



New Albany Board of Zoning Appeals Meeting Agenda
July 27, 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 June 22, 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-43-2026 3676 Farley Court Setback Variance

Variance from C.O. 1133.05 to allow a portion of an attached covered porch to encroach 5 feet and 8 inches into a required 30-foot rear yard building setback on an approximately 0.37-acre single-family residential lot at 3676 Farley Court (PID: 222-001789).

Applicant: The Cleary Company

Motion of acceptance of staff reports and related documents into the record for VAR-43-2026.

Motion of approval for application VAR-43-2026 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
June 22, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Board of Zoning Appeals held a regular meeting on Monday, June 22, 2026 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:30 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Shaun LaJeunesse	present
Mr. Abe Jacob	present
Ms. Tiana Samuels	absent
Mr. Jeremiah Wood	present
Ms. Sarah Briggs	present
Council Member Marlene Brisk	present

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

Staff members present: Planner I Lauren Sauter, Planning Manager Chris Christian, Acting Law Director Ian Bigalk (on behalf of Law Director Ben Albrecht), and Deputy Clerk Christina Madriguera.

III. Action on minutes April 27, 2026

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

Hearing none, Board Member Jacob moved to accept the April 27, 2026 meeting minutes. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Ms. Briggs yes, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the April 27, 2026 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Deputy Clerk Madriguera noted that Ian Bigalk of Fischel, Downey, Albrecht, and Ripenhoff, would be serving as acting legal counsel on behalf of Law Director Albrecht, who was not present.

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

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

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

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

Planner I Sauter delivered the staff report.

Board Member Jacob moved to accept the staff reports and related documents into the record. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Ms. Briggs yes, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record for VAR-34-2026.

Chair LaJeunesse asked whether the board had any questions for staff. He asked whether there was an existing structure in the setback, and about the boundaries of the setback and the encroachment into the setback.

Planner I Sauter answered yes, there is an existing patio and garden structure that encroaches slightly and that there are different rules for accessory structures and primary structures.

Board Member Briggs asked how long the structure had been there.

Applicant Brian Jones responded that he was not sure but suspected it had been there for a long time and was erected prior to promulgation of the zoning text. He explained that the variance proposal will have a limited impact on a small segment of the rear property frontage due to the fact that the property backs up to Fenway Park. There is no impeding encroachment with neighbors and the neighbor to the east has agreed to the proposed variance.

Planner I Sauter explained that only the portion of the proposed house including and above the garage area will encroach into the setback. Nonetheless, the request is substantial due to the height and mass of the encroaching structure.

Mr. Jones stated that the early zoning code allowed for ancillary structures within 10 feet of the property line. He further noted that houses across the street are non-conforming. He also stated that the neighbor, Dr. Durbin, was supportive of the proposal.

Chair LaJeunesse asked whether staff had heard from any of the neighbors.

Planner I Sauter stated that she had been contacted by a neighbor who was concerned that construction might intrude on the path into the park.

Board Member Jacob asked about precedent for this request. He noted that variances, if granted, are usually for corner lots and he asked whether this lot qualifies as a corner lot.

Planner I Sauter responded that she is not aware of precedent for a request like this one, and this is not a corner lot, it is technically a standard lot.

Board Member Wood asked whether this board approved this type of encroachment, this far into the setback.

Planning Manager Christian answered no, not in the 8 years that he has worked for New Albany.

Planner I Sauter answered no, not that she is aware of.

Board Member Wood asked about the rendering showing a pool and whether there are landscape plans.

Mr. Jones responded that we have tentative plans, in the future, for a pool.

Chair LaJeunesse asked about situations where a previous structure has been approved and then a new structure has been proposed, whether the prior approval applies.

Planning Manager Christian responded that staff will not approve a proposal that does not meet code, even if a prior structure was approved.

Chair LaJeunesse asked whether the applicant had anything to add.

Mr. Jones added that due to the adjacent preserve there will be more preserve space following construction. He also pointed out non-conforming properties. He noted that they were constructed before the zoning criteria was promulgated. He acknowledged the encroachment but remarked that the increases on the side of the park will not harm the appearance of the neighborhood.

Chair LaJeunesse discussed the nature of the 30-foot setback, and this specific area, and remarked that what this applicant is asking for is not unnatural.

Planning Manager Christian explained that this setback is the result of zoning of this property as established in the code. This is a straight-zoned district, the surrounding properties are all the same and this has been in place since the zoning district was adopted. It is not uncommon in the Country Club Community. He noted that the nonconforming properties across the street are corner lots with garages that encroach into the setback, and those homes pre-date the current code. This application is for a house to encroach into the setback.

Mr. Jones pointed out adjacent homes with garages that are 10 feet off the rear property line. He explained that the homes pre-dated the zoning criteria. The new criteria poses a greater impediment to development. He further noted that the homeowner's association's review board has approved this design.

Board Member Wood asked staff whether they knew the reason for the 30-foot setback.

Planning Manager Christian responded that there was a point in time when garages could be 10-feet from the rear property line, but that was changed.

Chair LaJeunesse asked whether the result would be different if it was an ancillary structure or garage.

Planning Manager Christian answered yes, it would be different for an ancillary structure. He noted, however, that this application proposed to add on to the house.

Board Member Briggs asked whether it would be different if the structure was detached.

Planner I Sauter answered yes, detached structures are governed by different zoning regulations than the houses.

Planning Manager Christian clarified that detached structures and houses in this zoning district still happen to have the same setback.

Chair LaJeunesse remarked that he had no desire to penalize residents when there is a non-conforming property right across the street. He further noted it will not make a difference, noting the absence of neighbors and the letter of support from Dr. Durbin.

Hearing no further questions, Chair LaJeunesse moved for approval of VAR-34-2026 subject to the findings in the staff report with the condition in the staff report, subject to staff approval. Board Member Wood seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Mr. Wood yes, Mr. Jacob no, Ms. Briggs yes. Having three yes votes, and one no vote, the motion passed and the variance was granted.

Board Member Jacob explained that he voted no due to the precedent that will be set by granting this variance. He further explained that the properties across the street are corner lots, and that this property is a traditional lot. He concluded that the applicants had not provided sufficient facts to persuade him that a variance from C.O. 1113.03 is warranted in this case.

The board wished the applicants good luck.

Chair LaJeunesse introduced the final case and asked to hear from staff.

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

Planner I Sauter delivered the staff report.

Board Member Wood moved to accept the staff reports and related documents into the record for VAR-40-2026. Board Member Jacob seconded the motion.

Upon roll call: Mr. Wood yes, Mr. Jacob yes, Mr. LaJeunesse yes, Ms. Briggs yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record.

Chair LaJeunesse asked staff and the applicant about this business and the reason for the request.

Applicant Brant Murdoch explained that they had developed the property to the right, which is owned by PPG. PPG houses a nano technology film developing operation with a clean room. He explained that the three buildings in this area are the same and this will be the fourth building in a row of this advanced manufacturing business and they are seeking seamless access. They are flex buildings. It is not a warehouse, it will be for research and development. The buildings across the street are being acquired by the same family. PPG is currently seeking additional space. He noted the hammerhead structure to shield the truck court and although less than visually cohesive, it was needed from an access and safety perspective.

Board Member Jacob confirmed that the applicant agreed with the condition to provide and maintain a cross-access easement.

Mr. Jones added that the variance, if granted, will increase the parking capacity.

Board Member Jacob confirmed that there are no utility concerns requiring a hold harmless agreement.

Chair LaJeunesse asked whether a 25-foot setback is common in the business park.

Planning Manager Christian answered yes, but there are places all through the business park where it has been reduced. He further noted that staff likes having cross-access easements between properties.

Planner Sauter added that the zoning text allows setback encroachment, and provides for zero setback, if the two structures are owned by the same owner and combined into one lot.

Board Member Jacob confirmed that there are three cross-access points.

Board Member Briggs noted that there was a letter of support from MSG that was not in the packet. She requested that it be included in the record.

Planner I Sauter said that it could be included in the record.

Hearing no further questions, Board Member Jacob moved to approve VAR-40-2026 subject to the findings in the staff report with the condition in the staff report and the additional condition that the letter of support from MSG Ohio LLC dated June 15, 2026, be included in the record. Chair LaJeunesse seconded the motion.

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

The board wished the applicants good luck.

VIII. Adjournment

Chair LaJeunesse asked whether there was any other business to come before the board, or whether any board member had a comment.

Hearing none, and having completed their agenda, Board Member Jacob moved to adjourn the June 22, 2026 meeting. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Mr. LaJeunesse yes, Ms. Briggs yes. Having all yes votes, the meeting was adjourned at 7:09 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

VAR-34-2026

Staff Report

Record of Action

VAR-40-2026

Staff Report

June 15, 2026 MSG Ohio Letter

Record of Action



**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 Department

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

Dear Memmer Homes,

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, June 23, 2026

The New Albany Board of Zoning Appeals took the following action on **06/22/2026**.

Variance

Location: 4326 OLMSTED RD

Applicant: Memmer Homes

Application: PLVARI20260034 (VAR-34-2026)

Request: 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.

Motion: To approve

Commission Vote: Motion Approved with Conditions, 3-1

Result: Variance PLVARI20260034 was Approved with Conditions by a vote of 3-1.

Recorded in the Official Journal this June 23, 2026.

Condition(s) of Approval:

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

Staff Certification:

Lauren Sauter
Planner



**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



Community Development Department

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

Dear Gavin Jones,

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, June 23, 2026

The New Albany Board of Zoning Appeals took the following action on **06/22/2026**.

Variance

Location: 095-112050-00.007

Applicant: Gavin Jones

Application: PLVARI20260040 (VAR-40-2026)

Request: 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).

Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Variance PLVARI20260040 was Approved with Conditions by a vote of 4-0.

Recorded in the Official Journal this June 23, 2026

Condition(s) of Approval:

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.
2. The letter from the adjacent property owner shall be accepted into the record.

Staff Certification:

Lauren Sauter
Planner



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

**3676 FARLEY COURT
REAR YARD SETBACK VARIANCE**

LOCATION: 3676 Farley Court (PID: 222-001789)
APPLICANT: The Cleary Company
REQUEST: Variance
ZONING: Single-Family Residential District (R-3)
STRATEGIC PLAN: Residential
APPLICATION: VAR-43-2026

Review based on application materials received June 9, 2026.

Staff report prepared by Javon Henderson, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance from C.O. Section 1133.05 to allow part of an attached covered porch to encroach 5 feet and 8 inches into the required 30-foot rear yard setback. The associated patio pavers are proposed to encroach 9 feet into the setback, which is permitted by code. The proposed porch is an extension of the existing patio that currently meets the setback requirements. The total area of the covered porch is approximately 108 square feet.

II. SITE DESCRIPTION & USE

The property is located south of the Village Center, generally in the area west of Johnstown Road and north of Morse Road. The property comprises approximately 0.37 acres in Section 13 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 site includes a 5-foot-wide drainage easement along the south (side) property line.

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 covered porch to encroach approximately 6 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 covered porch to encroach 5 feet and 8 inches into the required 30-foot rear yard setback. The applicant has stated that the structure will be attached to the main home and is open on all four sides, which makes it part of the primary structure, and shows this in site plans. Additionally, the site plan shows a patio extension of 9 feet and associated improvements for the outdoor living space.
3. The portion of the building proposed to encroach is approximately 18 feet in total length; approximately 6 feet will encroach into the setback.
4. The applicant has submitted proof of review and approval from the New Albany Country Club Architectural Review Committee, ensuring that the architectural character is consistent with that of the surrounding area.
5. Only a small portion (less than half) of the covered patio is proposed to encroach into the setback as opposed to the entire structure. The applicant has stated that the variance enables a reasonable improvement consistent with other homes in the neighborhood.

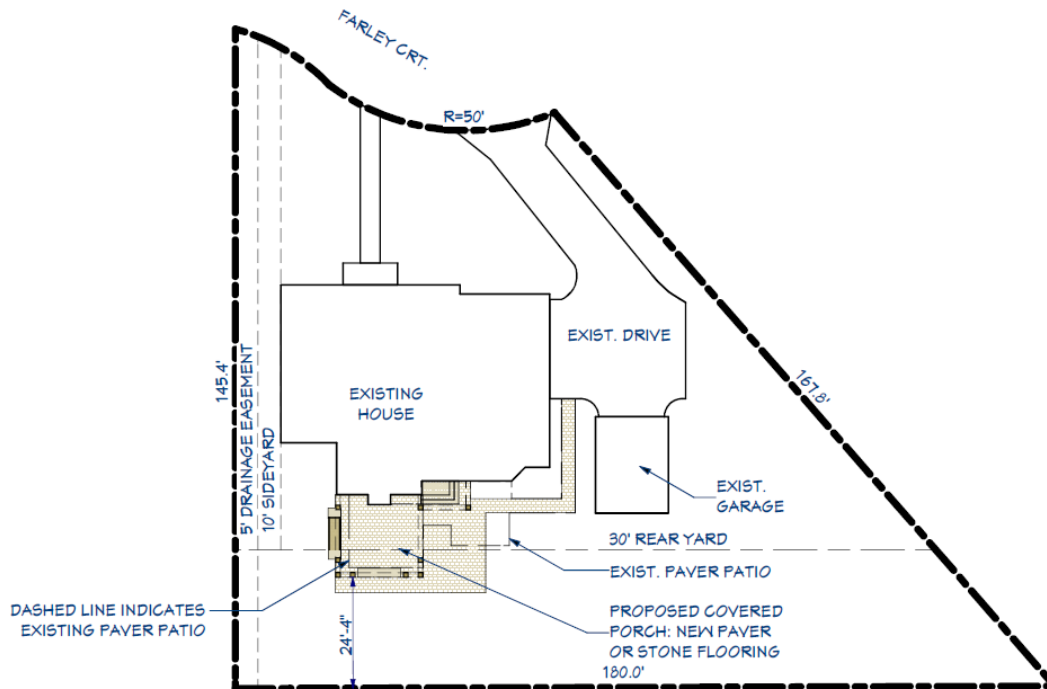


Image: Site Plan

6. The rear yard encroachment will cause a varying rear yard setback between nearby properties concerning attached structures. However, the site is surrounded by mature trees on the eastern property line that will help screen it from the adjacent property and ensure the visual impact of the encroachment will be reduced. Additionally, the applicant has stated that the improvement is approximately 155 feet from the neighboring property that shares the rear lot line.
 - a. Staff recommends a condition of approval that additional landscape screening be added on the southern and northern sides of the improvement (condition #1).
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. An uncovered porch/paved patio can encroach up to 5 feet from the rear property line or a detached covered porch could encroach up to 10 feet from the rear property line.
8. The request seems to have a minimal impact; however, there are no previous precedents of a covered porch being approved to encroach into a rear yard setback. There have been numerous variances approved for detached structures, and uncovered porches and patios to encroach into a rear or side yard setback. Additionally, the request appears to be minimal due to the encroachment distance of the structure as part of the house and the small 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 a precedent for future variance requests for attached structures to encroach into the rear yard. It appears that throughout the neighborhood, there are several paver patios and/or decks constructed in the rear yards, which visually match the area. However, none of the improvements appear to have a covered portion to the addition, therefore allowing it to encroach into the rear yard at a greater distance than a covered porch.
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 covered porch could be reduced to comply with the required rear yard setback, while the adjacent uncovered patio could continue to extend into the rear yard setback as permitted. Alternatively, the porch could

be redesigned as a detached structure, which would also allow it to extend into the rear yard setback. 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 preserve visual harmony. Allowing the covered porch to encroach into the rear yard setback has the potential to disrupt visual cohesion with other lots in the subdivision that adhere to the setback requirement for covered porches or patios.

12. 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.
13. 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 approval of a variance to allow a portion of a covered porch to encroach 5 feet and 8 inches into a required 30-foot-wide rear yard setback, effectively placing it approximately 24 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 does not appear to be substantial as if it was detached, it could encroach up to 10 feet. It 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.

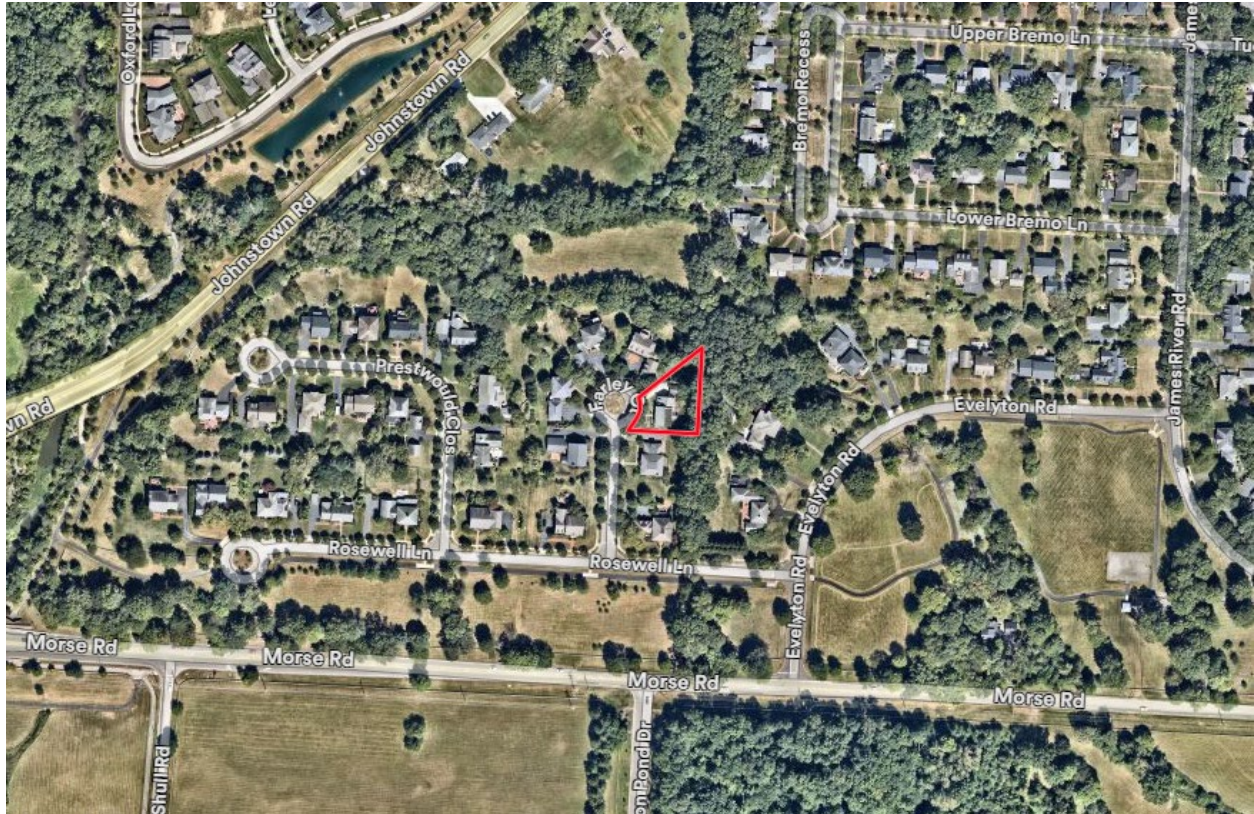
VI. ACTION

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-43-2026 based on the findings in the staff report with the following condition:

1. The applicant shall add landscape screening on the southern and northern sides of the improvement.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org			
	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.			
Project Information	Site Address _____			
	Parcel Numbers _____			
	Acres _____		# of lots created _____	
Choose Application Type	☐ Appeal			☐ Extension Request
	☐ Certificate of Appropriateness			☐ Variance
☐ Conditional Use	☐ Development Plan			☐ Vacation
	☐ Plat			
☐ Lot Changes	☐ Minor Commercial Subdivision			
	☐ Zoning Amendment (Rezoning)			
☐ Zoning Text Modification	☐ Zoning Text Modification			
Contacts	Applicant Information		Property Owner Information	
	Name		Name	
	Address		Address	
	City, State, Zip		City, State, Zip	
	Phone Number		Phone Number	
	Email		Email	
Signature	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.			
	Signature of Owner		Date: _____	
Signature of Applicant		Date: _____		

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

ZONING VARIANCE JUSTIFICATION STATEMENT**3676 Farley Ct, New Albany, OH 43054**

The applicant respectfully requests a variance to permit the construction of an attached covered patio that will encroach into the required 30-foot rear yard setback, as established by Section 1133.05 of the Codified Ordinances. The proposed structure will encroach a maximum of 5'-8" into the setback, with associated pavers extending to a total encroachment of 9'-0". The total area of the covered patio is approximately 108 square feet.

The proposed design has been reviewed and approved by the New Albany Country Club Communities Architectural Review Committee (NACCC ARC), confirming that the improvement is consistent with the architectural character and standards of the community.

Practical Difficulty / Reasonableness of the Zoning Requirement

The requested variance is reasonable and practical due to the physical constraints of the property. The limited depth between the rear of the home and the setback line restricts the ability to construct a functional outdoor living space that is proportionate to the scale and design of the home. The proposed design minimizes encroachment while providing a usable and appropriately scaled solution.

Beneficial Use of the Property

While the property can be used without the variance, the ability to incorporate a modest, functional outdoor living space is significantly constrained by the limited buildable area in the rear yard. The variance enables a reasonable improvement consistent with similar homes in the neighborhood.

Substantiality of the Variance

The variance is not substantial. The structural encroachment is limited to 5'-8", with a total encroachment of 9'-0" including pavers. The covered patio area (108 square feet) is modest relative to the lot size and existing home.

Impact on Neighborhood Character and Adjacent Properties

The proposed improvement will not alter the essential character of the neighborhood or create a detriment to adjacent properties. The structure will be largely screened by existing landscaping and a wooded buffer. The nearest residence to the rear is approximately 155 feet away, minimizing visibility and privacy concerns.

Impact on Government Services

The requested variance will not adversely affect drainage, utilities, access, or public safety services. Adequate open space will remain on the property.

Knowledge of Zoning Restrictions

The property owners were aware that zoning and architectural restrictions applied to the property at the time of purchase. This request reflects a reasonable effort to work within those constraints.

Feasible Alternatives

Due to the limited depth of the rear yard and existing home placement, there are no reasonable alternatives that would allow for a functional covered patio without a minor encroachment.

Consistency with the Spirit and Intent of the Zoning Code

The variance preserves the intent of the zoning code by maintaining setbacks to the greatest extent feasible, while allowing a modest, well-integrated improvement consistent with the neighborhood.

Conclusion

The requested variance represents a minimal and reasonable adjustment necessary to accommodate a modest outdoor living space. It is consistent with neighborhood character, has negligible impact on surrounding properties, and responds appropriately to site constraints. Approval is respectfully requested.

JOHN HAMLETT

PROJECT CONSULTANT, UDCP

HQ: The Cleary Company / 989 Old Henderson Rd / Columbus, OH 43220

Cell: 614.795.0126 / **Main:** 614.459.4000

Stay Connected: [Facebook](#) / [Instagram](#)

Web: clearycompany.com

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: [REDACTED]	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:



Outlook

New message from "New Albany Country Club HOA"

From Xerox [REDACTED]

Date Tue 5/19/2026 11:48 AM

To ARC Naccchoa [REDACTED]

Submitter Information

First Name: Dominic

Last Name: Luppino

Company Name: Residential Designed Solutions

Phone Number: 6144300027

Email: [REDACTED]

Homeowner Information:

First Name: Mark

Last Name: Dyer

Phone Number: 3123079670

Email: [REDACTED]

Property Information:

Home Address: 3676 Farley Ct.

Section Number: 13

Lot Number: 23

Submission Information:

Submission Type: Submission #1

Project Type: Additions/Renovations \$800.00

Supporting Documents:

Supplemental Materials: Yes

Date: May 19, 2026

Time: 3:48 pm

Page URL: <https://naccchoa.org/arc-submissions-form/>

ARC SUBMISSION MATERIALS - 3676 Farley Ct., New Albany

From Dominic Luppino [REDACTED]
Date Tue 5/19/2026 12:03 PM
To ARC Naccchoa [REDACTED]
Cc George Clearv II [REDACTED]; Clayanne Gould [REDACTED]; John Hamlett [REDACTED]

 3 attachments (21 MB)

lighting and fan-specification-sheets.pdf; ExpandedExteriorMaterials-Structures-1.docx; 2026.5.19 CL.3676FARLEY DESIGN.pdf;

Hello,

Attached are design drawings, Materials Form and Spec Sheets for conceptual review. Please let me know if you require additional information.
Thank you.



DOMINIC LUPPINO, AIBD, CPBD

Designer + Production Coordinator

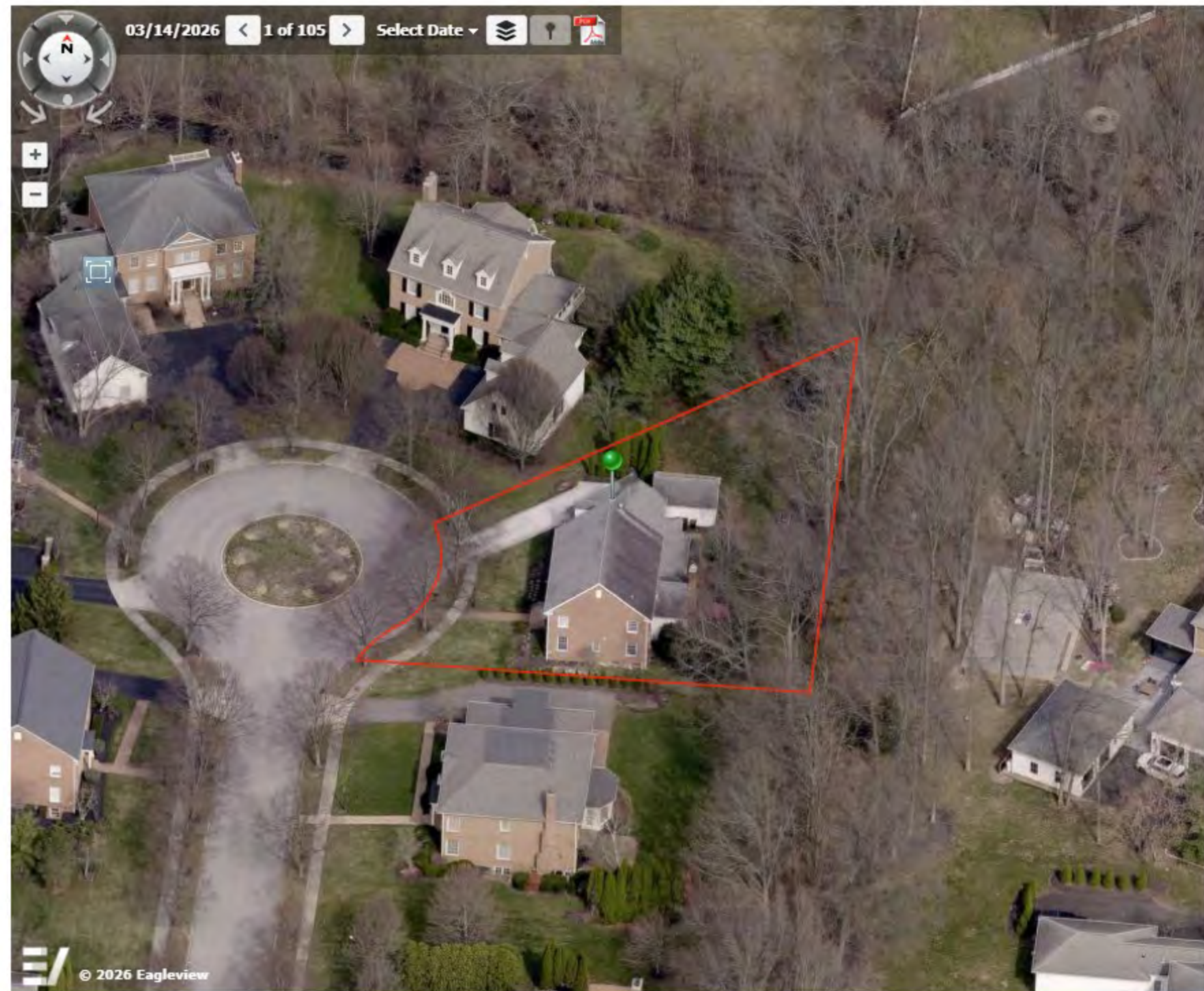
7844 Flint Road | Columbus, Ohio 43235

O. 614.430.0027 | [REDACTED]

rdshomedesign.com | theplandrawer.com



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



ARC MATERIALS FORM - STRUCTURES

Version Date:	05/26/26			
Project Address:	3676 Farley Court	Section No.:	13	Lot No.: 23

INSTRUCTIONS AND INFORMATION

1.

For all new construction and renovation projects this form must be typed. Handwritten will not be accepted.
2.

This form must be complete and cannot be piecemealed in separate submissions (*with the exception for a secondary submission for doors and windows*).
3.

Changes in exterior materials shall be subject to specific ARC approval and are to be resubmitted via revision of this form highlighting the changed product(s) in yellow.
4.

Please insert N/A for any line items that are not applicable to this project.
5.

Please take notice of any required (in red) additional documentation noted for each section below. The ARC reserves the right to request additional product information and samples at any time.
6.

You must have ARC approval of your 'final' site plan, 'final' elevations and this exterior materials form before you can break ground. Breaking ground before all necessary ARC approvals are obtained will result in an immediate \$1,000.00 fine.
7.

Window and door shop drawings are required to be submitted to the project architect and to the ARC for review and approval prior to ordering.
8.

Any questions should be directed to the ARC

MAIN ROOF – Spec Sheet and/or Sample May Be Requested

MANUFACTURER:	Certainteed
TYPE / SPECS / SERIES:	Landmark
COLOR:	Georgetown Gray
OTHER NOTES:	(match existing house)

ANCILLARY ROOF(S) – Spec Sheet and/or Sample Required if Different Than Main Roof

MANUFACTURER:	
TYPE / SPECS / SERIES:	
COLOR:	
OTHER NOTES:	

GUTTERS & DOWNSPOUTS – Spec Sheet and/or Sample May Be Requested

MATERIAL:	Alum.
STYLE:	Ogee
COLOR:	Match House Trim
OTHER NOTES:	

STRUCTURE BRICK – Sample May Be Requested

MANUFACTURER:	N/A
SIZE:	
COLOR:	
MORTAR COLOR:	
ACCENT BRICK:	
SPECIFIED SHAPE(S):	
OTHER NOTES:	

SIDING – Sample May Be Requested

MANUFACTURER:	N/A
STYLE:	
EXPOSURE:	
COLOR:	
OTHER NOTES:	

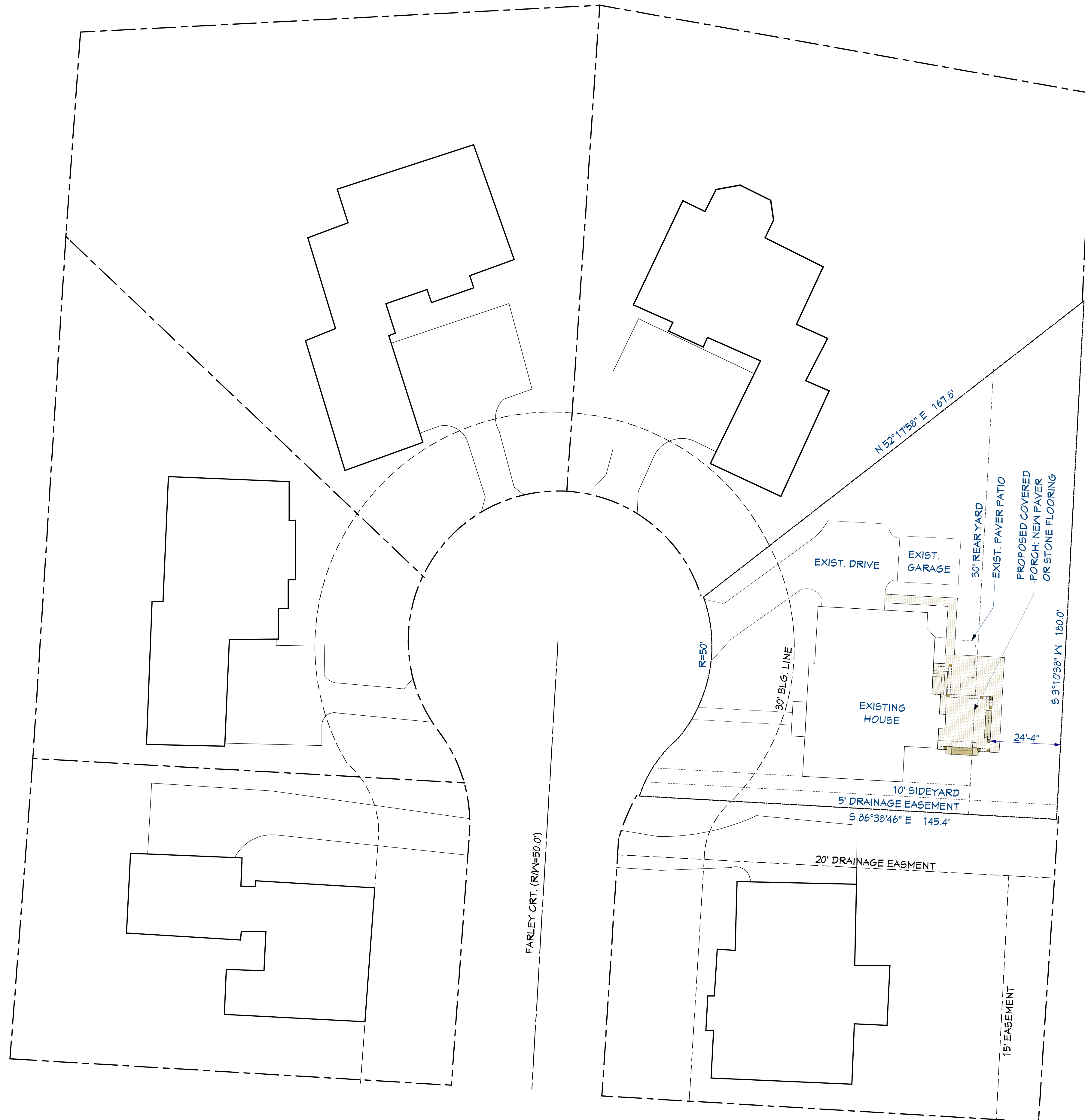
ARC MATERIALS FORM
(continued)

TRIM – <i>Sample May Be Requested</i>	
MANUFACTURER:	James Hardie
STYLE:	Hardie Trim, Smooth
COLOR:	Sherwin Williams, American Heritage, HGSW7009 Pearly White
OTHER NOTES:	
SHUTTERS – <i>Pictures / Spec Sheet Required</i>	
MATERIAL:	N/A
STYLE:	
STAIN / PAINT COLOR:	
OTHER NOTES:	
GARAGE DOOR(S) – <i>Pictures / Spec Sheet Required – If Windowed, Shop Drawings Required</i>	
MANUFACTURER:	N/A
STYLE:	
MATERIAL:	
STAIN / PAINT COLOR:	
OTHER NOTES:	
DRIVEWAY – <i>Sample May Be Requested</i>	
PRIMARY MATERIAL:	N/A
SIZE:	
COLOR:	
ACCENT MATERIAL:	
SIZE:	
COLOR:	
MORTAR COLOR:	
OTHER NOTES:	
WALKWAY(S) – <i>Sample May Be Requested</i>	
PRIMARY MATERIAL:	
SIZE:	
COLOR:	
ACCENT MATERIAL:	
SIZE:	
COLOR:	
MORTAR COLOR:	
OTHER NOTES:	
EXTERIOR LIGHTING – <i>Pictures / Spec Sheet Required</i>	
FRONT DOOR / PORCH:	N/A
GARAGE DOORS:	N/A
OTHER EXTERIOR DOORS:	Existing Remains
REAR PATIO/DECK:	Patio and Walk Pavers: Watsontown Brick (match existing)
OTHER NOTES:	Can Downlights: Nora Lighting 4” Baffle Recesses Trim w/Metal Ring
OTHER – <i>Spec Sheet, Pictures and/or Sample May Be Requested</i>	
Cultured Stone Veneer	Creative Mines, Peak Ledge
Outdoor Bar Cabinets	NatureKast, Shaker, Lunar White
Gas Fireplace Insert	Heatilator, Novus 42”
Outdoor Bar Countertop	Uba Tuba, Leathered
Grill	Lynx Sedona 42” Natural Gas

ARC MATERIALS FORM
(continued)

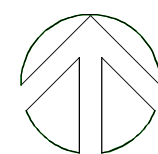
This section, accompanied by 'Shop Drawings', can be completed and submitted after 'Final' approval; approval required prior to ordering.

MAIN / FRONT DOOR(S) – Shop Drawings Required	
MANUFACTURER:	N/A
STYLE / SERIES:	
MATERIAL:	
STAIN / PAINT / CLAD COLOR:	
OTHER NOTES:	
OTHER EXTERIOR DOORS (A) – Shop Drawings Required	
ELEVATION / ROOM:	
MANUFACTURER:	
STYLE / SERIES:	
MATERIAL:	
STAIN / PAINT / CLAD COLOR:	
OTHER NOTES:	
OTHER EXTERIOR DOORS (B) – Shop Drawings Required	
ELEVATION / ROOM:	N/A
MANUFACTURER:	
SERIES:	
MATERIAL:	
STAIN / PAINT / CLAD COLOR:	
OTHER NOTES:	
OTHER EXTERIOR DOORS (C) – Shop Drawings Required	
ELEVATION / ROOM:	N/A
MANUFACTURER:	
SERIES:	
MATERIAL:	
STAIN / PAINT / CLAD COLOR:	
OTHER NOTES:	
OTHER EXTERIOR DOORS (D) – Shop Drawings Required	
ELEVATION / ROOM:	N/A
MANUFACTURER:	
SERIES:	
MATERIAL:	
STAIN / PAINT / CLAD COLOR:	
OTHER NOTES:	
WINDOWS – Shop Drawings Required	
MANUFACTURER:	N/A
SERIES:	
MATERIAL:	
WOOD / CLAD COLOR:	
OTHER NOTES:	



Site Study

Scale: 1"=20'-0"
3676 Farley Crt.
New Albany, OH 43054



Note: Scalable when printed at 22"x34"

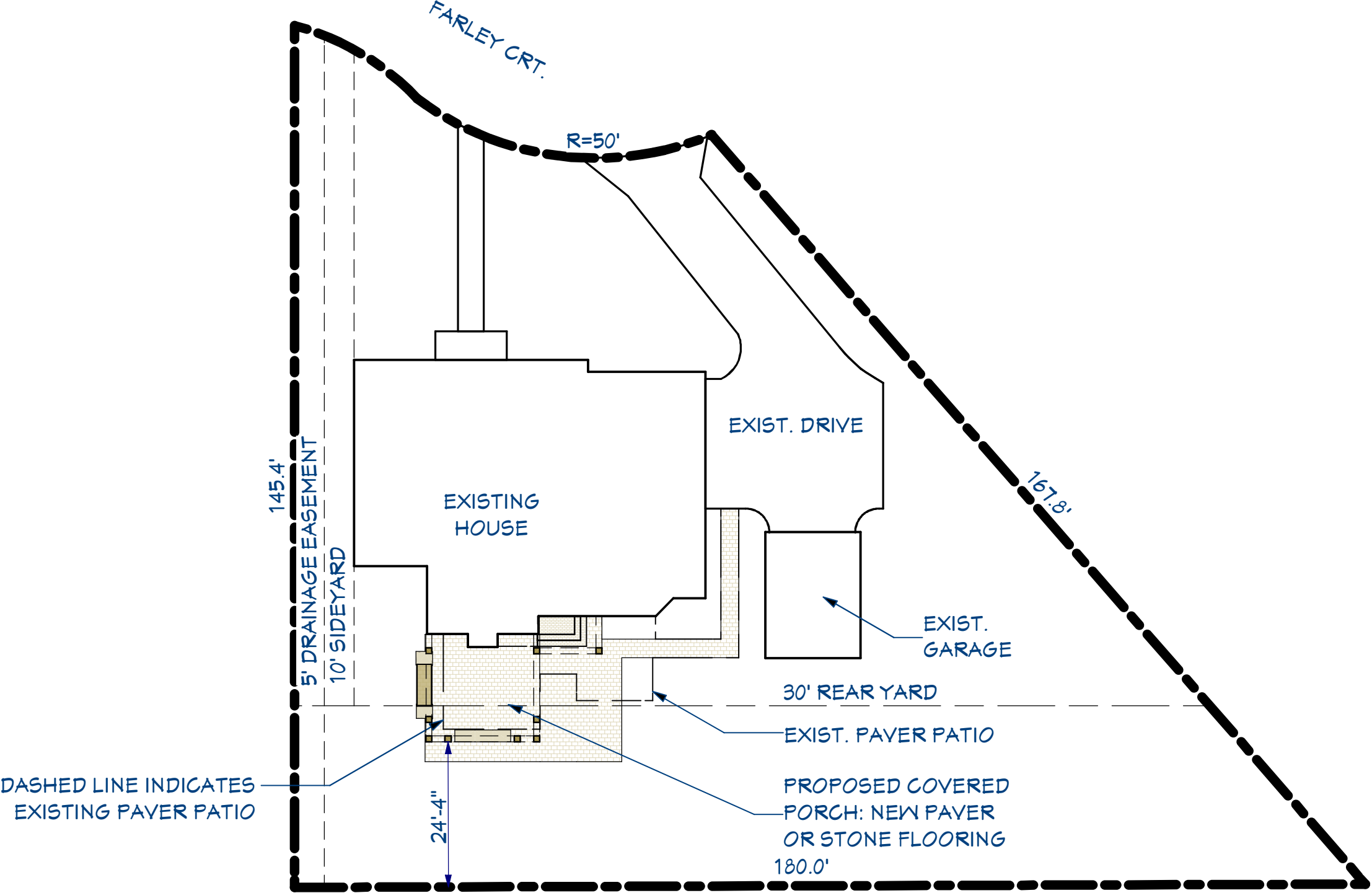
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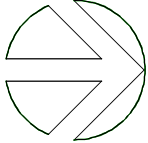
Dyer Residence

3676 Farley Crt.
New Albany, OH 43054



5/26/2026 *Inspired Ideas. Proven Plans.*

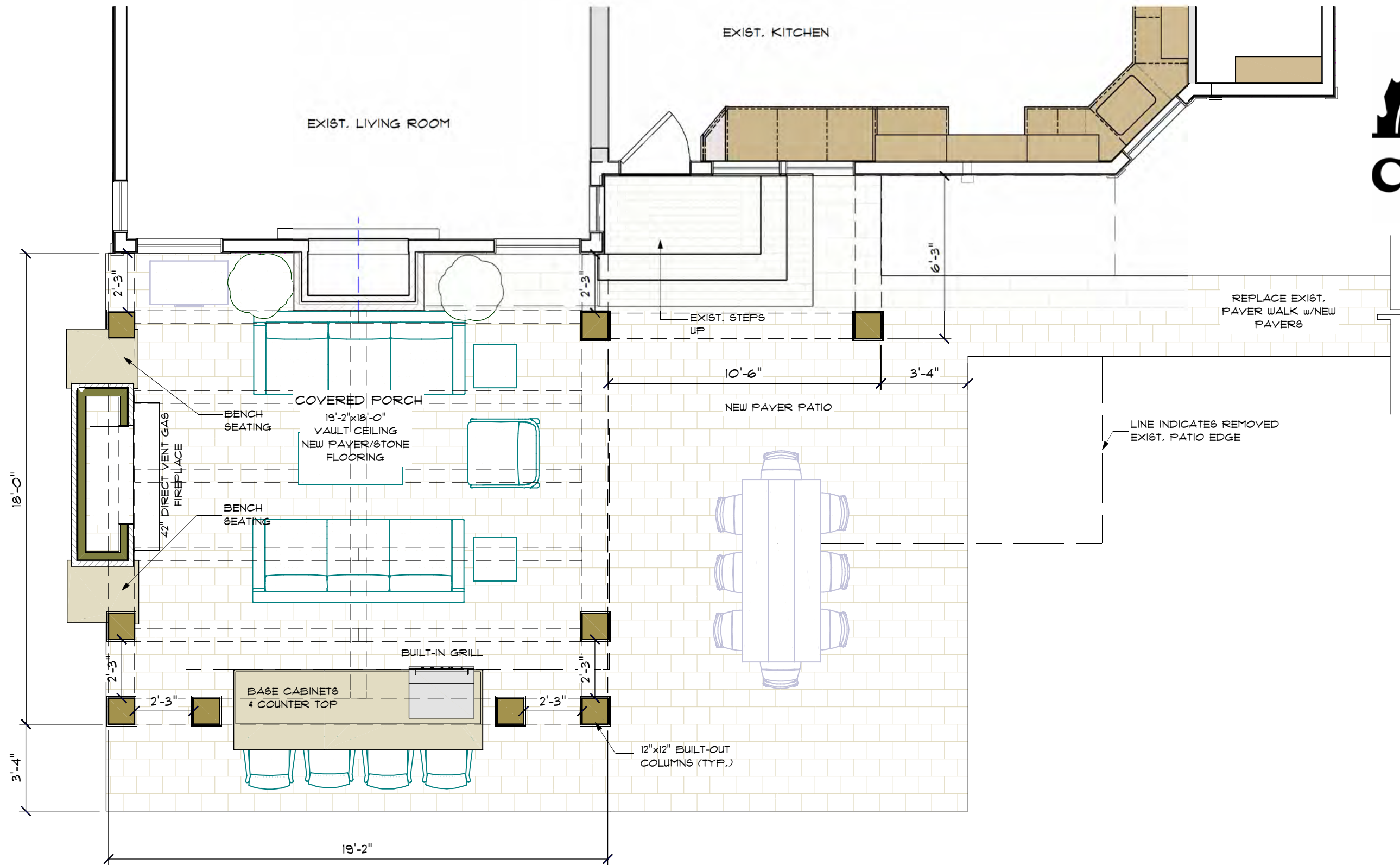


Site Study 
Scale: 1"=20'-0"
3676 Farley Crt.
New Albany, OH 43054

Note: Scalable when printed at 11"x17"

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Covered Porch Plan

Scale: 1/4"=1'-0"

Note: Scalable when printed at 11"x17"

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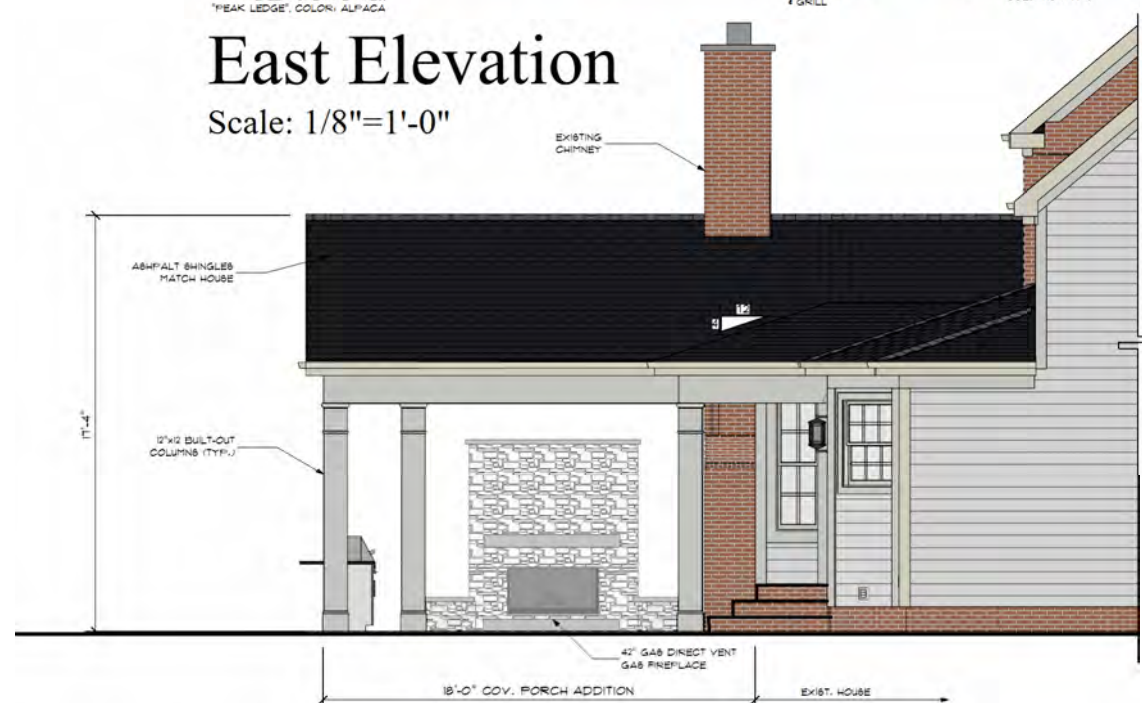
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East Elevation

Scale: 1/8"=1'-0"



North Elevation

Scale: 1/8"=1'-0"

Note: Scalable when printed at 11"x17"



South Elevation

Scale: 1/8"=1'-0"

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Cultered Stone Veneer @ Fireplace
Creative Mines, Peak Ledge



Exterior Trim/Finish
James Hardie, Hardie Trim
Smooth Finish



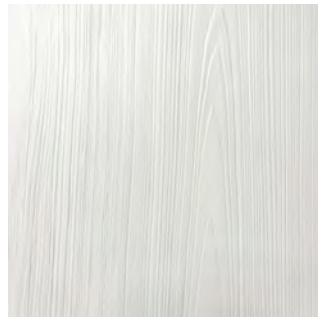
Exterior Trim Paint Color (Match House)
Sherwin Williams, American Heritage
Pearly White HGSW7009



Porch Recessed Can Lights
Nora Lighting, NS-40



Counter Top:
Uba Tuba, Leathered



Outdoor Cabinets
NatureKast, Style: Shaker, Color: Lunar White



Fireplace: Heatilator - Novus 42"



Asphalt Shingles (Match Existing)
Certainteed, Landmark, Georgetown Gray



Grill: Lynx Sedona 42"
Natural Gas



Porch: Ceiling Fan - Minka Aire
F753 54" Blade Java Indoor/Outdoor
Flat White Finish

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Inspired Ideas. Proven Plans.



Current Front View



Proposed Front View - New Door

Note: Scalable when printed at 11"x17"



Jeld-Wen 36"x80", 1 Panel, 3/4 Lite
Inswing Clear Glass Fiberglass Door
Color: Iron Ore



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Inspired Ideas. Proven Plans.

NS-40
4" Stepped Baffle with Ring

Type

Project

Catalog No.

Notes

FEATURES
Trim: Precision spun 0.040 baffle with deep grooves to reduce aperture glare. Non-reflective painted finishes. Separate trim ring available in plastic or metal, may also be used with custom combination of ring finishes.

Mounting: Trim includes three trim clips that securely mount trim in housing.

COMPATIBLE LAMP / HOUSINGS
Line Voltage:
35W R20/PAR20 max. (NFBIC-4INCATA)
50W R20/PAR20 max. (NS-40IQAT; NSIC-40IQAT; NSR-404QAT; NSRIC-404QAT)
See individual housing specification sheets for more information.

LABELS AND LISTINGS
* cULus Listed for Damp Location when used with compatible housing



PRODUCT IMAGES & DIMENSIONS



NS-40



NS-40BZ



NS-40BZBZ



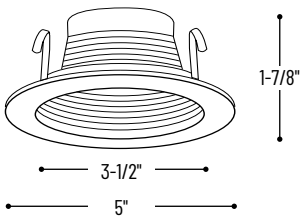
NS-40N



NS-40WN



NS-40P



4" Stepped Baffle with Ring

- Catalog No.
- NS-40 = 4" White Stepped Baffle with White Metal Ring
 - NS-40BZ = 4" White Stepped Baffle with Bronze Metal Ring
 - NS-40BZBZ = 4" Bronze Stepped Baffle with Bronze Metal Ring
 - NS-40N = 4" Natural Metal Stepped Baffle with Natural Metal Ring
 - NS-40WN = 4" White Stepped Baffle with Natural Metal Ring
 - NS-40P = 4" White Phenolic Stepped Baffle with White Plastic Ring

Compatible Housings

- Catalog No.
- NFBIC-4INCATA = 2-Hour Fire Rated New Construction / 35W max.
 - NS-40IQAT = Non-IC Air-Tight New Construction / 50W max
 - NSIC-40IQAT = IC Air-Tight New Construction / 50W max
 - NSR-404QAT = Non-IC Air-Tight Remodel / 50W max
 - NSRIC-404QAT = IC Air-Tight Remodel / 50W max

Example: NS-40 = White Stepped Baffle with White Metal Ring



Item #
F753-WHF

Product Family Name:
Java

Category:
EXTERIOR FAN

Certification
E75795

Patents:

Notes:

UPC Code:
706411042829

Finish:
Flat White

Category Type:
Ceiling Fan



Image File Name: **F753-WHF.jpg**



MEASUREMENTS

Blade Finish:

Blade Material:
PC

Blade Sweep:
54"

Downrod 1:
6

Ceiling to Lowest Point: (Dim A)
14.75

No. of Blades:
3

Downrod 1 Outside Dia:
0.75

Ceiling to Blade (Dim B)
13.25

Blade Pitch:
14 DEGREES

Downroad 2:
6

Lead Wire:
80

Reversible Blades:
No

Slope:
Yes

Hanging Weight:
16.18

Downrod 2 Outside Dia:
6

Motor Size:
153 X 18mm

	Low	Low/Med.	Medium	Med/High	High
RPM:	86				157
Amps:	0.22				0.372
Watts:	15.3				44.68
CFM:	2782.0				5357.0
CFM/Watts:	181.83				119.9



CONTROLS

Pull Chain Control:
No

Reversible:
Yes

Smart Control:
No

Integrated Smart Control:

Works with Remote Control:
Yes

Included Remote Control:
RCS213

Compatible Remote Control(s):

Works with Wall Control:
Yes

Included Wall Control:

Compatible Wall Control(s):
WCS213

Compatible Smart Control:
BD-1000



SHIPPING

Carton Width:
10.0

Carton Weight:
18.458

Master Pack Width:

Master Pack Weight:

Carton Height:
10.5

Carton Cubic Feet:
1.717

Master Pack Height:

Master Cubic Feet:

Carton Length:
28.25

Small Package Shippable:
Yes

Master Pack Length:

Multi-Pack:
1

Master Pack:



Wet Location



Title 17



UL Listed



WARNING:Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.



Existing House Rear View



Note: Scalable when printed at 11"x17"

ARC SUBMITTAL SET
05/19/2026 8:50:16 AM

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