NEW ALBANY
COMMUNITY CONNECTS US

New Albany Board of Zoning Appeals Meeting Agenda

November 23, 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 September 28, 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

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 staff report and related documents into the record for VAR-54-2026.

Motion of approval for application VAR-54-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment

New Albany Board of Zoning Appeals
September 28, 2026 Meeting Minutes - DRAFT

I. Call to order
The New Albany Board of Zoning Appeals held a regular meeting on Monday, September 28, 2026 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:32 p.m. and asked to hear the roll.

II. Roll call
Those answering the roll:

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

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

Staff members present: Law Director Ben Albrecht, Planner I Javon Henderson, Planner II Sierra Saumenig, Deputy Clerk Christina Madriguera.

III. Action on minutes August 24, 2026
Chair LaJeunesse asked if there were any corrections to the minutes from the meeting on August 24, 2026.

Hearing none, Board Member Jacob moved to approve the minutes from the meeting on August 24, 2026. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Ms. Briggs abstained, Mr. LaJeunesse yes, Ms. Samuels yes. Having four yes votes, the motion passed and the August 24, 2026 meeting minutes were approved as submitted.

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

Deputy Clerk Madriguera answered none from staff.

Chair LaJeunesse administered the oath to the applicant.

Thereafter, Chair LaJeunesse introduced the first and only case on the agenda and asked to hear from staff.

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)

Planner I Henderson delivered the staff report.

Law Director Albrecht added that New Albany's codified ordinances provide very limited circumstances for reconsideration, and it is rare that reconsideration is sought. It is the applicant's burden to clearly demonstrated that circumstances affecting the property have substantially changed, or that new information is available that could not with reasonable diligence have been presented at the previous hearing.

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

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

Board Member Wood clarified the standard for reconsideration.

Law Director Albrecht explained that it is the applicant's burden to show a substantial change in the property or that there is evidence that could not with reasonable diligence have been presented at the prior hearing.

Board Member Briggs confirmed that the neighbors were notified prior to the last hearing.

Planner I Henderson replied that the neighbors were notified and that one phone call was received. The caller wanted general information about the project.

Applicant Michael Evans, 4678 Cavendish Court, explained that he and Applicant Kimberly Evans are seeking reconsideration under the second prong of the ordinance. They believe there is information that was not known at the last meeting, he further stated that neighbors are on board with the variance. The new information is the medical necessity for the variance. Mrs. Evans had an aneurism in 2017 and was not comfortable driving. However they have recently purchased a partially autonomous vehicle and the larger garage is needed to accommodate the charging station for the vehicle.

Board Member Samuels confirmed with staff that medical necessity was the basis for the original request, and that medical necessity was included in the staff report. She further confirmed that there were alternatives that would allow the charging station to fit.

Mr. Evans stated that he did not have drawings for that.

Board Member Wood asked the applicant to explain how he intended to meet the reasonable diligence prong.

Mr. Evans replied that neither he, his wife, or the project architect were present.

Council Member Shull asked staff to discuss the two alternatives.

Planner I Henderson explained the two alternatives, purchase a shed for storage or park the car in the driveway.

Chair LaJeunesse remarked that the applicant was not at the prior hearing to defend their proposal, and further, he does not understand the alternatives.

Mr. Evans thanked Chair LaJeunesse stated that he did not understand them either. He further stated that he had serious concerns surrounding parking outside - there have been break ins on the street, and due to the slope in the driveway, he has fallen outside in the winter.

Chair LaJeunesse remarked that he hated to penalize the applicants for not being at the prior hearing.

Applicant and Architect Kyle Kocheran of RAS Construction explained that it was his fault, there was a miscommunication regarding who and whether attendance at the hearing was required.

Mr. Evans explained that he was out of town and was under the impression that the contractor was going to appear.

Council Member Shull asked the applicant a question about the substance of the proposal.

Law Director Albrecht clarified that a review of the substance of the application was not appropriate for review. The board's review at this hearing was limited to whether or not to grant reconsideration. If the board granted reconsideration, the substance of the proposal would be reviewed at the next regularly scheduled meeting. This delay was necessary to allow for required neighbor notification.

Chair LaJeunesse moved for approval for reconsideration of application VAR-54-2026 based on the findings in the staff report. Ms. Briggs seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Ms. Briggs yes, Mr. Jacob no, Ms. Samuels no, Mr. Wood yes. Having three yes votes and two no votes, the motion passed and reconsideration was granted.

Mr. Jacob explained that he voted no because he could not find that there was a substantial change in the property, and because he could not find that there was new information that could not have been presented with reasonable diligence at the prior hearing.

Ms. Samuels concurred and further explained that looking at the factors in the ordinance, the applicant had not met their burden. She further stated that she was concerned that the board was adding failure to be present as a factor for reconsideration.

Board Member Jacob moved to table VAR-54-2026 until the next regularly scheduled meeting. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes, Ms. Briggs yes, Ms. Samuels yes, Mr. Wood yes. Having five yes votes the motion passed and the application was laid upon the table.

VIII. Adjournment

Having no further business and having completed their agenda, Board Member Jacob moved to adjourn the September 28, 2026 meeting of the New Albany Board of Zoning Appeals. Mr. Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Mr. LaJeunesse yes, Ms. Briggs yes, Mr. Wood yes. Having five yes votes the motion passed and the meeting was adjourned at 6:58 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
VAR-54-2026
Staff Report
Record of Action – to be added

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
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
November 23, 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 October 30, 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.

This variance was previously denied during the Board of Zoning Appeals meeting on August 24, 2026 by a vote of 0-3. The board stated that the request would set a precedence for the neighborhood, the property had no special conditions warranting an approval, and that there were two design alternatives stated for the applicant to seek. Additionally, the applicant was not present at the meeting to answer questions from the board members. The applicant requested a reconsideration and this was heard on September 28, 2026, and the board voted to reconsider the application.

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

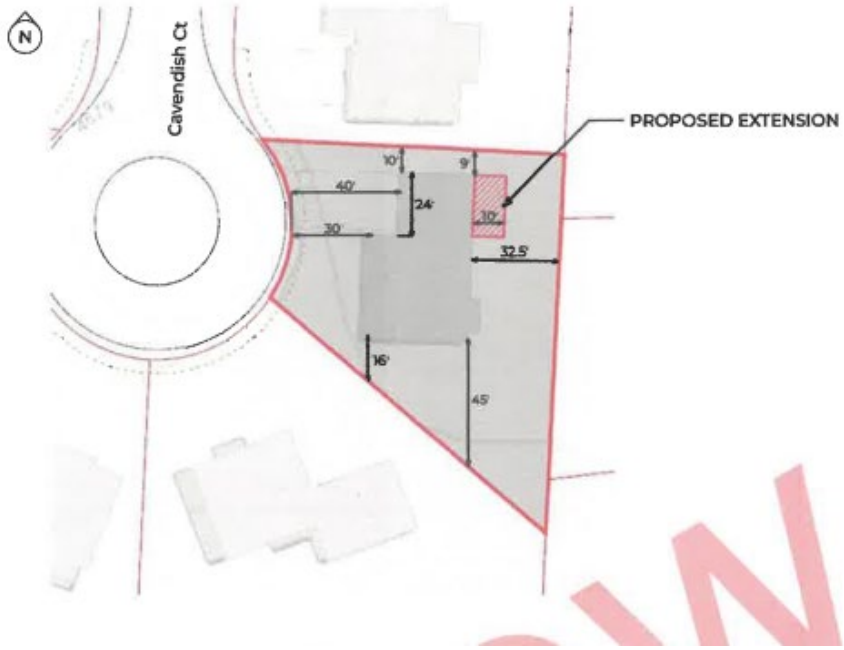
The application complies with application submittal requirements in C.O. 1113.03 and is considered complete. The property owners within 200 feet of the property in question have been notified.

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.

- 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. The board ultimately approved the home addition due to the neighboring properties being non-conforming, and because neighboring properties are nonconforming and because the previous zoning allowed for properties to encroach into the rear setback.
    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 indicated that the homeowner was aware of the applicable zoning restrictions prior to purchasing the property. While the applicant cites unforeseen medical and functional needs as justification for the request, the proposed garage extension would encroach into both the required side and rear yards. Based on the information provided, these circumstances do not establish that compliance with the zoning requirements is impractical or that the requested encroachment is necessary to reasonably use the property.

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.

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.*
    - Staff has identified other properties throughout the neighborhood with site improvements; however, staff's records do not indicate that these improvements required variances. The identified improvements consist primarily of uncovered porches and paved terraces, which are permitted to encroach within five feet of the rear property line under the Zoning Ordinance. These improvements are distinct from the proposed garage extension, which would encroach into both the required side and rear yards. Therefore, the presence of these improvements does not demonstrate that a literal interpretation of the Zoning Ordinance deprives the applicant of rights commonly enjoyed by other properties in the same zoning district.

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, it 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 the variance could confer a special privilege not available to other properties in the same zoning district. The subject property, like other homes in the surrounding neighborhood, currently has a home and garage that comply with the applicable setback requirements. Allowing the proposed garage extension to encroach into the required side and rear yards would permit a development that would otherwise be prohibited under the Zoning Ordinance.

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

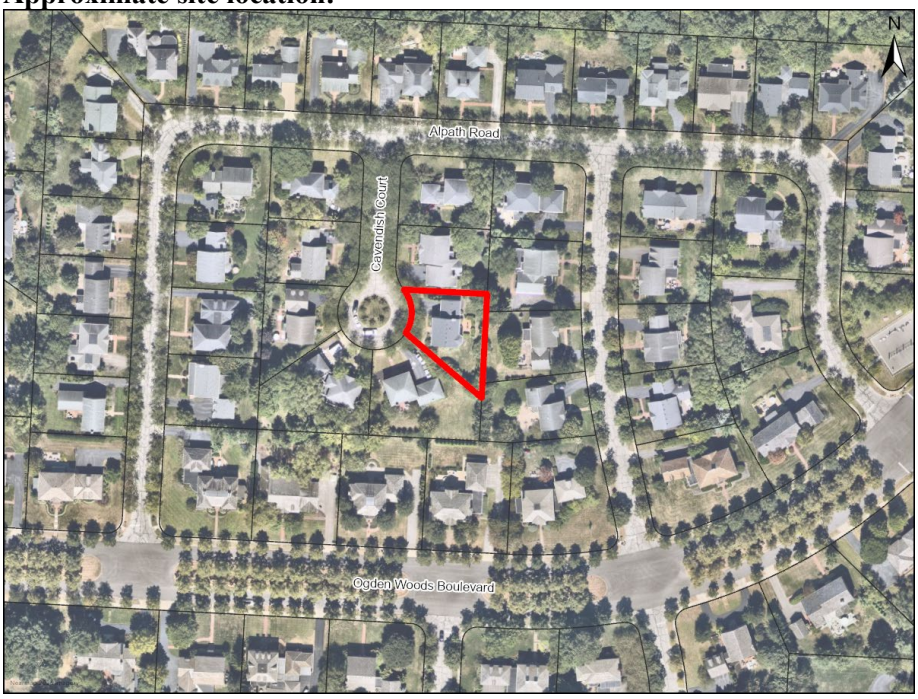
The applicant requests approval of a variance to allow a portion of a garage extension to encroach into the required 10-foot side yard and required 30-foot rear yard setback, effectively placing it approximately 22.5 feet from the rear lot line and 9 feet from the side yard lot line. Setbacks are intended 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.

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

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

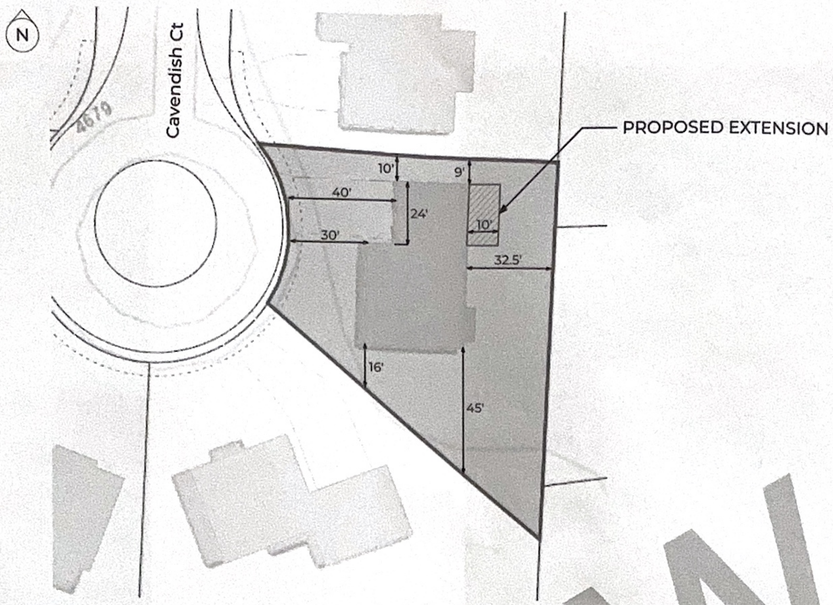
DRYWALL PROVIDED AT WALLS AND CEILINGS PER RCO 705.2.3

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 ¼"

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	CV	04.24.2026

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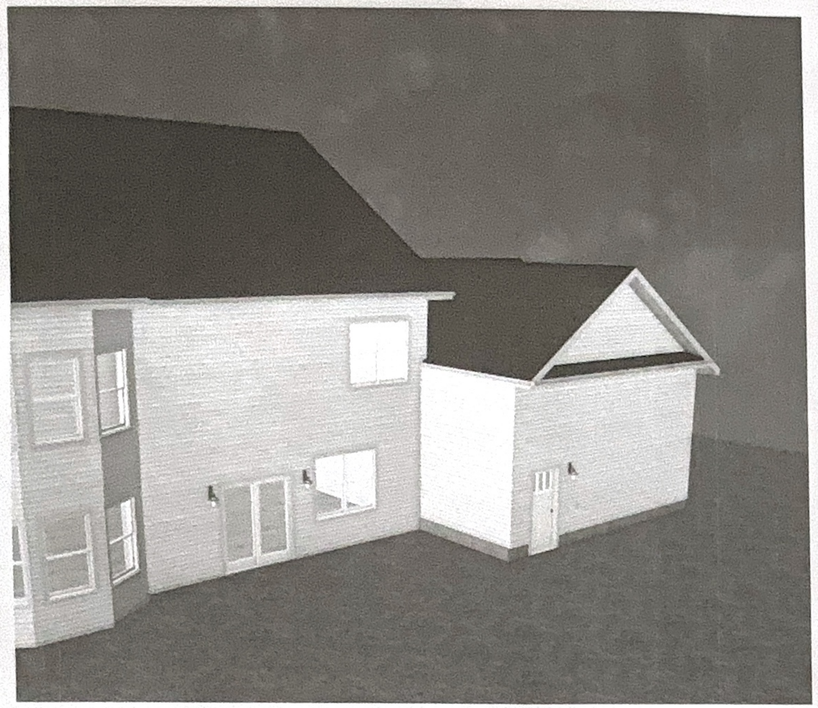
Evans Garage
4678 Cavendish Ct
New Albany, OH 43054

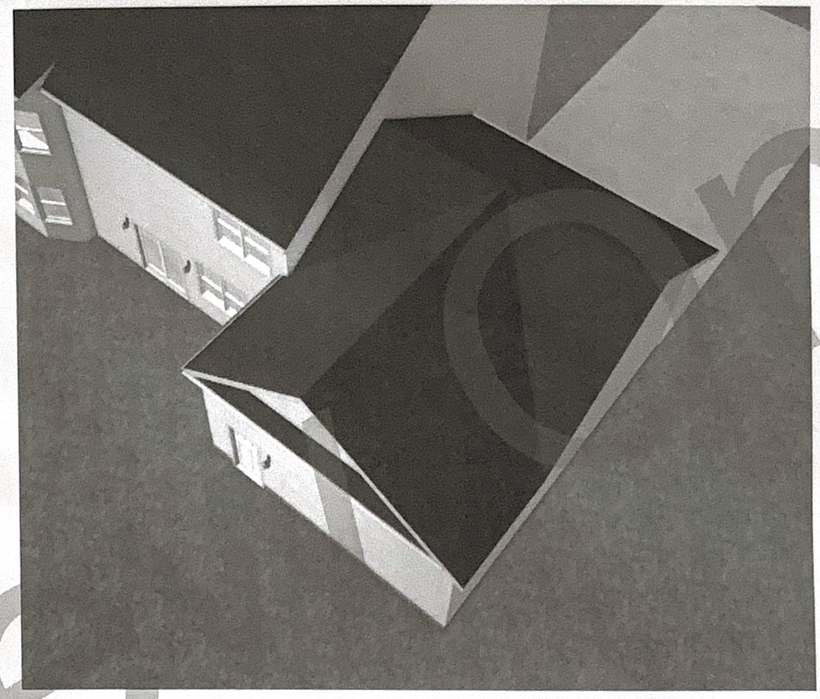
DRAFTLAB

SITE PLAN

SHT
S-1

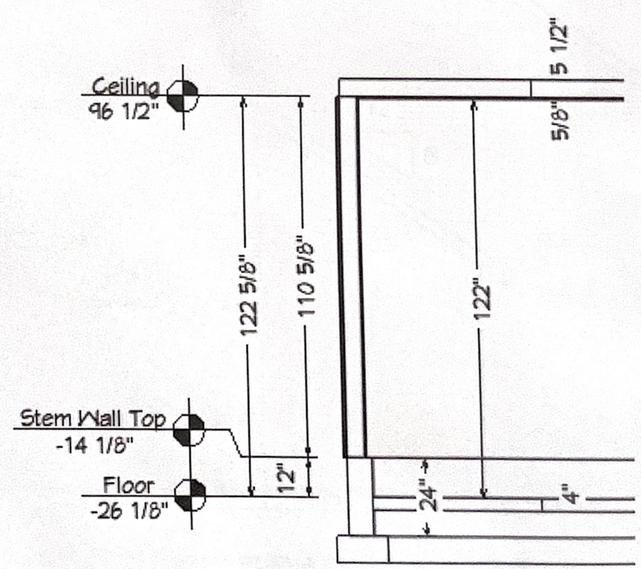
FOR REVIEW ONLY







FRONT ELEVATION



SCALE 1/4" = 1 FOOT

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.24.2026

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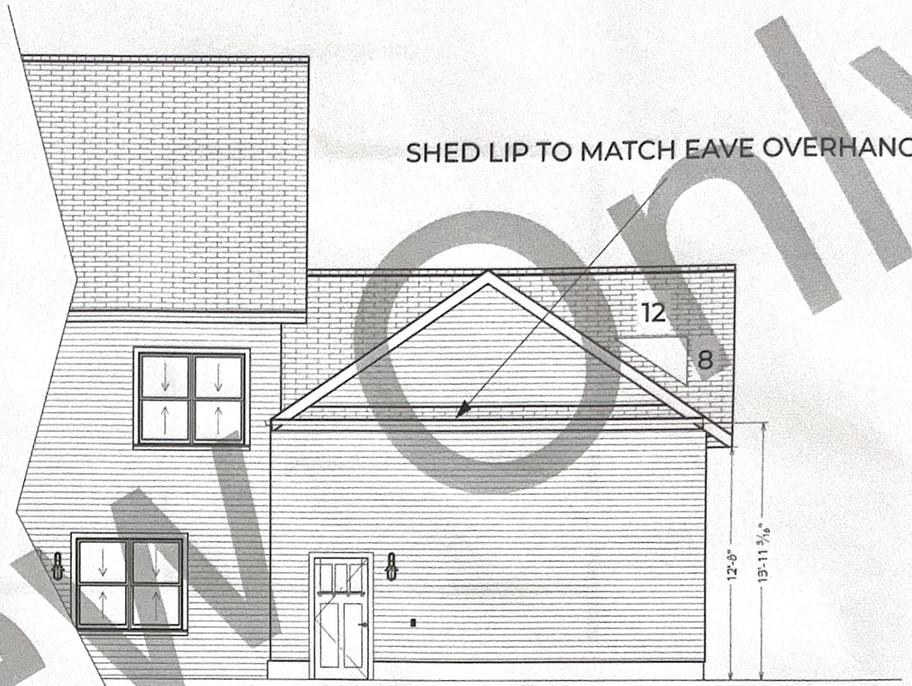
DRAFTLAB

SITE PLAN

SHT
S-2

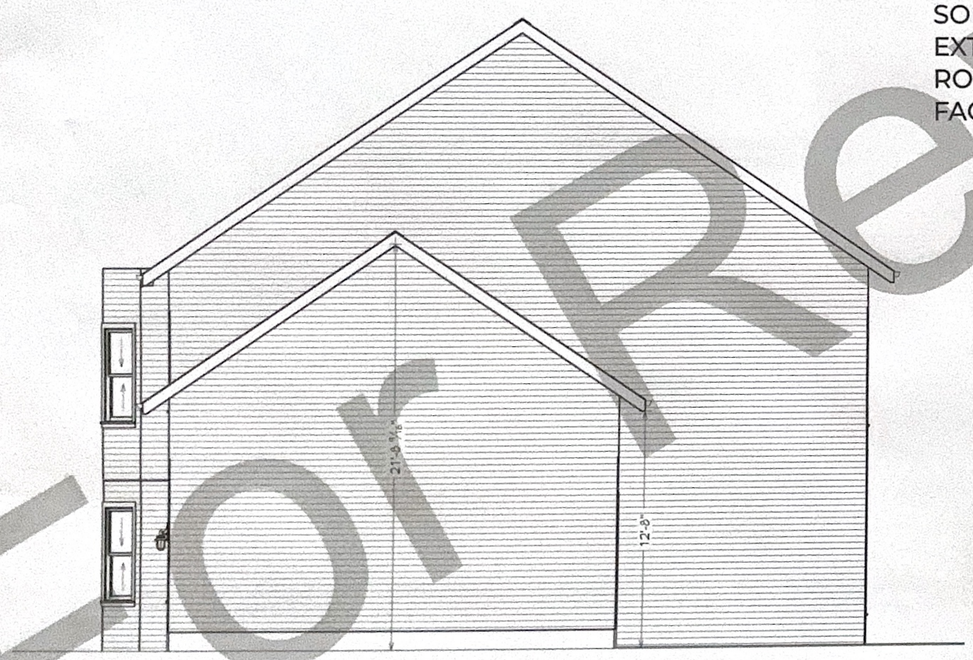


REAR ELEVATION - EXISTING

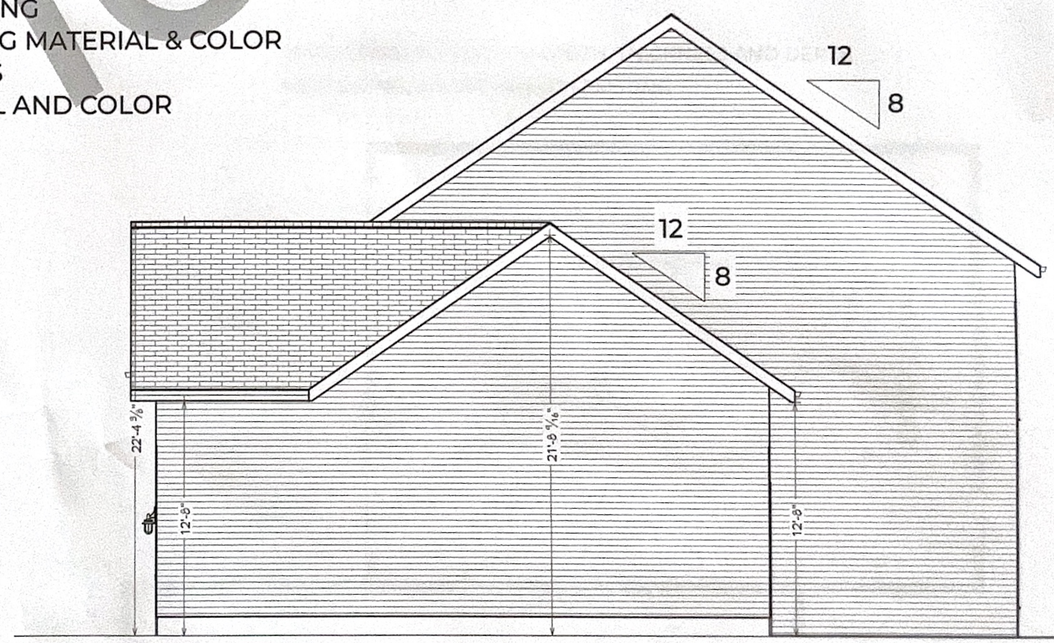


REAR ELEVATION PROPOSED

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

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.24.2026

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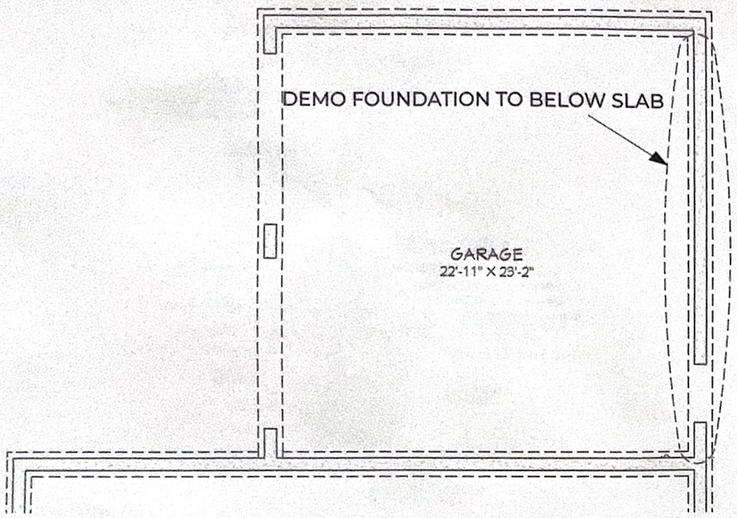
Evans Garage
4678 Cavendish Ct
New Albany, OH 43054

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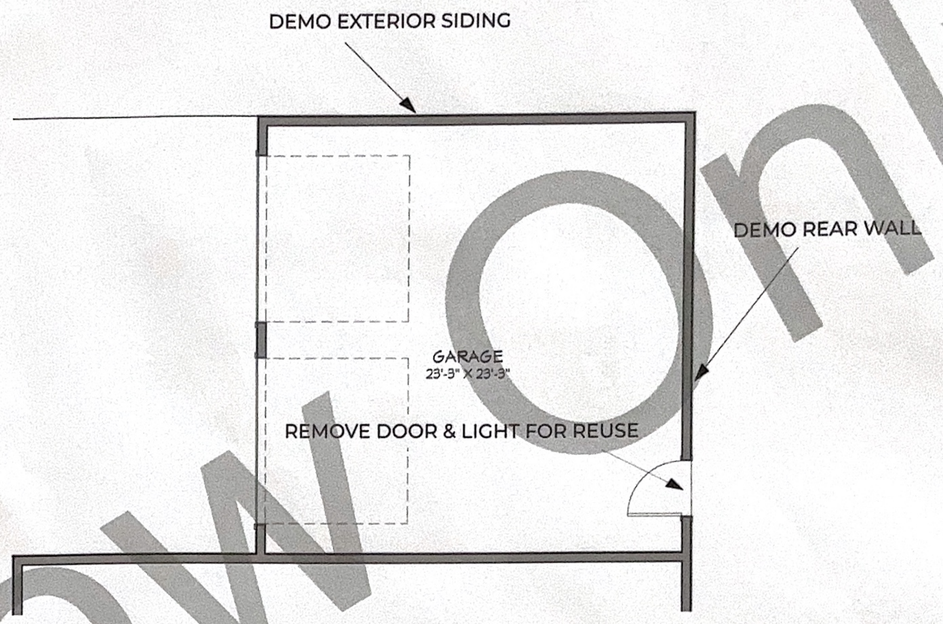
ELEVATION VIEWS

SHT
EL-1

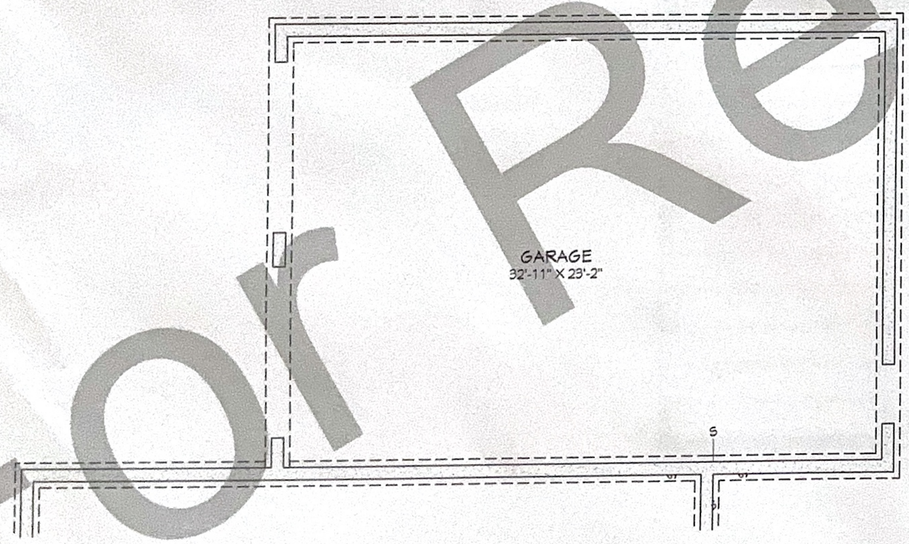
For Review Only



EXISTING FOUNDATION



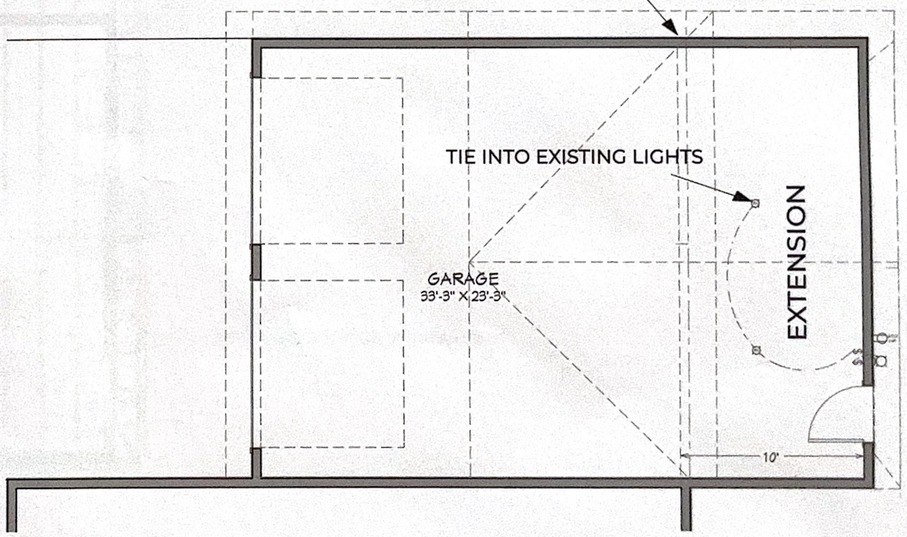
EXISTING LAYOUT



PROPOSED FOUNDATION

MATCH EXISTING FOOTER WIDTH, THICKNESS AND DEPTH

NEW SIDING, 3 SIDES - MATCH EXISTING



PROPOSED LAYOUT

SCALE 1/4" = 1 FOOT

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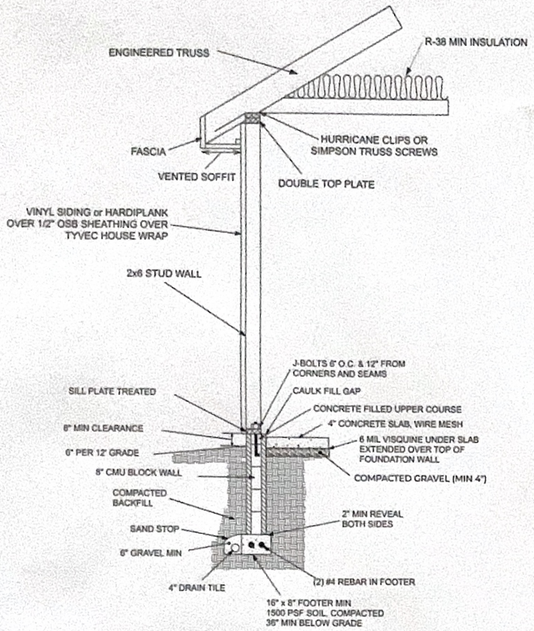
Evans Garage
4678 Cavendish Ct
New Albany, OH 43054

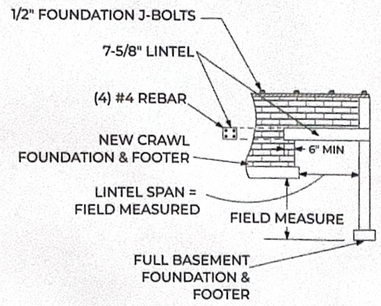
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DESIGN LAYOUT

SHT
D-1

For Review Only



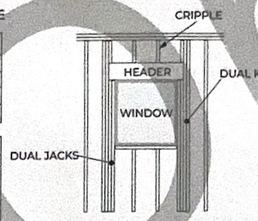


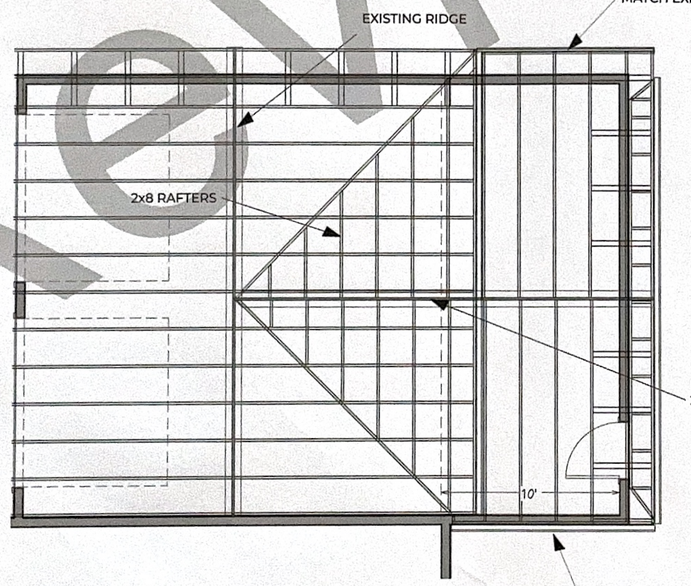
STANDARD HEADER TABLE — HEADER SIZE

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

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.24.2026

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ROOF FRAMING & STANDARD SECTIONS

SHT
SS-1

For Review Only

Owner Mailing /	7567 ALPATH RD
Contact Address	NEW ALBANY OH 43054

Narrative Statement:

Project: 10-ft rear extension to existing attached garage **Location:** Rear of existing garage will be 22.5 ft from rear property line (after addition); side of garage will remain 9 ft from side property line. **Requested relief:** Rear yard variance of **7.5 ft** (required 30 ft; proposed 22.5 ft); side yard variance of **1 ft** (required 10 ft; existing 9 ft maintained).

The homeowners request a modest, rearward 10-foot extension to the existing attached garage to provide enclosed parking and storage for an additional electric vehicle and existing household vehicles and landscaping equipment. The extension preserves the existing side yard line (9 ft) and aligns with the current garage massing, so the front streetscape and neighborhood character remain unchanged.

Practical Hardship and Necessity
The request for additional enclosed garage space is driven by the homeowner's documented medical and safety needs. Due to clinically verified vision impairment, the homeowner requires an additional vehicle equipped with advanced driver-assistance and automated driving features to support safe mobility and continued independence. The proposed garage extension is necessary to accommodate this vehicle within the enclosed garage. Parking the vehicle in the driveway is not considered a safe or reasonable alternative because the grade of the driveway presents additional safety concerns during winter weather, particularly when snow and ice are present. In addition, recent vehicle break-ins in the area have heightened concerns regarding outdoor parking, and the local police department has encouraged property owners to park vehicles inside their garages when possible. Taken together, the homeowner's medical needs, the safety concerns associated with the driveway, and the security concerns associated with outdoor parking create a practical need for the proposed additional enclosed garage space.

Why the variance is minimal and reasonable The rear variance requested (7.5 ft) and the side variance (1 ft) are modest in scope. The extension is limited to the rear, will match existing materials and roofline, and will not alter the home's front elevation or public view. The proposal maintains the existing nonconforming side yard rather than creating a new

Owner Mailing /	6335 LAKE MATHIAS DR
Contact Address	NEW ALBANY OH 43054
Owner	MOSS ETHAN S
	PEARLMAN RACHEL S
Owner Mailing /	4688 CAVENDISH CT
Contact Address	NEW ALBANY OH 43054
Owner	JERWERS MARTIN
	JERWERS WHITNEY
Owner Mailing /	7551 ALPATH RD
Contact Address	NEW ALBANY OH 43054
Owner	GREER EDWARD B
	CONROY SARAH E
Owner Mailing /	4653 MCCURDY DR
Contact Address	NEW ALBANY OH 43054 9631
Owner	GRAYFER EDIT
	ANDERSON MARC J
Owner Mailing /	4665 MCCURDY DR
Contact Address	NEW ALBANY OH 43054
Owner	HAMRICK BRIAN A
	HAMRICK KRISTEN
Owner Mailing /	4677 MCCURDY DR
Contact Address	NEW ALBANY OH 43054
Owner	RECZEK JOSEPH J
	RECZEK REBECCA W

encroachment. Given these factors, the requested relief is proportional to the demonstrated need and will not confer an undue special privilege.

Response to Board considerations

- *Reasonableness and practicality:* Strict application of the setback would prevent reasonable, safe accommodation of an essential vehicle and equipment; the proposed solution is the least intrusive means to meet that need.
- *Beneficial use without variance:* The property remains a functional residence, but denial would prevent reasonable internal parking and charging for the EV.
- *Substantiality:* The variances are modest relative to typical lot dimensions and existing conditions.
- *Neighborhood character and detriment:* The addition is to the rear, consistent in scale and materials, and will not materially affect neighboring properties, sunlight, or views.
- *Government services:* No impact to emergency access, utilities, or public infrastructure is anticipated.
- *Prior knowledge of restriction:* The homeowners acknowledge zoning rules and seek relief for a changed, unforeseen medical and functional need.
- *Alternatives considered:* Detached garages, off-site parking, or major reconfiguration were evaluated and found to be more disruptive, less practical, or more impactful to the site and neighbors.

Consistency with C.O. 1113.06 Special conditions exist (pre-existing garage placement and the household's medical mobility needs) that are not the result of the applicant's actions and are peculiar to this property. Literal enforcement of the ordinance would deprive the homeowners of rights commonly enjoyed by similarly sized properties—namely, the ability to park and charge an EV within an attached garage. Granting the variance will not adversely affect public health, safety, or welfare and will not materially injure neighboring properties.

Owner Mailing /	4679 CAVENDISH CT
Contact Address	NEW ALBANY OH 43054
Owner	PULERI THOMAS C
	PULERI SUZANNE W
Owner Mailing /	4671 CAVENDISH CT
Contact Address	NEW ALBANY OH 43054 9632
Owner	HIGGINS MICHELLE
	HIGGINS JOHN
Owner Mailing /	7518 OGDEN WOODS BLVD
Contact Address	NEW ALBANY OH 43054 9634
Owner	AKLILU KIRUBEL
	FEASEL SARAH
Owner Mailing /	7532 OGDEN WOODS BLVD
Contact Address	NEW ALBANY OH 43054
Owner	SEVEY RYAN
	SEVEY LEAH
Owner Mailing /	7548 OGDEN WOODS BLVD
Contact Address	NEW ALBANY OH 43054
Owner	THORNTON JESSE
	THORNTON LEAH C
Owner Mailing /	7566 OGDEN WOODS BLVD
Contact Address	NEW ALBANY OH 43054
Owner	MORAN SHANE M
	MORAN AMY S

Applicant: Kyle Kocheran (President of RAS Construction), 351 W South St, Worthington, Ohio, 43085, 614-679-3863, Kyle@designbuildras.com

Property Owner: Michael Evans and Kimberly Evans

Property Description: 4678 CAVENDISH CT

NEW ALBANY COUNTRY CLUB SEC 6 LOT 80

New Albany Ordinance That Applies: Ord. C.O 1133.05

Existing Garage Square Footage: 576sqft

New Garage Total Square Footage: 816sqft

Garage Addition Square Footage: 240sqft

Garage Addition Dimensions: 10ftx24ft

Property Owners Within 200 Feet:

Owner	JERWERS MARTIN
	JERWERS WHITNEY
Owner Mailing /	7551 ALPATH RD
Contact Address	NEW ALBANY OH 43054
Owner	CLAPPIER JOHN A
	LUND-CLAPPIER LYNDA L
Owner Mailing /	7527 ALPATH RD
Contact Address	NEW ALBANY OH 43054
Owner	GASLIN RYAN
Owner Mailing /	4689 CAVENDISH CT
Contact Address	NEW ALBANY OH 43054
Owner	TAYLOR AMY R
	TAYLOR DAVID C





NEW ALBANY
COMMUNITY CONNECTS US

New Albany Board of Zoning Appeals Meeting Agenda

June 22, 2026, 6:30 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes April 27, 2026

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

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

VI. Cases

VAR-34-2026 4326 Olmsted Road Setback Variance
Variance from C.O. 1133.05 to allow a portion of a new house to encroach 20 feet into a required 30-foot rear yard building setback on an approximately 0.45-acre single-family residential lot at 4326 Olmsted Road (PID: 222-001486-00).
Applicant: Memmer Homes

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

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

VAR-40-2026 Innovation Campus Way Pavement Setback Variance
Variance from C.O. 1153.04(c) to allow a parking lot to encroach 20 feet into a required 25-foot side yard pavement setback on an approximately 7.3-acre Limited General Employment lot on Innovation Campus Way generally located west of Harrison Road and east of Smith's Mill Road (PID: 095-112050-00.007).
Applicant: Tenby c/o Gavin Jones

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

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

VII. Other business

VIII. Poll members for comment

IX. Adjournment

Central College Road and Jug Street Road (PID: 222-005158 and 47 others). See page 3 for the full parcel list.
Applicant: EC New Vision Ohio, LLC

Planner I Henderson delivered the staff report.

Community Development Engineer said there were no comments from engineering.

Chair Kirby asked whether the applicant had comments.

Applicant Kelli Fankhauser of Epcon Communities thanked Planner Henderson for his thorough report and stated that she was available for questions.
Chair Kirby asked if there was anyone from the public who wished to comment on the application.

Ron Davies, 8300 Central College Road, came to the lectern. He clarified that the rear elevations would include windows and that those windows were false.

Planner I Henderson responded that the windows are false.

Planning Manager Christian added that these false windows have been added at the request of the city architect.

Chair Kirby asked whether there was anyone else present who wished to comment on the application. Hearing none, he moved to accept the staff reports and related documents into the record for FDM-58-2025. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Ms. Briggs yes. Having four yes votes the motion passed and the staff reports and related documents were admitted into the record for FDM-58-2025.

Commissioner Larsen moved to approve FDM-58-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Chair Kirby seconded the motion.

Chair Kirby asked if there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Larsen yes, Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes. Having four yes votes, the motion passed and the final development plan modification was approved.

Chair Kirby and the commission wished the applicant good luck. Thereafter Chair Kirby introduced VAR-59-2025 and asked to hear the staff report.

VAR-59-2025 4 Highgrove Farms Variance
Variance to encroach into the 30-foot rear yard setback on 0.85 acres of land located at 4 Highgrove Farms (PID: 222-004626-00).
Applicant: Ghiloni Custom Builders c/o Vince Ghiloni

Planner Blackburn delivered the staff report.

Community Development Engineer Albright said there were no comments from engineering.

Applicant and Counsel Aaron Underhill delivered the applicant presentation. He thanked Planner I Blackburn and noted that the property owner and the builder were present. He explained that unique site conditions including the lot's corner configuration, dual street frontage, existing easements, and the orientation of the original home, have resulted in the western property line being classified as the rear yard. If the front of the home were oriented toward High Grove Farms, this request would not be needed. He noted that the applicant had gathered letters of support from all of the neighbors.

Commissioner Schell arrived at 8:05 p.m.

Council Member Wiltrout confirmed the location of the side yard and the rear yard.

Chair Kirby remarked that if the house was flipped then they would not need a variance at all, and this was a significant factor in this case.

Commissioner Wallace asked whether it also safe to say that if they just wanted one of the structures a variance would not be needed but the variance is needed because they want both.

Applicant and builder for the project Vince Ghilloni responded that they tried everything. They would have preferred to spread it out but could not.

Commissioner Larsen asked what would prohibit moving the driveway.

Mr. Ghiloni answered that it would be too tight to get out.

Chair Kirby asked whether the applicant would be willing to accept a condition that the sideyard has a 30-foot setback.

The applicant responded yes, and further confirmed that it is well within the setback.

Chair Kirby reiterated that if the house orientation was swapped, this variance would not be needed, but the code's definition of a front yard does not permit redefinition of the front yard. In this case the side yard is functioning as a rear yard.

Chair Kirby moved to accept the staff reports and related documents into the record for VAR-59-2025. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Schell abstained from the vote. Having four yes votes, the motion passed and the staff reports and related documents were accepted into the record for VAR-59-2025.

Chair Kirby moved for approval of application VAR-59-2025 based on the findings in the staff reports with the conditions in the staff report and the following additional conditions:

1. That the encroachment is only as requested and no more.
2. That there is a 30-foot setback for the southern sideyard – opposite of High Grove Farms.

Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace no, Mr. Larsen yes, Mr. Schell abstained from the vote. Having three yes votes, and one no vote, the motion passed and VAR-59-2025 was granted subject to the conditions as stated above.

Commissioner Wallace explained that he voted no because he could not find that this case met the *Duncan* factors. In particular the objective could be accomplished by other means, and the lot does not necessitate the variance.

Chair Kirby noted that it is significant that the variance would not be needed if the house were oriented to face High Grove Farms.

The commission thanked the applicant and wished them good luck.

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

CU-62-2025 Nottingham Trace Model Home CU Extension
Conditional use extension to allow an existing model home to continue operations in the Nottingham Trace subdivision (PIDs: 222-004904, 222-004905 and 222-004906).
Applicant: Nicki Martin

Planner I Blackburn delivered the staff report.

Community Development Engineer Albright said that there were no comments from engineering.

There was discussion of sunsetting the conditional use when all the lots are sold or in three years, whichever comes first.

Chair Kirby asked whether anyone from the public wished to comment on the application.

Hearing none he moved to admit the staff reports and related documents into the record for CU-62-2025. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Ms. Briggs yes, Mr. Schell yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted to the record for CU-62-2025.

Commissioner Briggs moved for approval of CU-62-2025 based on the findings in the staff report with the conditions in the staff report with the following modification to condition two, subject to staff approval:

> 2. The conditional use expires when all the lots are sold or in three years, whichever comes first.as modified below

Commissioner Schell seconded the motion. Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Fw: For addition

Summarize

Reply | Reply All | Forward | ...

K

kciofani@aol.com
To Kyle Kocheran

Fri 10/30/2026 2:37 PM

Letter 2

----- Forwarded Message -----
From: Rachel Pearlman <rspearl8@gmail.com>
To: Kciofani@aol.com <Kciofani@aol.com>
Sent: Sunday, September 20, 2026 at 03:38:15 PM EDT
Subject: For addition

Hello,

We live directly next-door at 4688 Cavendish Ct. We are ok with Michael and Kim Evans' addition. It is not going to impact us and we understand why they are doing the garage extension.

Sincerely,
Rachel Pearlman and Ethan Moss

Sent from my iPhone

Fw: Evans Garage Extension / Zoning Bd

Summarize

Reply | Reply All | Forward | ...

K

kciofani@aol.com
To Kyle Kocheran

Fri 10/30/2026 2:36 PM

Letter 1

----- Forwarded Message -----
From: Suzanne Puleri <spuleri@me.com>
To: Kim Evans <Kciofani@aol.com>
Sent: Monday, September 7, 2026 at 05:52:37 AM EDT
Subject: Evans Garage Extension / Zoning Bd

To whom it may concern,
We live at 4671 Cavendish Court, two doors southwest from Kim & Mike Evans. We are in full support of Kim & Mike receiving any variance needed to extend their garage back 10'.
Sincerely,
Suzanne & Thomas Puleri
614/323-0424

Sent from my iPhone