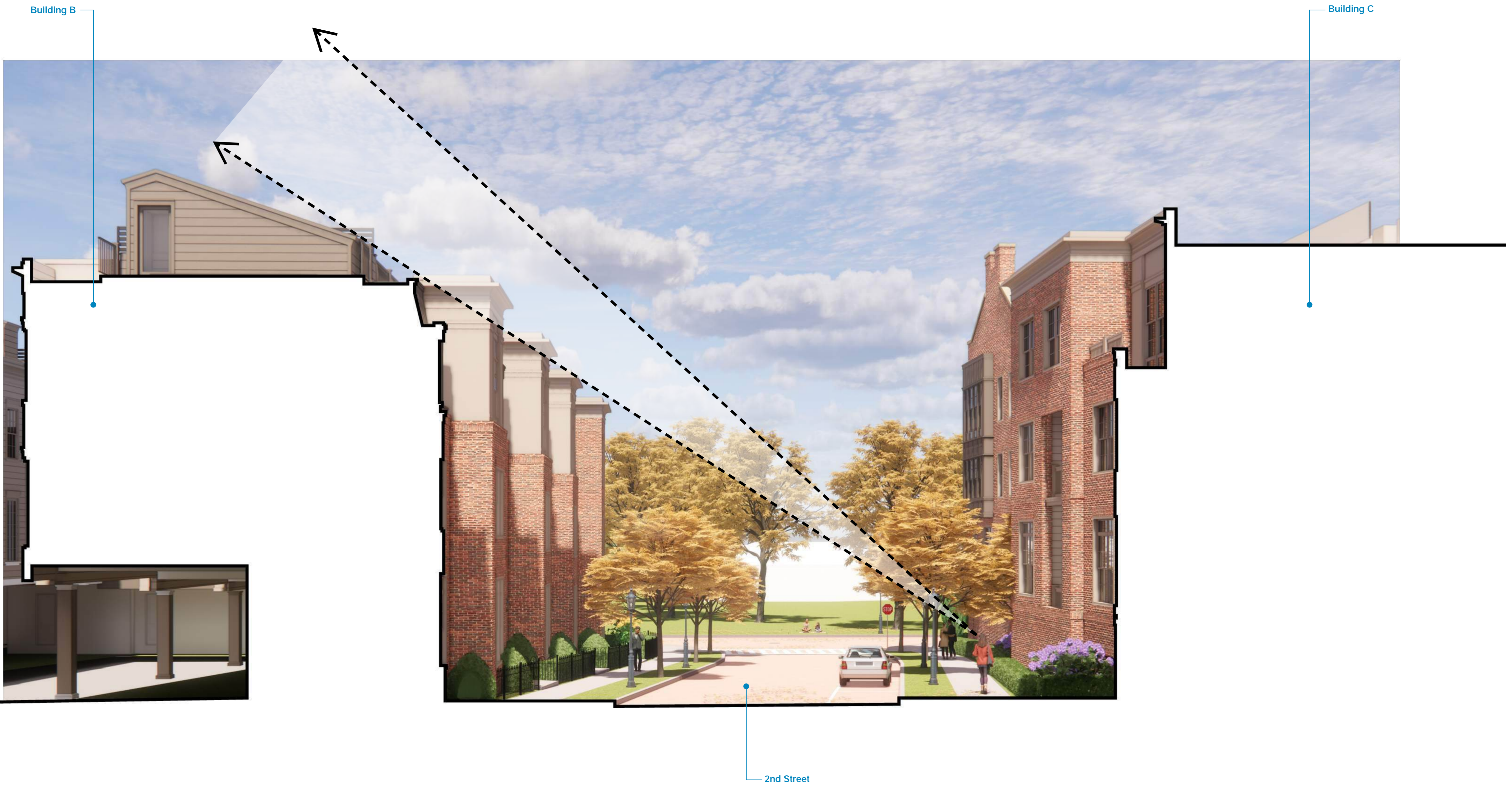


BEFORE // Sky Light



AFTER // Rooftop Garden Access





NEW ALBANY TOWN CENTER
 SITE SECTION | 05 | 08 | 2026



CLIENT AA project no.:024085 ©2025 ARCHALL



TYPICAL ALL UNITS

TRUSS BEARING - UNIT 2.1a
138'-4 7/8"

03 LEVEL - UNIT 2.1a
128'-3 3/4"

02 LEVEL - UNIT 2.1a
116'-7 7/8"

01 LEVEL - UNIT 2.1a
105'-0"

10'-1 1/8"

1'-6 3/4"

10'-0 3/8"

1'-7 1/2"

10'-1 1/8"

ROOFTOP DOGHOUSE INTENT
1 BUILDING SECTION
 SCALE 3/16" = 1'-0"

BUILDING B

Building B // West Elevation
ARB Presentation : 12.03.2025



WEST ELEVATION
2 BUILDING ELEVATION
SCALE 1/8" = 1'-0"

Building B // West Elevation
Current Design : 05.08.2026



WEST ELEVATION UPDATED
1 BUILDING ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND BUILDING ELEVATIONS

REFER TO EXTERIOR MATERIALS KEY

- BRICK-1 RED MASONRY BRICK**
MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
- CMU-1 CONCRETE MASONRY UNITS**
MANUFACTURER: OBERFELDS
STYLE: DESIGNBLOK SMOOTH FACE
COLOR: LT BUFF
- R-2 METAL ROOF**
MANUFACTURER: DMI
STYLE: INTER-LOCK STANDING SEAM
COLOR: CLASSIC BRONZE
- FC-1 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD
- FC-2 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD
- FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD
- FC-4 FIBER CEMENT LAP SIDING**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD
- WR-1 WOOD RAILING**
COLOR: PAINTED TO MATCH FC-2
- TR-1 TRIM AND PEDIMENTS**
COLOR: PAINTED TO MATCH FC-2
- CL-1 COLUMNS**
WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED TO MATCH FC-2
- DS-1 DOWNSPOUTS + GUTTERS**
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

Building B // East Elevation
ARB Presentation : 12.03.2025



1
B11

MATERIAL LEGEND BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY
- BRICK-1 RED MASONRY BRICK**
MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
- CMU-1 CONCRETE MASONRY UNITS**
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STYLE: DESIGNBLOK SMOOTH FACE
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MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

EAST ELEVATION
2 BUILDING ELEVATION
SCALE 1/8" = 1'-0"

Building B // East Elevation
Current Design : 05.08.2026



EAST ELEVATION UPDATED
2 BUILDING ELEVATION
SCALE 1/8" = 1'-0"

REFER TO EXTERIOR MATERIALS KEY

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 COLOR: PAINTED TO MATCH FC-2
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 MANUFACTURER: DMI
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
 COLOR: CLASSIC BRONZE

Building B // North Elevation
 ARB Presentation : 12.03.2025



NORTH ELEVATION
2 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

Building B // North Elevation
 Current Design : 05.08.2026



NORTH ELEVATION UPDATED
1 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

REFER TO EXTERIOR MATERIALS KEY

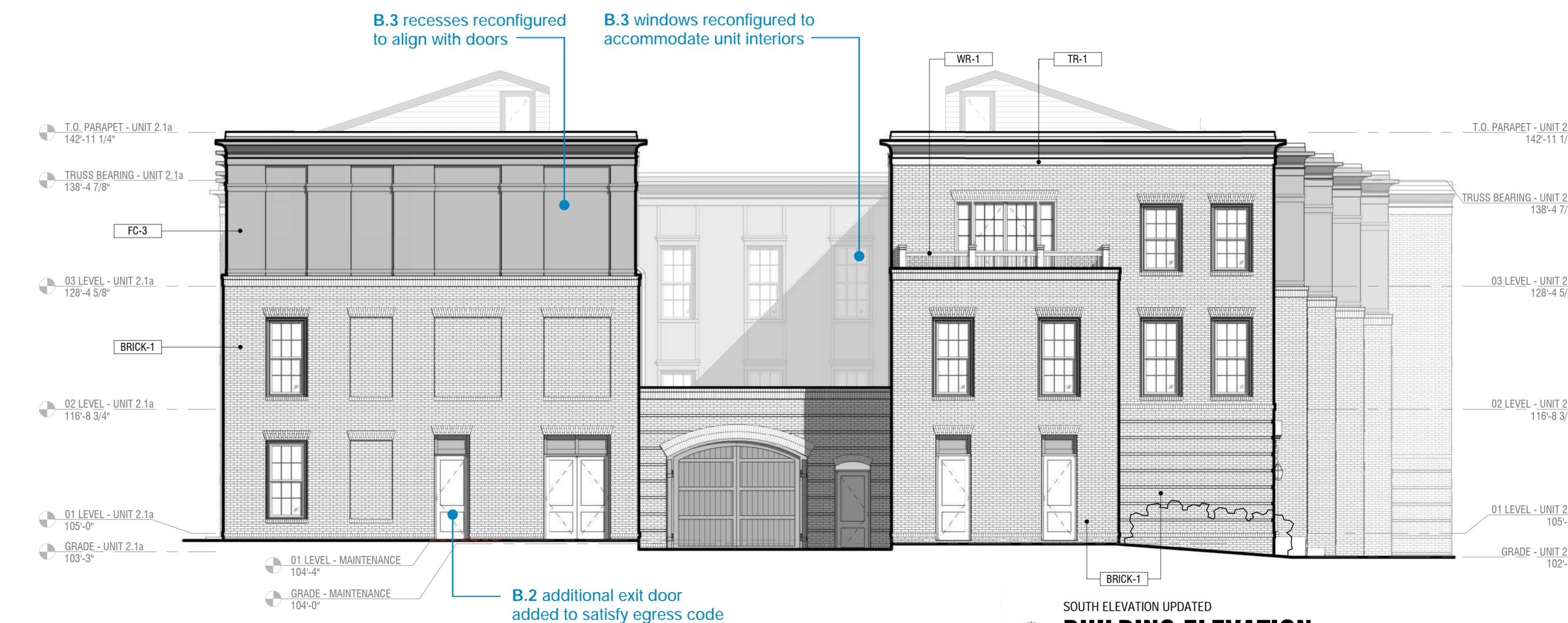
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MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
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MANUFACTURER: OBERFELDS
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STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED TO MATCH FC-2
- DS-1 DOWNSPOUTS + GUTTERS**
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

Building B // South Elevation
ARB Presentation : 12.03.2025



SOUTH ELEVATION
2 BUILDING ELEVATION
SCALE 1/8" = 1'-0"

Building B // South Elevation
Current Design : 05.08.2026



SOUTH ELEVATION UPDATED
1 BUILDING ELEVATION
SCALE 1/8" = 1'-0"



**Architectural Review Board Staff Report
June 8, 2026 Meeting**

**HARVEST PIZZERIA
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 24 E. Main Street (PID: 222-000043)
APPLICANT: Bill Murphy
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-38-2026

Review based on application materials received May 15 and May 21, 2026.

Staff report prepared by Jay Henderson, Planner I.

I. REQUEST AND BACKGROUND

The applicant requests approval of a certificate of appropriateness for exterior building additions for a proposed Harvest Pizzeria at 24 E. Main Street. The additions include a detached walk-in cooler and a covered pizza oven that utilizes the same building material as the existing structure.

The Architectural Review Board has reviewed and approved exterior modifications to the building in the past. In November 2018, the ARB approved numerous exterior modifications and waivers to allow 10 parking spaces and for the parking lot to be located 0 feet from the western property line. In January 2022, the ARB approved further exterior modifications including expanding the front porch, reconstructing part of the rear of the building, and relocating doors and windows.

C.O. 1157.06 states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. C.O. 1157.07 states that exterior building changes that modify or reconstruct any exterior features of an existing structure, that are not considered minor changes, must be reviewed and approved by the ARB prior to the work being completed. The proposed changes are considered Major Environmental Changes and therefore must be reviewed and approved by the ARB.

II. SITE DESCRIPTION & USE

The site is 0.23+/- acres and zoned UCD Urban Center District within the Historic Core Sub-district. According to the Franklin County Auditor, the building was originally constructed in 1910 and renovated in 1978. Previous tenants of this property include Wayside Floral, Griffin's Floral, and 24 Main. The lot is located at the intersection of E. Main Street and Second Street, near the ongoing Village Center mixed-use and Third Street/Market Street projects.

III. EVALUATION

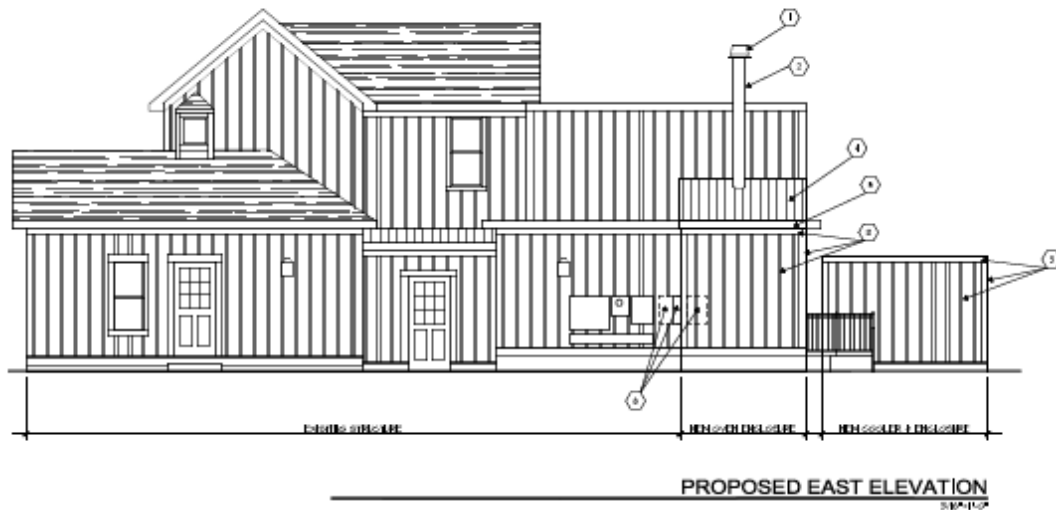
The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of

Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

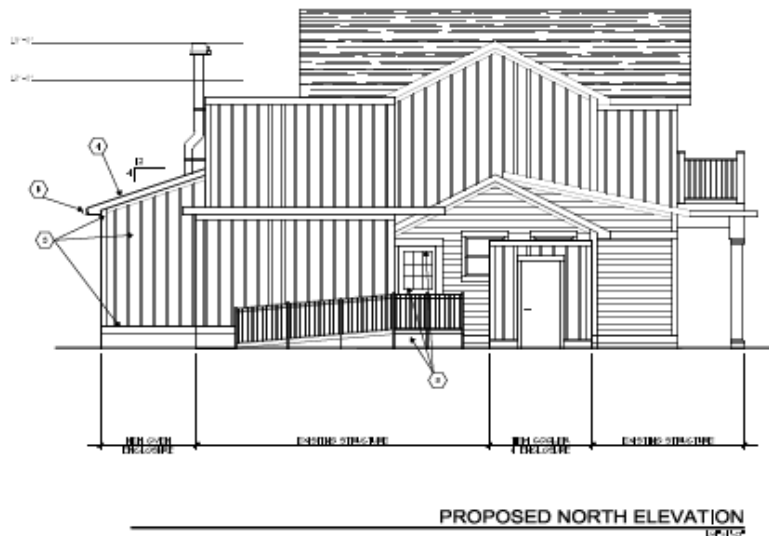
Certificate of Appropriateness

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

- Section 3 of the New Albany Design Guidelines and Requirements provides the requirements for commercial buildings inside the Village Center.
- DGR Section 3(II.A.1.) states that buildings shall follow the stylistic practice of traditional American commercial architecture, and the design and detail characteristics shall be carefully studied and faithfully rendered in the new building design. The ARB previously approved several exterior building modifications for this site (ARB-73-2018 and ARB-135-2021).
- The applicant proposes the following exterior changes to the building and site:
 - A new pizza oven enclosure.
 - A new detached cooler and enclosure.
- The oven enclosure is proposed to include a ventilated pipe that extends slightly below the highest point of the primary structure's roofline. In addition to the oven enclosure, the applicant proposes relocating the patio ingress/egress slightly to the east to accommodate the addition.



- The cooler enclosure is proposed to be detached and located next to the existing ramp on the north side of the building, and will have the same building materials as the existing structure on site.



- It appears that all of the proposed exterior building modifications appropriately relate to the original ARB approval through the use of the same Hardi board siding material, roof, trim, and details. While the applicant proposes to replace the double French doors on the east elevation, there are still two building entrances along this elevation.
- 2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - A site plan was submitted as part of the application, identifying the addition to the structures. No additional changes are being proposed regarding lighting, vehicular, or pedestrian circulation.
 - The applicant has not submitted sign plans as part of this submittal. Staff recommends a condition of approval that signage shall be subject to review and approval by the Architectural Review Board once details have been finalized (condition #1).
 - A detailed landscape plan was not submitted as part of this application. To ensure consistency with the landscaping from the previously approved COA (ARB-135-2021), staff recommends a condition of approval that a detailed landscape plan be provided as part of the building permit and be subject to staff approval (condition #2).
- 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The proposed modifications and additions appear to preserve the original quality and character of the building that were previously approved by the ARB through the use of the same building materials and trim details.
- 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed improvements are of new construction and appear to be appropriate based on the previously approved design of the building.
- 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - It appears that the applicant has made the proposed modifications while being sensitive to the original improvements approved for the building.
- 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*

- Not applicable.

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

- It does not appear that the essential form and integrity of the original structure would be destroyed if any of the improvements were removed from the building.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements. All the proposed exterior building additions appear to be consistent with the previously approved design through the use of the same building materials, trim elements, and railing details. The addition will provide the proposed business with needed storage and help bring unique local dining options to the Village Center, which is called for in the New Albany Strategic Plan. The proposed modifications will allow this historic building to be reused as a new restaurant in the Village Center, while still maintaining the original form and mass.

V. ACTION

Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-38-2026 with conditions (conditions of approval may be added).

1. Signage shall be subject to review and approval by the Architectural Review Board, once details have been finalized.
2. A detailed landscape plan shall be provided as part of the building permit and is subject to staff approval.

Approximate Site Location:


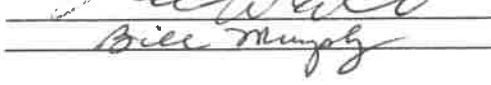


Source: NearMap



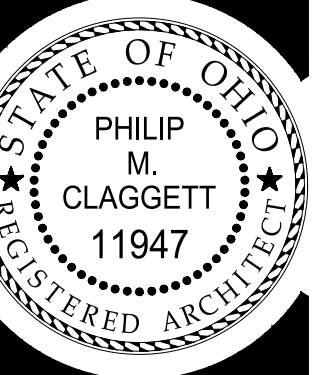
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MAY 14 2006
THE CITY OF NEW ALBANY

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>																								
	<p>Site Address <u>24 EAST MAIN</u></p> <p>Parcel Number <u>222-000043-00</u></p> <p>Acres _____ # of lots created _____</p>																								
Project Information	<p>Choose Application Type</p> <p><input type="checkbox"/> Appeal <input type="checkbox"/> Extension Request</p> <p><input checked="" type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Conditional Use <input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Development Plan</p> <p><input type="checkbox"/> Plat</p> <p><input type="checkbox"/> Lot Changes</p> <p><input type="checkbox"/> Minor Commercial Subdivision</p> <p><input type="checkbox"/> Zoning Amendment (Rezoning)</p> <p><input type="checkbox"/> Zoning Text Modification</p>	<p>Description of Request:</p> <p><u>ADDING SCREENING</u></p> <p><u>TO COVER PIZZA OVEN</u></p> <p><u>& WALK IN COOKER MATERIAL</u></p> <p><u>TO MATCH BUILDING NOW</u></p>																							
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Applicant Information</th> <th colspan="2" style="text-align: left;">Property Owner Information</th> </tr> </thead> <tbody> <tr> <td style="width: 25%;">Name</td> <td style="width: 25%;"><u>BILL MURPHY</u></td> <td style="width: 25%;">Name</td> <td style="width: 25%;"><u>Blue Horse Shoe</u></td> </tr> <tr> <td>Address</td> <td><u>21 CORBIN DRIVE</u></td> <td>Address</td> <td><u>25 EAST CROSSING</u></td> </tr> <tr> <td>City, State, Zip</td> <td><u>GRANVILLE, OHIO 43023</u></td> <td>City, State, Zip</td> <td><u>GRANVILLE, OHIO 43023</u></td> </tr> <tr> <td>Phone Number</td> <td><u>614 570-2877</u></td> <td>Phone Number</td> <td><u>614 206-1999</u></td> </tr> <tr> <td>Email</td> <td><u>WJMURPHY5600</u></td> <td>Email</td> <td><u>Wmwhite@bluehorse.com</u></td> </tr> </tbody> </table>		Applicant Information		Property Owner Information		Name	<u>BILL MURPHY</u>	Name	<u>Blue Horse Shoe</u>	Address	<u>21 CORBIN DRIVE</u>	Address	<u>25 EAST CROSSING</u>	City, State, Zip	<u>GRANVILLE, OHIO 43023</u>	City, State, Zip	<u>GRANVILLE, OHIO 43023</u>	Phone Number	<u>614 570-2877</u>	Phone Number	<u>614 206-1999</u>	Email	<u>WJMURPHY5600</u>	Email
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Contacts	<p style="text-align: center;"><u>@GMAIL.COM</u></p> <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></u> Date: <u>5/14/06</u></p> <p>Signature of Applicant <u></u> Date: <u>May 13, 2006</u></p>																								

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

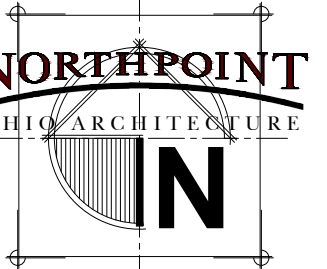
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HARVEST PIZZERIA
NEW ALBANY

New Albany, Ohio 43054

24 E Main Street



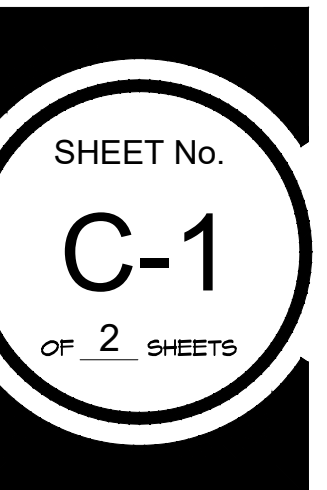
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CODED NOTES

LEGEND

- EXISTING STRUCTURE
- PROPOSED NEW STRUCTURES - SEE SHEETS A-1/A-2 FOR FURTHER DETAILS

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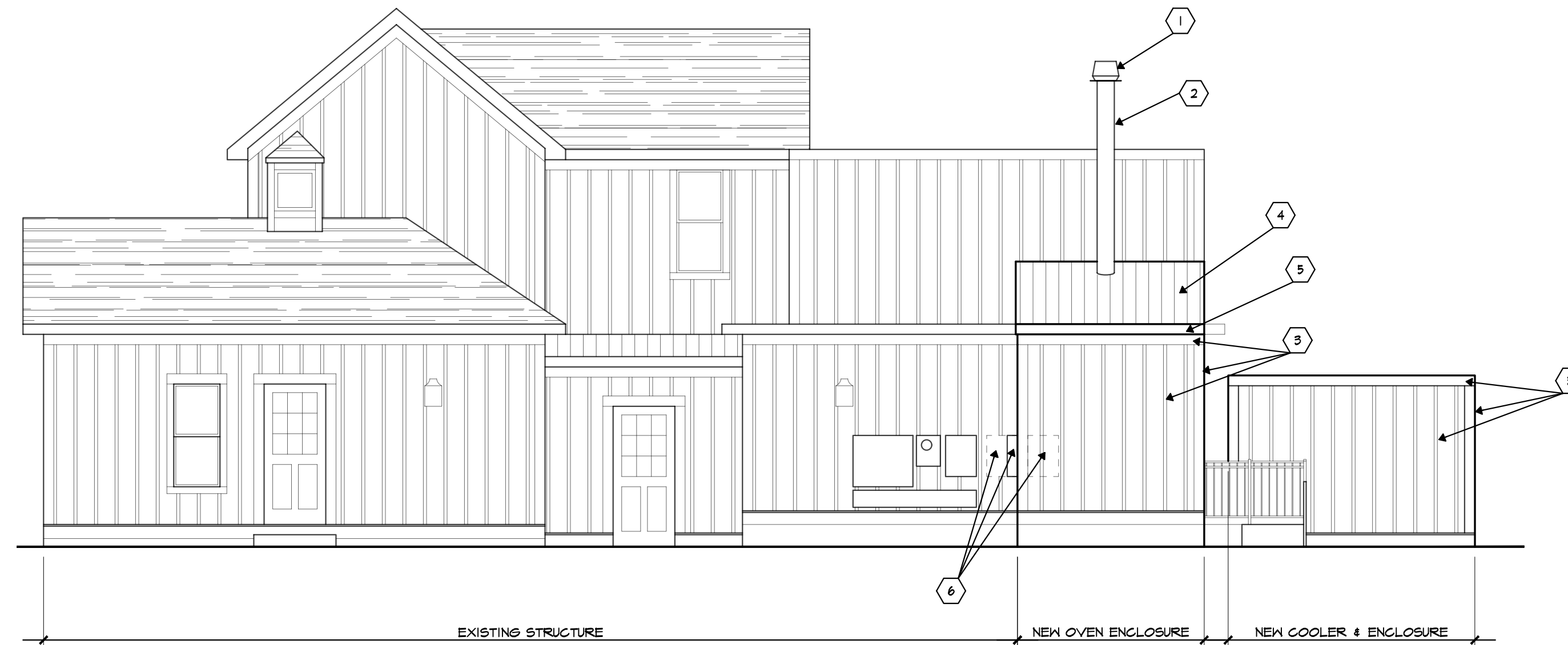
EXISTING ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



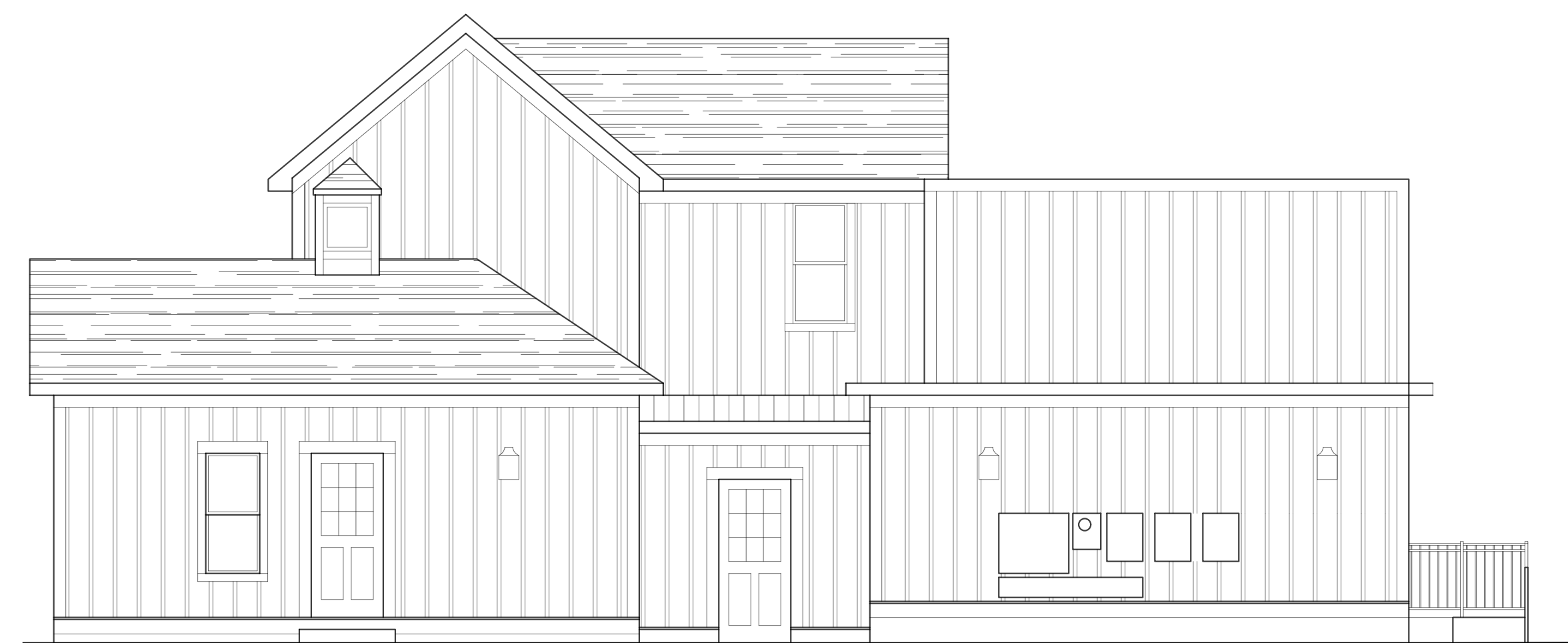
PROPOSED ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



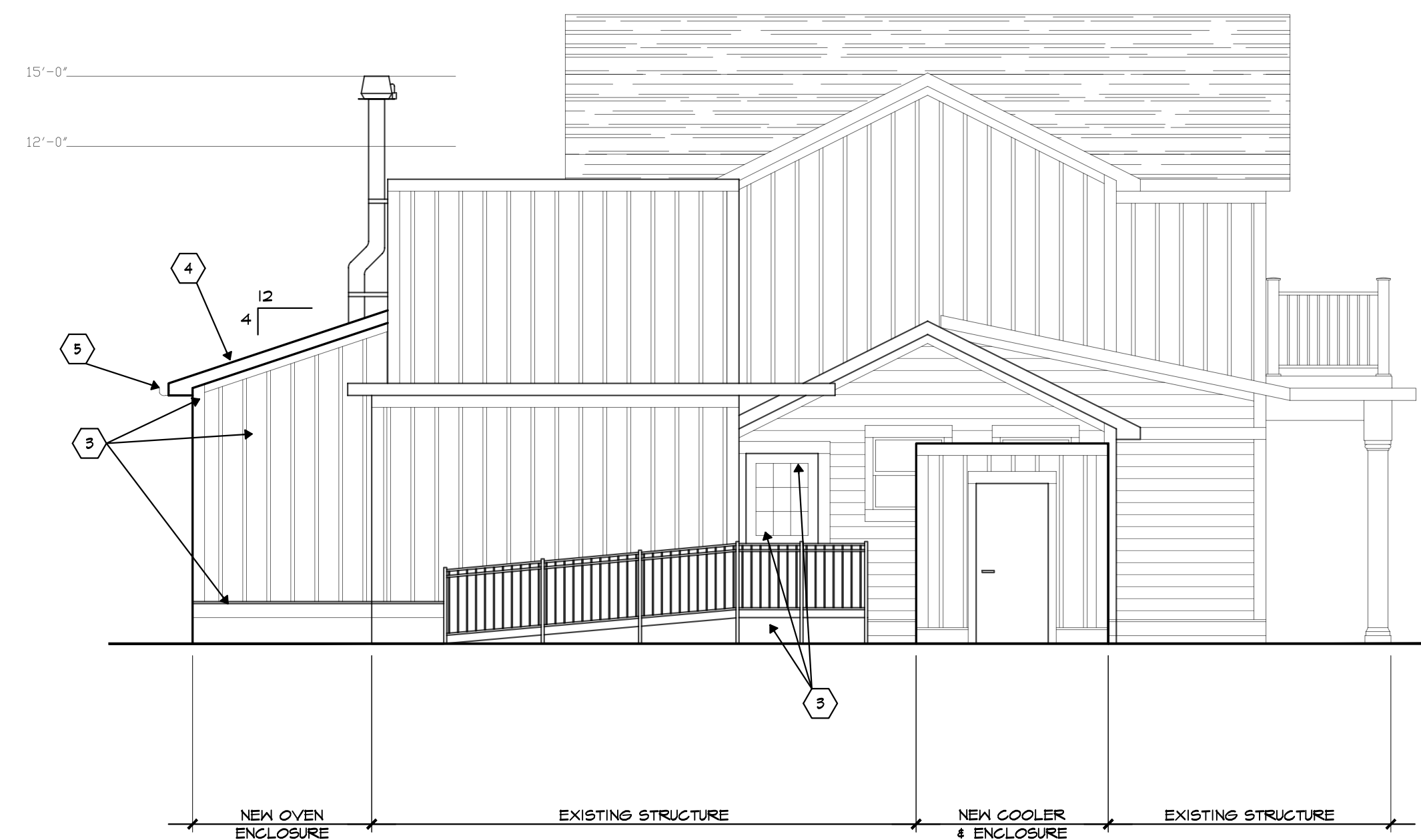
EXISTING NORTH ELEVATION
1/4"=1'-0"



PROPOSED EAST ELEVATION
3/16"=1'-0"



EXISTING EAST ELEVATION
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PROPOSED NORTH ELEVATION
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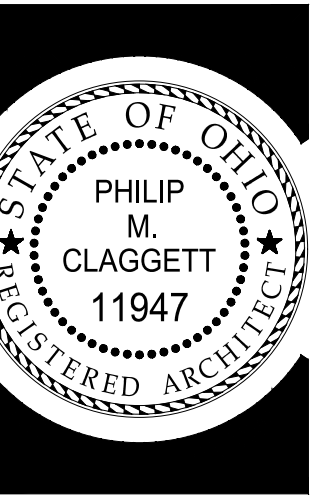
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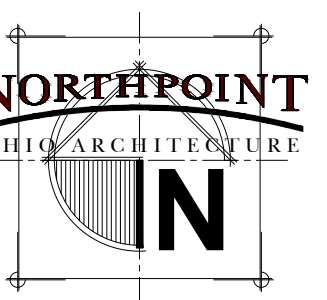
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- 4. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR CONTINUITY OF MATERIALS AND FINISHES THROUGH-OUT AREA UNDER CONTRACT.
- 5. PROVIDE AND INSTALL TEMPORARY CLOSURE FOR AREAS OF THE EXISTING STRUCTURE OPEN TO THE EXTERIOR DUE TO DEMOLITION WORK. MAINTAIN TEMP. CLOSURE UNTIL DIRECTED TO REMOVE IT.
- 6. CONSULT OWNER'S REPRESENTATIVE ON PROTECTION OF AREAS NOT IN CONTRACT & MATERIALS STORAGE.
- 7. REMOVE EXISTING FINISHES AS REQUIRED FOR ACCESS TO BUILDING UTILITIES AND/OR INSTALLATION OF NEW SYSTEMS AND FIXTURES. REPAIR / PATCH TO ORIGINAL CONDITION COORDINATE WITH OTHER TRADES FOR EXTENT OF DEMO. REQUIRED FOR SCOPE OF WORK.
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- 10. MECHANICAL AND ELECTRICAL ITEMS THAT ARE CAPPED AND ABANDONED SHALL BE LOCATED BEHIND FINAL FINISH SYSTEM.
- 11. "FLOORING" DENOTES FLOOR COVERING MATERIALS, INCLUDING BACKING, ADHESIVES, DOWN TO, BUT EXCLUSIVE OF, FLOOR SLAB, STRUCTURAL SLABS AND STRUCTURAL MATERIALS, UNLESS NOTED OTHERWISE.
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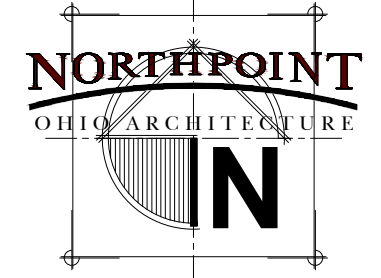
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SHEET No.
A-2
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SHEET No.
A-1
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CODED NOTES

- REMOVE EXISTING WALL - FIELD VERIFY CONSTRUCTION ABOVE - PROVIDE TEMPORARY SUPPORT UNTIL NEW BEAM INSTALLED
- 3-PLY 2X12 SYP #2 WOOD BEAM
- 2-PLY JACK STUDS UNDER EACH END OF BEAM
- NEW 2X6 @ 16" O.C. EXTERIOR WALLS - PROVIDE 5/8" S.S. SHEATHING OVER DRYWALL, INTERIOR SIDE AND 1/2 SHEATHING WITH BUILDING WRAP - R-20 INSULATION - SIDING TO MATCH EXISTING
- NEW EARTH STONE OVEN - MODEL 160-PA WOOD FIRED PIZZA OVEN - PROVIDE DEDICATED 15A/20V RECEPTACLE FOR 3A / 120V CONNECTION - NO HOOD REQUIRED, DIRECTLY VENTED, INSTALL ENERVEX RSV 004-16 CHIMNEY FAN, PROVIDE 1" CLEARANCE FROM COMBUSTIBLES, WEIGHT 6500 LBS.
- 4" CONCRETE SLAB ON GRADE W/ 6X6-NI.4X4-4 WAF ON 6 MIL POLY VAPOR BARRIER - SANGUT SLAB @ 15'-0" O.C. MAX. EACH WAY
- 8" POURED CONCRETE TO 32" BELOW FROST - MATCH EXISTING FINISH
- 8" POURED CONCRETE TURN DOWN SLAB TO 32" BELOW FROST
- WALK-IN-COOLER - SEE MANUFACTURER'S SHOP DRAWINGS FOR FULL DETAILS AND TIE-DOWN REQUIREMENTS
- 16x8 CONTINUOUS FOOTING W/ 2-#4 CONTINUOUS REBAR
- DOMEL NEW FOUNDATION INTO EXISTING W/ 12" LONG DOYELS
- ENERVEX RSV 012 MECHANICAL DRAFT CHIMNEY AXIAL FAN ENSURING NEGATIVE PRESSURE IN THE ENTIRE CHIMNEY SYSTEM MOUNTED TO AN 8"Ø EXHAUST DUCT. 25421 FPM MAX VELOCITY, 0.5 AMP 120V IPH POWER, 450 CFM 0.4HSD STATIC AT 1600 RPM, 46 LBS. TEMPERATURE RATING AT 575°F. SEE ELEVATIONS AND SECTION A/A-1; DUCT MOUNTED AT TOP OF FLUE
- STAINLESS STEEL 8" DIAMETER CHIMNEY FLUE PIPE
- METAL ATTIC INSULATION DUCT COLLAR PER DUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS
- ROOF RADIATION PLATE / CURB
- FULL POWER FROM EXISTING PANEL 'B' FOR NEW WALK-IN AND WOOD FIRED PIZZA OVEN EXHAUST FAN - SEE PANEL SCHEDULE ON SHEET A-2
- R-49 ATTIC INSULATION
- 2x6 RAFTERS @ 12" O.C. W/ 1/2" PLYWOOD SHEETING AND STANDING BEAM METAL ROOFING TO MATCH EXISTING STRUCTURE
- 2x4 CEILING FRAMING @ 12" O.C. W/ 1/2" DRYWALL & S.S. SHEATHING
- GUTTER, FASCIA, SOFFIT, MATERIAL TO MATCH THAT ON EXISTING STRUCTURE
- RELOCATE PANEL 'B' & 'RTU' DISCONNECTS TO SOUTH WALL OF NEW ADDITION
- PIN NEW TO OLD USING #5 REBAR x 9" @ 24" O.C., EPOXY REBAR INTO OLD.
- #5 x 36" BENT REBAR W/ 18" BENDS SPACED AT 36" O.C.
- COOLER SCREENING - TREATED 2X4 @ 16" O.C. STUD WALL W/ 1/2" SHEATHING AND SIDING TO MATCH EXISTING - BOTH SIDES
- SLAB DRAINAGE TO PREVENT WATER BUILDUP BETWEEN COOLER AND SCREENING
- METAL COPING ABOVE HALL AND COOLER

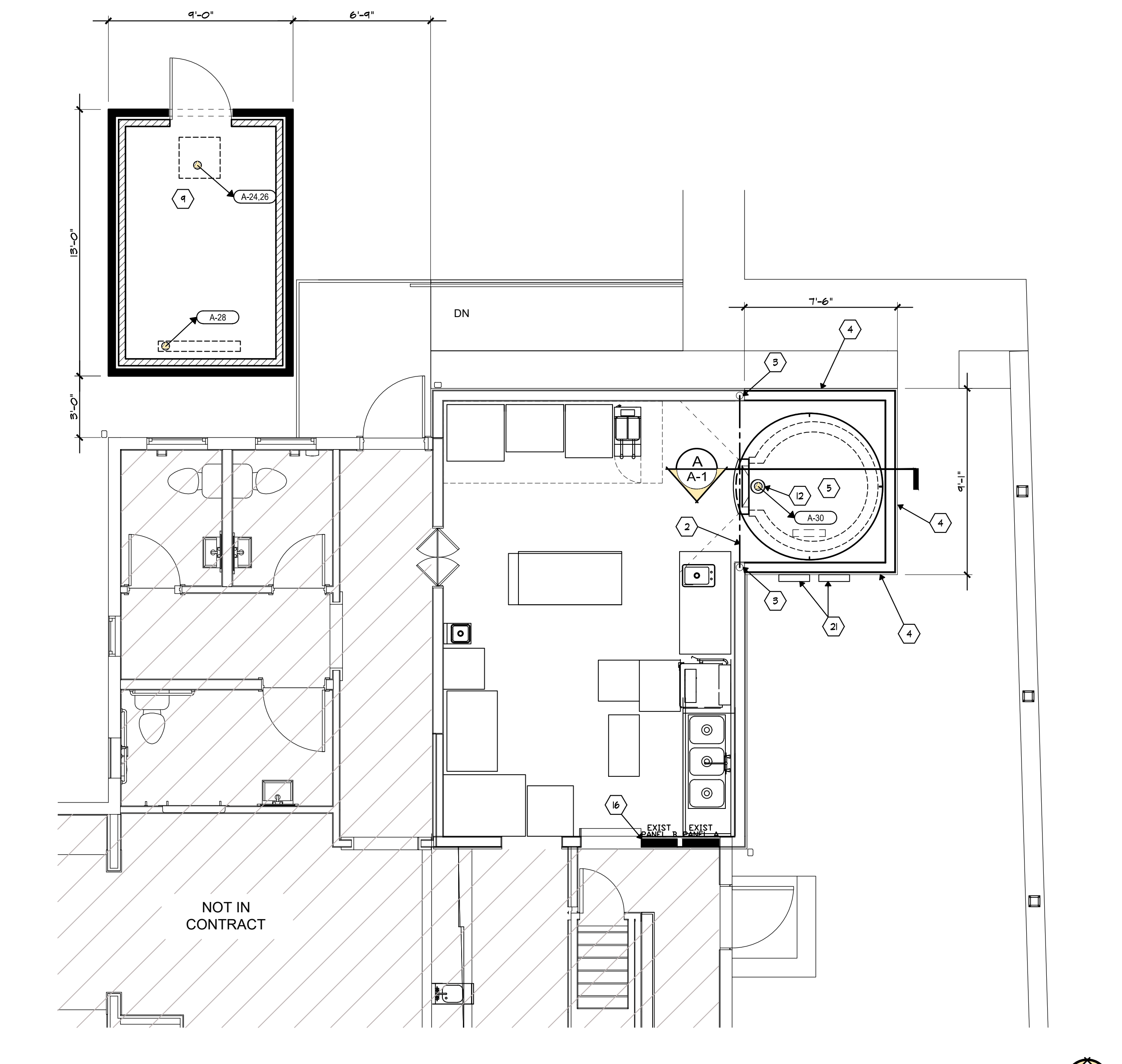
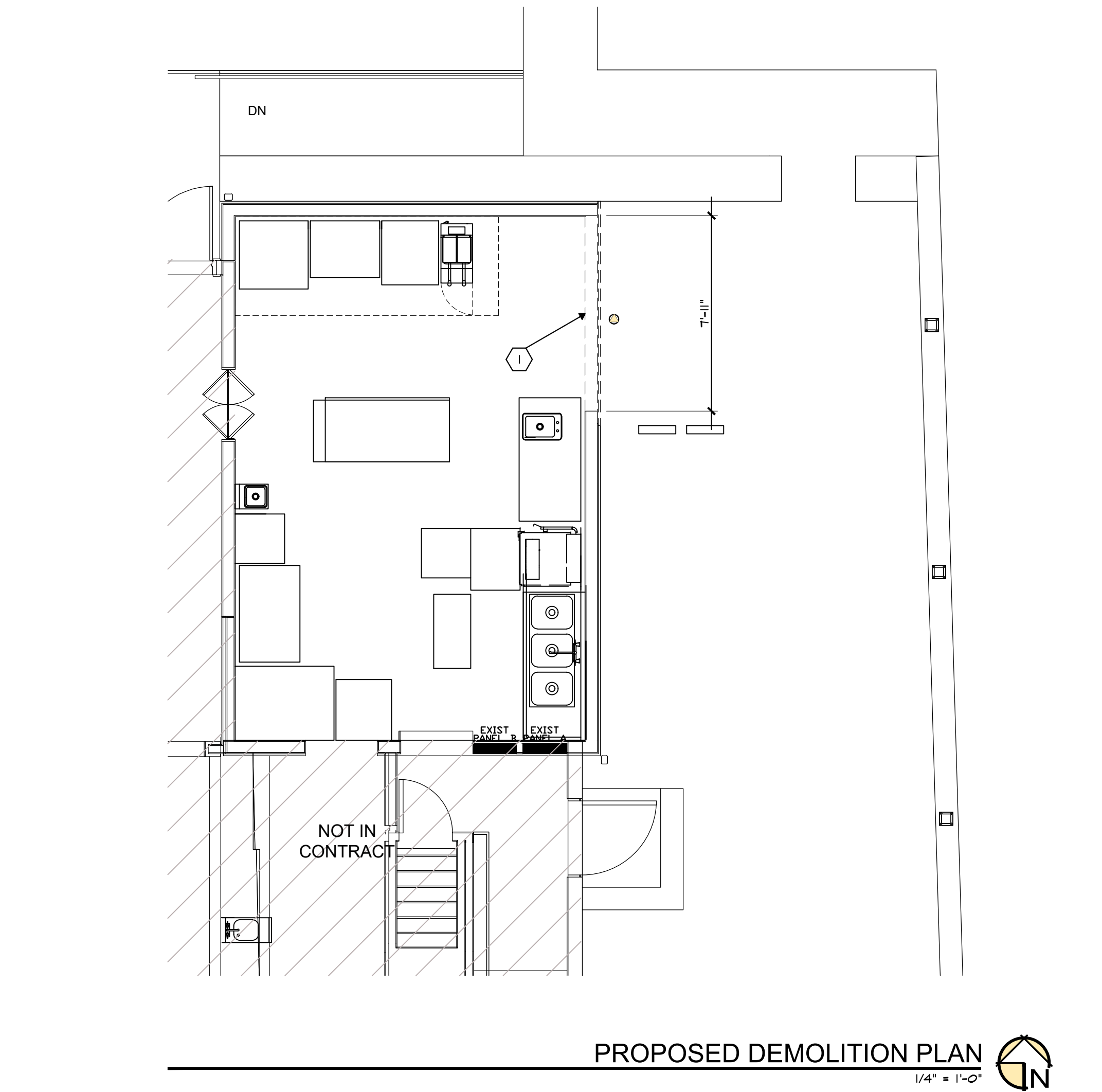
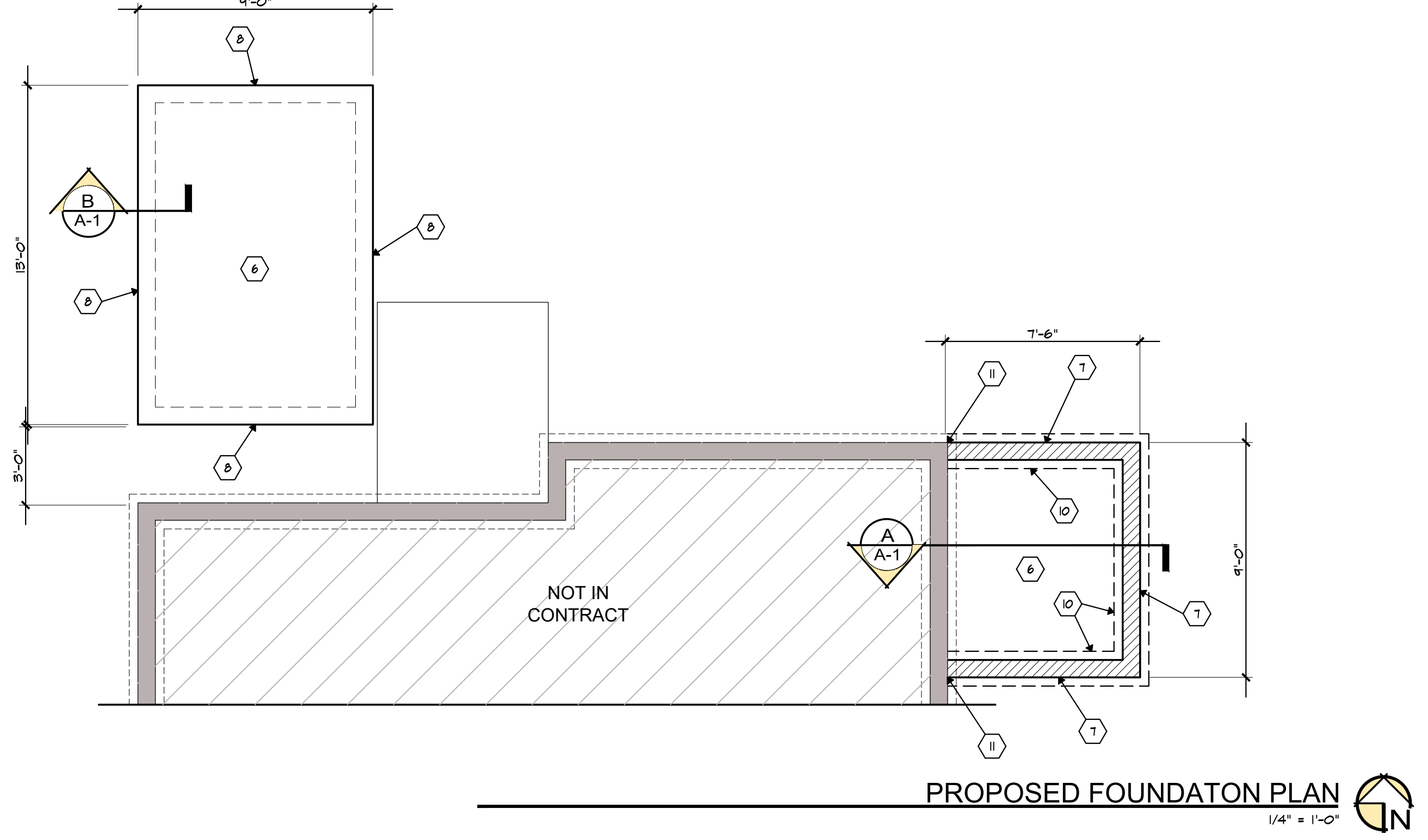
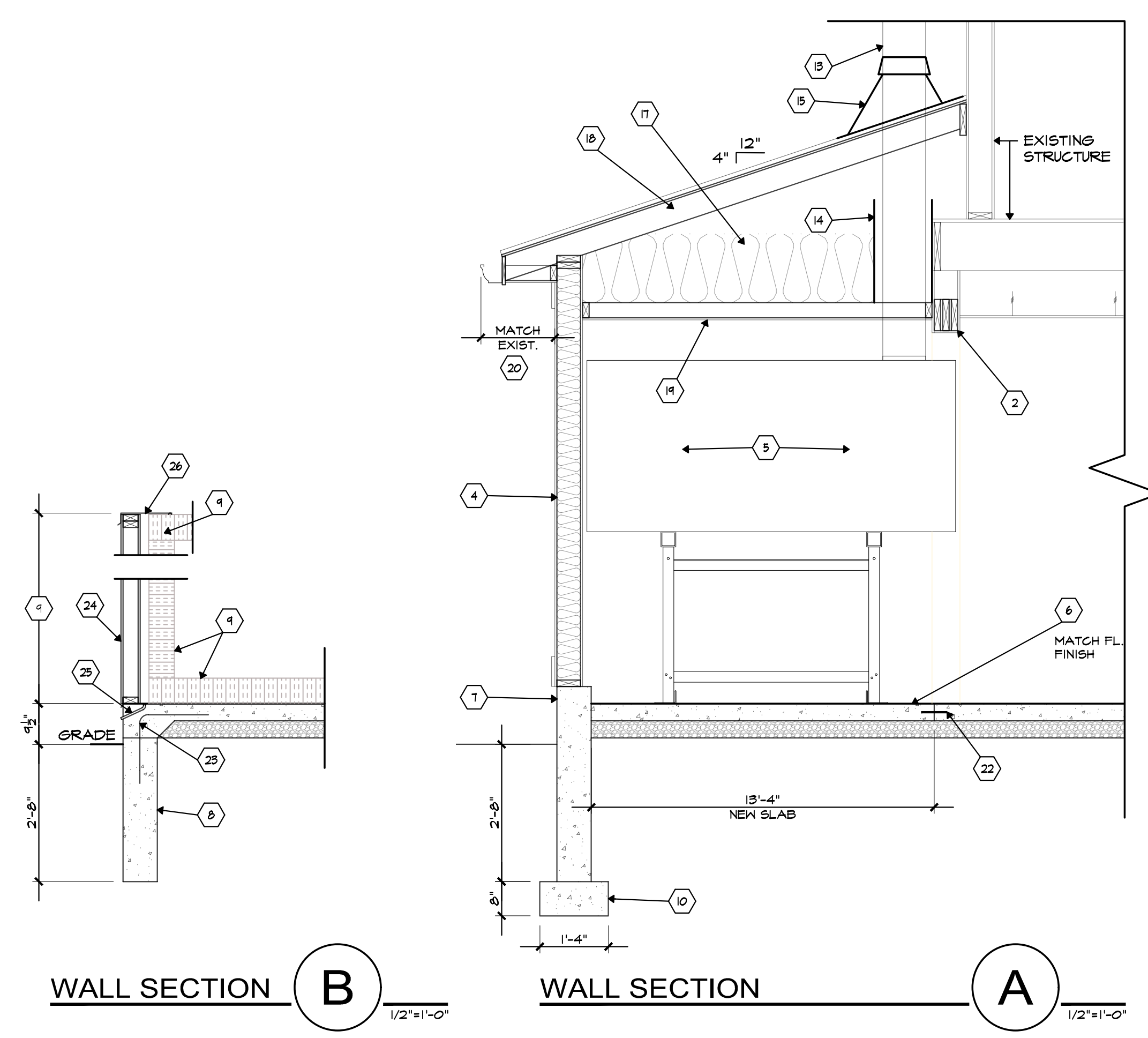
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WALL LEGEND

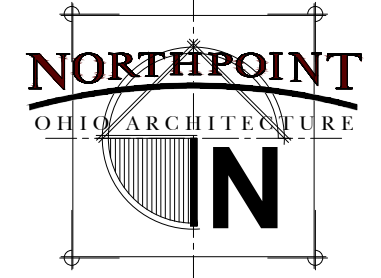
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- EXISTING WALL - PATCH PRIME, AND PAINT ANY AREAS AFFECTED BY CONSTRUCTION
- WALK-IN COOLER - SEE MANUFACTURER'S SHOP DRAWINGS - 2X4 WALL SURROUNDING WALK-IN COOLER W/ 2" CLEARANCE FROM EXTERIOR OF COOLER HALL - EXTERIOR FINISH MATERIAL (BOARD AND BATTEN) TO MATCH EXISTING STRUCTURE

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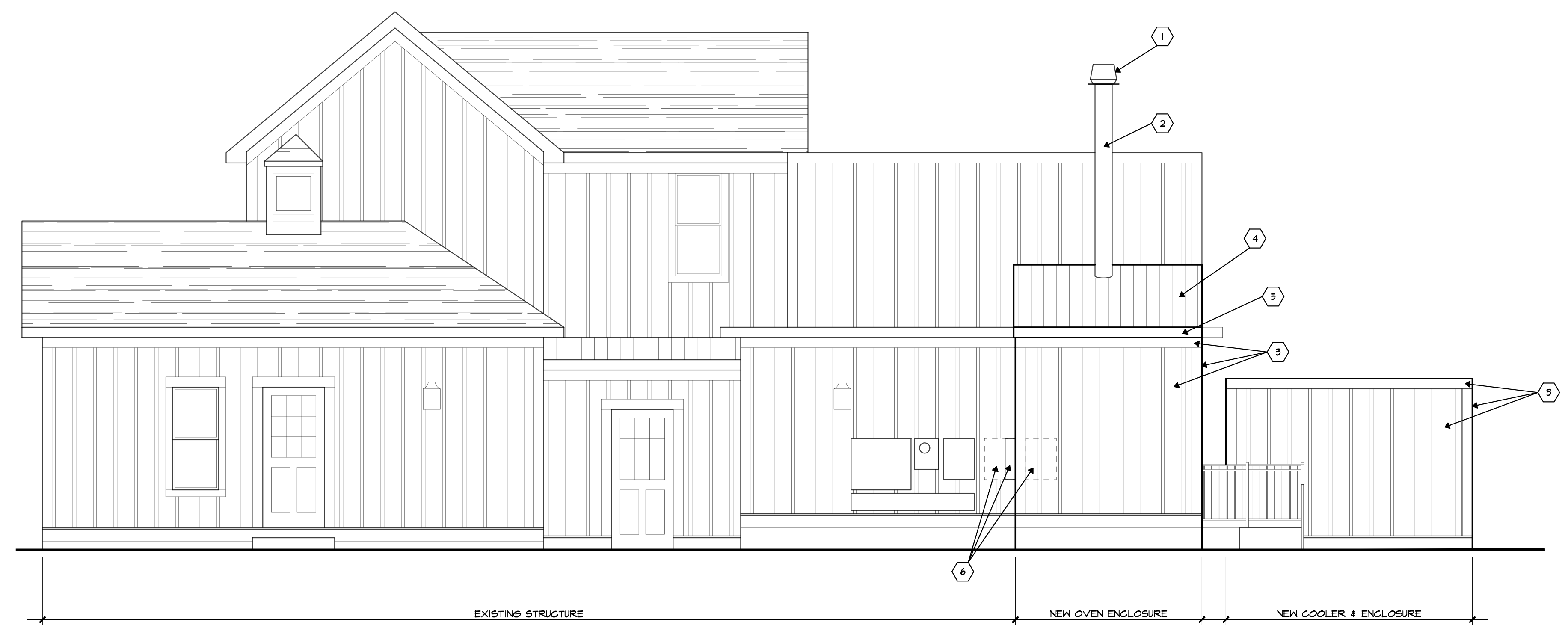
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- 5 NEW GUTTER AND DOWNSPOUT TO MATCH EXISTING - ROUTE DOWNSPOUT TO EXISTING CATCHMENT SYSTEM
- 6 RELOCATE PANEL 'B' & 'RTU' DISCONNECTS TO SOUTH WALL OF NEW ADDITION



FLOOR PLAN
1/4"=1'-0"

EXISTING SUB-PANEL															
Panel ID: B				Voltage / phase: 120 /240-1ph											
Mouning: SURFACE				Panel type: 200 Amp, Main Lugs Only											
NEMA Enclosure: 1				Existing											
				Conduit: Existing											
				AIC Rating: Existing											
ID	KVA	WIRE SIZE	DESCRIPTION	BRKR AMPS	POLES	A	B	B	A	BRKR AMPS	POLES	DESCRIPTION	WIRE SIZE	KVA	ID
1	0.0		EXISTING 2ND FLOOR PATIO ICE	20	1			A		20	1	EXISTING BASEMENT RECEPTACLE		0.0	2
3	0.0		EXISTING BASEMENT RECEPTACLE	20	1			B		20	1	BAR CIRCUIT		0.0	4
5	0.0		EXISTING BAR RECEPTACLE	20	1			A		20	1	BAR RECEPTACLE		0.0	6
7	0.0		EXISTING BACK BAR RECEPTACLE	20	1			B		20	2	FREEZER		0.0	8
9	0.0		EXISTING KITCHEN EXHAUSTFAN	25	1			A							10
11								B		20	1	RECEPTACLE		0.0	12
13	0.0		EXISTING A/C	35	1			A		20	1	RECEPTACLE 203		0.0	14
15								B		20	1	RECEPTACLE 203		0.0	16
17	0.0		EXISTING A/C	35	1			A		20	1	RECEPTACLE 201		0.0	18
19								B		20	1	2ND FLOOR CONV. CIRCUIT		0.0	20
21	0.0		EXISTING A/C	35	1			A		20	1	2ND FLOOR PORCH GFI		0.0	22
23								B	1.920	20	1	WALK-IN COOLER CONDENSOR	3 - #12 w/grd	3.8	24
25	0.0		EXISTING RECEPTACLE					A	1.920						26
27	0.0		EXISTING RECEPTACLE					B	1.920	20	1	WALK-IN COOLER EVAP	2 - #12 w/grd	1.9	28
29	0.0		EXISTING RECEPTACLE					A	0.168	20	1	OVEN EXHAUST FAN	2 - #12 w/grd	0.2	30
31	0.0		< SPACE >					B		1	1	< SPACE >		0.0	32
33	0.0		EXISTING BASEMENT RECEPTACLE					A		1	1	< SPACE >		0.0	34
35	0.0		EXISTING BASEMENT RECEPTACLE					B		1	1	< SPACE >		0.0	36
37	0.0		< SPACE >					A		25	1	HOT WATER HEATER		0.0	38
39	0.0		< SPACE >					B							40
41	0.0		* SPARE *					A		20	1	EXISTING RECEPTACLE		0.0	42
NE.C. Connected Totals:				Existing load:		0.000		0.000		3.840		2.088		Unbalanced 29.55%	
				Total Connected load:										24.7 AMPS	
				A		2.088 kW									
				B		3.840 kW									
				TOTAL		5.928 kW (24.7 AMPS)									
				(All phases to be balanced to within 10% using actual load totals.)											
BREAKER OPTIONS				REMARKS				GENERAL NOTES							
HACR Heating, air conditioning AS - Powerlink AS Breaker				1 Provide and install a lock-on breaker.				1 PROVIDE GROUND BAR IN PANEL							
AFCI Arc Fault Circuit Intert LO - Handle lock-off device				2 Circuit via time clock.				2 ALL BREAKERS TO BE HEAVY DUTY SWITCHING TYPE, BOLT-ON.							
GFCI Ground Fault Circuit Int ST - Shunt Trip Type				3 2-wire w/ gr'd., neutral must be grounded and recept. Properly											
SWD Switching duty AUX - Auxiliary Contacts															

FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIALS, NOT TO BE RE-USED, OR RETAINED BY OWNER.
2. TRANSITIONS BETWEEN NEW/EXISTING CONSTRUCTION SHALL BE UNNOTICEABLE AND BLEND WITH EXISTING.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
4. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR CONTINUITY OF MATERIALS AND FINISHES THROUGH-OUT AREA UNDER CONTRACT.
5. PROVIDE AND INSTALL TEMPORARY CLOSURE FOR AREAS OF THE EXISTING STRUCTURE OPEN TO THE EXTERIOR DUE TO DEMOLITION WORK, MAINTAIN TEMP. CLOSURE UNTIL DIRECTED TO REMOVE IT.
6. CONSULT OWNER'S REPRESENTATIVE ON PROTECTION OF AREAS NOT IN CONTRACT & MATERIALS STORAGE.
7. REMOVE EXISTING FINISHES AS REQUIRED FOR ACCESS TO BUILDING UTILITIES AND/OR INSTALLATION OF NEW SYSTEMS AND FIXTURES. REPAIR / PATCH TO ORIGINAL CONDITION COORDINATE WITH OTHER TRADES FOR EXTENT OF DEMO. REQUIRED FOR SCOPE OF WORK.
8. VERIFY LOCATIONS OF ALL EXISTING STRUCTURAL MEMBERS TO REMAIN PRIOR TO DEMOLITION WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION.
9. ALL DEMOLITION WORK TO BE COORDINATED WITH NEW WORK TO ASSURE THAT FACES OF WALLS LEFT EXPOSED AFTER DEMOLITION CAN BE PROPERLY PATCHED TO MATCH EXISTING ADJACENT SURFACES.
10. MECHANICAL AND ELECTRICAL ITEMS THAT ARE CAPPED AND ABANDONED SHALL BE LOCATED BEHIND FINAL FINISH SYSTEM.
11. "FLOORING" DENOTES FLOOR COVERING MATERIALS, INCLUDING BACKING, ADHESIVES, DOWN TO, BUT EXCLUSIVE OF, FLOOR SLAB, STRUCTURAL SLABS AND STRUCTURAL MATERIALS, UNLESS NOTED OTHERWISE.
12. EXISTING WALLS TO REMAIN - WHERE ITEMS ARE REMOVED - PATCH, PREP & PRIME FOR NEW FINISH (E.G. WHERE BASE IS REMOVED PATCH, PREP AND PRIME TO BOTTOM EDGE OF EXISTING DRYWALL.)

NOTE:
 SCOPE OF WORK / PROJECT INFORMATION FOR RENOVATION OF BUILDING IS NOT ALL INCLUSIVE ON THIS SHEET. GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL PHASES / WORK ITEMS AS OUTLINED IN THE CONSTRUCTION DOCUMENTS, ADDENDA, AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTORS.