

**NEW
ALBANY**
COMMUNITY CONNECTS US
Planning Commission Staff Report
July 20, 2026 Meeting

**8535 WOOD GROVE DRIVE
TRIM COLOR VARIANCE**

LOCATION: 8535 Wood Grove Drive (PID: 222-005329)
APPLICANT: Bob Webb c/o Kirk Denyes
REQUEST: Variance to the Woodhaven I-PUD Zoning Text to use dark-colored trim.
ZONING: Woodhaven I-PUD Zoning Text
STRATEGIC PLAN: Residential
APPLICATION: VAR-49-2026

Review based on: Application materials received on June 19, 2026

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant is requesting a variance to the Woodhaven I-PUD Zoning Text to use dark-colored trim on the home where the zoning text calls for light-colored trim.

The new home is proposed to be built with an off-white color with dark windows, garage doors, and a front door.

II. SITE DESCRIPTION & USE

The 0.304-acre property is located in the Woodhaven subdivision and contains a single-family residential home that is currently under construction. This corner lot is bordered by lots designated for future single-family homes to the north, south, and west, and a reserve to the east.

III. EVALUATION

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

Criteria

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

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

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

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

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

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

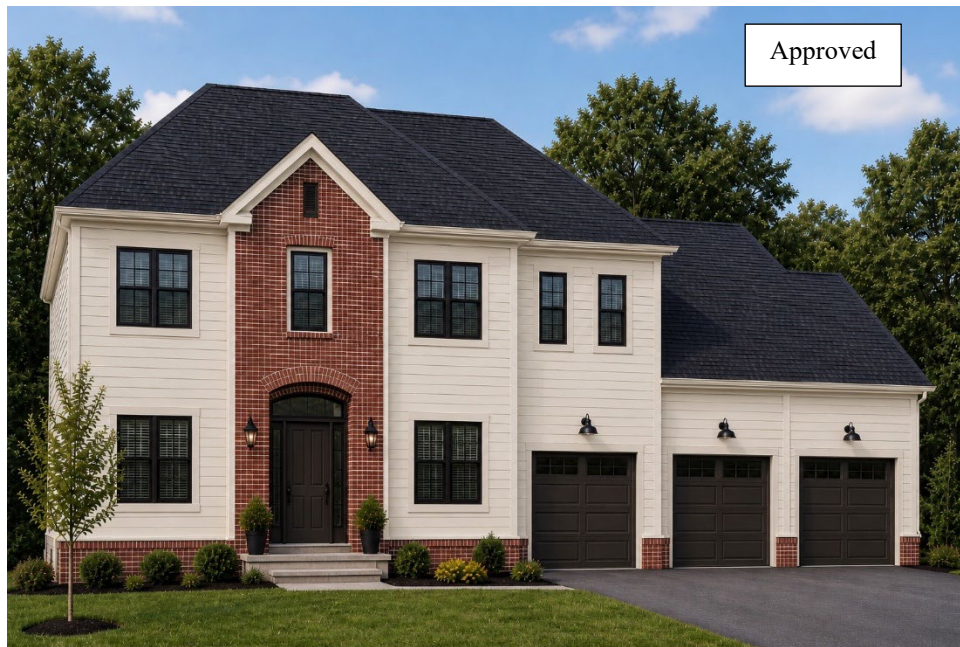
IV. ASSESSMENT

Consideration and Basis for Decision

Variance to Woodhaven I-PUD Zoning Text, section B(5), to use a dark trim detail along the windows.

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

1. This variance request is to allow the new home to use dark-colored trim instead of the required light-colored trim. This regulation is not specified within other areas of New Albany, but light-colored trim is most consistent with the intent of the Design Guidelines and Regulations that reference more Georgian-style homes. The use of dark trim on a more Georgian-style house would be mixing two different styles of architecture. The City Architect stated that darker trim is typical for certain types of architecture such as Tudor, but not with the architectural styles found throughout New Albany, such as Georgian.
2. The variance request does appear to be substantial. Both the Woodhaven I-PUD Zoning Text and the Design Guidelines and Regulations have stipulations of not mixing different architectural styles on a single home. The City Architect feels that the use of dark trim on this style of home would be mixing two architectural styles. Approving the variance could cause a precedent.
3. The homeowner was informed when designing the house with the Woodhaven team that dark trim was not allowed by right according to the zoning text. After discussing other options with the Woodhaven team and staff, the homeowner requested the variance.
4. This variance could be solved in some manner other than the granting of the variance. The home can be built with light-colored trim to not require a variance. The home is currently under construction with approval to use lighter trim. The applicant has stated that if the variance is approved, they will revise the building permit to show the dark colored trim as the dark trim is at the request of the homeowner. The images below show an AI-generated elevation to show the general look of the home with the approved light-colored trim and the proposed dark trim.



5. The variance does not preserve the spirit and intent of the zoning requirement. The zoning text states that trim details along all windows shall be light in color. By using the proposed dark brown color, the intent of the zoning text would not be met.
6. There are no special conditions or circumstances that exist which are particular to this lot, and which do not apply to other lots in the same subdivision/zoning district.
7. The granting of 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 be injurious to private property or public improvements in the vicinity.
8. This variance does not negatively impact the delivery of government services.

IV. SUMMARY

The applicant requests a variance to allow dark-colored trim within the Woodhaven subdivision when the Woodhaven I-PUD Zoning Text requires light-colored trim. Approval of this variance could establish a precedent for other properties in the subdivision, potentially resulting in an increase in similar variance requests. There are no special conditions associated with the subject property, and staff is not aware of any previously approved variances of a similar nature within the same zoning text.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application VAR-49-2026 based on the findings in the staff report (conditions of approval may be added).

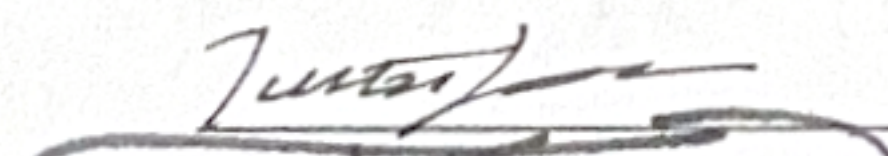
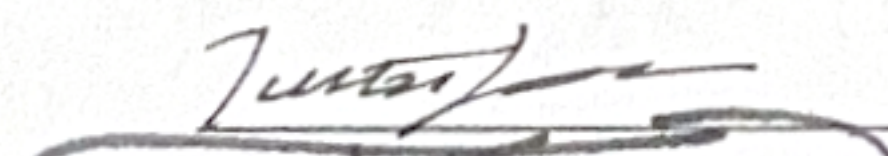
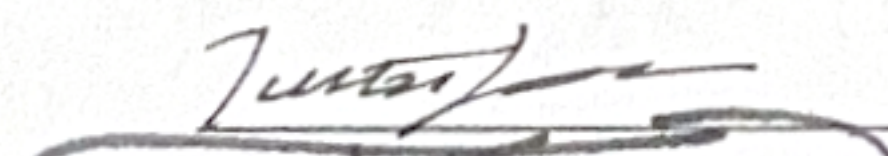
Approximate Site Location:



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 <u>8535 WOOD GROVE DRIVE</u>																									
	Parcel Numbers <u>222-005329-00</u>																									
Project Information	Acres <u>.304</u>	# of lots created <u>EXISTING</u>																								
	<table border="1"><thead><tr><th>Choose Application Type</th><th>Description of Request:</th></tr></thead><tbody><tr><td>☒ Appeal</td><td>☐ Extension Request</td></tr><tr><td>☐ Certificate of Appropriateness</td><td>☐ Variance</td></tr><tr><td>☐ Conditional Use</td><td>☐ Vacation</td></tr><tr><td>☐ Development Plan</td><td></td></tr><tr><td>☐ Plat</td><td></td></tr><tr><td>☐ Lot Changes</td><td></td></tr><tr><td>☐ Minor Commercial Subdivision</td><td></td></tr><tr><td>☐ Zoning Amendment (Rezoning)</td><td></td></tr><tr><td>☐ Zoning Text Modification</td><td></td></tr></tbody></table>		Choose Application Type	Description of Request:	☒ Appeal	☐ Extension Request	☐ Certificate of Appropriateness	☐ Variance	☐ Conditional Use	☐ Vacation	☐ Development Plan		☐ Plat		☐ Lot Changes		☐ Minor Commercial Subdivision		☐ Zoning Amendment (Rezoning)		☐ Zoning Text Modification					
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City, State, Zip		City, State, Zip																								
Phone Number		Phone Number																								
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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.																									
	<table><tr><td>Signature of Owner</td><td></td><td>Date: <u>7/1/26</u></td></tr><tr><td>Signature of Applicant</td><td></td><td>Date: <u>6/19/26</u></td></tr></table>		Signature of Owner		Date: <u>7/1/26</u>	Signature of Applicant		Date: <u>6/19/26</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

We are requesting a Variance for Lot 38 Woodhaven, to Allow for the trim on the Garage Doors & the front windows, only to be 'Hardi-trim "Espresso" on this Home.

The front of the home faces Wood Grove Drive. The remaining windows trims would be "Cobblestone." This would include the side of the house that faces Steeplechase Lane North

The Development Text Requires that "Trim be Light." Zoning Text IX(B) (5.)

The Garage Doors Are Bronze so the trim would match those doors. Windows on the home are black so the espresso trim would harmonize with the front windows

Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.

The Only Value of Property is as a Single-Family Home. Granting of the Variance will NOT affect this.

Whether the variance is substantial.

There is not a cost difference to use any of the standard Hardi-trim colors. Espresso or Cobblestone.

Whether the essential character of the neighborhood would be substantially altered, or adjoining properties suffer a “substantial detriment.”

The Character of the Community will not be affected. This is a very minor detail.

Whether the variance would adversely affect the delivery of government services.

It will Not.

Whether the property owner purchased the property with knowledge of the zoning restriction.

The Customer was made aware that the dark trim may not be approved

Whether the problem can be solved by some manner other than the granting of a variance.

It can Not. The We could use Cobblestone trim that that is not the Customers' first choice.

Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.

It would Be. I believe the intent of the Development Text is to not have the garage doors stand out.

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.

There is None.

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.

This Variance Will still allow this Home to resemble the our Homes in the Development.

That the special conditions and circumstances do not result from the action of the applicant.

This is something the Customer wants for Their new home. As their Builder we agreed to help them request this Variance.

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.

This is a very minor deviation from the other homes in the community. There are other approved homes in the community with dark trim albeit those homes also have dark siding

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.

It will Not.

Approved



Proposed



LEGAL DESCRIPTION:

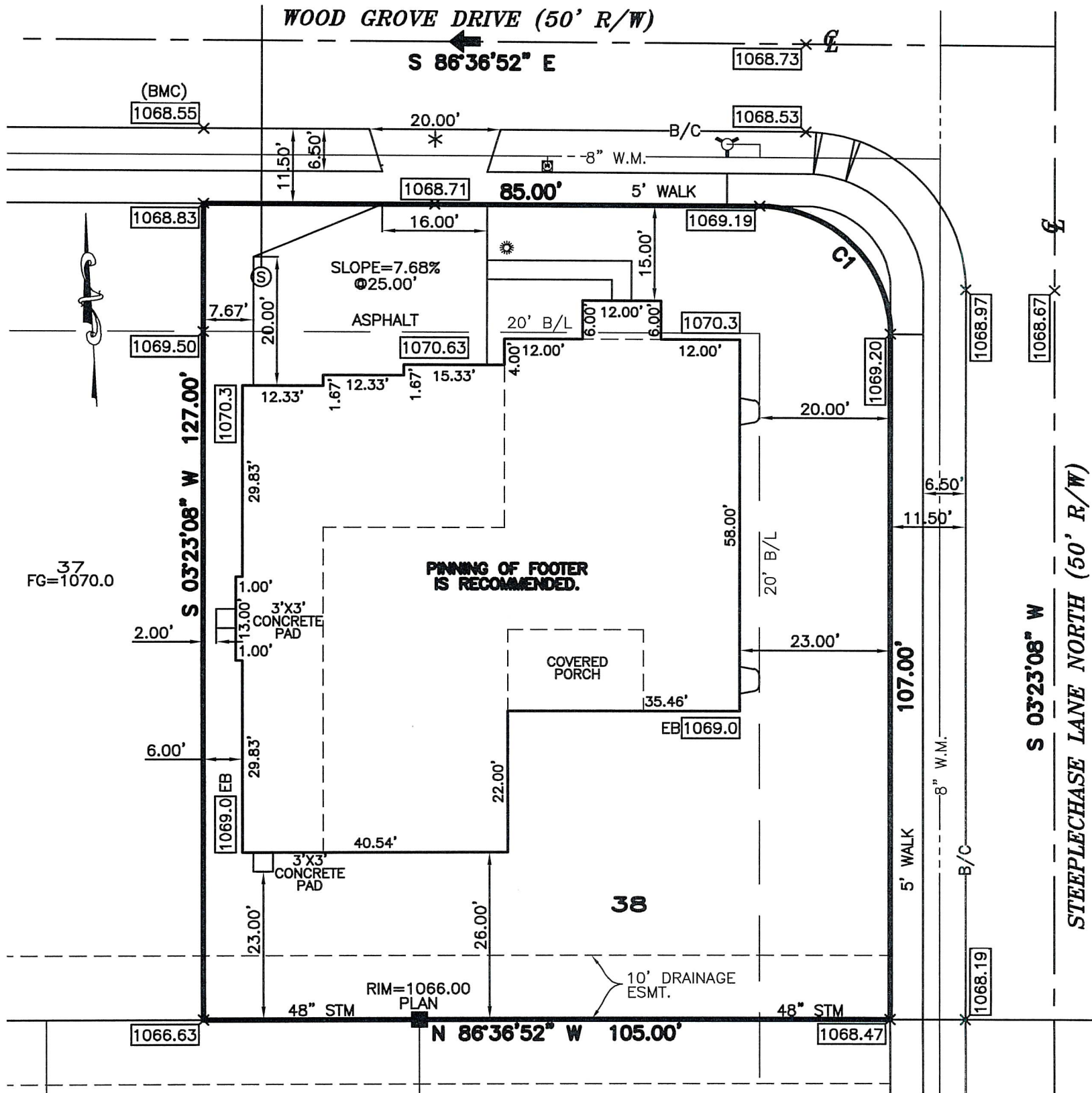
Being Lot 38 of the Woodhaven Subdivision, situated in the State of Ohio, County of Franklin, City of New Albany, Half Section 17, Section 9, Quarter Township 1, Township 2, Range 16. United States Military Lands. As Recorded in Official Record, 04/28/2023 at the Recorder's Office, Franklin County, Instrument # 202304280040996. PB 132/Page 315



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

LOT # 38	SUBDIVISION WOODHAVEN (1-60)			
SITE ADDRESS 8535 WOOD GROVE DRIVE		CITY/TOWNSHIP NEW ALBANY	BOOK 132	PAGE 315
COUNTY FRANKLIN		STATE OHIO	JOB NUMBER WHVN1-38-PP	

MINIMUMS: R: 25' S: 5' PLOT PLAN SCALE 1"= 20'



LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	13249
HOUSE	5163
DRIVE	863
APPROACH	197
SER WALK	76
WALK	855
SOD	8396
LOT COV	38.97%

CURVE	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA ANGLE
C1	28.28'	N 41°36'52" W	20.00'	90°00'00"

BOB WEBB
POURED WALL = 9'
FINISH FLOOR = 1072.50
TOP OF FOUNDATION= 1071.30
FINISH GRADE= 1070.30
GARAGE PAD= 1070.63
BASEMENT FLOOR= 1062.63
TOP OF FOOTER= 1062.30
DRIVE SLOPE DISTANCE= 25.00

REVISIONS DESCRIPTION

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.	
BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.	
LEGEND IS INTENDED TO BE UNIVERSAL. NOT ALL ITEMS SHOWN IN THE LEGEND, WILL APPLY TO EACH LOT.	
MAJOR FLOOD ROUTE	WINDOW WELL
POWER POLE	EGRESS WELL
STREET LIGHT	A/C AIR CONDITIONER
POST LAMP	ELECTRIC BOX
MAILBOX	ELECTRIC PEDESTAL
CATCH BASIN	ELECTRIC MANHOLE
CURB INLET	GAS MARKER
STORM MANHOLE	GAS VALVE
STORM LINE	TELEPHONE PEDESTAL
SANITARY MANHOLE	TELEPHONE MANHOLE
SANITARY LINE	CABLE T.V. PEDESTAL
SANITARY TAP	WATER VALVE
FIRE HYDRANT	PROPOSED GRADE
W.M. WATER MAIN	EXISTING GRADE
WATER SERVICE	EROSION CONTROL FENCE
E/P EDGE OF PAVEMENT	CONTOURS
B/C BACK OF CURB	
(BMC) BENCH MARK	
* STABILIZE CONSTRUCTION ENTRANCE.	

HOUSE STYLE:
LUN RESIDENCE

SIGN DATE:
04/16/26

PO NUMBER:

DRAFTER:

J.D.

CLIENT NAME:

BOB WEBB

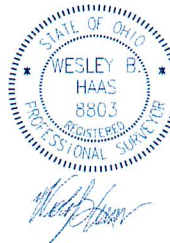
FEMA FIRM INFORMATION:

FLOOD ZONE X 39049C 0206K 06/17/2008.

NOTES:

SURVEYORS CERTIFICATION:

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



WESLEY B. HAAS
LANDMARK SURVEY GROUP
AN EXACTA COMPANY

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STATE OF OHIO
LARRY EUGENE FOLK
10772
ARCHITECT
Larry Folk - License #10772
Expiration Date 12/31/2027

PRELIMINARY
BIDDING
CONSTRUCTION

BOB WEBB
Lm Residence
8535 Wood Grove Drive
Lot #38
Woodhaven

Job No. 2026-104
Sheet No. 5-C

