NEW ALBANY
COMMUNITY CONNECTS US

New Albany Board of Zoning Appeals Meeting Agenda

September 28, 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 August 24, 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-54-2026 4678 Cavendish Court Garage Setback Variance Reconsideration

Reconsideration for a variance from C.O. 1133.05 to allow an extension of the garage to encroach 1 foot into the required 10-foot side yard setback and 7.5 feet into the required 30-foot rear yard setback on an approximately 0.24-acre single-family residential lot at 4678 Cavendish Court (PID: 222-001244).

Applicant: Kyle Kocheran (Ras Construction)

Motion of acceptance of related documents into the record for Reconsideration of VAR-54-2026.

Motion of approval for reconsideration of application VAR-54-2026 based on the findings provided by the applicant.

VII. Other business

VIII. Poll members for comment

IX. Adjournment

New Albany Board of Zoning Appeals
August 24, 2026 Meeting Minutes - DRAFT

I. Call to order
The New Albany Board of Zoning Appeals held a regular meeting on Monday, August 24, 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	present
Ms. Sarah Briggs	absent
Mr. Jeremiah Wood	absent
Council Member Shull	absent

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

Staff members present: Acting Law Director Ian Bigalk, Planner I Kylie Blackburn, Planner I Javon Henderson, Planner I Lauren Sauter, Planner II Sierra Saumenig, Deputy Clerk Christina Madriguera.

III. Action on minutes July 27, 2026
Chair LaJeunesse noted that one update to the July 27, 2026 meeting minutes had been made. He asked if there were any further updates.

Hearing none, Board Member Jacob moved to approve the July 27, 2026 meeting minutes as updated. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Ms. Samuels yes. Having three yes votes, the motion passed and the July 27, 2026 meeting minutes were approved as updated.

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

Planner II Saumenig answered none from staff.

Chair LaJeunesse administered the oath to Martha Sturgill and Kevin English.

Chair LaJeunesse introduced the first case and asked to hear the staff report.

VI. Cases

VAR-54-2026 4678 Cavendish Court Garage Setback Variance
Variance from C.O. 1133.05 to allow an extension of the garage to encroach 1 foot into the required 10-foot side yard setback and 7.5 feet into the required 30-foot rear yard setback on an approximately 0.24-acre single-family residential lot at 4678 Cavendish Court (PID: 222-001244).

Applicant: Kyle Kocheran (Ras Construction)
Planner I Henderson delivered the staff report.

Board Member Samuels moved to admit the staff reports and related documents into the record for VAR-54-2026. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. LaJeunesse yes. Having three yes votes the motion passed and the staff reports and related documents were admitted to the record for VAR-54-2026.

Chair LaJuenesse asked if anyone was present to speak on the case and noted the absence of the applicant at the hearing and the fact that the board was unable to ask the applicant questions, and further that the applicant was unable to explain their request. Chair LaJeunesse asked staff whether the neighbors had been advised of the application and whether there had been any response.

Planner I Henderson stated that the applicant was notified of the date and time of the hearing. He further responded that staff has received one call from a neighbor seeking information about the project.

Chair LaJeunesse asked if anyone else was present who wished to speak about the application.

Board Member Jacob, noting the absence of the applicant, moved for approval of VAR-54-2026. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob no,

Ms. Samuels no with comment,

Board Member Samuels explained that she appreciated the staff report, she voted no because of the precedential effect that approval would have. She further explained that there were no special conditions warranting approval, and finally she voted no because there were two design alternatives to this proposal.

Mr. LaJeunesse no.

Board Member Jacob stated that he concurred with Ms. Samuels. He further explained that he takes this case seriously. He agrees that approval here would set a precedent, and this is a substantial encroachment into the setback.

Chair LaJeunesse concurred and further noted that the applicant was not present to speak in support of the request, and that there are alternatives to this proposal.

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

VAR-55-2026 6839 Cedar Brook Place Setback Variance
Variance from C.O. 1131.05 to allow a portion of a house addition to encroach approximately 6 inches into a required 20-foot side yard building setback on an approximately 0.76-acre single-family residential lot at 6829 Cedar Brook Place (PID: 222-000764).
Applicant: WSA c/o Kurt Miller

Planner I Blackburn delivered the staff report.

Board Member Jacob moved to accept the staff reports and related documents into the record for VAR-55-2026. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. LaJeunesse yes. Having three yes votes the motion passed and the documents were admitted to the record.

Chair LaJeunesse opened the public hearing. Noting the applicant's presence, Chair LaJeunesse administered the oath to the applicant.

Applicant and Architect for the project Kurt Miller spoke in support of the application. He explained that these changes were being made in order to facilitate the property owner's desire to age in place, to that end a primary suite with en suite bath, and a laundry room was being added to the first floor. He stated that maintaining clearances and widths was a priority.

Chair LaJeunesse asked the applicant what he planned to do with the extra six inches.

Mr. Miller answered that it would provide the clearances in the hallway with the addition of the bathroom, which could be used to accommodate a wheelchair.

Board Member Samuels asked whether there could be a reconfiguration that would not require a variance.

Mr. Miller answered yes, however this is the configuration preferred by the property owner.

Chair LaJeunesse remarked that he saw two additions on the site plan and asked for clarification about them.

Planner I Blackburn explained that the addition in the red box was the subject of the variance request, the other addition is permissible under current regulations.

Chair LaJeunesse remarked that he remained concerned about the six inches.

Mr. Miller explained that it was partially to balance the garage and it was partially aesthetic.

Board Member Jacob recalled Mr. Miller's earlier statement regarding accommodating a wheelchair and asked for clarification of whether the width is needed to accommodate a wheelchair or for aesthetic reasons.

Mr. Miller responded that it is a little bit of both.

Board Member Jacob further confirmed that the proposed widths are standard widths and not more generous for aesthetic reasons.

Board Member Samuels confirmed that there is a plan that would meet the regulations and asked what the worst case scenario would be for switching to that disposition.

Mr. Miller confirmed that this request is for the preferred design, the other configuration is more complex with the existing house and roof.

Chair LaJeunesse asked whether a 20-foot setback is usual for the town.

Planner I Blackburn answered that 20 feet is the required setback for the R-1 classification, which is the least dense classification and comes from the code.

Chair LaJeunesse asked whether this was an older housing development, developed prior to the regulations.

Planner II Saumenig responded, noting the lots in this development are smaller than typical R-1 housing lots, and stated that it is unclear why this neighborhood is zoned R-1. This lot is below the minimum R-1 lot size, however R-1 is its classification.

Chair LaJeunesse opened the public hearing.

Martha Sturgill, neighbor adjacent to the property. Ms. Sturgill requested the board to deny the application. She asserted that the application is substantial and it significantly increases the structural coverage on the lot. Ms. Sturgill's primary concern is drainage, which is already an issue in this area. She remarked that there is no evidence that a drainage or rainwater study has been conducted. She explained that she is concerned that the focus on the six-inch set back understates the impact of the application. She requested that the board consider the impact of the project, noting that it increases impervious surfaces and rooflines. She thanked the board for receiving her testimony and said that she has photos of standing water if desired.

Chair LaJeunesse asked Ms. Sturgill to locate her home on the site plan, and he discussed the existing drainage of the property and the retention pond. He further asked staff whether the Architectural Review Board had approved the application.

Planner I Blackburn responded that the ARB did not review this application.

Mr. Jacob asked if the applicant had a rebuttal.

Mr. Miller explained that they are attempting to save the large trees and also this plan makes plumbing easier, he further noted that this is a non-conforming lot.

Chair LaJeunesse asked staff how questions regarding drainage and runoff water are addressed in the town.

Planner II Saumenig answered that questions arise as the result of a complaint. The city engineering staff will look at the plat. Sometimes there are code enforcement issues, sometimes it is a civil matter between neighbors.

Chair LaJeunesse remarked that he is still struggling with the six inches, and he was not persuaded that aesthetics would be compromised without these six inches. He explained that he is reluctant to set a precedent with this application and that the board is charged with upholding the integrity of the code.

Hearing no further questions, Chair LaJeunesse moved to approve VAR-55-2026 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Board Member Jacob seconded the motion.

Upon roll call: Mr. LaJeunesse no, Mr. Jacob yes, Ms. Samuels no. Having one yes vote and two no votes, the motion failed and VAR-55-2026 was denied.

Board Member Samuels explained that she voted no because of the R-1 zoning text, there were no special circumstances with this property as required by *Duncan v. Middlefield*, and there were alternative options available that comply with the zoning text.

Chair LaJeunesse explained that he voted no because six inches is not worth bending the rule, and there is no precedent for this type of variance in this neighborhood. It is a beautiful design and he was not persuaded that anyone would notice six inches.

The board thanked all present and wished them good luck.

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

VAR-56-2026 6905 Central College Road Setback Variance

Variance from C.O. 1133.05(c) to allow a portion of a new home to encroach approximately 9 feet into a required 50-foot front-yard setback on an approximately 3.63-acre single-family residential lot at 6905 Central College Road (PID: 222-000349).
Applicant: Old World Custom Homes
Planner I Sauter delivered the staff report.

Board Member Samuels moved to admit the staff reports and related documents into the record for VAR-56-2026. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. LaJeunesse yes. Having three yes votes, the motion passed and the staff reports and related documents were admitted into the record for VAR-56-2026.

Applicant Kevin English spoke in support of the application. He explained that they did not know of the potential widening of the right-of-way until the city engineer brought it to his attention after the designing of the project. He explained that they are fine with the dedication for the widening of the right-of-way but want to keep the house the way it is.

Chair LaJeunesse confirmed that the house was designed in accordance with all of the rules and then the applicant learned of the increased right of way.

Board Member Samuels confirmed that the property owner would not have known about the dedication and confirmed the standard setback for rights of way.

Mr. English confirmed that the property owner agrees to the increase in the width of the total setback and the required dedication, and that they learned of it after the project was designed.

Hearing no further questions, Board Member Samuels moved to approve VAR-56-2026 based on the findings in the staff report with the conditions in the staff report, if any, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Jacob yes. Having three yes votes, the motion passed and VAR-56-2026 was granted.

The board thanked the applicant and wished him good luck.

VIII. Adjournment
Having no further business and having completed their agenda, Board Member Jacob moved to adjourn the August 24, 2026 meeting of the New Albany Board of Zoning Appeals. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Ms. Samuels yes. Having three yes votes, the motion passed and the meeting was adjourned at 7:10 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
VAR-54-2026
- **Staff Report**
- **Record of Action**

VAR-55-2026
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VAR-56-2026
- **Staff Report**
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NEW ALBANY
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
August 24, 2026 Meeting

4678 CAVENDISH COURT
GARAGE SETBACK VARIANCE

LOCATION:	4678 Cavendish Court (PID: 222-001244)
APPLICANT:	Kyle Kocheran (Ras Construction)
REQUEST:	Variance
ZONING:	Single-Family Residential District (R-4)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-54-2026

Review based on application materials received July 27, 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 an approximately 240-square-foot extension to the rear of the existing garage, encroaching 1 foot into the required 10-foot side yard setback and 7.5 feet into the required 30-foot rear yard setback. Because the garage extension would be part of the primary structure, the encroachments into the required setbacks constitute a variance from the residential development standards applicable to the R-2, R-3, and R-4 districts. The proposed addition is intended to provide space for an electric vehicle and landscape equipment storage.

The applicant states that the additional garage space is needed due to medical circumstances, noting that the homeowner's spouse has a verified vision impairment and requires a vehicle equipped with advanced driver assistance and automated features. The homeowner has purchased an electric vehicle and seeks safe, weather-protected parking with access to home charging to support the spouse's continued independence; according to the applicant, the existing garage cannot reasonably accommodate the electric vehicle while retaining space for other vehicles and equipment.

II. SITE DESCRIPTION & USE

The property is located south of the Village Center, generally in the area west of Johnstown Road and north of Ogden Woods Boulevard. The property comprises approximately 0.24 acres in Section 6 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.

III. EVALUATION

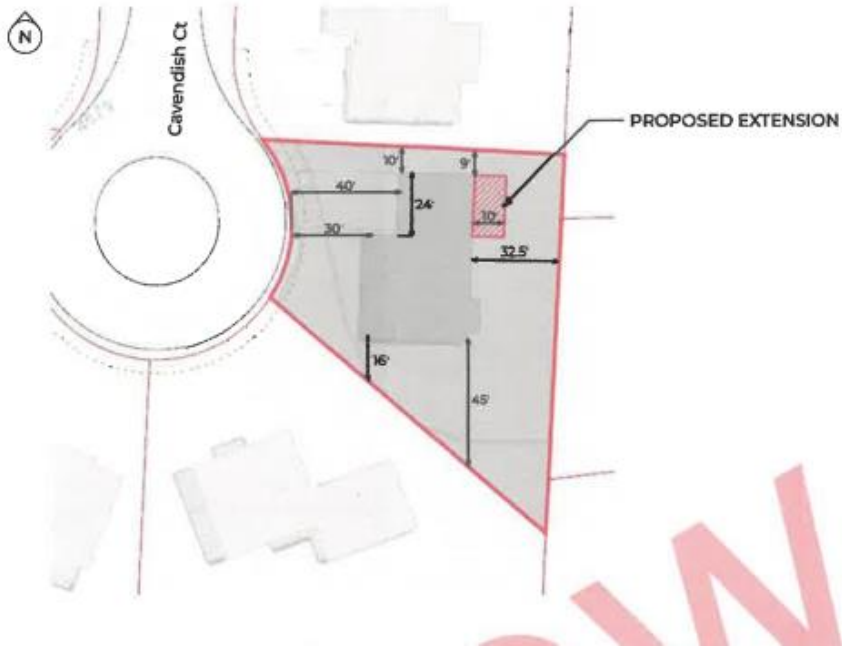
The application complies with application submittal requirements in C.O. 1113.03 and is considered complete. The property owners within 200 feet of the property in question have been notified.

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 these factors when deciding whether to grant a landowner an area variance, as well as the criteria established in C.O. Section 1113.06.

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.

The applicant requests the following variance:

(A) Variance from C.O. 1133.05 to allow a portion of a garage extension to encroach into the required 10-foot side yard setback and the required 30-foot rear yard setback.



The following should be considered in the Board of Zoning Appeals' decision:

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
    - The property contains an existing single-family dwelling and remains usable for residential purposes without the variance. As the property currently stands, the homeowner would not be able to extend or add a new garage on their property without the request of a variance. The existing home is approximately 2-3 feet from the rear yard setback. Although the lot may have an irregular shape, the size of the lot is similar to those in the surrounding area. The property can be of beneficial use as it currently stands with the existing house and garage.

2. *Whether the variance is substantial.*
    - The request seems to have a minimal impact; however, there are no previous precedents of a garage extension in the immediate area being approved to encroach into a rear yard or side yard setback with the same zoning restrictions. There have been a few variances approved for attached structures and a new home to encroach into a rear yard setback. Additionally, the request appears to be minimal due to the size of the garage addition (240 square feet).
    - Similar variances have been heard by the Planning Commission and/or Board of Zoning Appeals in the past:
        i. Variance to allow part of a new home to encroach 20 feet into the required 30-foot rear yard setback at 4326 Olmstead Road. Approved by BZA in 2026.

ii. Variance to allow a portion of an attached porch to encroach 5 feet 8 inches into the required 30-foot rear yard setback at 3676 Farley Court. Approved by BZA in 2026.

3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
   - The essential character of the neighborhood would not substantially be altered if this request were approved. However, it could create impacts on adjoining properties including building separation, visibility, or the relationship of the addition to neighboring rear or side yards. The garage extension is in the rear of the home which does not alter the character of the street. However, this request could set a precedent for future variance requests for attached structures to encroach into the side or rear yard.

4. *Whether the variance would adversely affect the delivery of government services.*
   - The variance is not anticipated to adversely affect the delivery of government services.

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
   - The applicant has stated that the homeowner had prior knowledge of the zoning restrictions before the purchase of the property. However, they are seeking relief due to unforeseen medical and functional needs.

6. *Whether the problem can be solved by some manner other than the granting of a variance.*
   - The applicant has stated that consideration for a detached garage, off-site parking, or major reconfiguration was evaluated and was found to be more disruptive, less practical, or more impactful to the site and neighbors. The applicant could reconfigure the placement of vehicles by utilizing their existing driveway to park a car and place the new electric vehicle in the garage. Additionally, the applicant could build an accessory structure to store any landscaping equipment in the backyard that could meet the setbacks. Staff has evaluated the site, and it appears that the existing home is set back approximately 32 feet from the rear yard and is approximately 10 feet from both side yards. The applicant could install an addition to the garage to meet this standard in the rear yard by 2 feet; however, this would not allow the applicant to successfully use the space as requested.

7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*
   - 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 garage addition to encroach into the rear and side yard setback has the potential to disrupt visual cohesion with other lots in the subdivision that adhere to the setback requirement for their homes.

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.*
   - 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 10-foot side yard and 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.

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.*
    - It appears that throughout the neighborhood, there are homes that have constructed improvements on their lot, but none have obtained a variance based on staff's records. However, the improvements consist of uncovered porch/paved terraces, which are permitted to encroach up to 5 feet from the rear property line.

10. *That the special conditions and circumstances do not result from the action of the applicant.*
    - 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 neighborhood.
    - . Staff has evaluated the applicants request and believes that there are other actions that can be taken to park an additional car on the property. However, tt would appear that the applicant purchased the home after the construction; therefore, they did not create the situation of the house being approximately 2 feet from the rear setback.

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.*
    - Granting of the variance could confer on the applicant a special privilege that is denied by the zoning ordinance to other land in the same zoning district. The homeowner, along with other houses in the area, has a home and garage that meet all setback requirements.

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.*
    - Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed improvement, nor will it be injurious to private property or public improvements in the vicinity.

IV. SUMMARY

The applicant requests approval of a variance to allow a portion of a garage extension to encroach into the required 10-foot side yard and required 30-foot rear yard setback, effectively placing it approximately 22.5 feet from the rear lot line and 9 feet from the side yard 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; however, the variance request could set a precedent in the immediate area for similar requests. Additionally, the request can be resolved by other means as stated in the report. The variance request does not preserve the intent of the zoning requirement, though it is not anticipated to substantially affect the neighborhood's character.

V. ACTION

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

Move to approve variance application VAR-54-2026 based on the findings in the staff report:

Approximate site location:

Source: NearMap

NEW ALBANY

Community Development Department

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

Dear Kyle Kocheran (Ras Construction),

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.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, August 25, 2026

The New Albany Board of Zoning Appeals took the following action on 08/24/2026 .

Variance

Location: 4678 CAVENDISH CT
Applicant: Kyle Kocheran (Ras Construction),

Application: PLVARI20260054
Request: Variance from C.O. 1133.05 to allow an extension of the garage to encroach 1 foot into the required 10-foot side yard setback and 7.5 feet into the required 30-foot rear yard setback on an approximately 0.24-acre single-family residential lot at 4678 Cavendish Court (PID: 222-001244).
Motion: To approve

Commission Vote: Motion Denied, 0-3

Result: Variance, PLVARI20260054 was Denied, by a vote of 0-3.

Recorded in the Official Journal this August 25, 2026

Per Codified Ordinance 159.06(c) (Reconsideration of Commission/Board Action), the Board of Zoning Appeals may reconsider any action it has taken upon its own motion for good cause shown. Any action denying or disapproving an application, other than one involving an incomplete application, may be reconsidered no later than the second regular meeting after the original action from which reconsideration is being requested was taken, only if the applicant or its designee clearly demonstrates one of the following:

1. Circumstances affecting the subject property or item under consideration have substantially changed; or
2. New information is available that could not with reasonable diligence have been presented at a previous hearing.

If the motion to reconsider the application passes, staff recommends that the board immediately table the application until the next regularly scheduled meeting date so that the surrounding neighbors can be properly notified.

Staff Certification:

Javon Henderson

Javon Henderson
Planner

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
August 24, 2026 Meeting

6839 CEDAR BROOK PLACE
SIDE YARD SETBACK VARIANCE

LOCATION:	6839 Cedar Brook Place (PID: 222-000764)
APPLICANT:	WSA c/o Kurt Miller
REQUEST:	Variance
ZONING:	Residential Estate District (R-1)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-55-2026

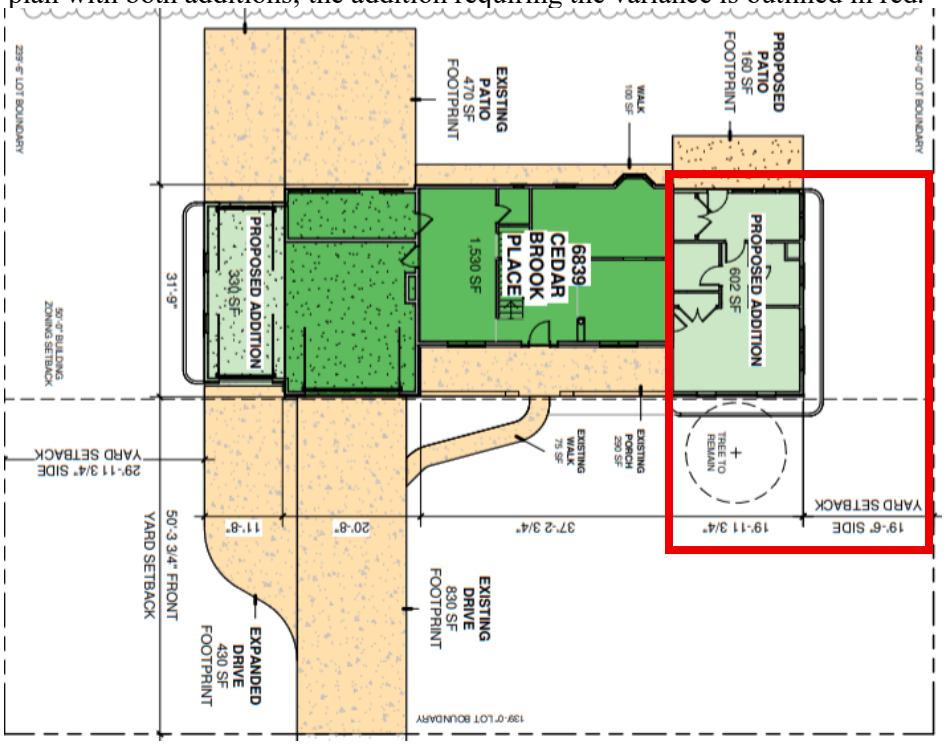
Review based on application materials received July 07, 2026.

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval of a variance from C.O. Section 1131.05 to allow for a portion of a house addition to encroach approximately 6 inches into the required 20-foot side yard setback.

The existing house complies with the applicable side yard setback requirements. The applicant proposes additions to the east and west sides of the home to expand the garage and add a bedroom suite. The proposed garage expansion does not encroach into the required side yard setback. The requested variance applies only to the proposed bedroom addition on the west side of the home. The image below shows the proposed site plan with both additions; the addition requiring the variance is outlined in red.



II. SITE DESCRIPTION & USE

This 0.76-acre property is located within Section 4 of the Cedar Brook neighborhood. The house is directly north of Walton Parkway and east of 605. The lot is surrounded by similarly sized residential properties on three sides within the Cedar Brook neighborhood and backs onto a tree buffer before the 8000 Walton Parkway parking lot.

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.

The standard for granting 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 these factors when deciding whether to grant a landowner an area variance, as well as the criteria established in C.O. Section 1113.06.

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.

The applicant requests the following variance:

(A) Variance from C.O. Section 1131.05 to allow for a portion of a house addition to encroach approximately 6 inches into the required 20-foot side yard setback.

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

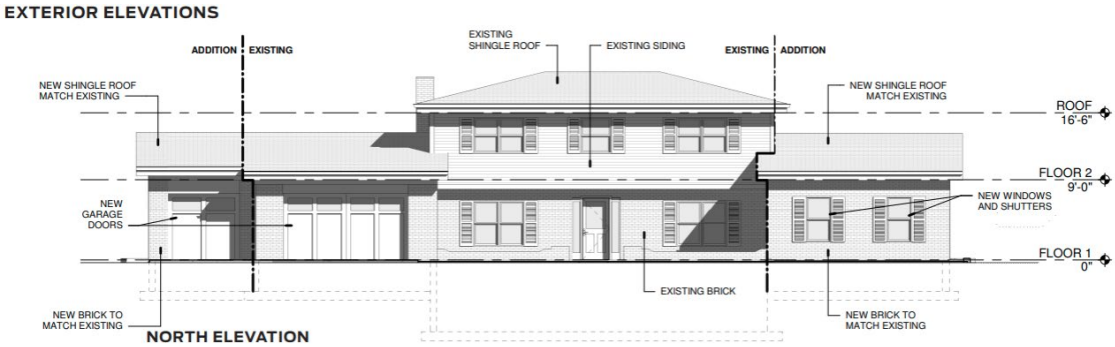
1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
    - There can be beneficial use of the property without the variance. This property already has a house on it that is meeting the setback requirements for the zoning district. The variance is being requested due to the proposed additions onto the home.

Whether the variance is substantial.

- The requested encroachment is minor in nature, however granting the variance to encroach into the required side yard setback, where the existing home currently complies and the encroachment appears avoidable through design modification, may create a precedent for similar requests in the Cedar Brook neighborhood. The surrounding lots are similarly sized and are also subject to the R-1 zoning classification.
- As stated later in this report, there are ways the addition could be added to avoid the need for a variance, such as extending it further behind the house rather than to the side or reducing the addition by 6 inches to be outside of the setback.
- Similar variances have been heard by the Board of Zoning Appeals in the past:
    i. Variance to allow an attached garage to encroach within the required 20-foot side yard setback by 3 feet at 6248 Kitzmiller Rd. Approved by BZA in 2019. However, this case had special conditions due to the shape of the lot.

2. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
    - The essential character of the neighborhood would not be substantially altered if the variance is granted. Because the requested encroachment is limited to approximately 6 inches on the west side of the home, adequate separation would remain between the addition and the neighboring property.

- The applicant has shown that the addition will use the same design style and materials as the existing home.



3. *Whether the variance would adversely affect the delivery of government services.*
   - The variance would not adversely affect the delivery of government services.

4. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
   - The application does not indicate whether the property owner purchased the property with actual knowledge of the zoning restriction. However, the side yard setback requirement is an existing zoning standard applicable to the property.

5. *Whether the problem can be solved by some manner other than the granting of a variance.*
   - Yes, the problem could be solved by some other manner. The applicant could minimize the proposed design by a minimum of 6 inches in order to stay out of the required setback. The applicant could also extend to the rear of the property if the space was needed without going into the rear yard setback.

6. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*
   - The variance does 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 appropriate separation between homes. Due to the encroachment being 6 inches into the setback there would still be an appropriate separation between the neighboring home.

7. *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 are no special conditions or circumstances to the land involved. The surrounding homes in the same neighborhood are all similar in size for both the houses and lots themselves. The neighborhood is also all within the same R-1 zoning district, meaning they all have the same regulations.

8. *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.*
   - The literal interpretation of the provision would not deprive the applicant of rights commonly enjoyed by other properties within the same zoning district.

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

- 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 neighborhood. The requested variance appears to stem from the applicant's proposed home expansion and preferred site layout.
- The applicant has stated that the R-1 zoning text setbacks are for that of a slightly larger lot and that the ability to expand the home to the south (rear yard) would cause the project to possibly take out additional mature trees than the currently proposed design.
    i. The subject property is located within the R-1 Residential Estate District and is subject to the R-1 setback requirements. While the R-1 district requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet, the subject property is approximately 33,155 square feet with an approximate lot width of 139 feet. As a result, the lot is slightly smaller and narrower than the current R-1 lot standards. However, because the neighborhood is zoned R-1, the R-1 regulations and setbacks apply unless otherwise modified.

10. *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.*
    - Granting the variance would allow the applicant to encroach within their side yard setback when others are not allowed to without also obtaining a variance.

11. *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.*
    - The variance would not adversely affect the health and safety of persons residing or working in the vicinity of the home.

IV. SUMMARY

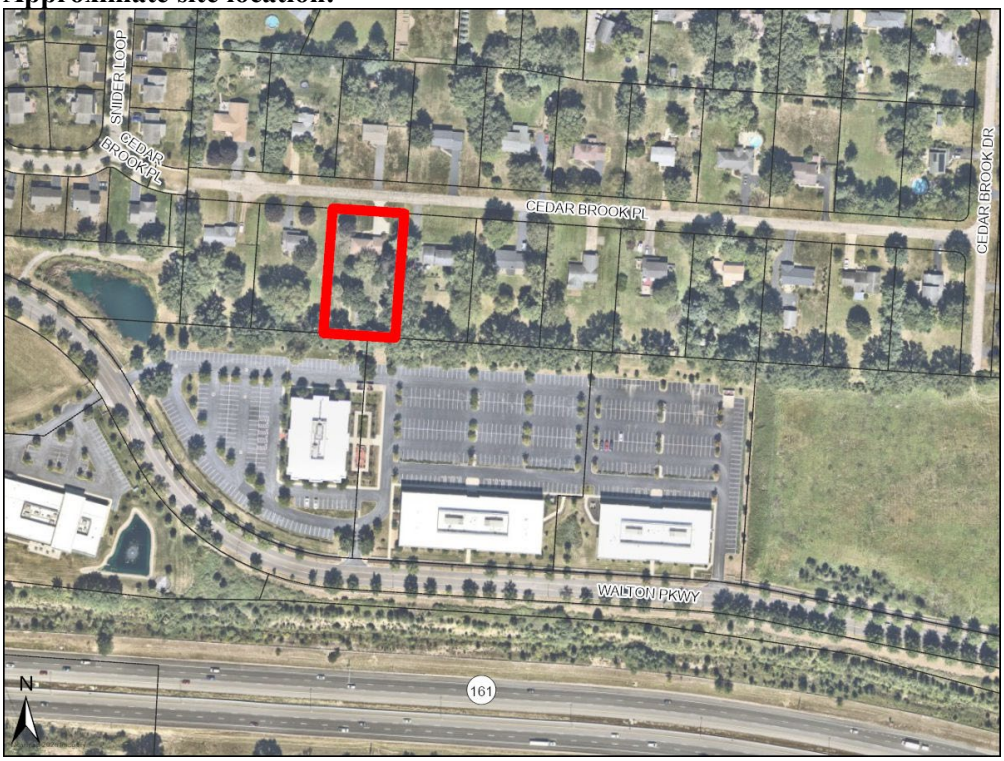
The applicant requests a variance for a 6-inch encroachment into their 20-foot side yard setback as required in C.O. Section 1131.05 within the Cedar Brook neighborhood. Approval of this variance could establish a precedent for other properties in the neighborhood, potentially resulting in an increase in similar variance requests. No special conditions appear to exist on the subject property that would necessitate the variance, and the proposed addition could be reconfigured or reduced to comply with the required setback.

V. ACTION

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

Move to approve variance application VAR-55-2026 based on the findings in the staff report (conditions of approval may be added).

Approximate site location:



Source: NearMap

NEW ALBANY
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
August 24, 2026 Meeting

6905 CENTRAL COLLEGE ROAD HOUSE SETBACK VARIANCE

LOCATION:	6905 Central College Road (PID: 222-000349)
APPLICANT:	Old World Custom Homes
REQUEST:	Variance
ZONING:	Residential Estate District (R-1)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-56-2026

Review based on application materials received July 29 and August 5, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance from C.O. Section 1131.05(c) to allow a portion of a new home to encroach approximately 9 feet into a required 50-foot front-yard setback.

At present, the proposed home would not encroach into the front yard setback; however, the city engineer has recommended that the applicant dedicate a total of 40 feet of right-of-way to the city along the parcel frontage in accordance with nearby development and the Engage New Albany Strategic Plan. This is 10 feet more than the existing 30 feet of right-of-way. Because the setback for this property is measured from the property line (as opposed to the road centerline or edge of pavement), this dedication pushes the front yard setback farther into the lot.

II. SITE DESCRIPTION & USE

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

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

The city engineer has confirmed there is no city sewer access within 200 feet of the proposed building (see C.O. 993.10). The applicant has received a permit to install a septic system at the site from the Ohio Department of Health, dated June 26, 2026.

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.

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 these factors when deciding whether to grant a landowner an area variance, as well as the criteria established in C.O. Section 1113.06.

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.

Image: Approximate location of the proposed house on the lot and relative to the floodplain. Not to scale.

<u>The applicant requests the following variance</u>:

Variance from C.O. Section 1131.05(c) to allow a portion of a new home to encroach approximately 10 feet into a required 50-foot front yard setback.

<u>The following shall be considered in the Board's decision:</u>

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
    - There can be beneficial use of the property without the variance. Reconfiguring the proposed building could situate it fully within the setbacks. However, the site is still significantly constrained by a floodplain and septic sewer limitations that ultimately limit the buildable area of the lot. The additional right-of-way dedication further limits the buildable area.

2. *Whether the variance is substantial.*
    - The variance is not substantial, as it is related to the additional 10 feet of right-of-way that the city engineer has required to be dedicated to the city. Prior to the dedication, the house met all required setbacks; the variance offsets the loss of buildable front yard depth caused by the required dedication.
    - Many unique conditions exist for the site, and the area of encroachment is not substantial as only 9 feet of a portion of the house's garage mass is proposed to encroach into the front yard setback rather than the full width of the house. The main portion of the home appears generally aligned with the front façades of neighboring properties.
    - While many variances have been requested for setback encroachments in the past, few have been for front yard setbacks, and even fewer for the main residential structure to be within that setback. However, numerous similar variances have been requested, relating to the front yard, the garage, or the encroachment of a house, including:
        i. In December of 2020, the Board of Zoning Appeals approved VAR-93-2020 to allow a covered porch to encroach into the front yard setback at 4646 Wilkin Court.
        ii. In August of 2024, the Board of Zoning Appeals approved VAR-58-2024 to allow a detached garage to encroach into the front yard setback at 9 New Albany Farms.
        iii. In June of 2026, the Board of Zoning Appeals approved VAR-34-2026 to allow a two-story house to encroach into the rear yard setback at 4326 Olmsted Road.

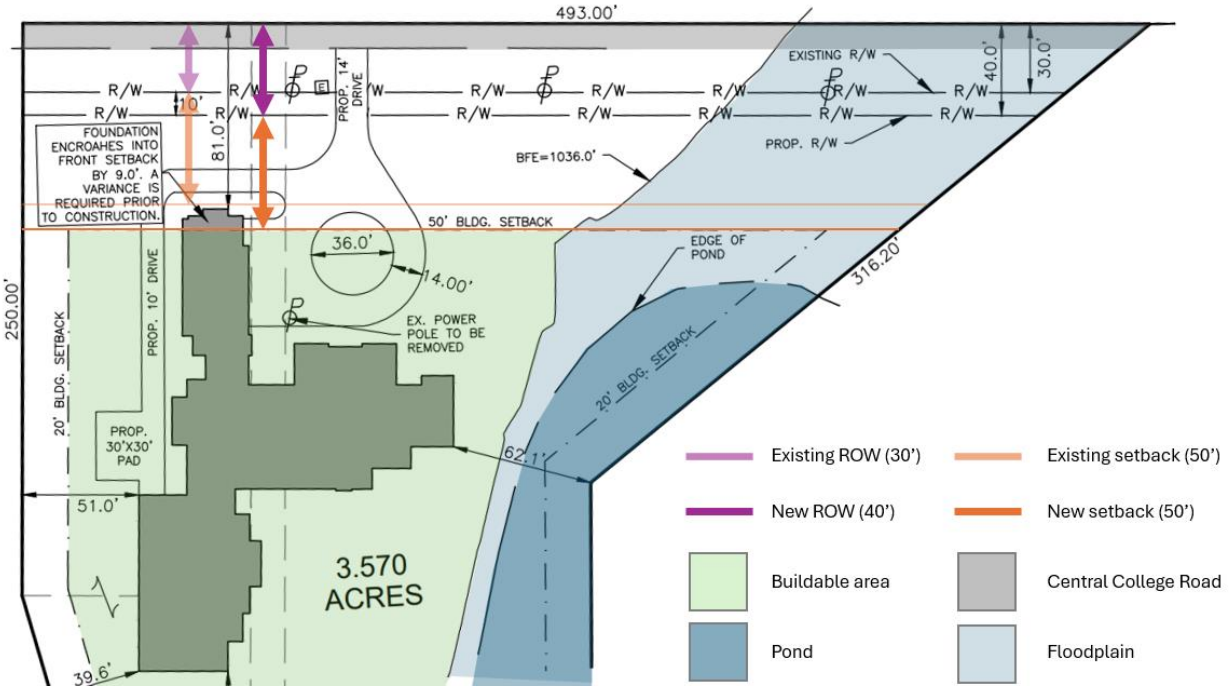


Image: A portion of the site plan showing the proposed house, the existing and new setbacks, and the site constraints. The house would not require a variance with the existing right-of-way ("ROW"), but it does require a variance with the recommended 40 feet of right-of-way.

3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
    - The essential character of the neighborhood would not be substantially altered by the encroachment into the front yard setback. This and similar areas in the city are characterized by an older housing stock that often does not fully conform to the codified ordinances or Design Guidelines and Requirements; it is not uncommon for the front façades of houses to not be aligned, and the visual impact of misalignment is reduced due to the larger setbacks that characterize the zoning district. If the home were located in a district with a higher density, a reduced setback could be more apparent.
    - There are numerous large, mature trees on the site that screen the house from adjacent properties. Additionally, street trees will be required along the front of the parcel, which will further screen the house from view from the street.
    - If the house were to be constructed without additional right-of-way dedication, all setbacks would be met. Its location on the lot is not being altered following the dedication, and the shifted setback does not cause a change in the essential character of the area.

4. *Whether the variance would adversely affect the delivery of government services.*
    - The variance is not anticipated to adversely affect the delivery of government services.

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
    - The property owner did not purchase the property with knowledge of the zoning restriction. At the time of purchasing the property, the existing right-of-way width was 30 feet from the centerline of Central College Road, which, in summation with the 50-foot setback, would require the house to be at least 80 feet from the centerline of Central College Road (the front setback is measured from the edge of the right-of-way). The house was designed with the

intent to fit within this site configuration; however, during staff review of the proposal, the city engineer requested an additional 10 feet of right-of-way width to be dedicated to the city, which caused the setback to be shifted back and caused further restriction on the property. With a total right-of-way width of 40 feet, the house must now be located approximately 90 feet from the centerline of Central College Road.

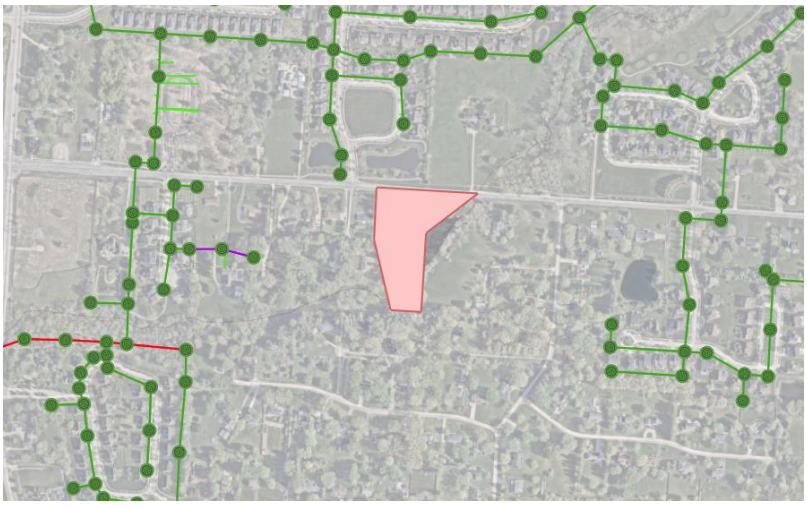


Image: Map showing the subject property on Central College Road (light red) and city sanitary sewer mains (green). The nearest connection ends at the intersection with Wentworth Crossing, but it is not close enough to the proposed house to establish a connection.

6. *Whether the problem can be solved by some manner other than the granting of a variance.*
   - Other than the granting of a variance, the problem can only be solved by reconfiguring the proposed house. The house could be scaled down, or the garage could be shortened to fit within the setback. However, reconfiguring the house does not solve the problem of there being numerous unique site constraints that must be considered when developing the land.

7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*
   - The variance does not fully preserve the intent of the front setback requirement, which is to ensure a consistent, visually harmonious pattern of development between lots in a zoning district and to preserve the rural character of the zoning district. However, only a narrow portion of the home is proposed to encroach into the setback, and given that the proposed house would meet setback requirements prior to the additional right-of-way dedication, the spirit or character of the Residential Estate District is still being preserved.

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.*
   - Numerous special circumstances exist that are peculiar to the land involved:
     i. Generally, the southern and eastern portions of the lot are encumbered by a floodplain and Sugar Run. Any development in a floodplain in the city is highly discouraged and typically prohibited by C.O. Chapter 1155; even if the development were to comply with Chapter 1155, the pond takes up a significant portion of the parcel as well.
     ii. While all buildings in the Residential Estate District are required to adhere to a 50-foot front yard setback, there is no one standard right-of-way width. One adjacent property has a 30-foot right-of-way; the other adjacent property has a specifically 39.80-foot right-of-way; others appear to have no right-of-way dedicated. Nonetheless, all new developments are required to adhere to a setback from its specific right-of-way.

iii. Though the codified ordinance for the Residential Estate District contemplates properties not served by public utilities, the inability to connect to public sewer and the need to install a private septic system is a highly unusual condition of the land. Adequate space is required for the septic system, and because of the shape of the lot, the effect of the setback on the proposed house, and the presence of the floodplain, there is limited room for the septic system to be installed.

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.*
   - A literal interpretation of the front setback requirement may deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The required additional right-of-way dedication shifts the effective front setback farther into the lot, while the eastern portion of the site is substantially constrained by the floodplain and the southern portion of the site must be used to accommodate an on-site septic system. These conditions limit the ability to relocate the proposed dwelling farther back on the lot. Strict application of the setback requirement would further reduce the buildable area in a manner not commonly experienced by other similarly zoned properties.

10. *That the special conditions and circumstances do not result from the action of the applicant.*
    - The special conditions of the land do not result from the action of the applicant. The applicant must use a septic system due to a lack of public sewer infrastructure at the site, which causes significant limitations in the house's placement on the lot; the applicant cannot build within the floodplain on the lot; and the applicant must dedicate an additional 10 feet of right-of-way to the city, as requested by the city engineer, which causes the front yard setback to take up more of the land. The house was designed with the intent to fit into the numerous site constraints with a 30-foot right-of-way, and the request by the city engineer for additional right-of-way is not the result of action by 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.*
    - Granting the variance could confer special privilege on the applicant. All properties in the same zoning district are required to adhere to the same setback, regardless of the width of the right-of-way or other site constraints; however, the variance is based on a combination of site-specific conditions, including the additional right-of-way request by the city engineer; the location of Sugar Run, its pond, and its associated floodplain; and the need to accommodate an on-site septic system due to the inability to connect to public sewer infrastructure. These factors limit the practical buildable area of the lot in a manner that does not appear typical of all similarly zoned properties.

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.*
    - Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the new home.

IV. SUMMARY

The applicant requests approval of a variance from front yard setback requirements to allow a portion of a new home to encroach approximately 9 feet into the 50-foot setback. The house is designed such that the garage extends forward from the main mass of the house; only the end of this garage portion is proposed to encroach, while the main mass remains generally aligned with the setback of nearby homes.

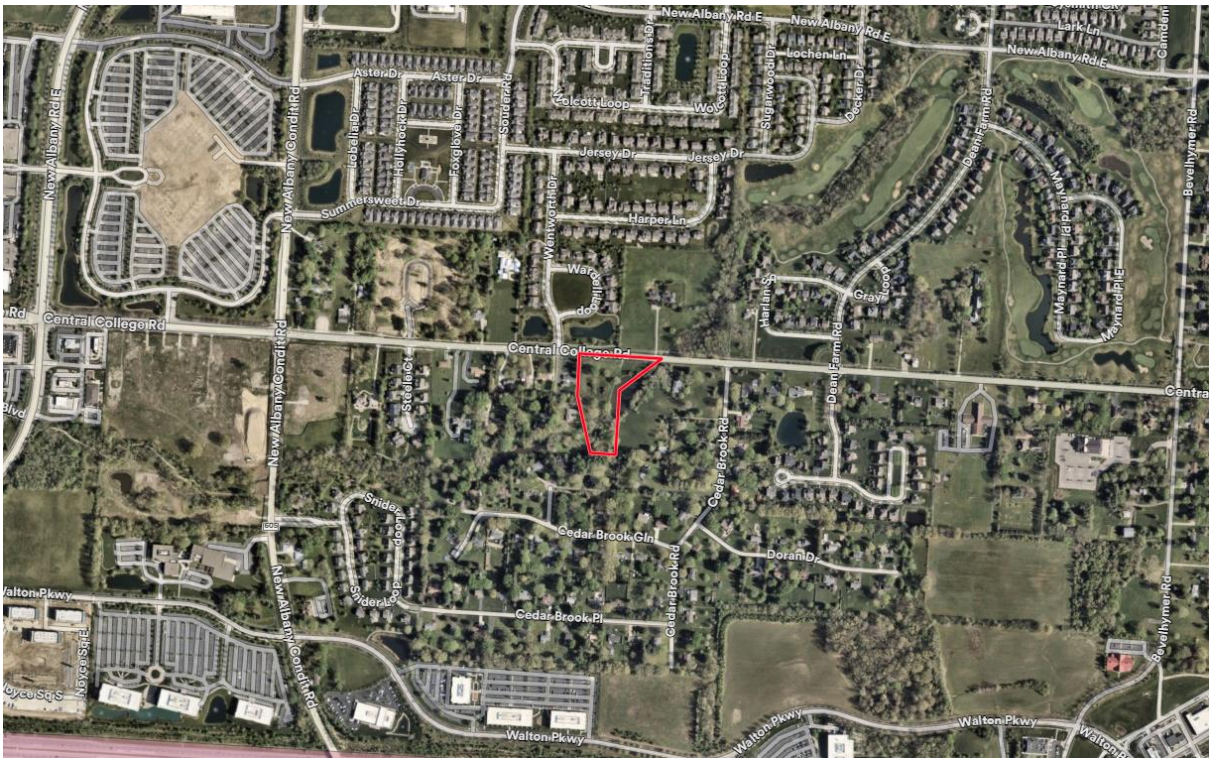
Several site-specific factors warrant the variance. The parcel is encumbered by the Sugar Run pond and floodplain along its eastern side, which substantially restricts the area where a house can be constructed. Additionally, unlike most areas of the city, the parcel is not serviceable by the public sewer system, and a private septic system must be installed on the site. The septic system further constrains the buildable area of the lot, and the proposed house cannot be moved farther back into the lot due to the septic system requirements. Further, the house was originally designed to adhere to the setback as it related to the existing 30-foot right-of-way; during staff review of the proposal, the city engineer requested an additional 10 feet of right-of-way, essentially moving the setback farther back into the lot by 10 feet and causing the house to minimally encroach. While the variance could be substantial and the house could be reconfigured to align with the required setback, the numerous site constraints continue to encumber the lot.

V. 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-56-2026 based on the findings in the staff report.

Approximate site location:



Source: NearMap

NEW ALBANY
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
September 28, 2026 Meeting

4678 CAVENDISH COURT
GARAGE SETBACK VARIANCE RECONSIDERATION

LOCATION:	4678 Cavendish Court (PID: 222-001244)
APPLICANT:	Kyle Kocheran (Ras Construction)
REQUEST:	Variance
ZONING:	Single-Family Residential District (R-4)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-54-2026

Review based on application materials received September 3, 2026.

Staff report prepared by Javon Henderson, Planner

I. REQUEST AND BACKGROUND

The applicant requests a reconsideration of a variance application that the Board of Zoning Appeals reviewed and denied on August 24, 2026. The variance request was to allow a garage addition to be built within the required side yard and rear yard setbacks, located at 4678 Cavendish Court in the New Albany Country Club Section 6 subdivision. The required side yard setback is 10 feet, and the required rear yard setback is 30 feet. The applicant proposes an approximate 1-foot encroachment into the side yard setback and an approximate 7.5-foot encroachment into the rear yard setback.

The applicant's submittal can be found in a separate letter provided and attached to this staff report.

Per Codified Ordinance 159.06(c) (Reconsideration of Commission/Board Action), the Board of Zoning Appeals may reconsider any action it has taken upon its own motion for good cause shown. Any action denying or disapproving an application, other than one involving an incomplete application, may be reconsidered no later than the second regular meeting after the original action from which reconsideration is being requested was taken, only if the applicant or its designee clearly demonstrates one of the following:

1. Circumstances affecting the subject property or item under consideration have substantially changed; or
2. New information is available that could not with reasonable diligence have been presented at a previous hearing.

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

1. Move to reconsider the variance application VAR-54-2026 pursuant to Codified Ordinance 159.

If the motion passes, staff recommends that the board immediately table the application until the next regularly scheduled meeting date so that the surrounding neighbors can be notified of the hearing and staff can prepare a staff report containing a full evaluation of the proposal.

Approximate site location:

Source: NearMap

New Albany Zoning Department

Property: 4678 Cavendish Ct

Applicant: RAS Construction on behalf of Mr. and Ms. Evans

Dear Members of the Board,

On behalf of RAS Construction and the homeowners, Mr. and Ms. Evans, I respectfully request that the Board reconsider its recent action on the above-referenced application. We were unable to attend the scheduled hearing and were not aware that the Board required the applicant or a designee to be present to address the application. Because we did not appear, we could not present material information that we believe is relevant to the Board's decision.

Please accept this letter as notice that we are submitting a signed letter from the homeowners, Mr. and Ms. Evans, describing Ms. Evans's medical condition and explaining how the proposed garage addition relates to the family's health and mobility needs. We are also submitting additional site photographs that clearly show the existing mature landscaping and current sight-line conditions. These materials demonstrate that the views which might be affected by the proposed garage addition are already substantially obstructed by existing trees and plantings.

We believe this documentation constitutes new, material information that could not reasonably have been presented at the original hearing. We respectfully ask the Board to place this matter on the agenda for reconsideration at the earliest possible regular meeting and to accept the enclosed documentation as part of the record. If the Board would like, we are available to appear at a future meeting to present these materials and answer any questions.

Thank you for your time and consideration.

Sincerely,

Kyle Kocheran

RAS Construction

Phone: 614-679-3863

Email: Kyle@designbuildras.com

Javon Henderson

From: kciofani@aol.com
Sent: Wednesday, September 2, 2026 2:30 PM
To: Kyle Kocheran
Subject: Letter for New Albany

Dear Members of the Board,
Thank you for reconsidering our proposed garage extension and for allowing us to provide additional context on why this project is important to our family.

Request

We are requesting a 7.5 feet of relief from the 30-foot rear setback to extend our existing garage approximately 10 feet straight back from its current footprint. The garage would remain the same width, with no additional curb cut or change visible from the street. The extension would allow one bay to accommodate two vehicles parked tandem, one behind the other, so that all three of our vehicles can be parked inside with the garage door closed.

Why This Matters To Our Family

In 2017 I (Kim) suffered a ruptured brain aneurysm. As a permanent result, I lost approximately 25% of my visual field in each eye. While I am legally permitted to drive, I determined I could not do so safely and comfortably and lived for about 8 years without the independence of driving myself.
After my physicians confirmed the deficit was permanent, my neurologist and I discussed alternatives. A vehicle with advanced self-driving capabilities has restored a level of independence I believed I had permanently lost. For our family, this third vehicle is not recreational. It is directly tied to my ability to travel safely and independently despite a permanent visual impairment.
We now have 3 vehicles and a two-car garage. This modest extension is the minimum necessary to keep all three inside.

Thank you for your time and consideration.
Respectfully,
Michael and Kimberly Evans
4678 Cavendish Court

APPLICABLE CODES
2019 RESIDENTIAL CODE OF OHIO
2023 NATIONAL ELECTRIC CODE
NFPA 70 - 2023; NATIONAL ELECTRICAL CODE (NEC)
ENERGY CONSERVATION CODE - ASHRAE 90.1-2019
ASCE 07-16 MINIMUM DESIGN LOADS FOR BUILDING & OTHER STRUCTURES
IFGC - 15; INTERNATIONAL FUEL GAS CODE
(COMMERCIAL ONLY) ICC A117.1-17; ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING USE CLASSIFICATION. R-1; CONSTRUCTION TYPE 5

BUILDING CODE NOTES

SLEEPING ROOMS	30 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
ATTICS WITHOUT STORAGE	10 PSF
ROOF SNOW LOAD (ICE SHIELD REQD)	20 PSF
SEISMIC DESIGN CATEGORY	A
WINTER DESIGN TEMP	-5 DEG F
FROST DEPTH	36 INCHES.
SOIL BEARING	1500LBS
WIND LOAD 115 MPH, EQUIVALENT LOAD	20.7 PSF

ALLOWABLE DEFLECTIONS:

ROOF	L/180 TL, L/240 LL
INTERIOR WALLS & PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH FLEXIBLE FINISH, DRYWALL	L/360
EXTERIOR WALLS WITH PLASTERED FINISH	H/360
ALL OTHER MEMBERS	L/240

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND THE ROOF

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF SUCH ROOMS ONE HALF OF THE REQUIRED AREA OF SUCH ROOMS ONE HALF OF THE REQUIRED AREA OF GLAZING SHALL BE OPENABLE . TEMPERED GLASS SHALL BE PROVIDED FOR ALL HAZARDOUS LOCATIONS AS IDENTIFIED IN RCO 308.4.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (EGRESS) OPERABLE WINDOW AS REQUIRED PER RCO 310.1. EGRESS NET CLEAR OPENING SHALL BE 5.7 SQ. FT. ON THE 1ST & 2ND FLOOR BEDROOMS. EXCEPTION: 1ST FLOOR MAY BE REDUCED TO 5.0 SQ. FT. ONLY IF THE SILL OF WINDOW IN NO HIGHER THAN 44 INCHES ABOVE FINISHED GRADE. (MINIMUM OPENING HEIGHT OF 24" AND WIDTH OF 20" REQUIRED)

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND THE TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY PER RCO 303.7

MAINTAIN 6" MINIMUM FROM GRADE TO UNTREATED WOOD BUILDING MATERIALS PER RCO 317.2

FOUNDATION BOLTS: 1/2" BOLTS MUST BE EMBEDDED 7" INTO CONCRETE BLOCK OR POURED CONCRETE, BOLTS SHALL BE SPACED 6' ON CENTER, AND WITHIN 12" OF CORNERS. ANCHOR STRAPS MUST BE INSTALLED PER THE MANUFACTURER'S SPECS & RCO 403.1.6

BEARING PARTITIONS: SOLID BLOCK ALL POINT LOADS FROM ROOF DOWN THROUGH FOUNDATION BEAM BEARING: ENDS OF JOIST, BEAM OR GIRDER TO BEAR 1-1/2" OR GREATER ON WOOD OR METAL AND TO BEAR 3" OR GREATER ON MASONRY

ALL WOOD IN CONTACT WITH THE GROUND OR MASONRY COMPONENTS SHALL BE TREATED TO RESIST DECAY PER THE REQUIREMENTS OF RCO 319

GRADE THE LOT AWAY FROM THE BUILDING WALLS A MINIMUM OF 6" IN THE FIRST 10' AWAY FROM THE STRUCTURE (5%) PER RCO 401.3

WOOD FLOOR FRAMING COMPLIES WITH RCO 502. TRIMMER JOISTS SHALL BE PROVIDED AT LARGE OPENINGS IN THE JOIST FRAMING LAYOUT. CUTTING, DRILLING AND NOTCHING OF JOISTS SHALL COMPLY WITH RCO 502.8.1

CONCRETE SLABS SHALL MEET CONSTRUCTION REQUIREMENT OF RCO 506, INCLUDING A 4" THICK GRAVEL BASE AND A 0.006" VAPOR BARRIER

WATER RESISTIVE BARRIER (Tyvek OR EQUIVALENT) SHALL BE PROVIDED AT THE EXTERIOR OF THE BUILDING ENVELOPE PER RCO 703.2

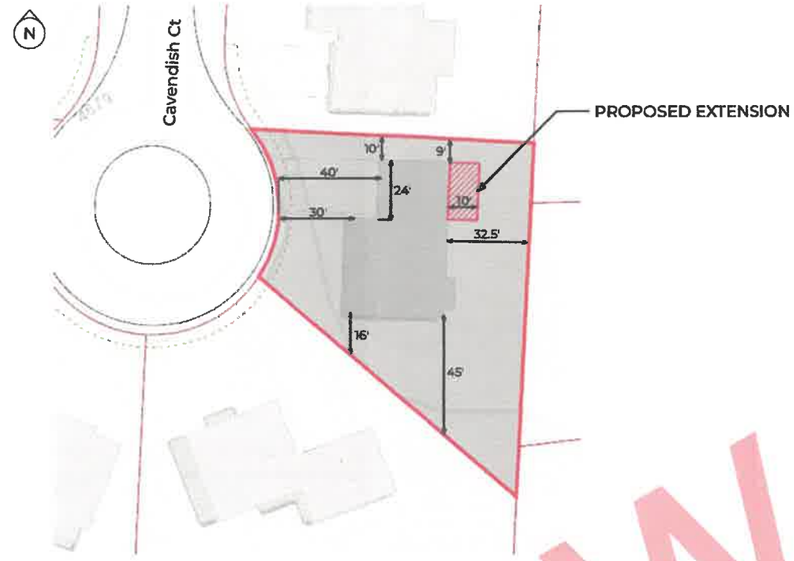
DRYWALL PROVIDED AT WALLS AND CEILINGS PER RCO 705.2.3

ROOF TRUSSES SHALL COMPLY WITH RCO 802.10. ROOF FRAMING SIZED PER REGISTERED ENGINEER'S DESIGN. ROOF TRUSS LAYOUT AND TRUSS DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR. ROOF TRUSS DESIGN REQUIRES ENGINEER OF RECORD EVALUATION. HURRICANE CLIPS OR SIMPSON RAFTER SCREWS PROVIDED AT ALL TRUSS CONNECTIONS.

ATTIC ACCESS PROVIDED PER RCO 807

THE STRUCTURE SHALL MEET ENERGYT EFFICIENCY GUIDELINES PER RCO CHAPTER 11

INSULATION PROVIDED PER PRESCRIPTIVE COMPLIANCE PATH CHOSEN IN RCO 1101.2



GENERAL CONSTRUCTION NOTES
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS WITH 4 OR MORE RISERS. HANDRAILS WILL BE MEASURED BETWEEN 34 TO 38 INCHES VERTICALLY FROM THE NOSING OF THE TREADS. THE HANDGRIP PORTION SHALL NOT BE MORE THAN 2-1/4" IN CROSS SECTION DIMENSION OR AN APPROPRIATE SHAPE WHICH SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP EDGES. ALL REQUIRED HANDRAILS SHALL BE EITHER A "TYPE I" OR "TYPE II" RAIL CONFIGURATION PER RCO 311.7.7.3

GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOORS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" HIGH. OPEN STAIRS WITH A RISE OF MORE THAN 30", SHALL HAVE GUARDRAILS NOT LESS THAN 34" HIGH. DISTANCE BETWEEN BALUSTERS TO BE LESS THAN 4-3/8" ON STAIRS. PER RCO 312.1

ALL METAL FASTENERS, CONNECTORS OR OTHER HARDWARE IN DIRECT CONTACT WITH ANY PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316 OR HAVE A GALVANIZED COATING THAT COMPLIES WITH THE ASTM A123 (CONNECTORS OR A 153 (FASTENERS) CLASS D STANDARDS FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY.

PLUMBING NOTES
ALL SANITARY WASTE LINES TO EXTEND FROM THE BUILDING AND TIE INTO EXISTING PIPING. CONTRACTOR TO VERIFY ELEVATIONS. ALL SANITARY WASTE LINES SHALL BE PITCHED AT A MINIMUM SLOPE OF 1/8" PER FOOT IN ANY DIRECTION OF FLOW

ALL VENT PIPING, SANITARY DRAIN AND WASTE PIPING ABOVE AND BELOW GRADE SHALL BE ABS OR PVC PLASTIC PIPE WITH COMPATIBLE SOCKET / WELD FITTINGS

ALL HOT WATER TO BE ON THE LEFT SIDE OF SINK FIXTURES, COLD WATER ON RIGHT SIDE

WATER DISTRIBUTION PIPING SHALL BE PEX TUBING. PROTECT PIPING FROM WATER HAMMER WITH EXPANSION TANKS.

CLEANOUTS ARE REQUIRED NEAR THE BASE OF ALL STACKS

VENT PIPES SHALL EXTEND A MINIMUM OF 12" ABOVE THE ROOF LINE. EACH VENT EXTENSION THROUGH THE ROOF SHALL BE A MINIMUM 3" DIAMETER

PROVIDE SHUTOFF VALVES ON WATER SUPPLIES TO ALL FIXTURES

SUPPLY PIPE SLEEVES WHERE PIPING PENETRATES WALLS AND FLOORS, PROVIDE CHROME PLATED ESCUTCHEON PLATES AT EXPOSED PIPES IN WALL PENETRATIONS

DOWNSPOUTS AND ROOF DRAIN SIZES MUST CONFORM TO LOCAL CODES. GUTTERS TO BE 6", DOWNSPOUTS AND DRAINS 4" SCHEDULE 30.

ELECTRIC WORK
ALL NEW ELECTRIC WORK IS TO BE INSTALLED PER THE LATEST NATIONAL ELECTRIC CODE REVISION MANDATED BY ORC

TAMPER RESISTANT: IN ALL AREAS SPECIFIED IN ARTICLE 210.52, ALL NONLOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER- ESISTANT RECEPTACLES. (NEC 406.12)

ARC-FAULT: ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC 210.12(A))

AFCI RECEPTACLES: THIS SECTION HAS BEEN EXPANDED TO INCLUDE AFCI PROTECTION FOR KITCHEN AND LAUNDRY AREAS. THIS WILL INCLUDE THE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING COUNTERTOPS, AND THE DISPOSAL, DISHWASHER, REFRIGERATOR AND MICROWAVE RECEPTACLES. THESE AREAS WILL BE BOTH GFCI AND AFCI PROTECTED. (NEC 210.12(A))

GFCI RECEPTACLES: GFCI PROTECTION OF RECEPTACLE OUTLETS TO ALL RECEPTACLES WITHIN 6 FEET OF ANY TYPE OF SINK. THIS NOW REQUIRES RECEPTACLES WITHIN 6 FEET OF THE KITCHEN SINK TO HAVE GFCI PROTECTION EVEN IF THEY ARE NOT PART OF THE KITCHEN, INCLUDING RECEPTACLES FOR DISPOSALS AND REFRIGERATORS. WALL RECEPTACLES ON THE BACK SIDE OF A PENINSULA WITH A PREP SINK, HAND SINK, KITCHEN SINK, OR BAR SINK MAY FALL INTO THIS 6 FOOT
RANGE AND REQUIRE GFCI PROTECTION. (NEC 210.8(A)(7)). THIS MAY BE DIFFICULT FOR REFRIGERATORS, DISHWASHERS, MICROWAVES, AND DISPOSALS UNLESS PROTECTED BY A GFCI BREAKER. (NEC 210.8)

GFCI RECEPTACLES: ALL RECEPTACLES WITHIN 6 FEET OF A SHOWER STALL OR BATHTUB SHALL BE GFCI PROTECTED EVEN IF THEY ARE NOT IN A BATHROOM. AN ADJOINING CLOSET, DRESSING TABLE, OR BEDROOM MAY FALL IN THIS RANGE. (NEC 210.8(A)(9)) GFCI RECEPTACLES: ALL RECEPTACLES WITHIN A LAUNDRY ROOM SHALL BE GFCI PROTECTED REGARDLESS OF THE PRESENCE OR ABSENCE OF A LAUNDRY SINK. (NEC 21.8(A)(10))

HVAC
AN EXHAUST SYSTEM, SUPPLY SYSTEM OR A COMBINATION THERE OF THAT IS DESIGNED TO MECHANICALLY EXCHANGE INDOOR AIR FOR OUTDOOR AIR WHERE OPERATING CONTINUOUSLY OR THROUGH A PROGRAMMED INTERMITTENT SCHEDULE TO SATISFY THE WHOLE-HOUSE VENTILATION RATE.

MECHANICAL HVAC SITE INSTALLATION SUPERSEDES THIS DRAWING LAYOUT AND IS BASED ON REQUIREMENTS AND ALLOWANCES DETERMINED ON SITE BY LICENSED HVAC PROFESSIONAL

FURNACE & AC SIZING SHALL BE BASED ON SCHEDULE J CALCULATIONS. DUCT SIZING BASED ON SCHEDULE D CALCULATIONS

GENERAL SITE NOTES
ALL INTERIOR WALLS WILL BE 2x4 @ 16" OC AND EXTERIOR WALLS 2x6 WILL BE SHEATHED WITH 7/16 OSB SUBSIDING AS A WINDBRACE UNLESS NOTED OTHERWISE

ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION

ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES

ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR.

DIMENSIONS ON THIS DRAWING CAN BE ROUNDED TO NEAREST 1/4"

CHANGES SHALL BE DOCUMENTED AND INCLUDED IN AN AS-BUILT DRAWING REVISION AND SUBJECT TO ENGINEERING REVIEW PRIOR TO FINAL INSPECTION

BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES IT IS REQUIRED THAT THE OWNER AND OR CONTRACTOR CALL 811 FOR MARKING SERVICE ROUTES. RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE

NOTE ON PE SEAL
Sheets labeled with the engineering seal have been prepared under the direction and supervision of a licensed Professional Engineer in the State of Ohio and are sealed accordingly. These sheets represent the structural design and are intended for permitting and construction.

All other sheets (non-stamped) are provided for coordination or reference only. These may be revised by the builder, owner, or other design professionals as needed, provided no structural elements are modified without engineer review and approval.

INSULATION & VENTILATION
2 x 4 WALLS: R-15 BATTING
2 x 6 WALLS: R-19 BATTING
ATTIC: R-38 MIN BLOWN FIBERGLASS
BASEMENT: R-10 DRAPE TO 42" BELOW SILL

INSULATION AND FACINGS EXPOSED IN ATTIC, DWELLING UNIT OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 75 AND SMOKE DEVELOPED FACTOR NOT TO EXCEED 450

INSULATION BATTING ON KNEE WALLS TO REQUIRE DRYWALL ON BACKSIDE

RIDGE VENT AND SOFFIT VENTS TO BE INSTALLED. INSULATION FAIRINGS TO BE INSTALLED TO ALLOW SOFFIT VENTILATION. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. ANGLED ROOF SHALL INCORPORATE MAXIMUM USE OF SOFFIT VENTS, WHERE SOFFITS ARE PERPENDICULAR TO TRUSSES, ROOF DECK SHALL BE OFFSET BY 2x2 PURLINS TO ALLOW VENTILATION

IN ALL FRAME WALLS AND FLOORS, AND CEILINGS, NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE, AN APPROVED VAPOR RETARDER (NOT BARRIER) SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL INSULATION

CO & SMOKE DETECTORS
SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, AREA OUTSIDE, ADJACENT AND WITHIN 21 FT. OF EACH SLEEPING ROOM. THEY SHALL ALSO BE LOCATED ON EACH STORY INCLUDING BASEMENT AND CELLARS AND ALL DETECTORS SHALL BE HARDWIRED AND
INTERCONNECTED.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT OF THE NFPA 72. ON EACH LEVEL
WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SEPARATE OR DUAL- SENSING SMOKE ALARMS MAY BE USED. A SMOKE ALARM LOCATED IN
ACCORDANCE WITH ORC SECTION 314.3(2) SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY.

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS IN LIEU OF CARBON MONOXIDE DETECTORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2075 AND UL 268

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CY	04-24-2026

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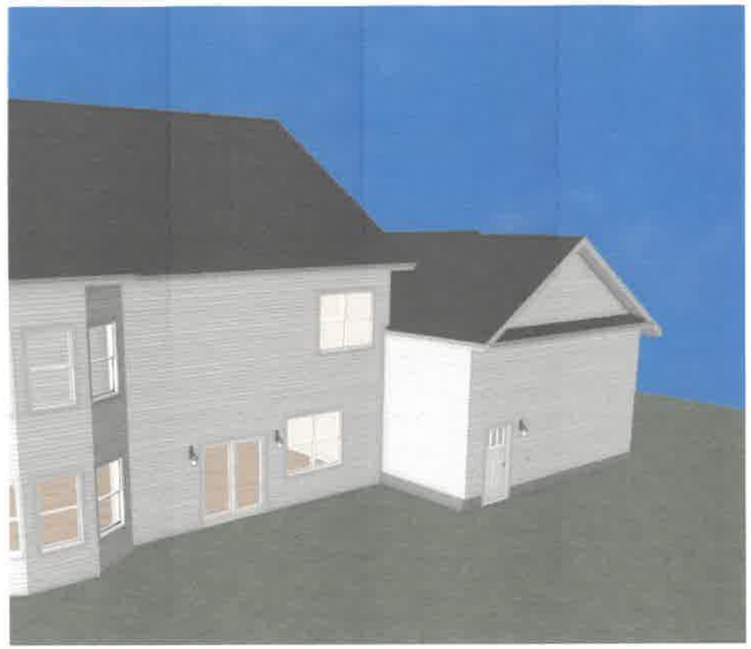
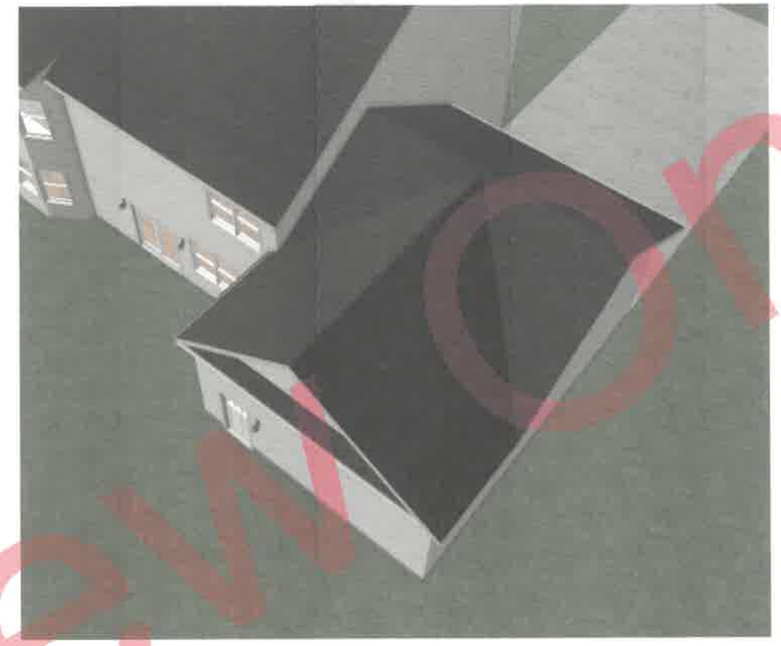
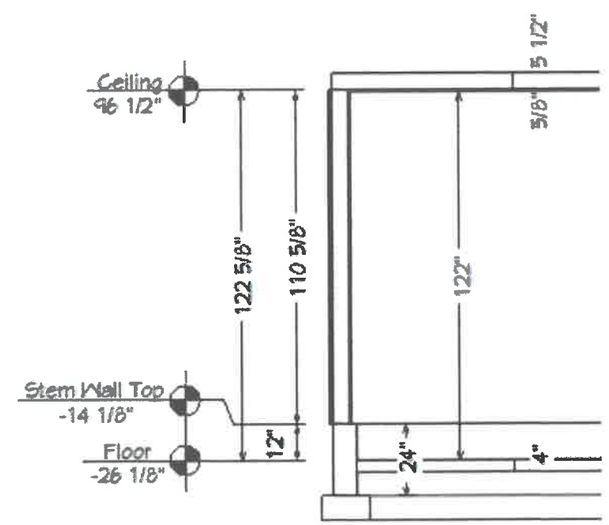
SITE PLAN

SHT
S-1





FRONT ELEVATION



SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
	INITIAL SET-FACE	CV	04.24.2026

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SITE PLAN

SHT
S-2

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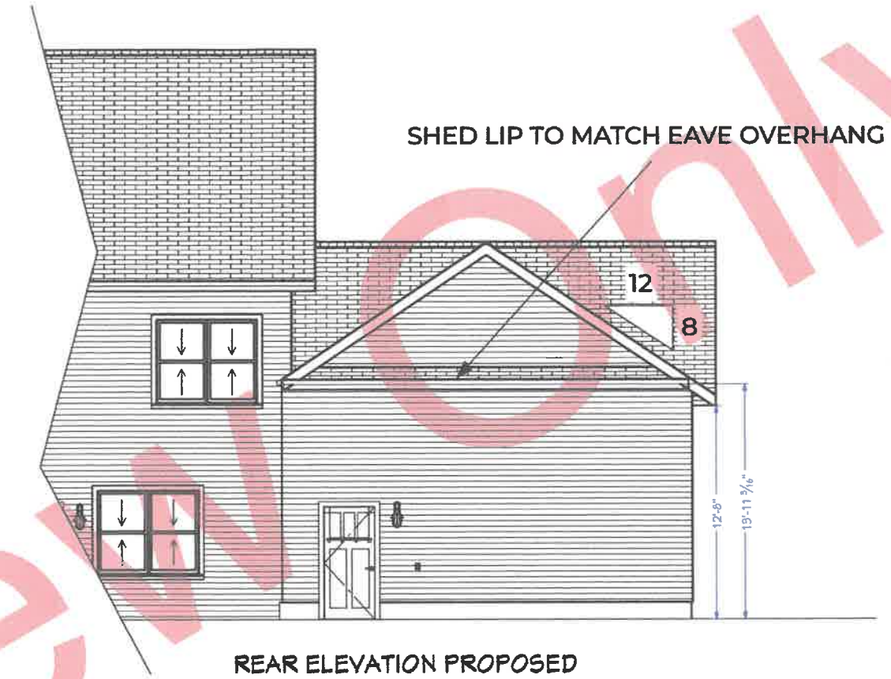
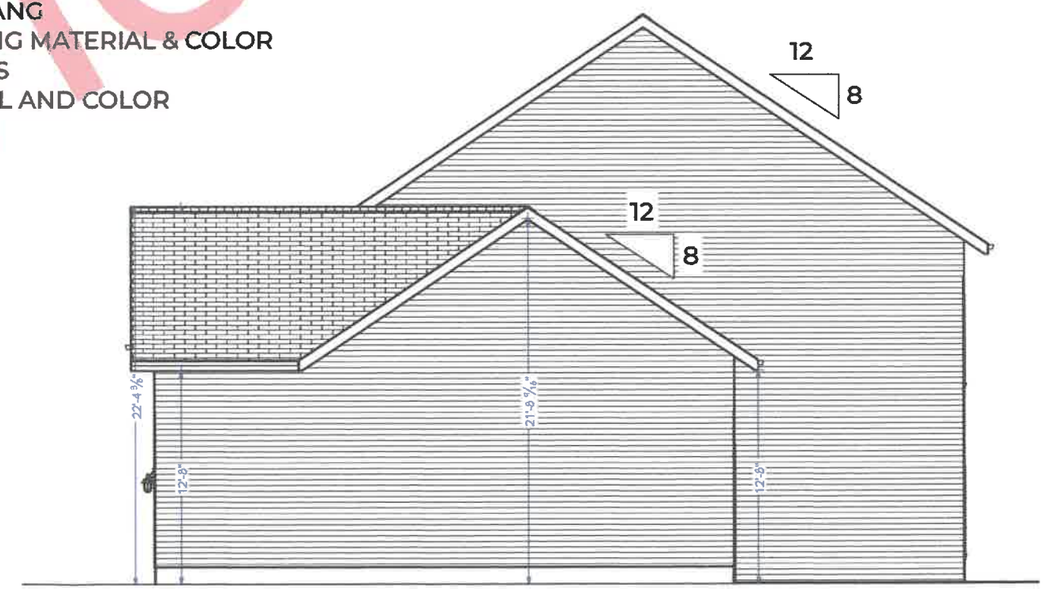
REAR ELEVATION - EXISTING



REAR ELEVATION PROPOSED

MATCH EXISTING TYPE AND STYLE:
SOFFIT OVERHANG
EXTERIOR SIDING MATERIAL & COLOR
ROOF SHINGLES
FACIA MATERIAL AND COLOR

LEFT ELEVATION - EXISTING



LEFT ELEVATION PROPOSED

SCALE 1/4" = 1 FOOT

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	INITIAL RELEASE	CF	04.24.2026

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ELEVATION VIEWS

SHT
EL-1

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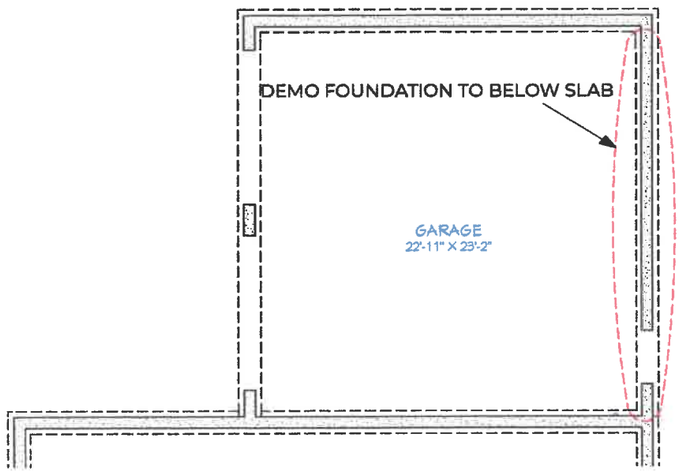
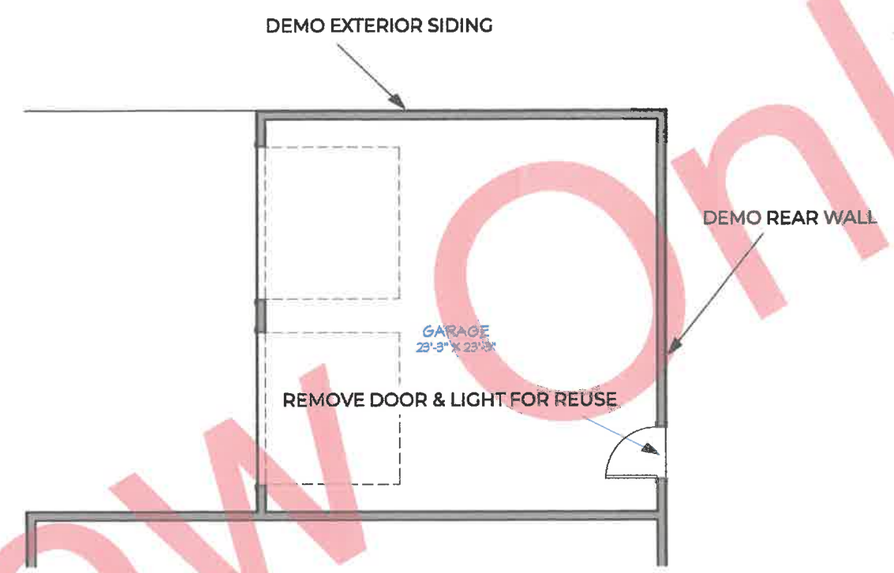
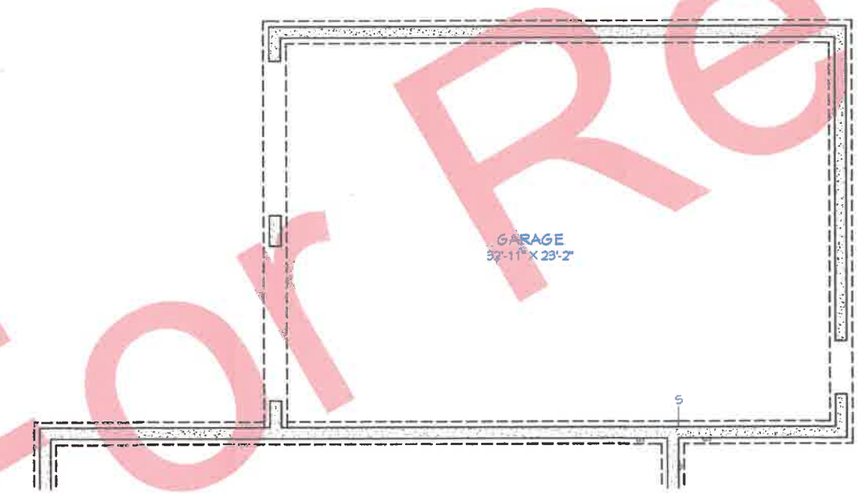


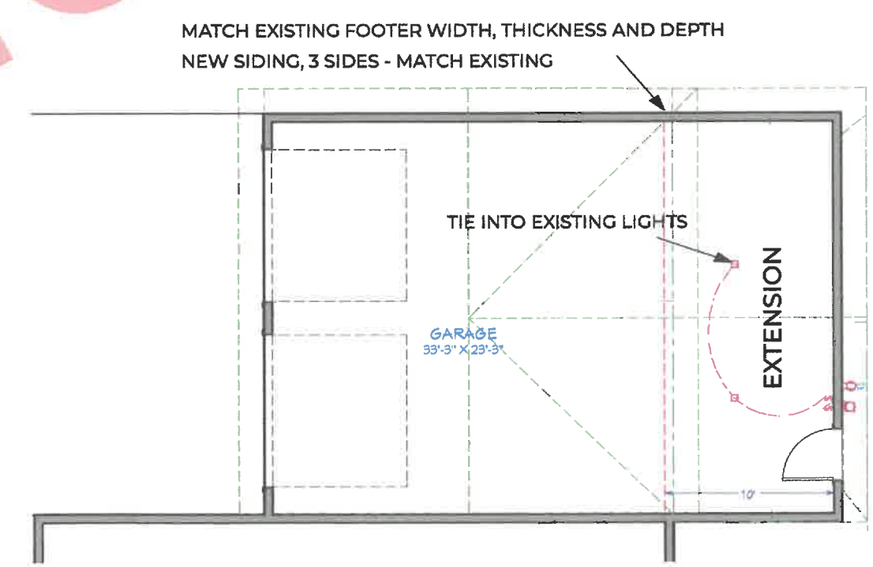
EXISTING FOUNDATION



EXISTING LAYOUT



PROPOSED FOUNDATION



PROPOSED LAYOUT

SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
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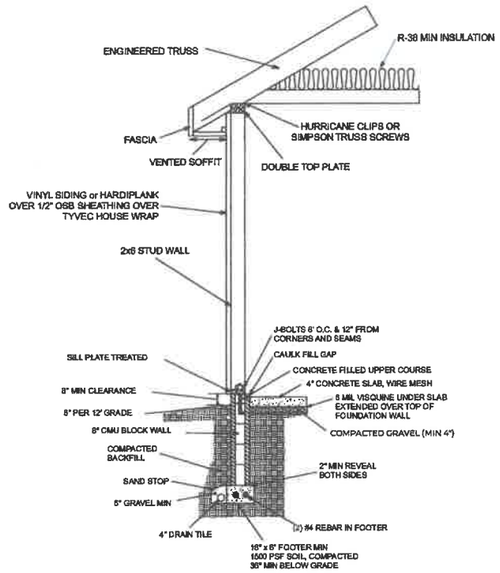
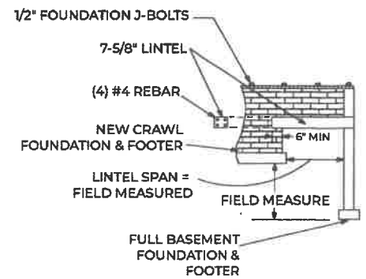
DESIGN LAYOUT

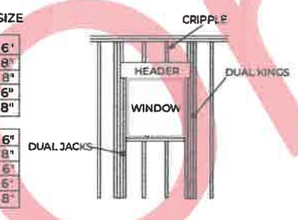
SHT
D-1

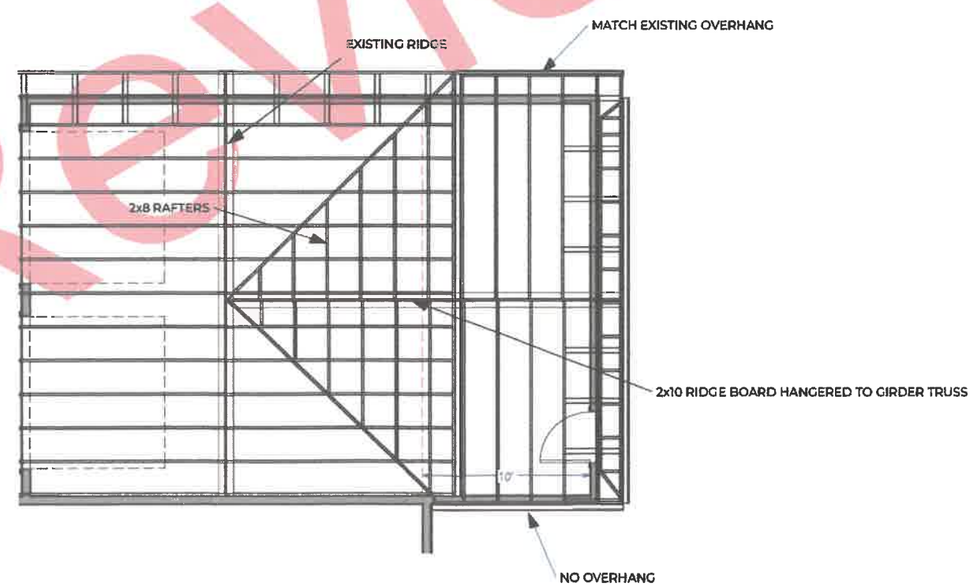




STANDARD HEADER TABLE		HEADER SIZE
2 x 6 WALL	SINGLE DOORWAY	(3) 2" X 6"
2 x 6 WALL	DOUBLE DOORWAY (6' MAX)	(3) 2" X 8"
2 x 6 WALL	SLIDING GLASS DOOR	(3) 2" X 8"
2 x 6 WALL	SINGLE WINDOW (4' MAX)	(3) 2" X 6"
2 x 6 WALL	WINDOW 4' < 6'	(3) 2" X 8"
2 x 4 WALL	SINGLE DOORWAY	(2) 2" X 6"
2 x 4 WALL	DOUBLE DOORWAY (6' MAX)	(2) 2" X 8"
2 x 4 WALL	SLIDING GLASS DOOR	(2) 2" X 6"
2 x 4 WALL	SINGLE WINDOW (4' MAX)	(2) 2" X 6"
2 x 4 WALL	WINDOW 4' < 6'	(2) 2" X 8"

HEADERS REQUIRED FOR ALL THRESHOLDS (INTERIOR AND EXTERIOR WALLS)





NOT TO SCALE

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ROOF FRAMING & STANDARD SECTIONS

SHT
SS-1