



New Albany Board of Zoning Appeals Meeting Agenda
June 22, 2026, 6:30 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes April 27, 2026

IV. Additions or corrections to the agenda

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

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

VI. Cases

VAR-34-2026 4326 Olmsted Road Setback Variance

Variance from C.O. 1133.05 to allow a portion of a new house to encroach 20 feet into a required 30-foot rear yard building setback on an approximately 0.45-acre single-family residential lot at 4326 Olmsted Road (PID: 222-001486-00).

Applicant: Memmer Homes

Motion of acceptance of staff reports and related documents into the record for VAR-34-2026.

Motion of approval for application VAR-34-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-40-2026 Innovation Campus Way Pavement Setback Variance

Variance from C.O. 1153.04(c) to allow a parking lot to encroach 20 feet into a required 25-foot side yard pavement setback on an approximately 7.3-acre Limited General Employment lot on Innovation Campus Way generally located west of Harrison Road and east of Smith's Mill Road (PID: 095-112050-00.007).

Applicant: Tenby c/o Gavin Jones

Motion of acceptance of staff reports and related documents into the record for VAR-40-2026.

Motion of approval for application VAR-40-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment



New Albany Board of Zoning Appeals
April 27, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Board of Zoning Appeals held a regular meeting on Monday, April 27, 2026 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:32 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Shaun LaJeunesse	present
Mr. Abe Jacob	present
Ms. Tiana Samuels	present
Mr. Jeremiah Wood	present
Ms. Sarah Briggs	present
Council Member Matt Shull	present

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

Staff members present: Planning Manager Chris Christian and Deputy Clerk Christina Madriguera.

III. Action on minutes March 23, 2026

Chair LaJeunesse asked if there were any corrections to the minutes from the March 23, 2026 meeting.

Deputy Clerk Madriguera stated that Council Member Shull had made two corrections to the minutes, on page 3 in a statement attributed to him, “Central College” should be say “Cedar Brook,” and “south” should say “east.”

Hearing no further corrections, Board Member Jacob moved to approve the minutes as corrected. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Ms. Samuels yes, Ms. Briggs abstained, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the March 23, 2026 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planning Manager Christian answered no.

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

V. Hearing of visitors for items not on the agenda

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

VI. Cases

VAR-14-2026 7024 Gray Loop Patio Variance

Variance from C.O 1165.04(b)(3)(B) to allow a paver patio to encroach 3 feet into a utility easement at 7024 Gray Loop (PID: 222-002249).

Applicant: Suncraft Corporation, Inc. c/o James Knox

Planning Manager Christian delivered the staff report.

Board Member Wood moved to admit the staff reports and related documents into the record for VAR-14-2026. Board Member Jacob seconded the motion.

Upon roll call: Mr. Wood yes, Mr. Jacob yes, Ms. Briggs yes, Mr. LaJeunesse yes, Ms. Samuels yes. Having five yes votes the motion passed and the staff reports and related documents were admitted to the record for VAR-14-2026.

Chair LaJeunesse asked to hear from the applicant.

Applicant Jeff Horovetz from Suncraft spoke in support of the application. He stated that the patio could easily be moved if needed, and it was unlikely that the sewer would need to be needed.

Chair LaJeunesse administered the oath to applicant and property owner Brian Klima.

Board Member Jacob confirmed that the homeowner agreed with the conditions in the staff report, to wit, the hold harmless agreement and also the condition that no part of the patio shall be built over the underground utility line and no landscaping shall be installed in the easement.

Applicant Brian Klima stated he had no conflict with the conditions.

Board Member Samuels moved to approve VAR-14-2026 based on the findings in the staff report with the two conditions in the staff report, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Jacob yes, Ms. Briggs yes, Mr. Wood yes. Having five yes votes, the motion passed and the variance was granted unanimously.

The board thanked and congratulated the applicant.

VII. Other business

Chair LaJeunesse asked if there was any other business before the board.

Planning Manager Christian stated that the city was offering the opportunity for head shots for all board members on May 19, 2026 from 5:00 – 6:30 at Village Hall.

The board then welcomed Sarah Briggs who would be serving as Planning Commission liaison.

VIII. Adjournment

Hearing no further comment and having completed the agenda, Board Member Wood moved to adjourn the April 27th meeting. Board Member Jacob seconded the motion.

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

Submitted by Deputy Clerk Madriguera, Esq.

**Appendix
VAR-14-2026
Staff Report
Record of Action**

**Board of Zoning Appeals Staff Report
April 27, 2026 Meeting**

**7024 GRAY LOOP
EASEMENT ENCROACHMENT VARIANCE**

LOCATION: 7024 Gray Loop (PID: 222-002249)
APPLICANT: Suncraft Corporation, Inc. c/o James Knox
REQUEST: Variance
ZONING: Comprehensive Planned Unit Development (C-PUD): New Albany Links
STRATEGIC PLAN: Residential
APPLICATION: VAR-16-2026

Review based on application materials received March 9, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance to C.O. Section 1165.04(b)(3)(B) to allow a paver patio to encroach approximately three feet into a platted utility easement.

The paver patio is proposed as part of a project along with a deck and screened-in porch, both of which meet regulations. The paver patio is 16 feet in width and will encroach a maximum of three feet into the easement, though it is proposed at a slight angle and with cut corners.

II. SITE DESCRIPTION & USE

The property is composed of approximately 0.25 acres in the New Albany Links subdivision near Central College Road. The area is zoned for Comprehensive Planned Unit Development (C-PUD) and is surrounded by similar single-family residential uses. Lots on the same street as the subject property have similar densities, while the parcel to the rear of the property is comprised of over six acres of open space.

The site includes a 20-foot-wide public utility easement along the rear (east) property line for an underground sanitary sewer line and a 12-foot-wide public utility easement along the side (north) property line for an underground stormwater line and at-grade inlet near the northeastern corner of the lot.

III. ASSESSMENT

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

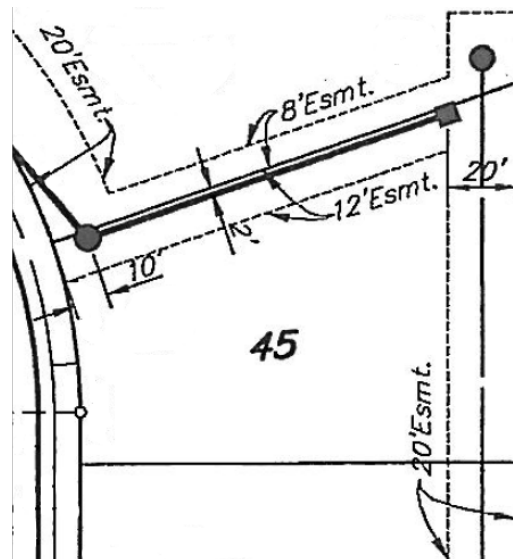


Image: Plat showing easements and utility locations on and around the site. The rear yard is to the right/east.

Criteria

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

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

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

Plus, the following criteria as established in the zoning code (C.O. Section 1113.06):

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

Planning and Zoning Code

C.O. Section 1165.04 regulates accessory structures, which are subordinate structures or surfaces located on the same lot as the principal building or structure. Accessory structures may further be categorized as either a detached structure or a recreational amenity. Paver patios are regulated as a recreational amenity of the accessory structure code section.

IV. EVALUATION

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

Considerations and Basis for Decision

Variance from C.O. Section 1165.04(b)(3)(B) to allow a paver patio to encroach approximately three feet into an easement.

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

1. C.O. Section 1165.04(b)(3)(B) prohibits patios and other accessory structures from being located in an easement. The New Albany Links Section 1 plat shows a 20-foot-wide easement along the

rear (east) property line, which serves an underground sanitary sewer line that is approximately 10 feet into the property. The City engineer confirmed that there are public utilities within the easement.

2. The applicant requests a variance to allow a paver patio to encroach approximately three feet into the aforementioned utility easement. The full paver patio is approximately 12 feet in length and 16 feet in width.

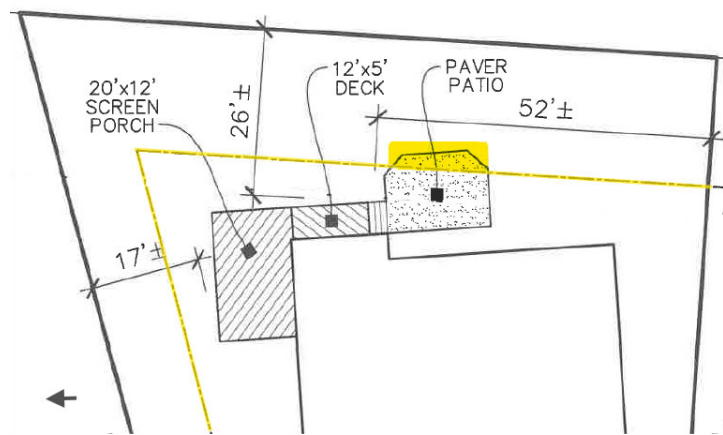


Image: Project site plan highlighting the easement and encroachment.

3. In October 2019, modifications to Section 1165 of the city's Codified Ordinances were approved by City Council. The modifications included adding provisions to the city's codified ordinances that patios and other recreational amenities are not permitted to be installed in easements. By adding this prohibition, a property owner can now request a variance. Prior to the adoption of these code modifications, city code was silent on easements. Patios and similar at-grade encroachments into easements were regulated only by plat notes, which typically state encroachments could only be approved by the city engineer. Plat notes provide no other mechanism for relief via a public process. The intent of this requirement is to protect property owners and to add an extra level of review for these types of encroachment requests.
4. There can be beneficial use of the property without the variance. Adhering to the zoning ordinance still allows viable use of the residential lot.
5. The request appears to be substantial; however, similar variance requests have been approved in the past, wherein the Board of Zoning Appeals has issued approval with the condition that the homeowner enter into a hold-harmless agreement that indemnifies the city in the event of damage to structures in the easement. Staff recommends a condition of approval that the homeowner enter into a hold-harmless agreement (or similar legal mechanism to be determined by the city engineer or attorney) specifying that the property owner, not the city, is responsible for any damages to the patio in the event a public or private utility provider needs to access the easement area (condition #1). Previous easement encroachment variances in the same subdivision include:

- a. *July 2025 – BZA – Approved – Variance to allow a patio to encroach 10 feet into a 20-foot drainage easement at 6994 Kindler Drive in the New Albany Links subdivision (VAR-53-2025).*

Evaluation of the proposal by the City Engineer led to a finding of minimal drainage impacts to other sites with the conditions that no landscaping be installed in the easement and no part of the patio be installed over the underground drainage pipe. The hold-harmless agreement was included as a condition of approval as well.

- b. *September 2023 – BZA – Approved – Variance to allow a building and paver patio to encroach 4.5 feet into a 28-foot drainage easement at 6880 Margarum Bend in the New Albany Links subdivision (VAR-82-2023).*

The Board briefly discussed precedence with similar variance requests and confirmed the easement was not a major flood route. The application was approved with the condition the applicant enter into a hold-harmless agreement.

- c. *July 2021 – BZA – Approved – Variance to allow a deck to encroach six feet into a 15-foot utility easement at 7034 Dean Farm Road in the New Albany Links subdivision (VAR-70-2021).*

The applicant, city staff, and the Board discussed details regarding the hold-harmless agreement, suggested action to be taken if a neighbor is impacted by the encroachment, and clarified the conditions of approval, which did not include removal of a planting bed around the patio and did include screening of area underneath the deck.

6. The essential character of the neighborhood would not be substantially altered, nor would adjoining properties suffer a substantial detriment, if this request were approved. Paver patios are commonly used in residential subdivisions, and many properties in the New Albany Links already have some form of paver patio. Because the paver patio is not an above-grade amenity, and because of the size of the proposed encroachment, the paver patio would not be likely to disrupt visual and aesthetic cohesion between properties nor substantially alter the neighborhood character. Further, the encroachment would not be detrimental to adjacent properties.
7. The variance has the potential to adversely affect the delivery of government services. Utility easements are intended to provide access to the utility, and any encroachment limits that access. However, paver patios are more easily removed than full decks or above-grade structures, and the patio does not appear to encroach over the underground utility line. Staff recommends a condition that no part of the patio be built over the underground utility line and no landscaping be installed within the easement (condition #2).
8. The problem can be solved by some manner other than the granting of a variance. The paver patio may be reconfigured or relocated in ways that would not encroach into the easement that would still allow it to serve its intended purpose.
9. The variance may not preserve the “spirit and intent” of the zoning requirement. Being located within the easement, the proposed paver patio could be partially damaged or destroyed to facilitate access to the easement.
10. There are no unique conditions or circumstances that are not applicable to other lands or structures in the same zoning district. While the subject site is left with a subjectively narrow buildable area in the backyard due to the lot size and easement width, such utility easements are not uncommon and can often affect one or more sides of a given residential property. All but one of the seven lots on the same street as the subject property are encumbered by a rear yard utility easement, along with many other lots in the New Albany Links subdivision.
11. Granting the variance would likely confer special privilege upon the applicant that is denied to other properties in the same zoning district. Easements are not uncommon, and encroachments are not permitted in any area of the city without approval of a variance or waiver. While many residences in this subdivision were originally constructed with similar patios that encroach into easements, such privilege is existing non-conforming and would presently be denied to other properties by city code.
12. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, nor will it be injurious to private property or public improvements in the vicinity. While the encroachment may affect an area intended to allow access to a “public improvement,” the paver patio is not anticipated to directly affect or be injurious to it.

V. SUMMARY

The applicant requests approval of a variance to allow a paver patio to encroach up to three feet into a 20-foot-wide utility easement. The easement is intended to allow access by utility providers to the underground sanitary sewer line. Similar variances have been requested in the New Albany Links subdivision and other areas of the city, and the request does not appear to be substantial, nor would it substantially affect the neighborhood’s character and quality of life.

The recommended condition of approval ensures the homeowner is aware of the conditions and responsible for any damage to the proposed paver patio in the event the easement needs to be accessed by utility providers. The regulation prohibiting encroachments in easements allows an extra level of care and consideration in these cases and to ensure the homeowner understands this liability.

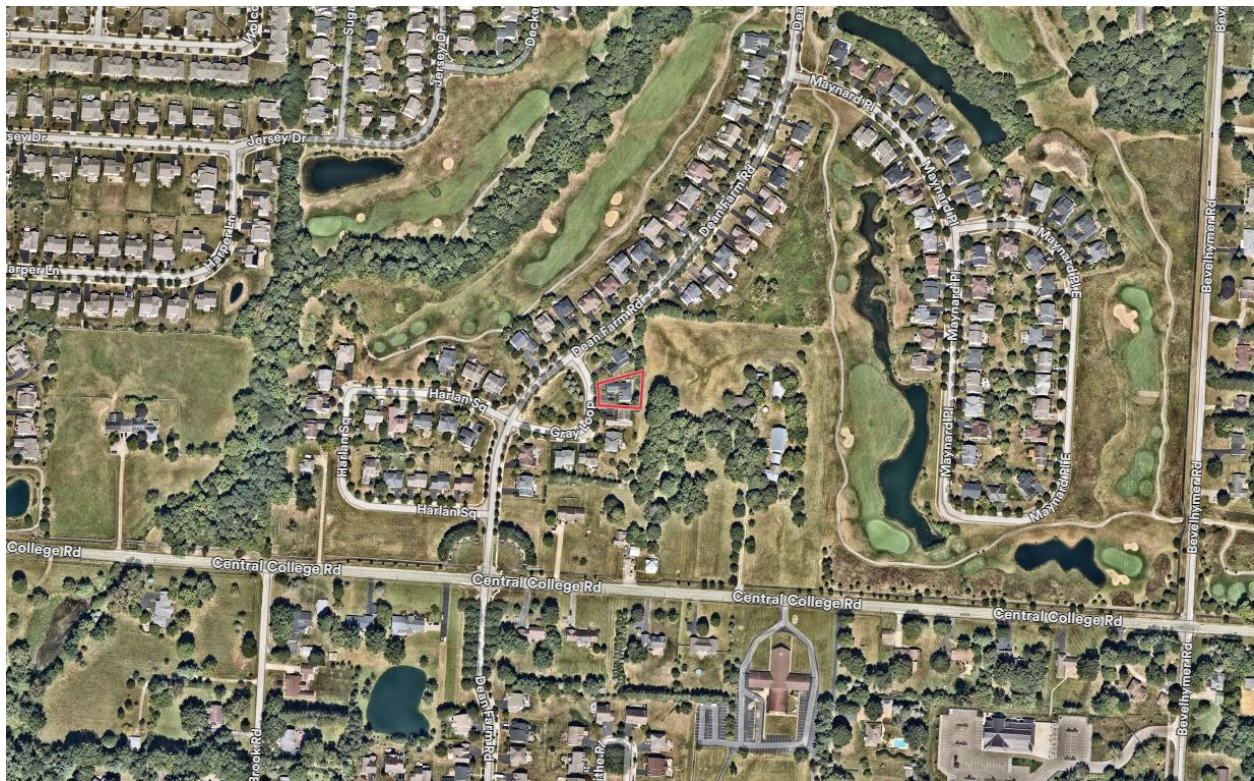
VI. ACTION

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

Move to approve variance application VAR-14-2026 based on the findings in the staff report with the following condition:

1. The homeowner shall enter into a hold-harmless agreement (or similar legal mechanism to be determined by the city engineer or attorney) specifying that the property owner, not the city, is responsible for any damages to the patio in the event a public or private utility provider needs to access the easement area.
2. No part of the patio shall be built over the underground utility line, and no landscaping shall be installed within the easement.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear James Knox - Suncraft,

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, April 28, 2026

The New Albany Board of Zoning Appeals took the following action on 04/27/2026 .

Variance

Location: 7024 GRAY LP

Applicant: James Knox - Suncraft,

Application: PLVARI20260014

Request: Variance from C.O 1165.04(b)(3)(B) to allow a paver patio to encroach 3 feet into a utility easement at 7024 Gray Loop (PID: 222-002249).

Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 5-0

Result: Variance, PLVARI20260014 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this April 28, 2026

Condition(s) of Approval:

1. The homeowner shall enter into a hold-harmless agreement (or similar legal mechanism to be determined by the city engineer or attorney) specifying that the property owner, not the city, is responsible for any damages to the patio in the event a public or private utility provider needs to access the easement area.
2. No part of the patio shall be built over the underground utility line, and no landscaping shall be installed within the easement.

Staff Certification:

Chris Christian

Chris Christian
Planning Manger



**Board of Zoning Appeals Staff Report
June 22, 2026 Meeting**

**4326 OLMSTED ROAD
REAR YARD SETBACK VARIANCE**

LOCATION: 4326 Olmsted Road (PID: 222-001486-00)
APPLICANT: Memmer Homes c/o Megan Odenweller
REQUEST: Variance
ZONING: Single-Family Residential District (R-3)
STRATEGIC PLAN: Residential
APPLICATION: VAR-34-2026

Review based on application materials received April 28, May 22, and June 2, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance from C.O. Section 1133.05 to allow part of a new home to encroach 20 feet into the required 30-foot rear yard setback. The portion proposed to encroach is approximately 41 feet in length.

The existing house on the site meets setback requirements and is planned to be demolished. The applicant cites water infiltration and degradation as cause for the demolition. The permit application for the demolition is compliant with code and has been approved by staff, subject to the condition that the new home permit be approved prior to the demolition. Building code requires construction to remain on the site, and thus, no impact on the adjacent leisure path and reserve is anticipated.

II. SITE DESCRIPTION & USE

The property is located south of the Village Center, generally in the area between Johnstown Road and Reynoldsburg-New Albany Road. The property comprises approximately 0.45 acres in Section 5 of the New Albany Country Club subdivision. The area is zoned for Medium-Density Single-Family Residential (R-3) development and is surrounded by similar single-family residential uses. The parcel abuts Fenway Park, an approximately 7.93-acre reserve, on its west (side) and south (rear) sides. The site includes a 20-foot-wide drainage easement along the west (side) property line and a 10-foot-wide drainage easement along the south (rear) property line due to the large pond located in the adjacent reserve.

III. ASSESSMENT

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

Criteria

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

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

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

Plus, the following criteria as established in the zoning code (C.O. Section 1113.06):

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

Planning and Zoning Code

C.O. Section 1133.05 provides standards for the arrangement and development of buildings in the R-3 zoning district. The encroachment is regulated by Section 1133.05 rather than the codified ordinance for detached structures (C.O. 1165.04(a)) because it is attached to the primary building.

IV. EVALUATION

Considerations and Basis for Decision

Variance from C.O. Section 1133.05 to allow part of a new home to encroach 20 feet into the required 30-foot rear yard setback.

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

1. C.O. Section 1133.05 outlines setbacks and other development standards for single-family residential zoning districts. The Medium-Density Single-Family Residential (R-3) zoning district imposes a minimum 30-foot rear yard building setback, as well as a minimum 30-foot front yard depth and 10-foot side yard depth.
2. The applicant requests a variance to allow part of a new home to encroach 20 feet into the required 30-foot rear yard setback. The encroachment was originally proposed to be by a two-story detached garage and dwelling unit; as such, this structure is shown in some of the submitted application materials as detached. The applicant has stated that the structure will be attached to the main home, which makes it part of the primary structure, and shows this in site plans. Staff recommends a condition of approval that the detached structure be attached to the main home as shown in the site plan, subject to staff approval (condition #1). Additionally, the site plan shows:
 - a. A pool in the rear yard. The applicant has stated that the pool is not part of this submittal and might be proposed in the future, at which time staff will verify it meets zoning requirements.

- b. A 100-square-foot enclosed structure, identified as a gatehouse, near the front of the site. Accessory structures are not permitted to encroach into the front yard. Staff will verify that the gatehouse is, at a minimum, aligned with the front façade of the main structure at the time of permitting.
3. The portion of the building proposed to encroach is approximately 41 feet in length; approximately 820 square feet of the building will encroach into the setback. The structure is two stories in height.
4. The applicant has submitted proof of support of the new home and site configuration from the adjacent and only neighbor, located on the east side of the subject property.
5. Only the portion of the house including and above the garage area is proposed to encroach into the setback as opposed to the entire rear of the home. It appears that this portion of the house will be located generally where the existing garden area on the lot is currently located (see image).



Image: Existing site conditions (March 2024).

6. The front of the house will remain aligned with neighboring houses, but the rear yard encroachment will cause a varying rear yard setback between nearby properties. The site is surrounded by mature trees that may help screen it from the adjacent leisure trail. Visual impact of the encroachment will be reduced from public spaces and will not be visible from the roadway.
7. There can be beneficial use of the property without the variance. Compliance with the Zoning Code would still permit development and continued viable residential use of the property without the requested encroachment.
8. The request is substantial. Numerous similar variances have been approved for detached structures on corner lots, which, with two front yards, have unique site constraints; few variances have been requested or approved for this kind of setback encroachment on a site with a standard, single frontage. Additionally, the request is substantial due to the height and mass of the encroaching structure as part of the house and the large square footage that it is encroaching into the setback.
9. The essential character of the neighborhood would not be substantially altered if this request were approved, but it could set precedence for future variance requests. The new build preserves defining features of historical Georgian architecture as outlined in the Design Guidelines and Requirements, and it aligns with the character of other homes in the neighborhood. Nearby homes have similar house configurations, wherein the garage mass is located behind the rear façade of the main structure, has similar scale, and is attached to the home via breezeway, though these appear to meet

setback requirements. The large, open parcel to the rear of the site also reduces the risk of overcrowding between sites and reduces the visual impact of the encroachment.

10. It does not appear that the variance would adversely affect the delivery of government services.
11. The problem can be solved by some manner other than the granting of a variance. The garage may be reconfigured or relocated in ways that would not encroach into the building setback that would still allow it to serve its intended purpose.
12. The variance does not preserve the spirit and intent of the zoning requirement, which is to ensure a consistent pattern of development between lots in a zoning district and maintain adequate separation of homes to prevent overcrowding and preserve visual harmony. Allowing the home to encroach into the rear yard setback has the potential to disrupt visual cohesion with other lots in the subdivision, which follow the same setback requirements and establish a uniform rear yard appearance, especially since the lot abuts a public space. However, because the subject property abuts a reserve on two sides rather than another single-family property, the potential for overcrowding or visual conflict is reduced due to the lack of nearby homes or other above-grade structures. Additionally, the encroachment is well-screened from the adjacent leisure trail.
13. There are no unique conditions or circumstances that are not applicable to other lands or structures in the same zoning district, and granting the variance would likely confer special privilege upon the applicant that is denied to other properties in the same zoning district. While the subject site is left with a slightly smaller buildable area relative to other parcels in the area, many other parcels with similar or smaller areas meet the same setback requirements. The 30-foot rear yard setback applies to all lots in the zoning district, and any such encroachment is not permitted in any area of the city without approval of a variance or waiver.
14. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, nor will it be injurious to private property or public improvements in the vicinity.



Image: Proposed site plan showing the approximate rear yard setback and encroachment in red.

V. SUMMARY

The applicant requests approval of a variance to allow a portion of a newly constructed home to encroach 20 feet into a required 30-foot-wide rear yard setback, effectively placing it 10 feet from the rear lot line. Setbacks are intended to maintain consistent density and patterns of development between lots in an area. Similar variances have been requested for encroachments into setbacks, but a majority of such requests have had unique site constraints, such as being on a corner lot. The request appears to be substantial and does not preserve the intent of the zoning requirement, though it is not anticipated to substantially affect the neighborhood's character and quality of life.

VI. ACTION

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

Move to approve variance application VAR-34-2026 based on the findings in the staff report with the following condition:

1. The detached structure shall be attached to the main home as shown in the site plan, subject to staff approval.

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>4326 Olmsted Road New Albany, OH 43054</u></p> <p>Parcel Numbers <u>222-001486-00</u></p> <p>Acres <u>0</u> # of lots created <u>0</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Choose Application Type</th> <th>Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td><input type="checkbox"/> Extension Request</td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td><input checked="" type="checkbox"/> Variance</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td><input type="checkbox"/> Vacation</td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td></td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	<input type="checkbox"/> Extension Request	<input type="checkbox"/> Certificate of Appropriateness	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Vacation	<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					
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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>DocuSigned by:</p> <table style="width: 100%;"> <tr> <td style="width: 60%;">Signature of Owner</td> <td style="width: 20%; text-align: center;"></td> <td style="width: 20%;">Date: <u>4/28/26</u></td> </tr> <tr> <td>Signature of Applicant</td> <td style="text-align: center;"></td> <td>Date: <u>4/28/2026</u></td> </tr> </table>		Signature of Owner		Date: <u>4/28/26</u>	Signature of Applicant		Date: <u>4/28/2026</u>																		
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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

Applicant:

Memmer Homes
PO Box 225
Powell, OH 43065
[REDACTED]

Legal Description of Property:

4326 Olmsted Road
New Albany, OH 43054
New Albany Country Club
Section 5
Lot 136

Specific Provisions of the New Albany Code of Ordinance:

Code Section C.O. 1133.05

Names and Address of All Property Owners within 200 Feet:

-Robert Durbin
4338 Olmsted Road

-Tom and Bettsy Leib
4335 Olmsted Road

-Elizabeth and Joseph Sedlock
5137 Abbotsbury Court

-Cheryl Carey
4346 Olmsted Road

-Richard Bayer
4311 Olmsted Road

-Kimberly and James Pulvino
4347 Olmsted Road

VARIANCE NARRATIVE

Project Address: 4326 Olmsted Road, New Albany, OH 43054

Project Type: Single-Family New Residence

Owner: Cheryl Wren

Project Representative: Memmer Homes

Request: 30-Foot Rear Yard Setback Variance

1. Description of Request

The applicant is requesting a variance from the required 30-foot rear yard setback, as established by the New Albany Code of Ordinances, to permit the construction of a single-family residence as shown on the submitted plans.

2. Nature of Conditions

The subject property is impacted by unique physical conditions, including its irregular configuration and adjacency to a water feature, which results in a curved and reduced rear lot line. These conditions limit the buildable area at the rear of the property and are not typical of standard rectangular lots.

Additionally, the lot's orientation along Olmsted Road and required driveway access influence the placement of the residence toward the front and central portions of the site. As a result, strict adherence to the required rear yard setback would significantly constrain the ability to develop the property in a cohesive and functional manner.

Further, the property does not have direct residential adjacency to the rear, reducing the potential for impacts typically associated with rear yard encroachments.

3. Practical Difficulty

A literal application of the 30-foot rear yard setback would create a practical difficulty by limiting the ability to reasonably site the residence in a manner consistent with the lot's constraints and surrounding development pattern.

The proposed design represents a balanced and thoughtful site layout, which:

- Accommodates the natural constraints of the lot
- Maintains appropriate spatial relationships between structures
- Preserves usable outdoor space
- Aligns with the overall character of the neighborhood

Additionally, the design incorporates a front yard setback that exceeds the minimum requirement, consistent with the established pattern of development in the area. This increased front setback helps offset the requested reduction at the rear, resulting in a well-balanced site plan.

4. Not Self-Created

The conditions giving rise to the variance request—including the lot's shape, rear boundary condition, and adjacency to the water feature—are inherent to the property and were not created by the applicant.

5. Impact to Adjacent Properties

The requested variance will not substantially alter the essential character of the surrounding area. The proposed improvements are residential in nature and consistent in scale, placement, and design with nearby properties.

Importantly, due to the lack of residential structures directly to the rear, the reduced setback will not negatively impact neighboring homes. The placement of the residence has been carefully considered to maintain compatibility with the surrounding environment.

6. Public Welfare and Services

The requested variance will not adversely affect public health, safety, or welfare, nor will it interfere with the provision of public services or infrastructure. The proposed development complies with all other applicable requirements and will be served by existing utilities and access.

7. Relationship to Zoning Standards

The request represents a limited and reasonable deviation from the rear yard setback requirement. All other aspects of the site design, including front and side setbacks, building placement, and overall lot coverage, remain compliant with or exceed zoning requirements.

The proposed accessory structure is designed to be architecturally integrated and subordinate to the primary residence, consistent with the zoning code's intent and the neighborhood's character.

8. Consistency with Code Criteria (C.O. 1113.06)

The requested variance satisfies the applicable criteria for approval as follows:

- **Special Conditions:** The property is subject to unique conditions, including its irregular shape and adjacency to a water feature, which limit the buildable area.
 - **Deprivation of Rights:** Strict enforcement of the rear yard setback would restrict reasonable development consistent with other properties in the area.
 - **Not Self-Created:** The conditions are inherent to the property and not the result of the applicant's actions.
 - **No Special Privilege:** The variance does not grant a special privilege but allows for reasonable use under constrained conditions.
 - **No Adverse Impact:** The variance will not be detrimental to public welfare or neighboring properties, particularly given the absence of rear residential adjacency.
-

9. Summary

The requested variance represents adjustments necessary to accommodate the unique physical characteristics of the property. The proposed design maintains the intent of the zoning code, preserves the character of the neighborhood, and results in a cohesive and functional site layout.

Approval of this request will allow for appropriate residential development while ensuring compatibility with surrounding properties and minimizing any potential impacts.

Respectfully submitted,

Memmer Homes

22 May 2026

Attention: The Board of Zoning Appeals
Reference: 4326 Olmsted Rd., New Albany, OH 43054

Please consider this request for relief from the 30ft Rear Yard setback due to the uncommon circumstances associated with the subject property.

The lot, with no adjacent homes to its rear or right side, is an unusual type of lot. The lot is surrounded by the multi-acre naturalized environment of Fenway Park. There are no impeding encroachments to neighboring occupants and the sole neighbor to the east is supportive of the request as it affords improved side yard conditions to their home.

We are enclosing a comparative analysis of the setbacks applied to the property. It should be noted the zoning requirements adopted by the city in the revised code (January 2026) permit a significantly larger gross area of build-able envelope for the site than what is being proposed in the application. It is valuable to note an increased Front Yard setback as well as an enlarged side-yard to the pond on the west are in excess of municipal requirements. Please refer to Exhibit 'A' for the diagrams depicting same.

This is a multi-generational home proposal. The clients are a son and mother who grew up on the property and who are now envisioning a new home to accommodate the next chapter of active-aging as a grandmother, a dad raising his son, and the family participating in writing new chapters in the neighborhood with a grandson growing up as the third generation on the pond. There is a deep reverence for the place, the environment, and the neighbors. The current home is in serious decline with water infiltration and a degrading envelope. Current lifestyle needs that cannot be met in a 3-decade old aging infrastructure in the plan is being re-envisioned in the new proposal with the accommodation of accessibility, assistance, and interior environmental improvements commensurate with contemporary systems.

Numerous design alternatives were evaluated, and the submittal demonstrates a preferred responsible solution that secured the support of the sole neighbor to the east. While the requested variance has a limited impact on small segment of the rear property frontage, it accommodates a preferable solution to schemes that might meet zoning criteria, but do not secure as sensible impacts to the neighbor or the park. We have included an illustration of the proposal from the south as viewed from the park (exhibit B). The image depicts the Worley Family in the foreground, the neighboring property to the right, and the proposed Carriage Home that is the minor encroachment into the setback on the south property line. Note the maturity of the tree massing and the low-impact upon the park environment (the photo is recent, with the insertion of a virtual image of the proposed Carriage Home for board evaluation).

The neighborhood has had a historic tradition of allowing ancillary structures that are detached from the primary residence to occupy edge setbacks (including dependencies forward of the primary residence and within rear yard setbacks). An early criteria of these 'setback alternates' tied the criteria of the built-form seeking such endorsement to maintain a qualitative architectural materiality commensurate with the primary residence. Our proposal follows this 'best practice' of maintaining the fine materiality of the primary home on the Carriage Home. It is understood that updated zoning criteria has modified language that brings some discontinuity to these earlier permissible objectives and that there exist some current 'conflicts' with existing 'non-conforming' built structures that are similar to what we have proposed.

In closing, we hope our efforts to create a responsible proposal that is respectful of the current criteria, while taking into consideration the unique eccentricities of the 'larger-than-normal' setbacks and uncommon isolated 'lack of neighboring homes', and our due diligence of sensible alternatives yielding an endorsed outcome from our sole neighbor, will secure a recommendation from staff and a subsequent acknowledgment from the board of the uncommon and unique exception.

Regards,

Brian Kent Jones
Principal

Brian Kent Jones Architects, DBA The Jones Studio
71 E Livingston Ave.
Columbus, OH 43215
614.358.3729
office@thejonesstudio.com

Re: 4326 Olmsted Rd. | Jake Worley and Cheryl Wren Home Proposal

From robert durbin <radurbin21@yahoo.com>

Date Mon 5/11/2026 9:02 AM

To Taylor Dennis <taylor@thejonesstudio.com>

Caution: External (radurbin21@yahoo.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#)

I have reviewed the plans and spoke with Jake Worley. The plans are beautiful. I have no objections to the plan. Bob Durbin.

Sent from my iPad

On May 6, 2026, at 4:45 PM, Taylor Dennis <taylor@thejonesstudio.com> wrote:

Hi Bob and Sue,

I am reaching out on behalf of Brian Jones; I know it's been some time since you've all spoken! We are working through the plans for Jake and Cheryl's new home and wanted to share a few sketches with you directly since the project is right next door and your perspective is important to us. Attached is a small package that includes the site concept, first floor plan, and front elevation for your consideration.

The intent of the design is to create a thoughtful multi-generational home while keeping with the classic character of the neighborhood and maintaining strong views toward the park. We would truly appreciate any thoughts, questions, or feedback you may have as the project continues to develop.

We have also mailed a hard copy set to your residence, as well. Please feel free to reach out anytime if you would like to discuss further.

Thank you,

Taylor Dennis

The Jones Studio

71 E Livingston Ave.

Columbus, OH 43215

O 614.358.3729

C 330.265.1699

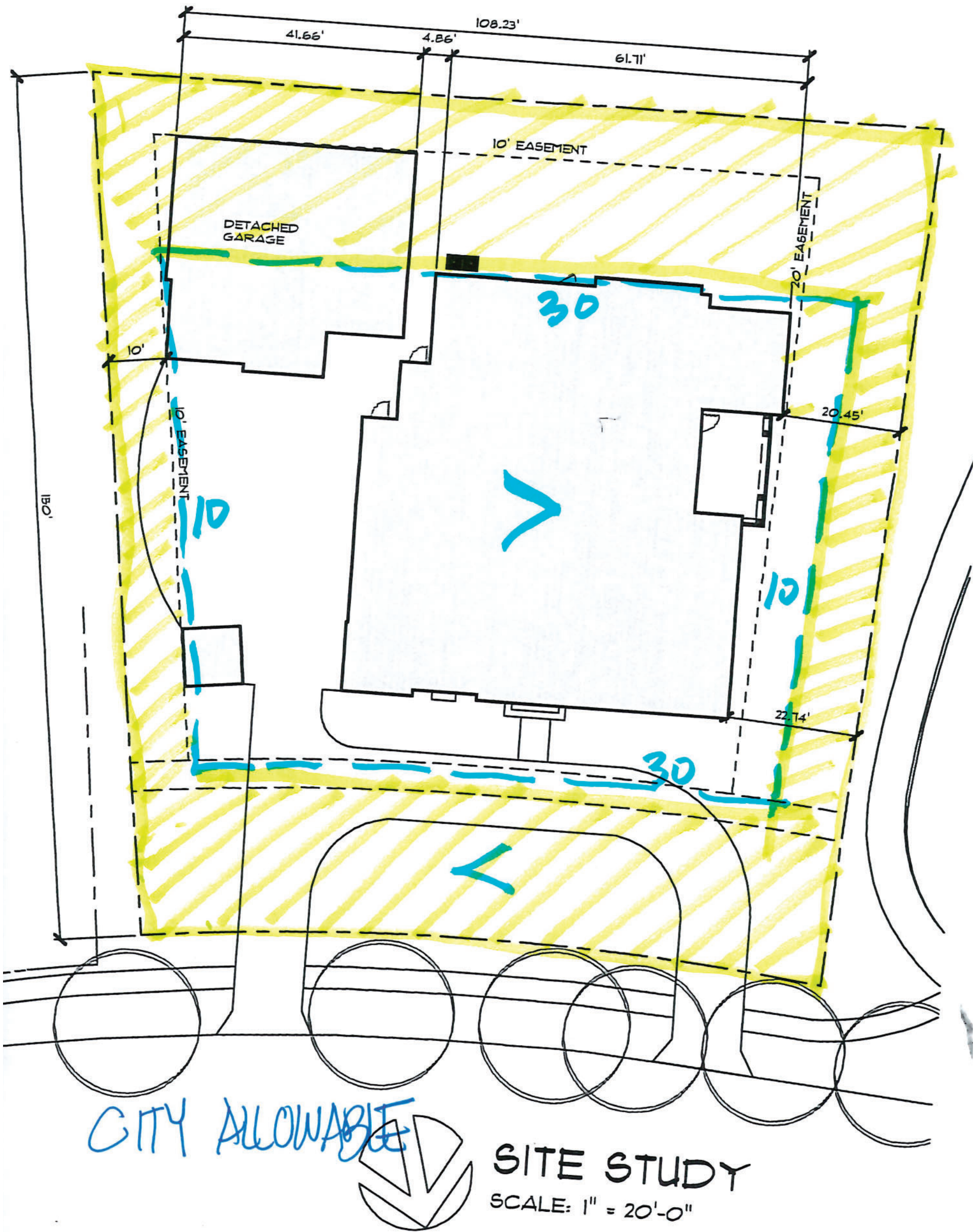
www.thejonesstudio.com





JONES

4326 OLMSTED RD.
EXHIBIT A



JONES

4326 OLMSTED RD.
EXHIBIT A



ACTUAL
PROVIDED



SITE STUDY
SCALE: 1" = 20'-0"

JONES

Date of Review:

Submission #:

ARCHITECTURAL REVIEW COMMITTEE

Owner:	Address:	Sect. & Lot:
Type:	Submitter:	Company:
ARC Authorization <i>Digital Approval</i> <i>Release of Review Notes</i>	Contact Email:	Contact Phone:

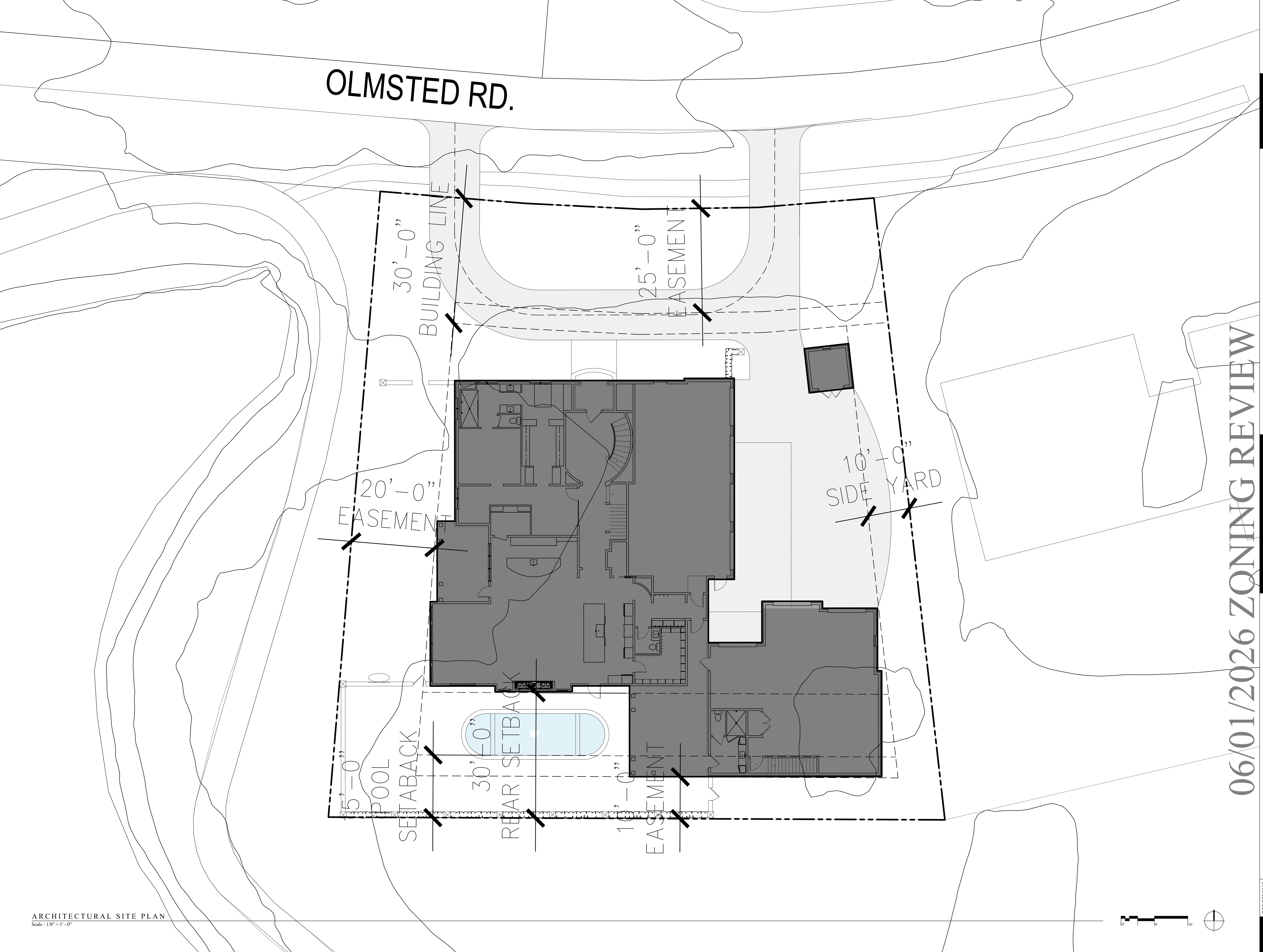
Drawing Review is for the sole purpose of verifying aesthetic conformance with New Albany Country Club Community Design Guidelines, and does not address structural integrity, life safety issues, code compliance or technical applications. If your project requires a city permit, it is the responsibility of the homeowner to obtain this before starting construction.

Each applicant is responsible for specifically identifying elements of its plans which do not conform to applicable design guidelines and requirements of the ARC and/or the Association. Any element of a plan which fails to conform to (or deviates from) such design guidelines and requirements must be clearly marked and highlighted on submitted plans or, if such markings or highlights are impractical, then they shall be detailed in a separate written document signed by the applicant or its agent. Nonconformities with or deviations from the applicable design guidelines and requirements that have not been identified in the plans or elements that have been approved by the ARC shall be deemed to be disapproved without any further action by the ARC being necessary. In such a circumstance, the ARC shall retain all enforcement rights to prevent construction of and/ or cause the removal of the nonconforming condition.

THE NEW ALBANY COUNTRY CLUB COMMUNITY ARC

<u>Elevations</u> _____ Approved _____ Approved As Noted _____ Resubmit	<u>Other</u> _____ Approved _____ Approved As Noted _____ Resubmit	<u>Site Plan</u> _____ Approved _____ Approved As Noted _____ Resubmit
<u>Exterior Materials</u> _____ Approved _____ Approved As Noted _____ Resubmit	<u>Landscape</u> _____ Approved _____ Approved As Noted _____ Resubmit _____ Plan Is Required	

Your submission has been reviewed and the comments are as follows:



06/01/2026 ZONING REVIEW

ARCHITECTURAL SITE PLAN

01 JUNE 2026
DESIGN DEVELOPMENT

BRIAN KENT JONES
ARCHITECTS

711 LUDWIGSDORF AVE. COLUMBUS, OH 43215 | P. 614.333.3729

THE STRAND
4326 OLMSTED RD.

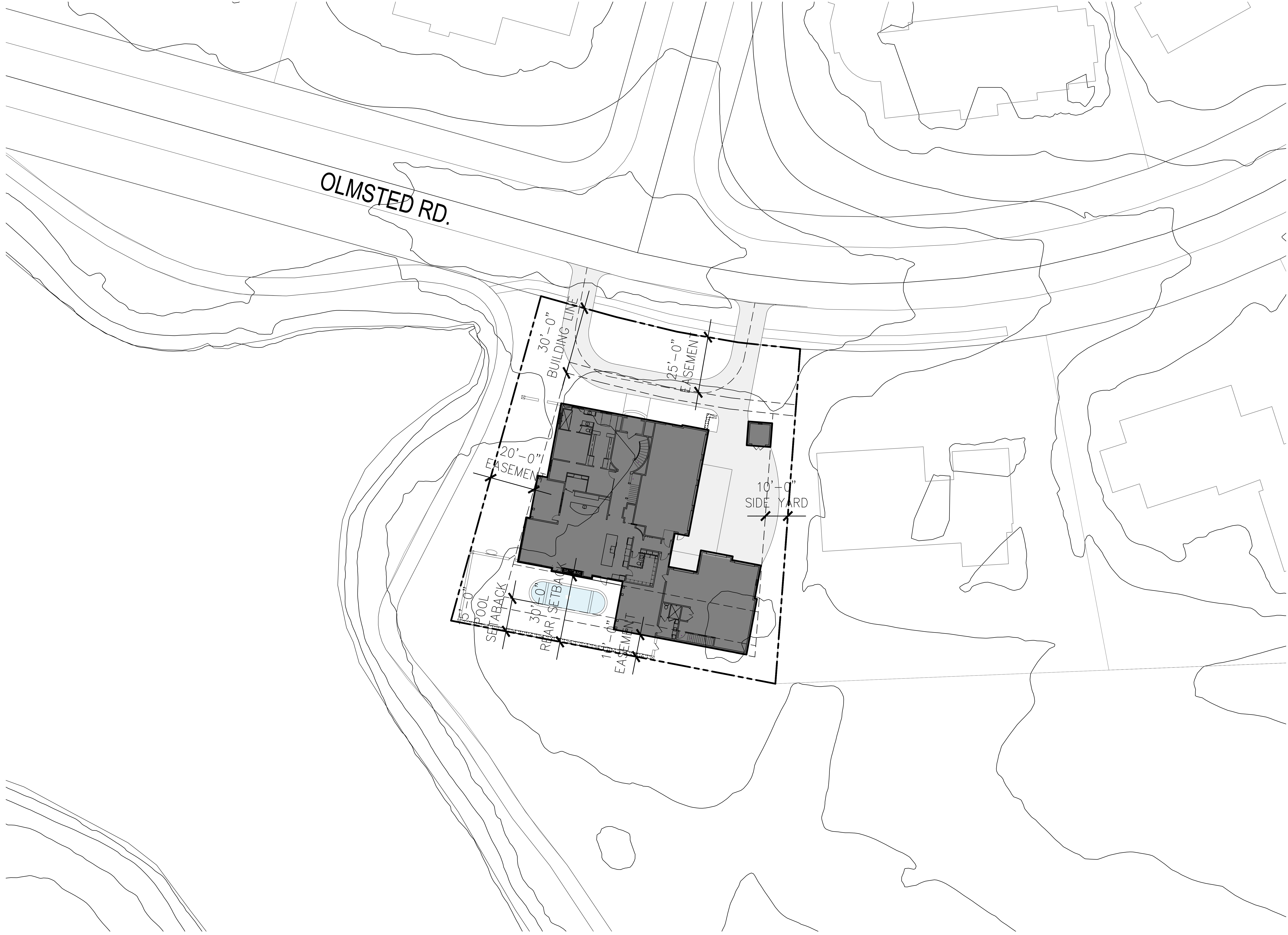
New Albany, Ohio 43054

JONES

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REVISIONS

SP.2



06/01/2026 ZONING REVIEW

ARCHITECTURAL SITE PLAN

01 JUNE 2026
DESIGN DEVELOPMENT

BRIAN KENT JONES
ARCHITECTS

711 LUMBERGTON AVE. COLUMBUS, OH 43215 | P. 614.338.3729

THE STRAND
4326 OLMSTED RD.

NEW ALBANY, OHIO 43054

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REVISIONS

SP.1



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

04/06/2026 REVIEW SET

FIRST FLOOR PLAN

06 APRIL 2026

DESIGN DEVELOPMENT

BRIAN KENT JONES
ARCHITECTS

71 E. LIVINGSTON AVE. COLUMBUS, OH 43221 | P. 614.359.3729

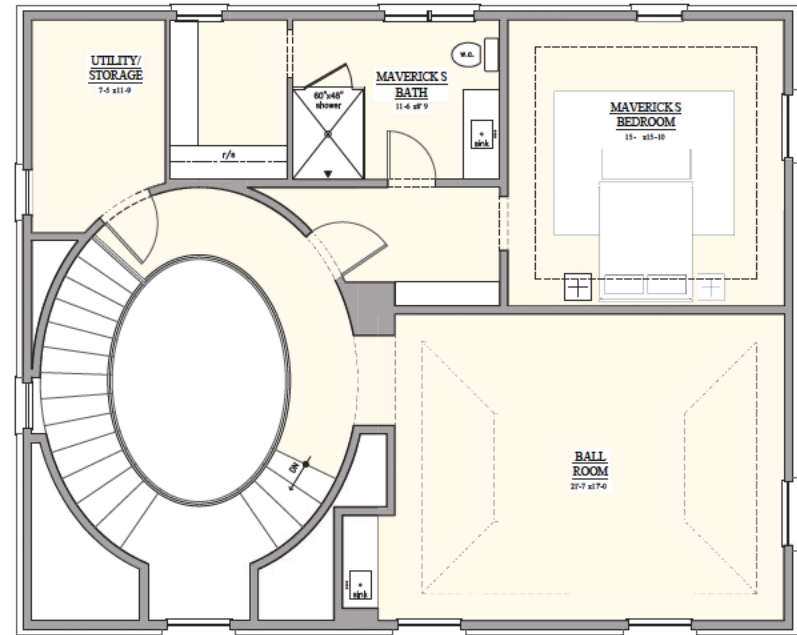
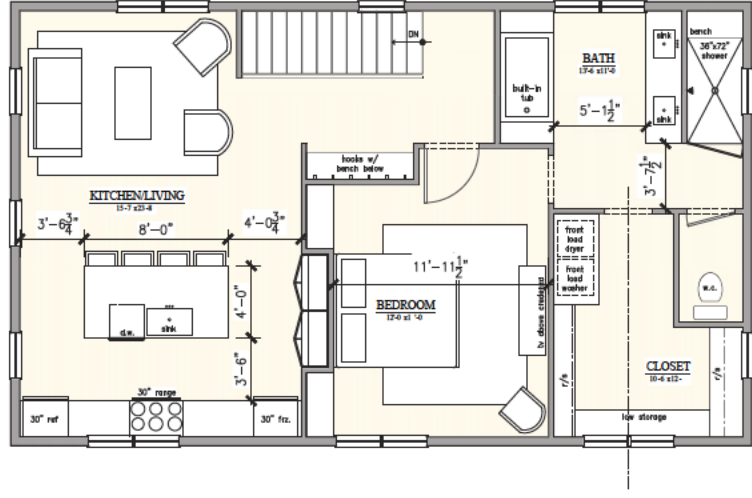
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New Albany, Ohio 43054

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REVISIONS



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

04/06/2026 REVIEW SET

SECOND FLOOR PLAN

06 APRIL 2026

DESIGN DEVELOPMENT

BRIAN KENT JONES
ARCHITECTS

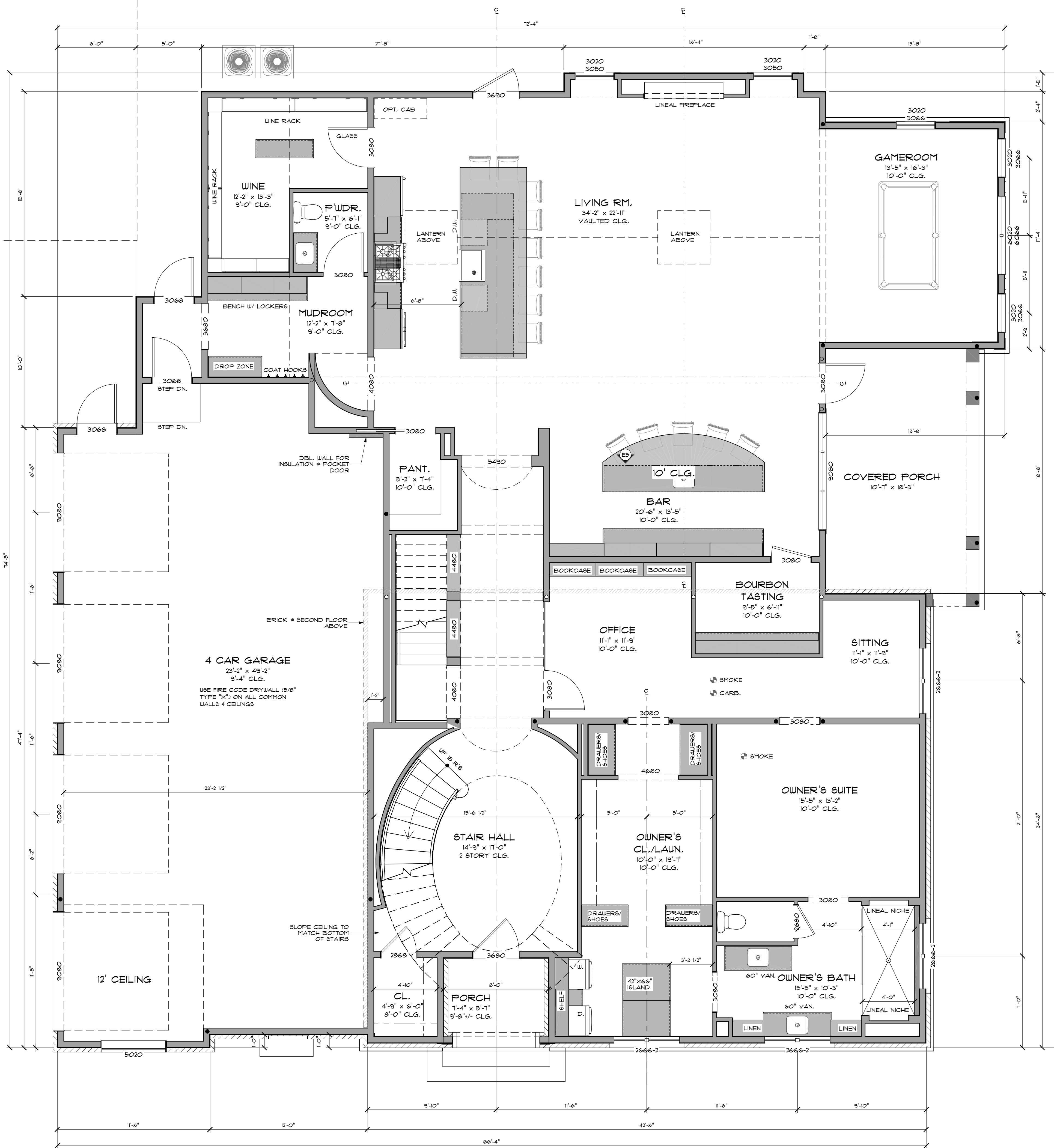
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL FLOOR PLAN NOTES:**
- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET C6.1. REFER TO SHEET C6.1 FOR GENERAL FRAMING NOTES.
 - ALL NEW WALLS ARE DIMENSIONED STUD-TO-STUD.
 - ALL INTERIOR WALLS ARE 5-1/2", EXTERIOR WALLS ARE 6" (STUD + SHEATHING) UNLESS OTHERWISE NOTED.
 - ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED. BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.
 - ALL OPENINGS SHALL HAVE A MINIMUM LITEL OF (2) 2x8's w/ 1/2" FLITCHWOOD SPACERS. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x8's + NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET C6.1.
 - ALL POSTS SHALL BE A MINIMUM OF (2) 2x6's GLUE APPLIED ON THE FULL MATING SURFACE + NAILED PER THE FASTENING SCHEDULE ON SHEET C6.1.
 - FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT + SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
 - REFER TO THE WINDOW NOTES ON THIS SHEET.
 - SMOKE + CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED + INTERCONNECTED w/ BATTERY BACK-UP.
 - CONTRACTOR SHALL SHIM ALL EXTERIOR DOOR THRESHOLDS 3/4" VERIFY w/ BUILDER PRIOR TO COMMENCEMENT.
 - FLITCH BEAMS ARE CONNECTED w/ 1/2" DIAMETER THRU BOLTS @ 16" O.C. 2" FROM TOP + BOTTOM U.N.O. STAGGER TOP + BOTTOM ROUS 4".
 - SEE BRACE WALL DETAIL ON SHEET S.3.

- WINDOW NOTES:**
- ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZES (EX: 3060 IS 3'-0" X 6'-0").
 - WINDOW EGRESS REQUIREMENTS:
 MAXIMUM SILL HEIGHT ABOVE THE FLOOR: 44"
 MINIMUM NET CLEAR OPENING HEIGHT: 24"
 MINIMUM NET CLEAR OPENING WIDTH: 20"
 MINIMUM NET CLEAR OPENING: 5.7 SQ. FT.
- GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 SQ. FT.
- IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

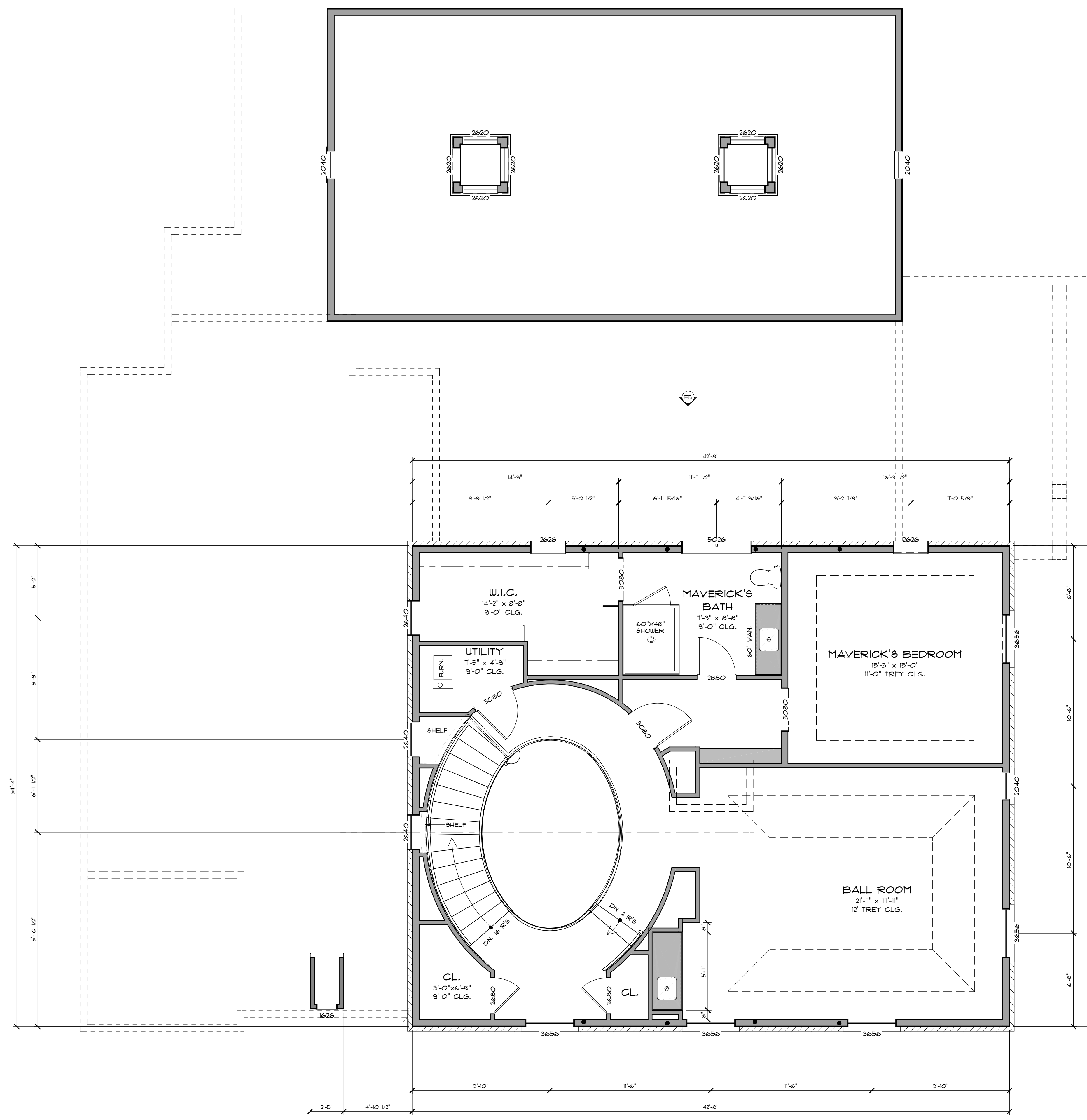
- STAIR DATA:**
- 1ST FLOOR TO LOWER LEVEL
 16 RISERS @ 7-1/4" x 9'-8"
 14 TREADS @ 10" x (1) LANDING
- STAIR REQUIREMENTS:**
- MINIMUM TREAD DEPTH: 10"
 NOSING PROJECTION: 3/4" - 1-1/4"
 MAXIMUM RISER HEIGHT: 7-3/4"
 MAXIMUM VARIANCE IN RISER HEIGHT: 3/8"
 MINIMUM HEADROOM HEIGHT AT STAIR ANGLE: 6'-8"
 MINIMUM LANDING DEPTH: 3'-6"
 MINIMUM/MAXIMUM HANDRAIL HEIGHT: 34"/38"
 MINIMUM GUARDRAIL HEIGHT:
 AT STAIRS: 34"
 AT ALL RAISED FLOOR SURFACES (DECKS, ETC.): 36"
- MAXIMUM BALUSTER SPACING (CLEAR OPENING): 4"
 MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL:
 HAND GRIP MAY NOT EXCEED 2-1/4" IN CROSS SECTION DIMENSION. (SEE RCO SECTION 311.7.8.5)
 HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER + RETURN TO WALL OR NEWEL POST PER THE RCO SECTION 311.7.8.4

WORLEY RESIDENCE
4326 Olmstead Rd.
Section 5.1 Lot #136
NEW ALBANY, OHIO

JONES
BRIAN KEIT JONES ARCHITECTS, INC.
71 EAST LIVINGSTON AVE. COLUMBUS, OH 43215

5 MAY 2026
DESIGN DEVELOPMENT DOCUMENTS

REVISIONS



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 2. WINDOW EGRESS REQUIREMENTS:
 MAXIMUM SILL HEIGHT ABOVE THE FLOOR: 44"
 MINIMUM NET CLEAR OPENING HEIGHT: 24"
 MINIMUM NET CLEAR OPENING WIDTH: 20"
 MINIMUM NET CLEAR OPENING: 5.7 SQ. FT.

GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 SQ. FT.

3. IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

STAIR DATA:
 1ST FLOOR TO LOWER LEVEL
 16 RISERS @ 7-1/4" + 9-8" ±
 14 TREADS @ 10" + (1) LANDING

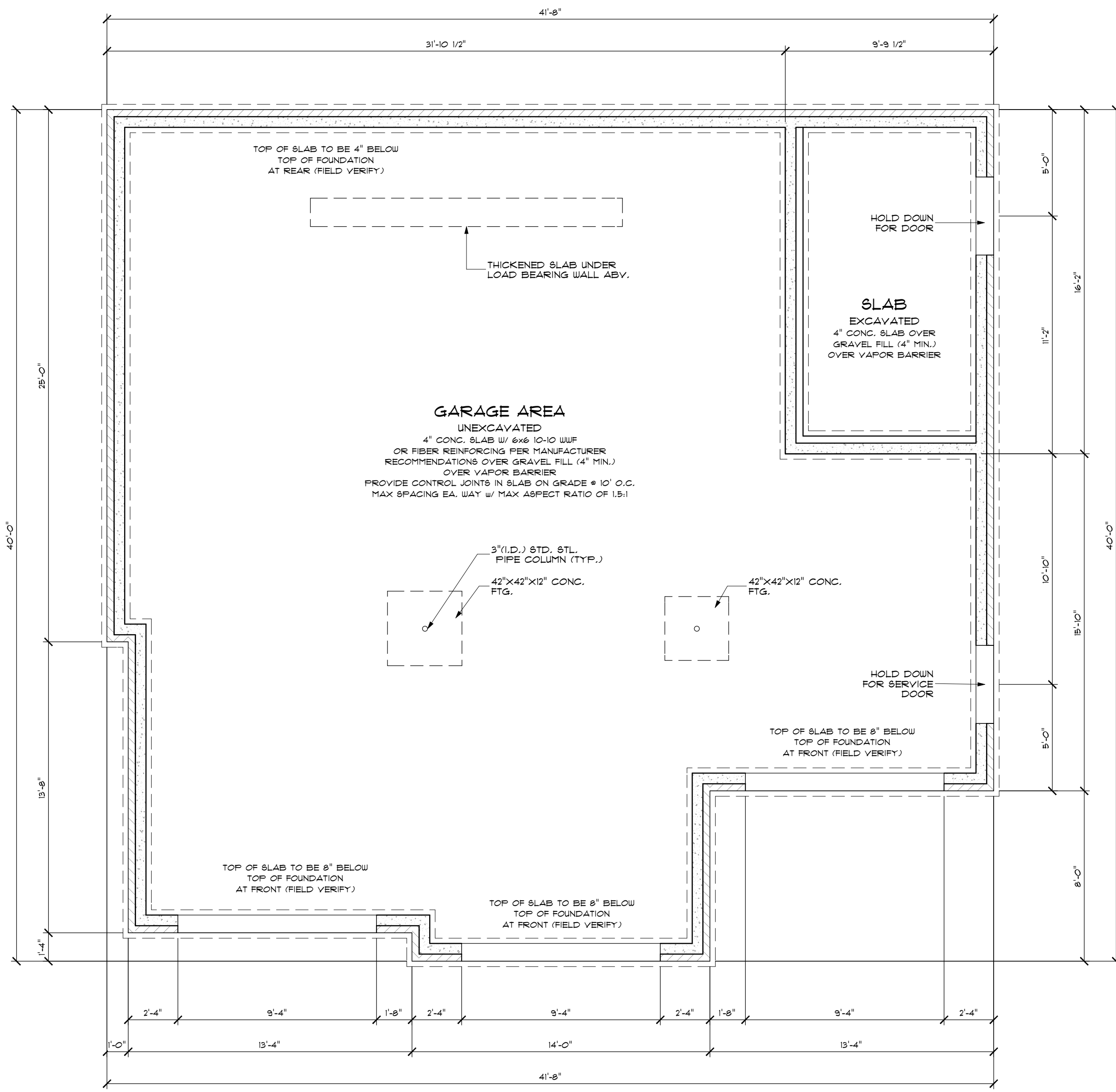
- STAIR REQUIREMENTS:**
- MINIMUM TREAD DEPTH: 10"
 - NOSE PROJECTION: 3/4" - 1 1/4"
 - MAXIMUM RISER HEIGHT: 1-3/4"
 - MAXIMUM VARIANCE IN RISER HEIGHT: 3/8"
 - MINIMUM HEADROOM HEIGHT AT STAIR ANGLE: 6'-8"
 - MINIMUM LANDING DEPTH: 36"
 - MINIMUM/MAXIMUM HANDRAIL HEIGHT: 34"/38"
 - MINIMUM GUARDRAIL HEIGHT:
 AT STAIRS: 34"
 AT ALL RAISED FLOOR SURFACES (DECKS, ETC.): 36"
 - MAXIMUM BALUSTER SPACING (CLEAR OPENING): 4"
 - MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL: 3'-0"
 - HAND GRIP MAY NOT EXCEED 2-1/4" IN CROSS SECTION DIMENSION. (SEE RCO SECTION 311.8.5)
 - HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER & RETURN TO WALL OR NEUJEL POST PER THE RCO SECTION 311.8.4

WORLEY RESIDENCE
 4326 Olmstead Rd.
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 NEW ALBANY, OHIO

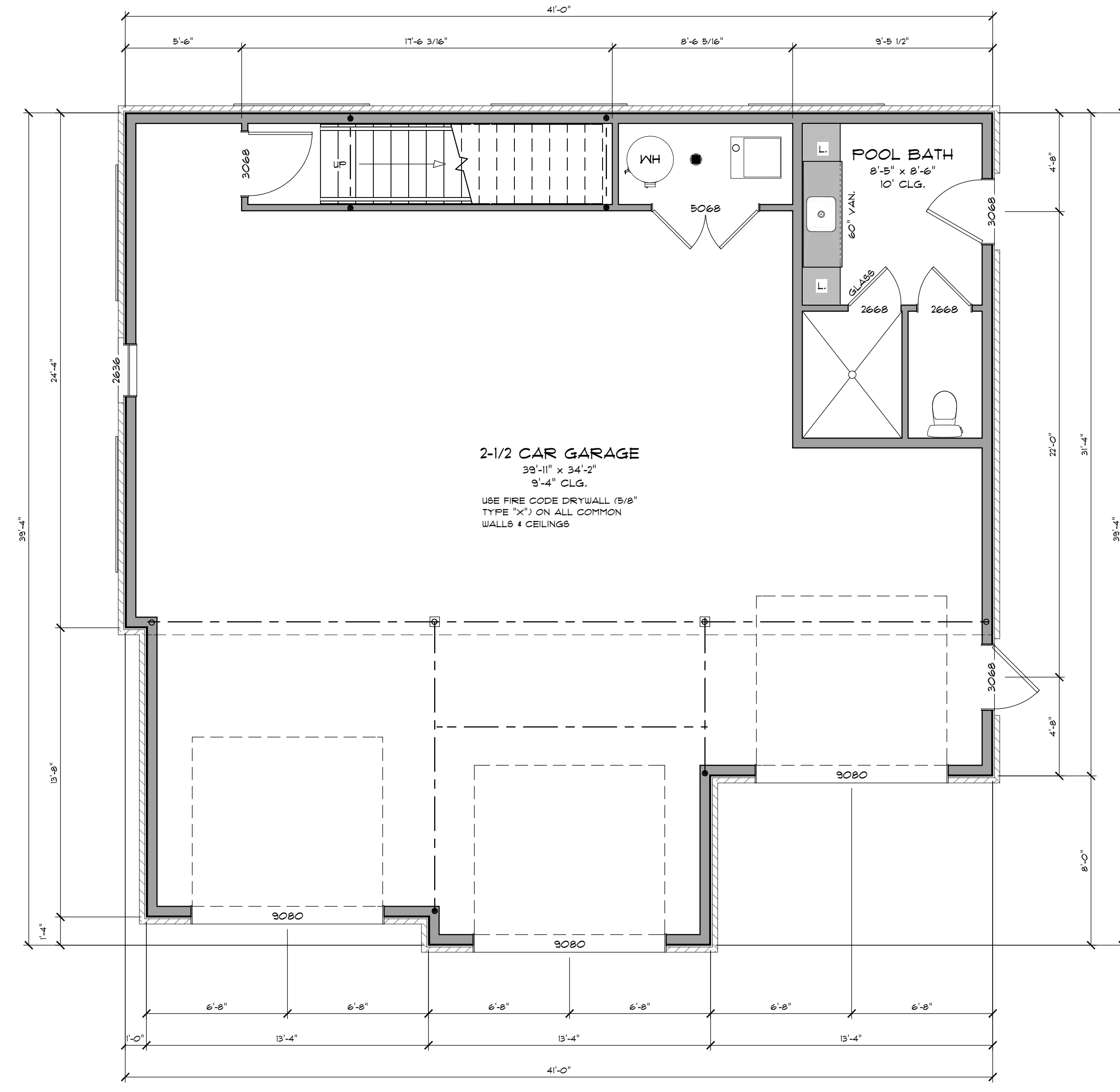
JONES
 BRIAN KEIT JONES ARCHITECTS, INC.
 71 EAST LIVINGSTON AVE. COLUMBUS, OH 43215

5 MAY 2026
 DESIGN DEVELOPMENT
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

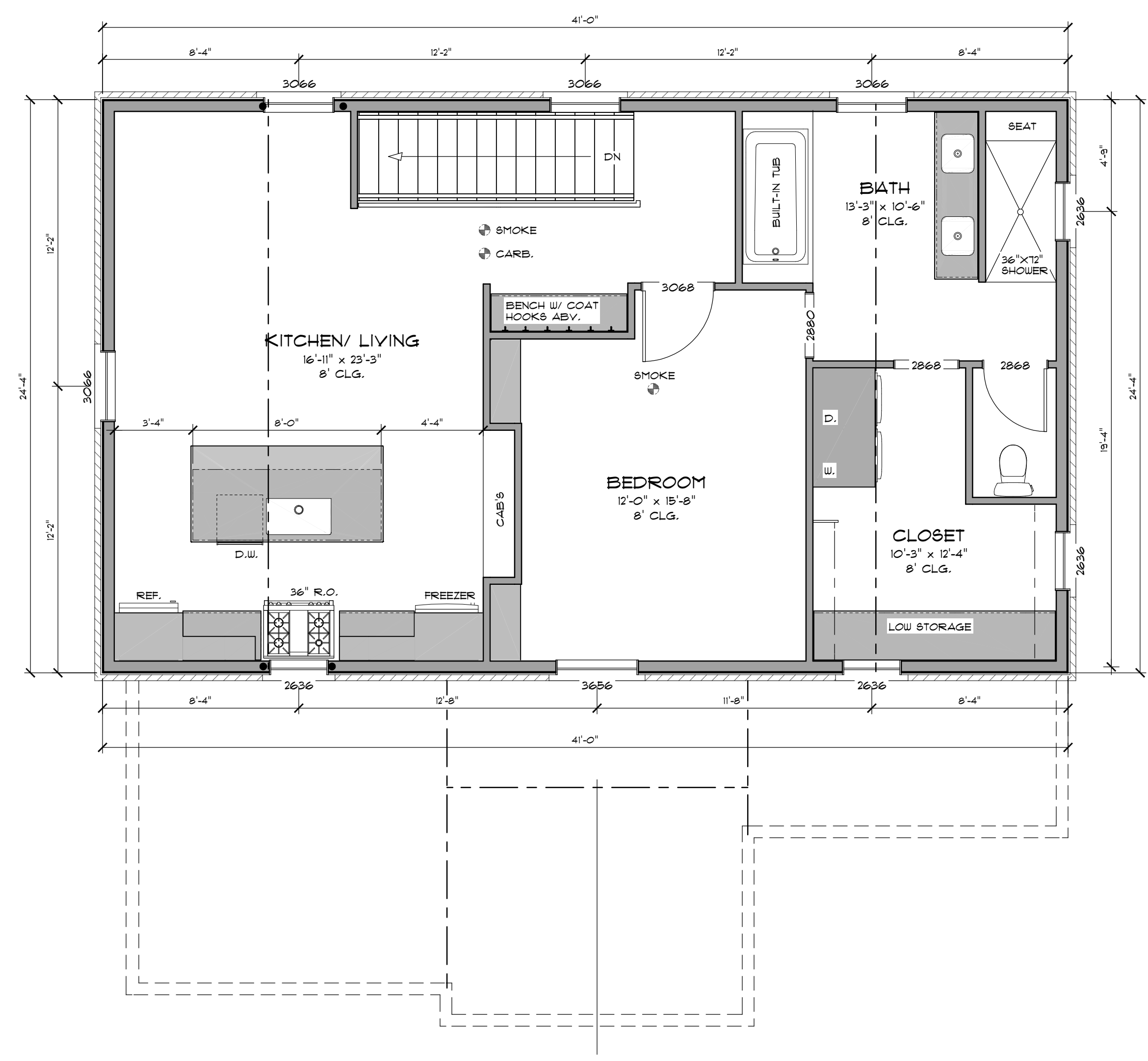


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

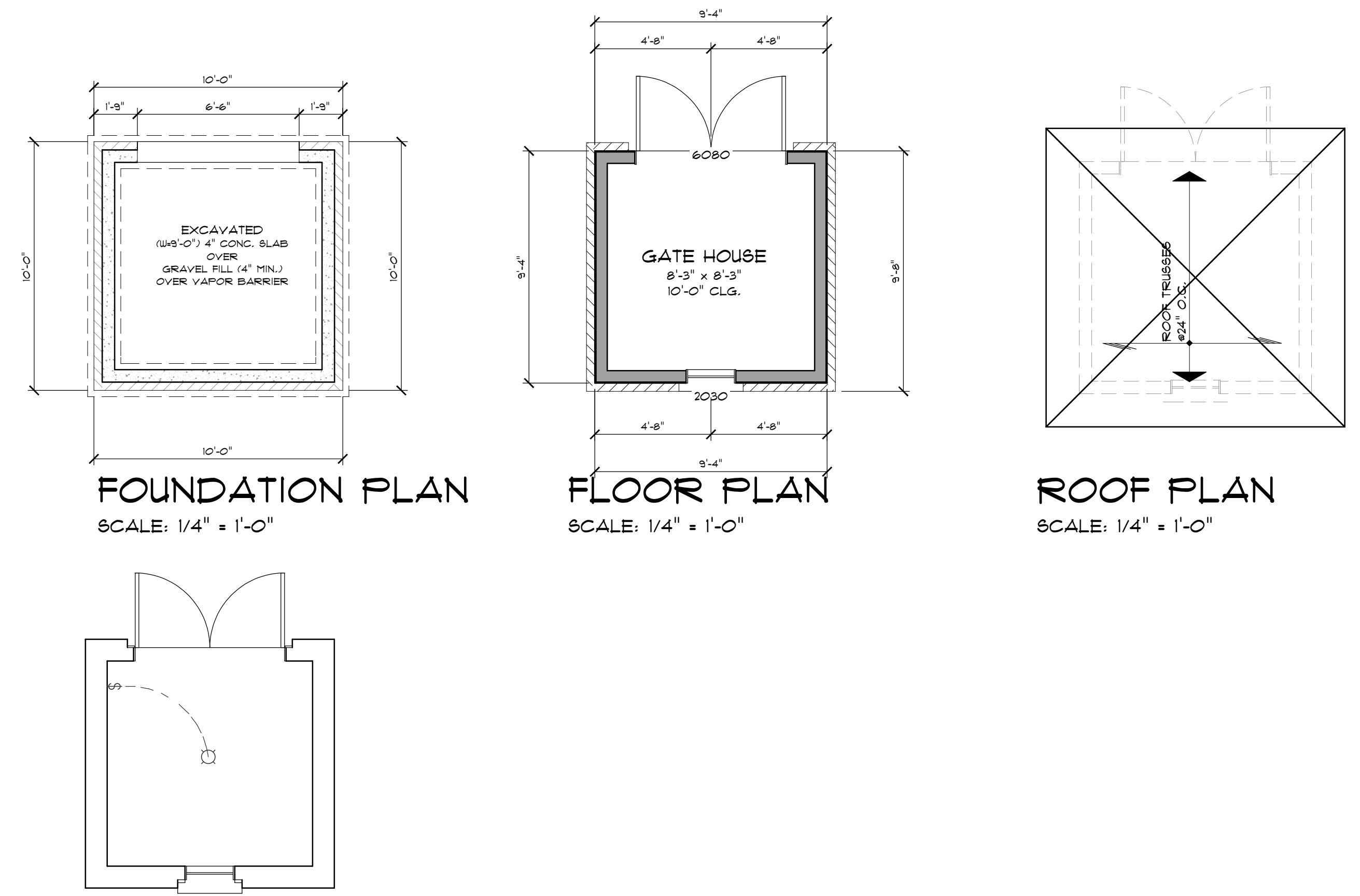
- GENERAL FLOOR PLAN NOTES:**
- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET C6.1. REFER TO SHEET C6.1 FOR GENERAL FRAMING NOTES.
 - ALL NEW WALLS ARE DIMENSIONED STUD-TO-STUD.
 - ALL INTERIOR WALLS ARE 5-1/2", EXTERIOR WALLS ARE 6" (STUD + SHEATHING) UNLESS OTHERWISE NOTED.
 - ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED. BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.
 - ALL OPENINGS SHALL HAVE A MINIMUM LITTEL OF (2) 2x8's w/ 1/2" PLYWOOD SPACERS. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x8's + NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET C6.1.
 - ALL FOSTS SHALL BE A MINIMUM OF (2) 2x's GLUE APPLIED ON THE FULL MATING SURFACE + NAILED PER THE FASTENING SCHEDULE ON SHEET C6.1.
 - FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT + SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
 - REFER TO THE WINDOW NOTES ON THIS SHEET.
 - SMOKE + CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED + INTERCONNECTED w/ BATTERY BACK-UP.
 - CONTRACTOR SHALL SHIM ALL EXTERIOR DOOR THRESHOLDS 3/4" VERIFY w/ BUILDER PRIOR TO COMMENCEMENT.
 - FLITCH BEAMS ARE CONNECTED w/ 1/2" DIAMETER THRU BOLTS @ 16" O.C. 2" FROM TOP + BOTTOM U.N.O. STAGGER TOP + BOTTOM ROUS 4".
 - SEE BRACE WALL DETAIL ON SHEET S.3.

- WINDOW NOTES:**
- ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZES (EX: 3060 IS 3'-0" X 6'-0").
 - WINDOW EGRESS REQUIREMENTS:
 MAXIMUM SILL HEIGHT ABOVE THE FLOOR: 44"
 MINIMUM NET CLEAR OPENING HEIGHT: 24"
 MINIMUM NET CLEAR OPENING WIDTH: 20"
 MINIMUM NET CLEAR OPENING: 5.7 SQ. FT.
- GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 SQ. FT.
- IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

- STAIR DATA:**
- 1ST FLOOR TO LOWER LEVEL
 16 RISERS @ 7-1/4" x 9'-8"
 14 TREADS @ 10" x (1) LANDING
- STAIR REQUIREMENTS:**
- MINIMUM TREAD DEPTH: 10"
 NOSING PROJECTION: 3/4" - 1-1/4"
 MAXIMUM RISER HEIGHT: 7-3/4"
 MAXIMUM VARIANCE IN RISER HEIGHT: 3/8"
 MINIMUM HEADROOM HEIGHT AT STAIR ANGLE: 6'-8"
 MINIMUM LANDING DEPTH: 36"
 MINIMUM/MAXIMUM HANDRAIL HEIGHT: 34"/38"
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 AT STAIRS: 34"
 AT ALL RAISED FLOOR SURFACES (DECKS, ETC.): 36"
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 HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER + RETURN TO WALL OR NEWEL POST PER THE RCO SECTION 311.7.8.4



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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

ROOF PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GATE HOUSE PLANS

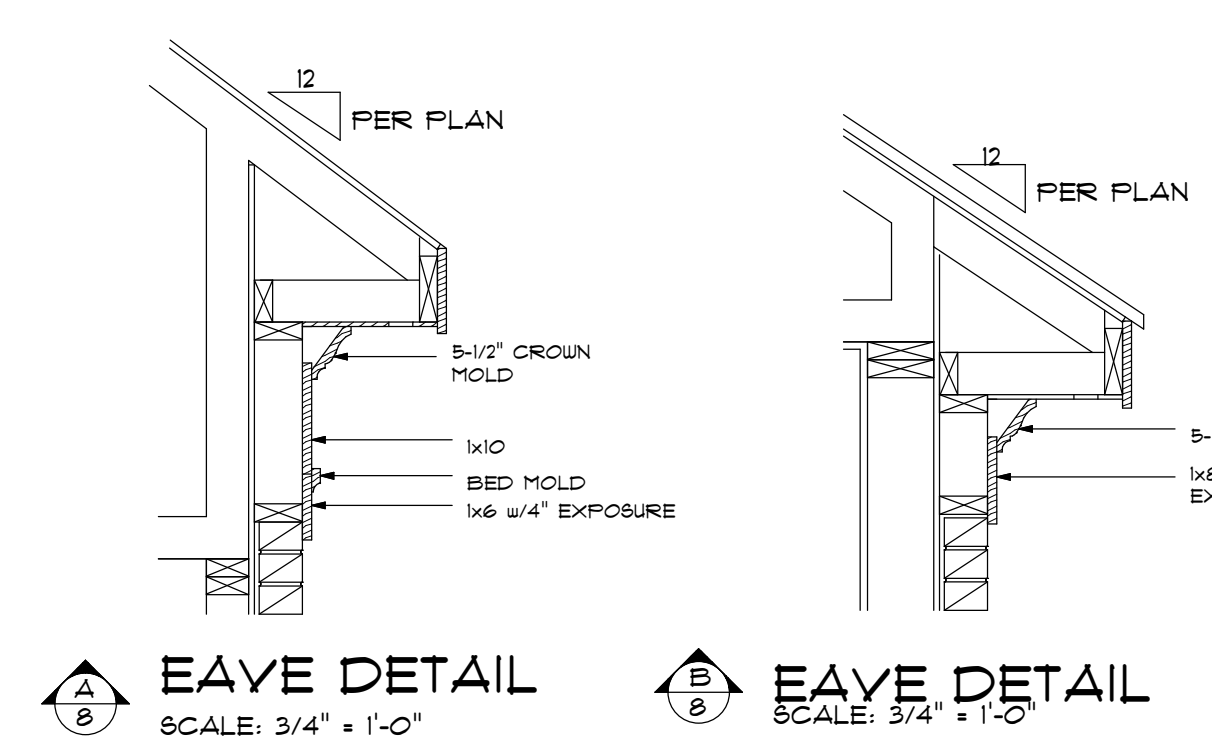
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EAVE DETAIL
SCALE: 3/4" = 1'-0"



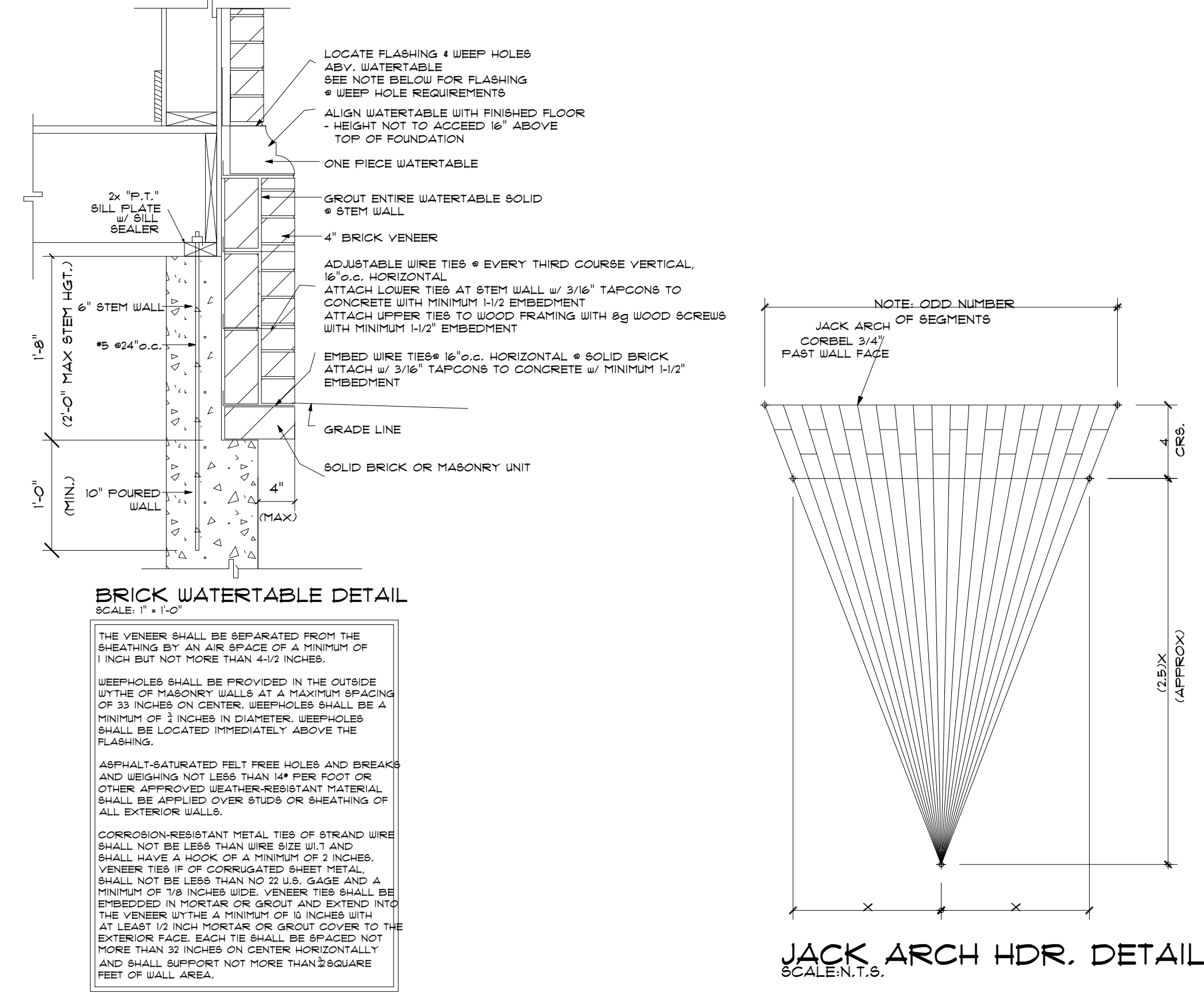
FRONT GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
- GRADE SHALL FALL 6" MIN. WITHIN FIRST 10' FROM BUILDING PERIMETER
 - ALL TRIM BOARDS TO BE BACKED W/ 1/16" OSB FOR STUCCO WALLS
 - CORNER BOARDS TO BY OMITTED W/ STUCCO
 - METHOD AND QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER. ADHERE TO LOCAL CODE REQUIREMENTS.
 - TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS W/ ACTUAL FIELD CONDITIONS ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN. INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS 2-1/2". ADJUST HEEL ACCORDINGLY. ALL FASCIA/FRIESE BOARDS SHALL ALIGN PER ELEVATIONS. CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

- HAZARDOUS GLAZING NOTES:**
- HAZARDOUS LOCATIONS THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
 - GLAZING IN STORM DOORS
 - GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLAN OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA, OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE DRAIN INLET AND 36 INCHES (914 mm) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (.8236 M²)
 - BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR
 - TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING
 - ALL GLAZING IN RAILING REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 mm) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE NOSE OF THE TREAD.
- EXCEPTIONS, THE FOLLOWING PRODUCTS, MATERIAL AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:
- OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 mm) SPHERE IS UNABLE TO PASS.
 - DECORATIVE GLASS IN ITEMS 1, 6, OR 7
 - GLAZING IN ITEM 6 WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
 - GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 mm) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.
 - GLAZING IN ITEMS 7 AND 10 WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 36 INCHES (914 mm) (34 mm ± 51 mm) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (74.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 11 INCHES (28 mm) IN HEIGHT.
 - OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 1 WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 mm) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL WITHIN 45 DEGREES (79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
 - LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
 - MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
 - SAFETY GLAZING IN ITEM 10 AND 11 IS NOT REQUIRED WHERE:
 - THE SIDE OF A STAIRWAY, LANDING, OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE; AND
 - THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 mm) FROM THE RAILING.



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



BRICK WATERTABLE DETAIL
SCALE: 1/2" = 1'-0"

LOCATE FLASHING & WEEP HOLES ABEY. WATERTABLE SEE NOTE BELOW FOR FLASHING & WEEP HOLE REQUIREMENTS

ALIGN WATERTABLE WITH FINISHED FLOOR HEIGHT NOT TO EXCEED 1/2" ABOVE TOP OF FOUNDATION

ONE PIECE WATERTABLE

2x 10" 1" BILL PLATE WALL BEASER

GROUT ENTIRE WATERTABLE SOLID # 8 STEEL WALL

4" BRICK VENEER

ADJUSTABLE WIRE TIES # EVERY THIRD COURSE VERTICAL 16" o.c. HORIZONTAL ATTACH LOWER TIE AT STEEL WALL W/ 3/16" TAPCONS TO CONCRETE WITH MINIMUM 1/2" EMBEDMENT ATTACH UPPER TIE TO WOOD FRAMING WITH #8 WOOD SCREWS WITH MINIMUM 1/2" EMBEDMENT

EMBED WIRE TIES # 16" o.c. HORIZONTAL # SOLID BRICK ATTACH W/ 3/16" TAPCONS TO CONCRETE W/ MINIMUM 1/2" EMBEDMENT

GRADE LINE

SOLID BRICK OR MASONRY UNIT

NOTE: ODD NUMBER CORSE (3/4) PAST WALL FACE

JACK ARCH HDR. DETAIL
SCALE: 1/8" = 1'-0"

THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1/4" HIGH BUT NOT MORE THAN 1/2" INCHES.

WEEDHOLES SHALL BE PROVIDED IN THE OUTSIDE SURFACE OF MASONRY WALLS AT 4' HORIZONTAL SPACING OR 33 INCHES ON CENTER. WEEDHOLES SHALL BE A MINIMUM OF 3/8" INCHES IN DIAMETER. WEEDHOLES SHALL BE LOCATED PHYSICALLY ABOVE THE FLASHING.

ASPHALT-QUARTERED FELT FREE HOLES AND BREAKS AND BEHINDING NOT LESS THAN 1/4" PER FOOT OR OTHER APPROVED SEAMER-RESISTANT MATERIAL SHALL BE APPLIED OVER STUDS OR SHEATHING ON ALL EXTERIOR WALLS.

CORROSION-RESISTANT METAL TIES OF STRAND WIRE SHALL NOT BE LESS THAN WIRE SIZE #11 AND SHALL HAVE A 6" HOOD OR A MINIMUM OF 2 INCHES.

WIRE TIES OF CORROSION-RESISTANT METAL SHALL NOT BE LESS THAN NO. 22 L.B. GAGE AND A MINIMUM OF 18 INCHES LONG. WIRE TIES SHALL BE EMBEDDED IN MORTAR OR GROUT AND EXTEND INTO THE VENEER UP TO A MINIMUM OF 6 INCHES WITH AT LEAST 1/2" INCH MORTAR OR GROUT COVER TO THE EXTERIOR FACE. EACH TIE SHALL BE BRACED WITH MORE THAN 33 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 25 SQUARE FEET OF WALL AREA.

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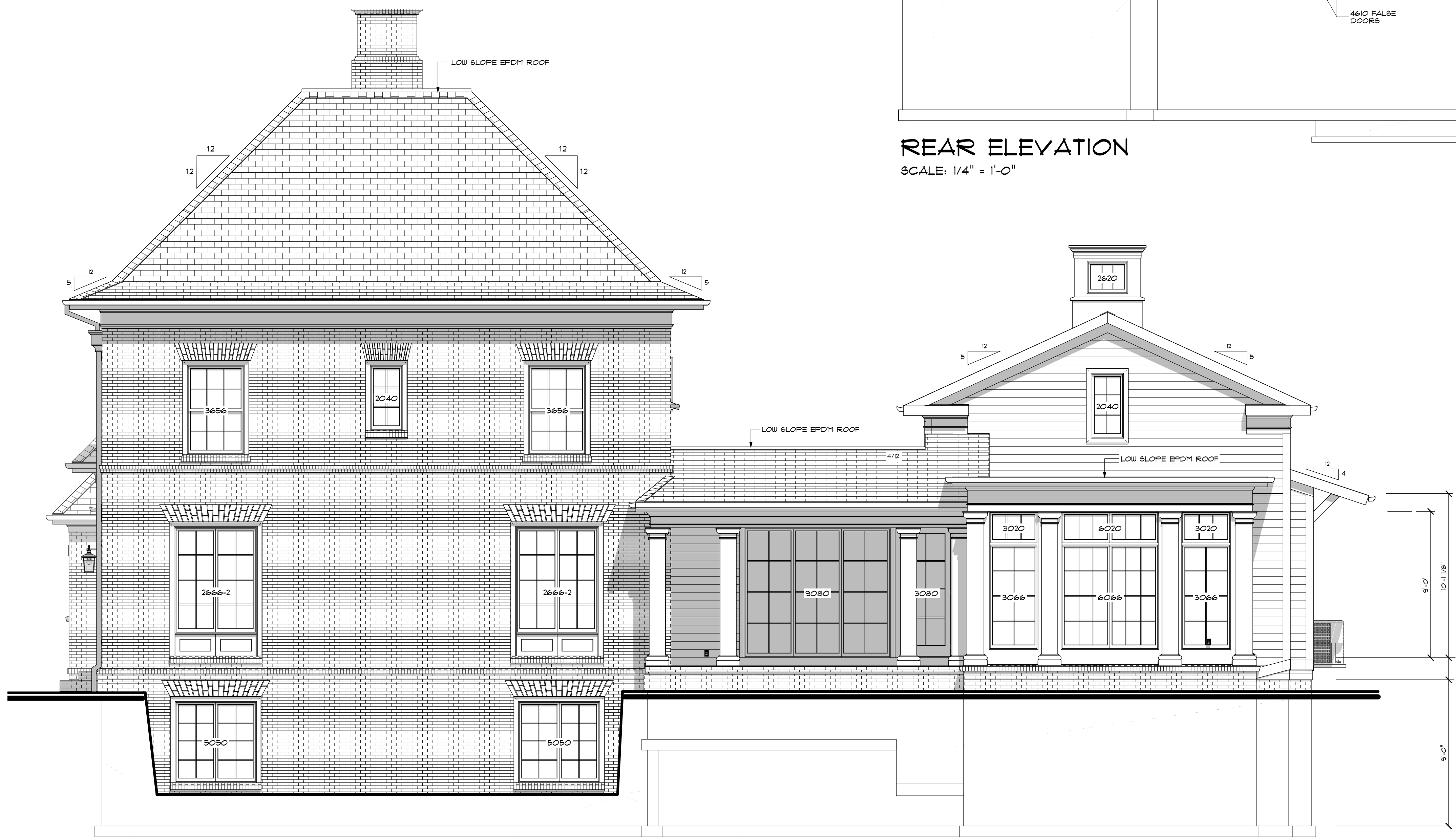
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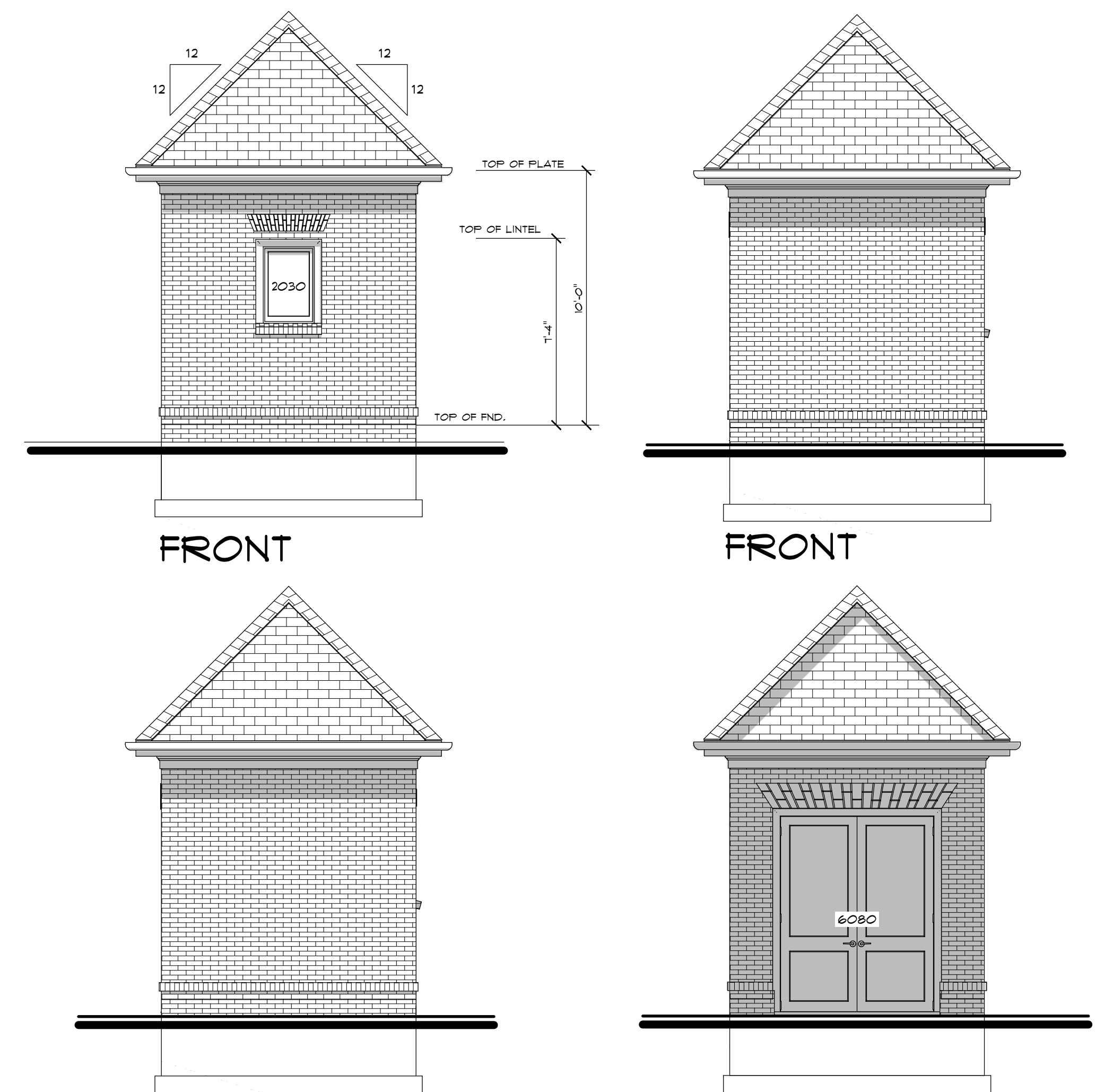
GENERAL ELEVATION NOTES:
 1. GRADE SHALL FALL 6" MIN. WITHIN FIRST 10' FROM BUILDING PERIMETER
 2. SEE SHEET A.3 FOR ELEVATION NOTES 4 REQUIREMENTS



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



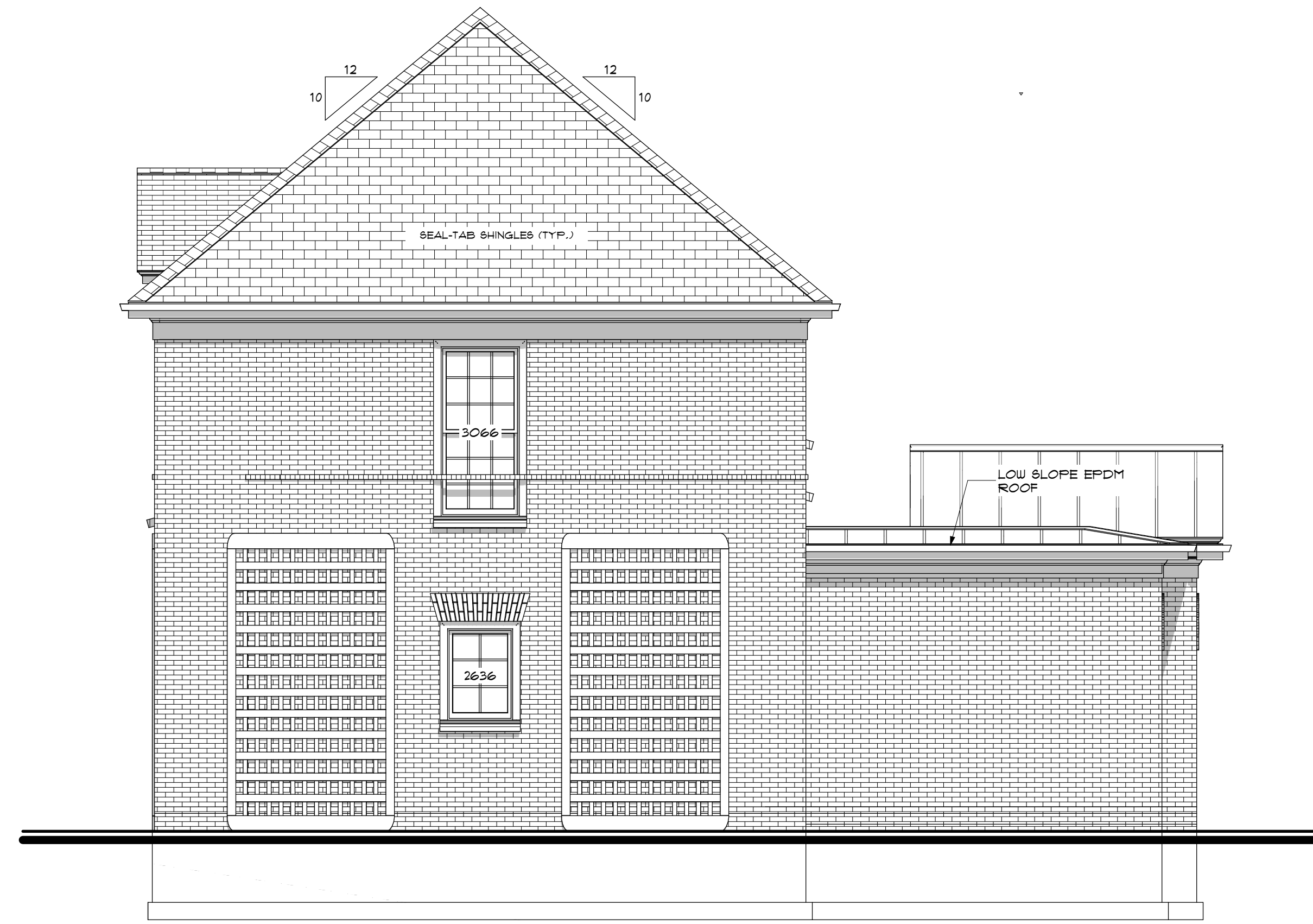
GATE HOUSE ELEVATIONS
 SCALE: 1/4" = 1'-0"

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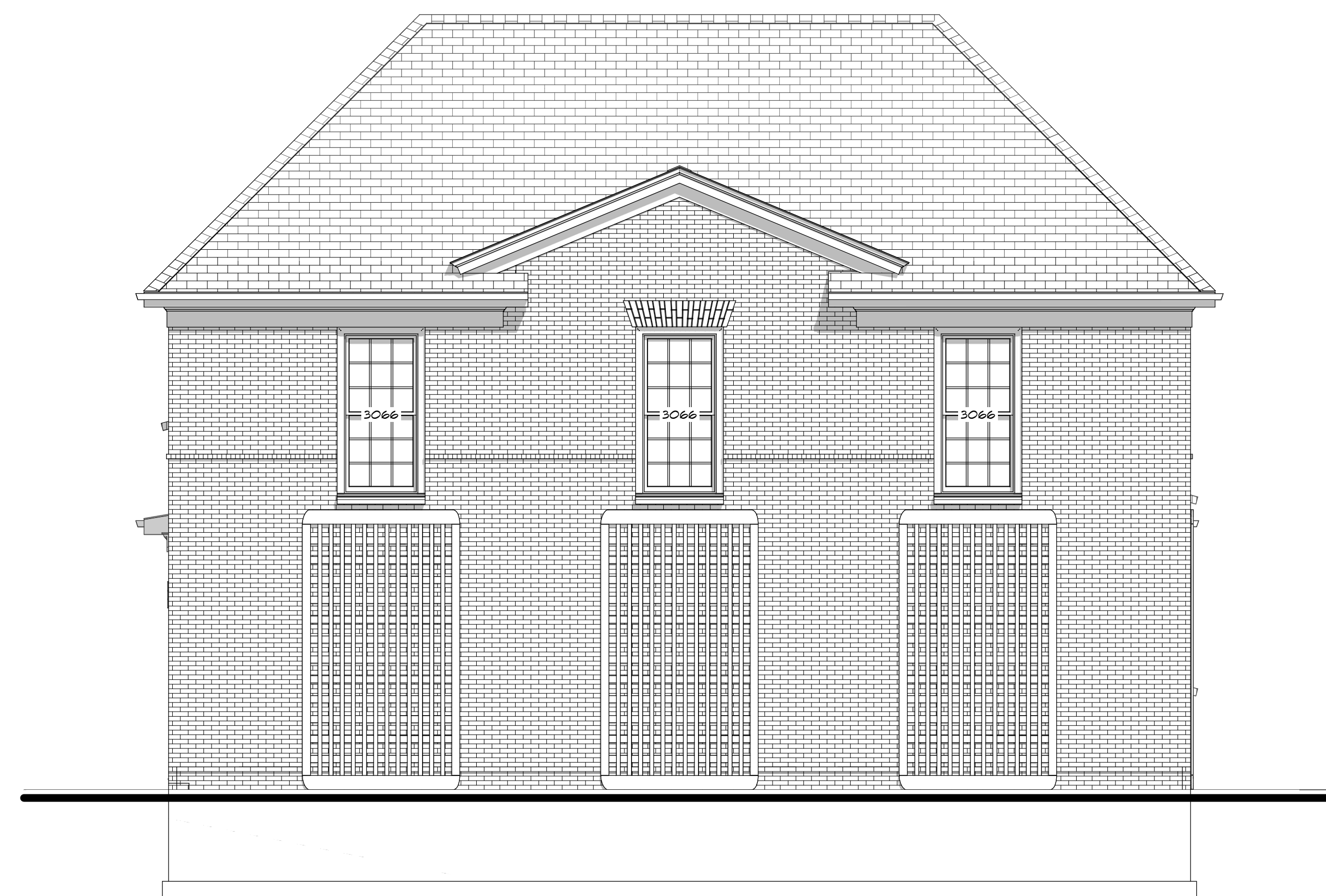
REVISIONS



- GENERAL ELEVATION NOTES:**
1. GRADE SHALL FALL 6" MIN. WITHIN FIRST 10' FROM BUILDING PERIMETER
 2. SEE SHEET A.3 FOR ELEVATION NOTES & REQUIREMENTS



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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A.8



**Board of Zoning Appeals Staff Report
June 22, 2026 Meeting**

**INNOVATION CAMPUS WAY
PAVEMENT SETBACK VARIANCE**

LOCATION: North side of Innovation Campus Way, generally west of Smith’s Mill Road and east of Harrison Road (PID: 095-112050-00.007)
APPLICANT: Tenby c/o Gavin Jones
REQUEST: Variance
ZONING: Limited General Employment (L-GE) with Harrison West overlay
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-40-2026

Review based on application materials received May 20, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance from C.O. Section 1153.04(c) to allow a new parking lot to encroach 20 feet into the required 25-foot side yard pavement setback.

II. SITE DESCRIPTION & USE

The property comprises approximately 7.3 acres of vacant land in the New Albany Business Park. It is located on the north side of Innovation Campus Way, generally between the intersections with Smith’s Mill Road and Harrison Road. The area is zoned for Limited General Employment (L-GE) with the Harrison West overlay zoning text and is surrounded by similar uses. The development is proposed to have cross-access to the existing site to its east.

III. ASSESSMENT

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

Criteria

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

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

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (C.O. Section 1113.06):

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

Planning and Zoning Code

C.O. Section 1153.04 provides lot requirements and setback standards for the arrangement and development of buildings in the General Employment zoning district. Since the Harrison West L-GE overlay district does not provide side yard setbacks for internal lot lines, the codified ordinances apply.

IV. EVALUATION

Considerations and Basis for Decision

Variance from C.O. Section 1153.04(c) to allow a parking lot to encroach 20 feet into the required 25-foot side yard pavement setback.

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

1. The applicant proposes a parking lot that encroaches 20 feet into a required 25-foot side yard pavement setback, effectively placing the edge of the pavement five feet away from the eastern property line.
2. The development was originally proposed to have two points of direct access to the parcel from Innovation Campus Way; given the width of the parcel and surrounding conditions, however, only one new curb cut is allowed. The neighboring development to the east agreed to a cross-access easement, which will allow access to the new development both from the subject parcel’s frontage and from the neighboring parcel’s frontage. This helps to reduce the number of curb cuts while still maintaining adequate access and circulation, which is essential to effective fire department service.
3. C.O. 1167.03(a) requires 90-degree parking spaces to be a minimum of 19 feet in length and parking lot drive aisles to be a minimum of 22 feet in width. The proposed parking lot drive aisle is 24 feet in width with 19-foot-long parking spaces on both sides, which meets the requirements.
4. The essential character of the area would not be substantially altered if this request were approved:
 - a. The proposed configuration allows the building’s front façade to be aligned with the adjacent building’s, which is encouraged for any new development in the city.
 - b. The building setbacks are met, which maintains a consistent density and pattern of development with surrounding development. Other requirements related to architecture, screening, and landscaping will be met. The parking lot and the site configuration as a whole appear standard for the Business Park.
 - c. The proposed encroachment and the development as a whole do not adversely affect any residential uses. The area is surrounded by similar commercial uses and zoning districts.



Image: Subject property (bottom) and adjacent property (top), showing the proposed cross-access and approximate location of parcel lines in red. The parking lot pavement is proposed to encroach five feet from the property line.

5. There can be beneficial use of the property without the variance, and the problem can be solved by some manner other than the granting of a variance. Compliance with the Zoning Code would still permit development and continued viable commercial use of the property without the requested encroachment, though the square footage of the building would likely have to be reduced.
6. There are no unique conditions or circumstances that are not applicable to other lands or structures in the same zoning district, and granting the variance would likely confer special privilege upon the applicant that is denied to other properties in the same zoning district. All zoning districts with the General Employment zoning designation are required to meet a 25-foot side yard setback unless specified otherwise in a limitation text, and any such encroachment is not permitted in any area of the city without approval of a variance or waiver. Other parcels with similar or smaller areas meet the same setback requirements.
7. The request is not substantial. The encroachment into the setback is not above grade and will be visually minimal, especially due to the cross-access condition with the adjacent site. The encroachment will not be detrimental to the character of the Business Park. Additionally, numerous similar variances have been approved by the Board of Zoning Appeals to reduce pavement setbacks for properties in the Business Park. Such cases include:
 - a. 2025 – Approved – Near Beech Road and Miller Road – Variance to allow pavement to encroach 10 feet into the required 25-foot pavement setback at the rear of the property.
 - b. 2022 – Approved – 13411 Worthington Road NW – Variance to reduce the minimum pavement and building setback from 50 feet to 25 feet on the sides and rear.
 - c. 2020 – Approved – 8982 Innovation Campus Way – Variance to allow a paved walkway to encroach into the required 25-foot pavement setback along Innovation Campus Way.
 - d. 2017 – Approved – 9200 Smith’s Mill Road – Variance to allow pavement to encroach 45 feet into the required 50-foot pavement setback along the eastern property line. Approved with the condition that enhanced landscaping be installed to provide extra screening.
8. The variance preserves the spirit and intent of the zoning requirement, which is to maintain adequate separation of adjacent developments to prevent overcrowding and preserve visual harmony. Because the development proposes a direct connection to the adjacent parcel, the need for lineal and visual separation is reduced. There is still adequate separation of the developments, and the building setbacks are still being met.
9. The variance is not anticipated to adversely affect the delivery of government services.
10. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, nor will it be injurious to private property or public improvements in the vicinity.

V. SUMMARY

The applicant requests a variance to allow a new parking lot to encroach 20 feet into the required 25-foot side yard pavement setback on a vacant parcel in the New Albany Business Park. The new development is proposed to have cross-access with the property to its east, which may reduce the need for visual and physical separation of the developments that is typically intended by this requirement. Additionally, the proposed building meets all required building setbacks, and the front, rear, and west side pavement setbacks will be met.

Given the shared nature of this property line, the variance request to reduce the pavement setback appears appropriate. While there can be beneficial use of the property without the granting of the variance, the request does not appear to be substantial, and the character of the area will not be detrimentally affected.

VI. ACTION

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

Move to approve variance application VAR-40-2026 based on the findings in the staff report, subject to the following condition:

1. Cross-access shall be required, and a written agreement of the cross-access easement shall be provided with the adjacent property with which the cross-access is proposed.

Approximate Site Location:



Source: NearMap

May 19, 2026

Board of Zoning Appeals
7815 Walton Parkway
New Albany, OH 43054

Re: Variance Request to Reduce Side Yard Setback from 25 feet to 5 feet at 9310 Innovation Campus Way, parcel ID #095-112050-00.007

Dear Members of the Board,

I am writing to respectfully request approval of a variance to reduce the required eastern side yard setback from 25 feet to 5 feet for the property located at 9310 Innovation Campus Way, parcel ID #095-112050-00.007. This property is zoned GE – General Employment. This request supports a site plan that improves public safety, circulation, and long-term land use efficiency while remaining consistent with the spirit and intent of the zoning code.

Basis for the request

- Coordinated long-term plan to operate properties as one: The neighboring owner has expressed intent and is actively planning to purchase our building, once fully leased, and both properties will function as a unified campus. The requested setback reduction supports logical integration of the two parcels, enabling shared parking, circulation, and operations consistent with the comprehensive plan's emphasis on coordinated, efficient development. Even the buildings themselves were designed similarly to add to this cohesiveness.
- Site constraints and practical difficulty: The parcel's overall size and existing single frontage limit feasible building and circulation layouts under the current 25-foot side setback, compared to surrounding properties. Furthermore, we have opted to pull the building back an additional 54' off Innovation Campus Way's existing 50' building setback to perfectly align with the building front to the east, resulting in a net loss of about 12,000 leasable SF, prior to reducing the eastern setback.
- Maximizing usable building area to meet occupancy and community needs: The requested adjustment allows us to right-size the building to accommodate expected occupancy and deliver flexible industrial space that serves the community. The additional square footage is key to project feasibility and to achieving optimal space requirements for future users.
- Consistency with the intent of the code: Reducing the side yard setback to 5 feet does not alter the essential character of the area, impair adjacent property, or undermine public welfare. To the contrary, it supports compact, efficient land use and coordinated site planning, as well as maintains compliance with building and fire codes, as required fire separation and wall ratings will be maintained.
- Need for a second access point for safety and circulation: The subject property currently has a single access point on Innovation Campus Way. Given the anticipated occupancy and use, best practices and local emergency access considerations favor two points of ingress/egress to enhance life-safety and reduce congestion. However, city regulations do not allow this site, given its narrow frontage, to access Innovation Campus Way at two locations. Therefore, our immediate neighbor to the east has granted us an easement over the adjacent driveway, formalizing shared access between the two properties. While this variance request is not a direct result of the access easement, it does assist in improving site circulation and better utilizing the space between the shared drive and the new parking lot.

Mitigation and conditions

We are committed to incorporating measures that ensure no adverse impacts to the neighboring property or public realm, including:

- Providing appropriate drainage controls and maintaining all utilities within dedicated easements.
- Respecting the access easement terms and coordinating signage, striping, and maintenance for shared-drive safety.
- Maintaining landscaping or a low screen along the side lot line, where feasible, to soften the interface.

Findings

We believe the Board can make the requisite findings for variance approval:

- The property presents practical difficulties related to access and lot configuration that preclude reasonable compliance with the 25-foot side setback while providing necessary dual access.
- The variance is the minimum necessary to afford relief: a 5-foot setback enables safe circulation and building feasibility without excess encroachment.
- The variance is consistent with the intent of the zoning code and comprehensive plan by improving safety, promoting coordinated development, and avoiding unnecessary curb cuts.
- Granting the variance will not be injurious to neighboring properties or the public; shared access and appropriate building code compliance mitigate potential impacts.

For these reasons, we respectfully request approval of a variance to reduce the side yard setback from 25 feet to 5 feet at 9310 Innovation Campus Way, parcel ID #095-112050-00.007, subject to the reasonable conditions noted above or as the Board deems appropriate.

Thank you for your consideration. We appreciate the Board's work and welcome the opportunity to answer questions or provide supplemental materials, including the access easement, site plan, and letters of support from the neighboring property owner.

Sincerely,



Gavin Jones
Vice President | Development Services
Tenby Partners

Attachments:

- *Existing ALTA survey*
- *Proposed site plan*
- *Drafted access easement*
- *Support letter from neighboring building owner*
- *Proposed building elevations and renderings*

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF LICKING, CITY OF NEW ALBANY

1/4 TWP. 2, TWP. 2, R. 15

UNITED STATES MILITARY LANDS



GENERAL PROPERTY INFORMATION

Owners of Record: Rover Development LLC
Current Tax PIDs: 095-112050-00.007
Current Tax District: 095-JERSEW TWP-N. ALBANYC-JOHNSTOWN MR LSD
Current Deed Reference: In. 201612200028461
Current Site Address: Innovation Campus Way NW, New Albany, OH 43054

BASIS OF BEARINGS

Bearings described herein are based on the northerly right-of-way line of Innovation Campus Way being N 86° 39' 44" W, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

BASIS OF ELEVATIONS

Elevations are referenced to the North American Vertical Datum of 1988, as derived from a GPS survey and NGS OPUS solution.

SURVEYOR'S NOTES

1. This plat of an **ALTA/NSPS LAND TITLE SURVEY** is based upon the Stewart Title Guaranty Company commitment for title insurance having Commitment No. 9386 and the effective date of October 06, 2025 at 8:00 A.M. issued by RET Solutions, LLC.

2. No comment is made regarding the following Exceptions in Schedule BII of the commitment for title insurance: **Item 1 - Item 9.**

3. The following notes are keyed the Exceptions in Schedule B - Section II of the above reference commitment for title insurance and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what rights exist or do not exist as described in the below documents.

Item 10. Declaration of Covenants, Restrictions and Agreements for The New Albany East Community Authority of record in Instrument 201401070000343. **Impacts the subject property but is not survey related.**

As supplemented of record in Instrument 201612010026535. **Does not impact the subject property.**

As supplemented of record in Instrument 201612200028460. **Impacts the subject property but is not survey related.**

As amended by the Third Amendment of record in Instrument 201705190010466. **Impacts the subject property but is not survey related.**

As amended by the Fourth Amendment of record in Instrument 201708090016777. **Impacts the subject property but is not survey related.**

As amended by the Fifth Amendment of record in Instrument 201811090023836. **Impacts the subject property but is not survey related.**

Item 11. Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Instrument 200601200001954. **Provides for a 30' utility and trail easement along any public road right-of-way; other easements are blanket in nature.** As supplemented of record in Instrument 201612200028459. **Item specifically adds the subject property to those lands impacted by the Declaration.**

Item 12. Rights of the public and any governmental unit in any part of the land taken, deeded or used for road, street or highway purposes. **No portion of the subject property is located within public road right-of-way.**

Rights of way for drainage tiles, ditches, feeders, laterals, swales and underground drain tile or pipe, if any. **This item is blanket in nature.**

Item 13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. **This item is blanket in nature.**

Item 14. Oil and Gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may be subsequent to the date of the Policy. (NOTE: This exception will only appear on a final loan policy and relates to O.R.C. § 1509.31 (D)) **This item is blanket in nature.**

- The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.
- This plat of an **ALTA/NSPS LAND TITLE SURVEY** represents the conditions of the site on: November 3, 2025 (date of original field activity) and November 6, 20xx (date of latest field activity).
- The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 3908C0280J (effective date July 31, 2024) of the National Flood Insurance Program indicates this site to be within zone "X" (areas of minimal flood hazard).
- Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location, and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork are shown on the survey. None were observed.
- The subject property is adjacent to Innovation Campus Way. The subject property has direct physical access to Innovation Campus Way, although no curb cut currently exists.
- Discussion of Certain ALTA Table A Items:

Item 6: No zoning information provided by client. Per the City of New Albany Zoning Map, the property is located within a GE (General Employment) district.

- Item 7: No buildings currently exist on the subject property.
- Item 9: There are currently 0 delineated parking spaces on the subject property.
- Item 11: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.
- Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.
- Item 16: No observed evidence of building construction or earth moving work currently exists on site.
- Item 17: The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.
- Item 18: The undersigned is not aware of any offsite easements or servitudes. / The undersigned is aware of the following offsite easements or servitudes:

10. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

11. This Plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Licking, Township of Jersey, in Lot 17, Quarter Township 2, Township 2, Range 15, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to MBJ Holdings, LLC by deeds of record in Instrument Numbers 201601130000642 and 201605020008417 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the northeasterly corner of Innovation Campus Way (Instrument Number 201508180017452), in the centerline of Harrison Road (County Road 26) and the line common to Lots 17 and 16;

Thence North 86° 40' 21" West, crossing said Harrison Road and with the northerly line of that 221.034 acre tract conveyed to Heath-Newark-Licking County Port Authority by deed of record in Instrument Number 201408210016049, a distance of 703.65 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence North 86° 40' 21" West, with said northerly line, a distance of 469.87 feet to a 5/8 inch iron rebar with cap stamped "J & H 7830" found at the southeasterly corner of that 5.516 acre tract conveyed to Smith Mill Road, LLC by deed of record in Instrument Number 201502250003371;

Thence North 03° 34' 06" East, with the easterly lines of said 5.516 acre tract and that 11.495 acre tract conveyed to Smith Mill Road, LLC by deed of record in Instrument Number 201502250003370, a distance of 681.74 feet to a 5/8 inch iron rebar with cap stamped "7830" found at the southwesterly corner of that 2.376 acre tract conveyed to Timothy R. Porter and Maureen S. Porter by deed of record in Instrument Number 199808180031432;

Thence South 85° 54' 17" East, with the southerly line of said 2.376 acre tract, a distance of 442.57 feet to a 1/2 inch iron rebar found;

Thence South 86° 15' 30" East, with said southerly line, a distance of 24.75 feet to an iron pin set;

Thence South 03° 21' 03" West, crossing said 5.013 and 12.035 acre tracts, a distance of 675.62 feet to the TRUE POINT OF BEGINNING, containing 7.300 acres of land, more or less, of which 7.130 acres is out of Parcel Number 037-112050-00.006 and 0.170 acre is out of Parcel Number 037-112050-00.002.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone as per NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department Monuments FRANK 80 and Frank 180. The portions of the centerline of Beech Road, having a bearing of North 03° 25' 04" East, is designated the "basis of bearing" for this description.

Parcel No. 095-112050-00.007

STANDARD SYMBOL LEGEND

○	Aerial Photo Point	⊕	Light Pole	—	Sign	
▲	Aerial Target Full	⊞	Lighting Pull Box	✱	Sign Luminaire	
⊞	Air Conditioner	○ M,N,F.	Mag Nail Found	⊞	Signal Pedestal	
⊞	AXLE	● M,N,S.	Mag Nail Set	⊞	Signal Support Pole	
⊞	Beam Pile	⊞	Mailbox	⊞	Soil Boring Instrumented	
⊞	Bench Mark Found	⊞	Median Inlet	⊞	Soil Boring Project	
⊞	Bush	⊞	MAG Spike Found	⊞	Soil Boring Target	
⊞	Cable TV Pedestal	⊞	MAG Spike Set	⊞	Spring Developed	
⊞	⊞ NAIL	⊞	Monitoring Well	⊞	Spring Undeveloped	
⊞	Clean Out	⊞	Monument Box Found	⊞	Sprinkler Head	
⊞	Concrete Monument Set	⊞	Monument Box Set	⊞	Stationary Grill	
⊞	Concrete Monument Found	⊞	News Paper Box	⊞	Storm Manhole	
⊞	Control Center Base	⊞	Oil Well	⊞	Stump	
⊞	⊞ GEN SPIKE	⊞	Paint Arrow Left	⊞	Tacked Hub Found	
⊞	⊞ GEN SPIKE	⊞	Paint Arrow Right	⊞	Tacked Hub Set	
⊞	Cross Cut Found	⊞	Paint Arrow Straight	⊞	Tank Filler Cap	
⊞	X	⊞	Paint Only	⊞	T-Bar Found	
⊞	X	⊞	Paint School	⊞	Telephone Booth	
⊞	⊞	⊞	Paint Stop	⊞	Telephone Light Pole	
⊞	⊞	⊞	Parking Handicapped	⊞	Telephone Manhole	
⊞	⊞	⊞	Parking Meter	⊞	TEL	Telephone Marker
⊞	⊞	⊞	Pay Telephone	⊞	Telephone Pedestal	
⊞	⊞	⊞	Petroleum Pump	⊞	Telephone Pole	
⊞	⊞	⊞	Pine Tree	⊞	Tower	
⊞	⊞	⊞	Pipe Pile	⊞	Traffic Manhole	
⊞	⊞	⊞	PK Nail Found	⊞	Traffic Pull Box	
⊞	⊞	⊞	PK Nail Set	⊞	Traffic Signal Box	
⊞	⊞	⊞	Point of Curve	⊞	Traffic Signal Controller (Pole Mt)	
⊞	⊞	⊞	Post	⊞	Tree	
⊞	⊞	⊞	Power & Light Pole	⊞	Undertended Manhole	
⊞	⊞	⊞	Power & Telephone Pole	⊞	Undertended Object	
⊞	⊞	⊞	Power Line Marker	⊞	Unknown Pole	
⊞	⊞	⊞	Power Pole	⊞	Unknown Well	
⊞	⊞	⊞	Quarter Section Corner	⊞	Utility Valve (Misc)	
⊞	⊞	⊞	Rail Road Crossing Signal	⊞	Water Manhole	
⊞	⊞	⊞	Rail Switch	⊞	Water Marker	
⊞	⊞	⊞	Railroad Spike Found	⊞	Water Meter	
⊞	⊞	⊞	Railroad Spike Set	⊞	Water Service Valve	
⊞	⊞	⊞	Rock	⊞	Water Valve	
⊞	⊞	⊞	Sanitary Manhole	⊞	Water Vent	
⊞	⊞	⊞	Sanitary Marker	⊞	Water Well Drilled	
⊞	⊞	⊞	Sanitary Valve	⊞	Water Well Drilled W/ Well Log	
⊞	⊞	⊞	Sanitary Vent	⊞	Water Well Dug	
⊞	⊞	⊞	Satellite Dish	⊞	Yard Light	
⊞	⊞	⊞	Section Corner			
⊞	⊞	⊞	Septic Tank			

HATCH TYPE LEGEND

	Asphalt
	Concrete
	Brick
	Gravel
	Landscaping/Vegetation

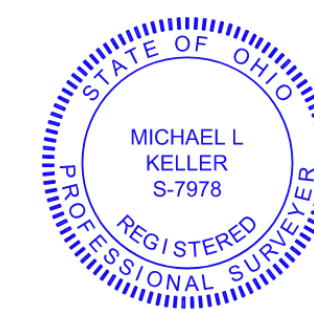
LINE TYPE LEGEND

— stm	Storm Sewer
— san	Sanitary Sewer
---	Easement
---	Setbacks
---	Right of Way
---	Centerline
---	Gas Line
---	Buried Fiber Optic
---	Overhead Telephone
---	Overhead Cable
---	Buried Electric
---	Overhead Electric
---	Existing Boundary
---	Water Line
---	Lot Line
---	Fence

To: NA Innovation 100, LLC, First Financial Bank, Stewart Title Guaranty Company and RET Solutions, LLC, and all of their respective successors and/or assigns as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The original field work was completed on November 3, 2025 and November 6, 2025 (date of latest field activity).

Date of Plat or Map: November 18, 2025
 This document is not valid unless imprinted with a land surveyor's seal.



Michael L. Keller
 Michael L. Keller
 Professional Land Surveyor 7978

11/18/2025
 Date



ALTA/NSPS LAND TITLE SURVEY FOR
TENBY-ROVER NEW ALBANY
 CITY OF NEW ALBANY, LICKING COUNTY, OHIO

REVISIONS	DATE	DESCRIPTION

DATE:	11/18/2025
DRAWN BY:	MLK
CHECKED BY:	MLK
JOB NUMBER:	2025.03264

PLOT SCALE: 1"=100' DATE: 11/14/25 - 3:39 PM EDITED BY: MKELLER DRAWING FILE: C:\2025\03264\DRAWINGS\SURVEY\202503264.SV 2025-11-14 11:51:53 AM

PLOT SCALE: 1"=100' DATE: 11/14/25 - 3:39 PM EDITED BY: MKELLER DRAWING FILE: O:\2025\03264.D DRAWING SURV: F:\2025\03264.SV 2025-11-14 11:15 DWG



Smith Mill Road, LLC
In. 201502250003370
11.495 Acres
9200 Smiths Mill Rd N

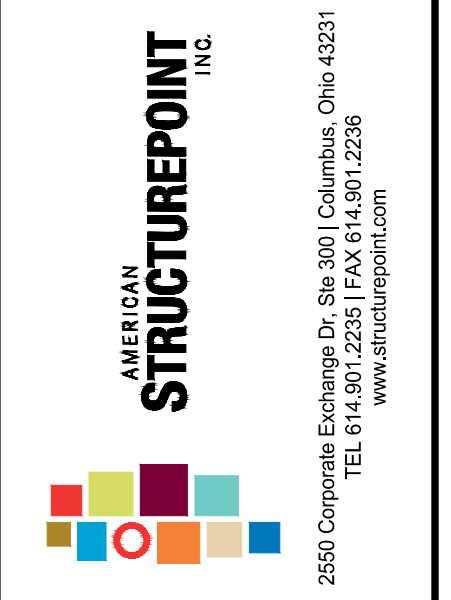
Montauk Innovations, LLC
In. 202505270009255
84.736 Acres
2565 Harrison Rd

Rover Development, LLC
In. 201612200028461
7.300 Acres
Innovation Campus Way
- No Buildings -

MSG OHIO LLC
In. 202410010017283
10.407 Acres
9360 Innovation Campus Way NW

Smith Mill Road, LLC
In. 201502250003371
5.516 Acres
Smith Mill Rd N

City of New Albany
In. 201703300006435
0.522 Acres



ALTAINSPS LAND TITLE SURVEY
FOR
TENBY-ROVER NEW ALBANY
CITY OF NEW ALBANY, LICKING COUNTY, OHIO

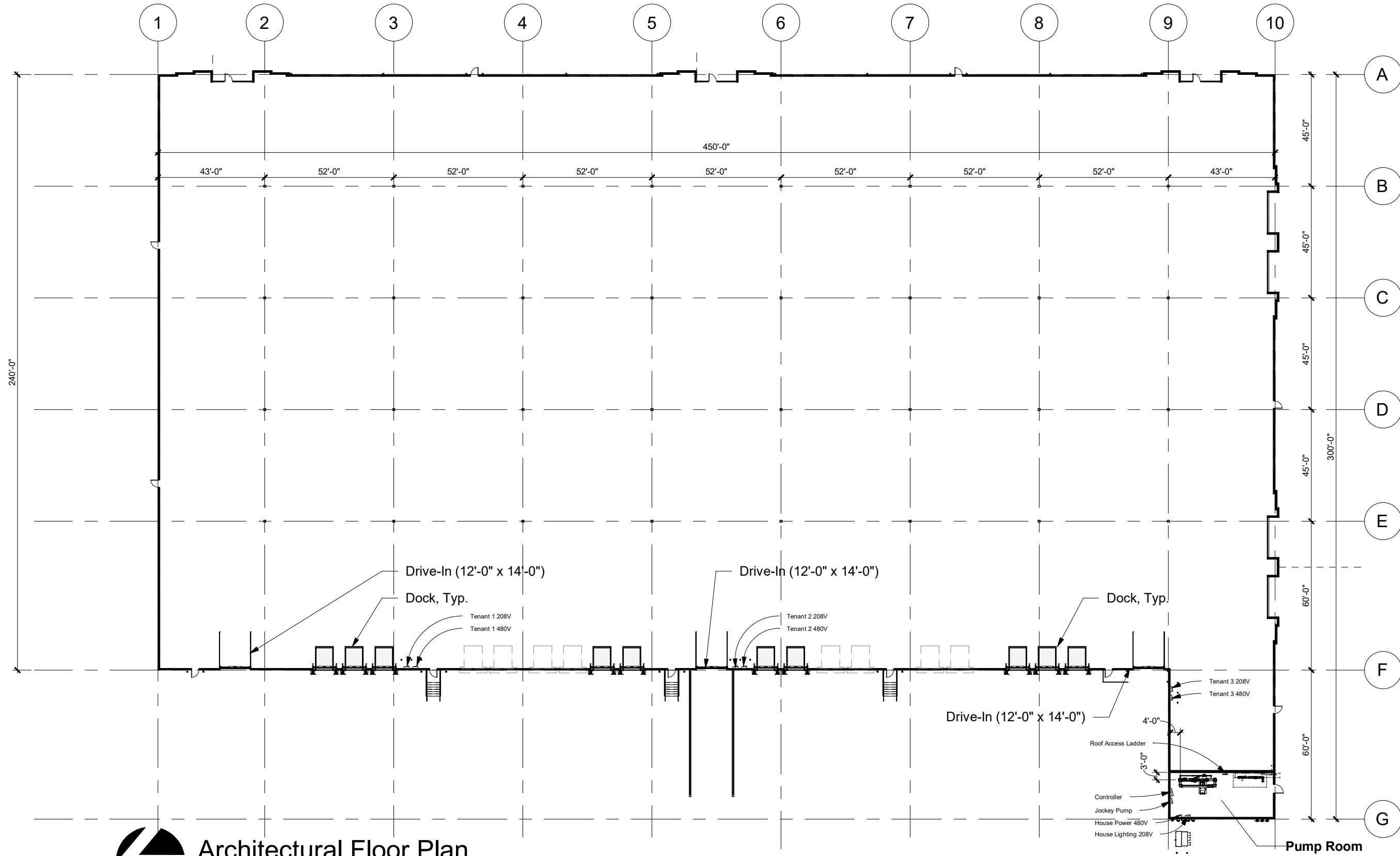
REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE: 11/18/2025
DRAWN BY: MLK
CHECKED BY: MLK
JOB NUMBER: 2025.03264



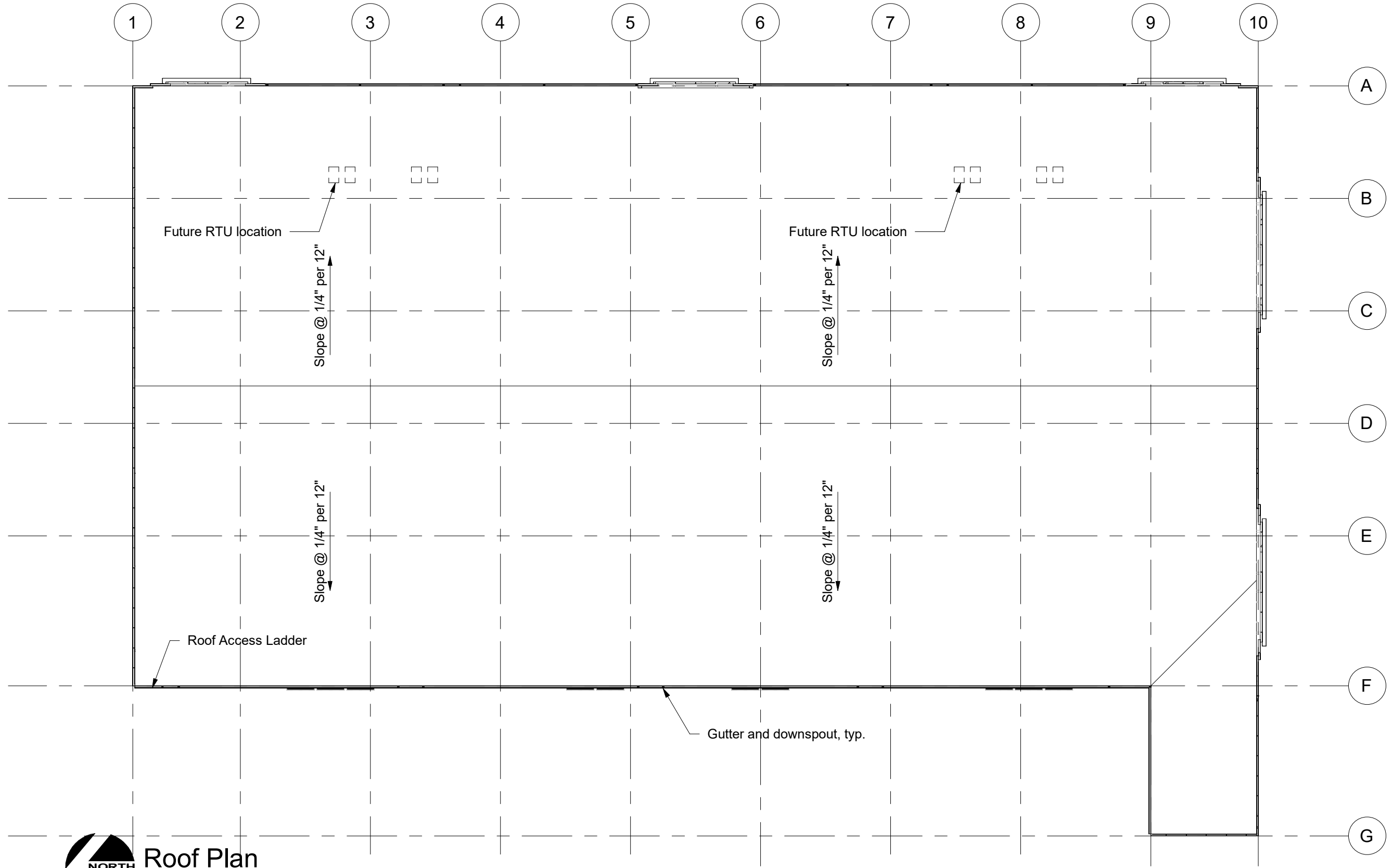
Architectural Site Plan

Scale: 1" = 80'-0"



Architectural Floor Plan

Scale: 1" = 40'-0"



Roof Plan

Scale: 1" = 40'-0"



SE Corner - View from Street



Entry Feature

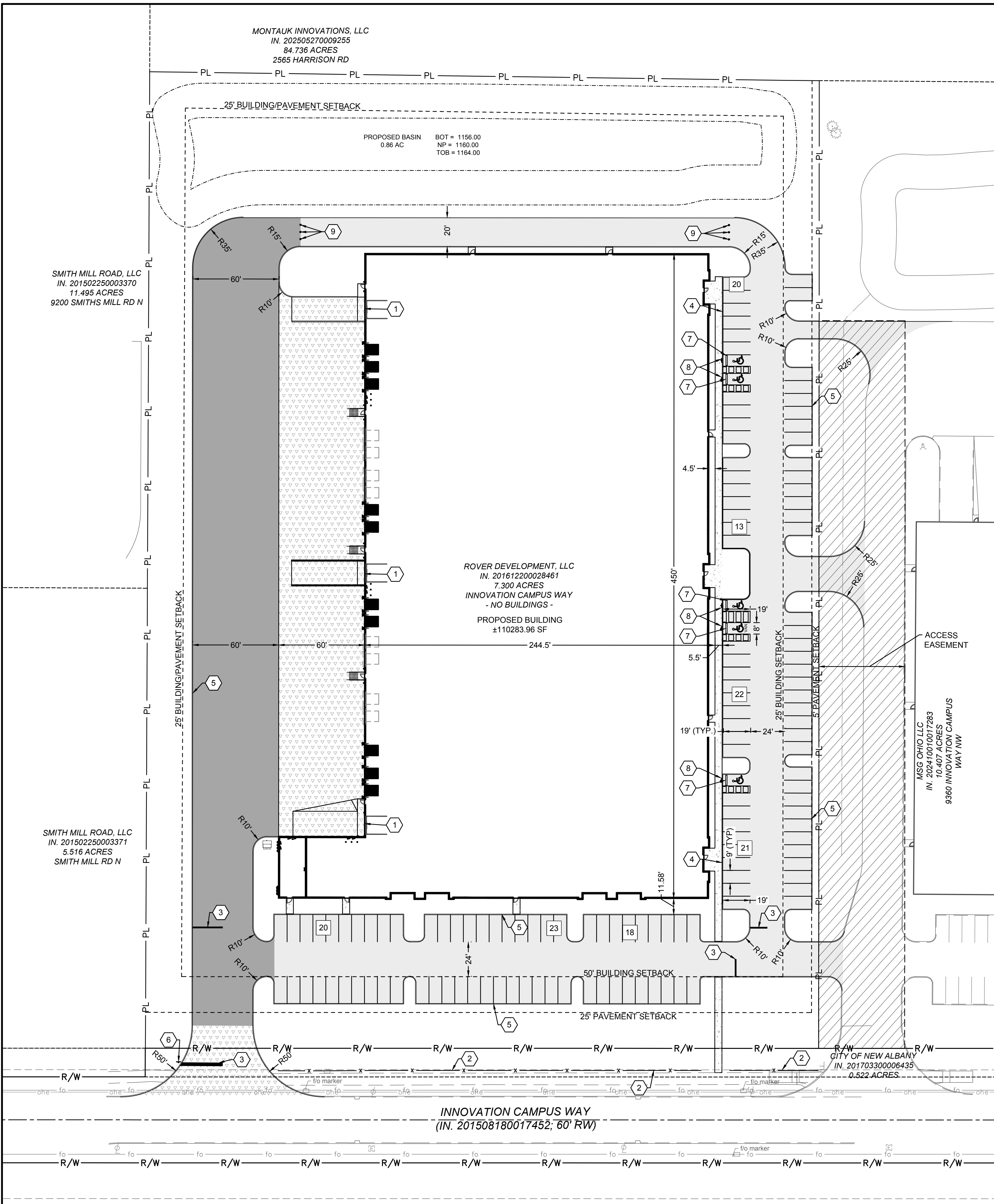


NE Corner - View of Building
Entry



SW Corner - View of Truck
Court

PLOT SCALE: 1"=40' DATE: 4/24/26 - 8:18 AM EDITED BY: DUCHANNI DRAWING FILE: 01202503264.D DRAWINGS\CIVIL\CONSTRUCTION\DOCUMENTS\SITE IMPROVEMENT PLAN\2025.03264.SP.DWG



- SITE LAYOUT NOTES**
1. ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT, FACE OF CURB, AND/OR FACE OF BUILDING WHERE APPLICABLE.
 2. ALL CURB AND SIDEWALK RADII SHALL BE 4'-6" UNLESS OTHERWISE NOTED.
 3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 640 AND 641. STRIPING PAINT SHALL BE ODOT ITEM 740.02 TYPE 4 WITHOUT GLASS BEADS. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE.
 4. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 423 AT JOINT BETWEEN EXISTING AND NEW ASPHALT, REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
 5. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
 6. BUILDING DIMENSIONS AND COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT.
 7. ALL ADA RAMP CURB SHALL BE FORMED AND NOT SAW-CUT.
 8. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING AND PROPOSED STRUCTURES OR FIXED OBJECTS.
 9. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SITE PLAN LIGHT POLE LAYOUT AND DETAILS.

SITE LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- — STRAIGHT CURB
- x — FENCE
- — SIGN
- — PARKING BLOCK
- [X] PARKING STALL COUNT
- [Pattern] HEAVY DUTY CONCRETE (DETAIL A SHEET 5)
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT (DETAIL B SHEET 5)
- [Pattern] LIGHT DUTY ASPHALT PAVEMENT (DETAIL C SHEET 5)
- [Pattern] CONCRETE WALK (DETAIL D SHEET 5)
- [Pattern] ACCESS EASEMENT

SITE DATA TABLE

ZONING:

PARCEL ID: 095-112050-00.007
 ZONING: L-GE (GENERAL EMPLOYMENT)
 SITE ACREAGE: 7.3 ACRES
 LOT WIDTH: 468'
 FEMA MAP PANEL & ZONE: 39089C0280J, ZONE X

SITE LAYOUT DATA:

BUILDING SETBACK: 50'
 PARKING SETBACK: 25'
 MAXIMUM BUILDING HEIGHT: 32'
 STANDARD PARKING STALL DIMENSIONS: 9'X19'
 ADA PARKING STALL DIMENSIONS: 8'X19'

REQUIRED PARKING: ONE (1) PER 400 SQUARE FEET OF GROSS FLOOR AREA
 TWO (2) PER THREE (3) EMPLOYEES DURING WORK SHIFT HAVING GREATEST NUMBER OF EMPLOYEES, PLUS ONE (1) PER VEHICLE MAINTAINED ON THE PREMISES.

ADA REQUIRED PARKING: 5 SPACES
 PROVIDED PARKING: 137 SPACES
 ADA PROVIDED PARKING: 5 SPACES

- CODED NOTES**
- ① DRIVE-IN DOOR
 - ② FOUR RAIL HORSE FENCE (DETAIL J SHEET 6)
 - ③ STOP LINE, 24" WIDTH
 - ④ INTEGRAL CURB AND WALK (DETAIL G SHEET 6)
 - ⑤ STRAIGHT 18" CURB
 - ⑥ STOP SIGN (DETAIL M SHEET 6)
 - ⑦ PARKING BLOCK (DETAIL I, SHEET 5)
 - ⑧ ADA ACCESSIBLE PARKING SIGN (DETAIL H, SHEET 5)
 - ⑨ FOLD DOWN SAFETY BOLLARDS

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Ct., Ste. 300 | Columbus, Ohio 43221
 TEL: 614.439.1226
 www.structurepoint.com

SITE IMPROVEMENT PLAN
 FOR
INNOVATION CAMPUS 100
 CITY OF NEW ALBANY, LICKING COUNTY, OHIO
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
 IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	4/24/2026
DRAWN BY:	PAT
CHECKED BY:	AWO
JOB NUMBER:	2025.03264

8/17