



New Albany Board of Zoning Appeals Meeting Agenda
June 23, 2025, at 6:30pm

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 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 February 24, 2025

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. Swear in new board member

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

VII. Cases

VAR-36-2025 Edged Sign Variance

Variance to codified ordinance 1169.16(d) to exceed sign area and quantity requirements for Edged located at 7600 West Campus Road (PID: 222-002127).

Applicant: Signcom, Inc. c/o Kylie Cochran, Bruce Sommerfelt

Motion of acceptance of staff reports and related documents into the record for VAR-36-2025.

Motion of approval for application VAR-36-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-41-2025 Amgen Sign Variance

Variance to codified ordinance 1169.16(d) to exceed sign area requirements for Amgen located at 4150 Ganton Parkway (PID: 094-106644-00.000).

Applicant: CRB Group c/o Jon Ficken

Motion of acceptance of staff reports and related documents into the record for VAR-41-2025.

Motion of approval for application VAR-41-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other business

IX. Poll members for comment

X. Adjournment



New Albany Board of Zoning Appeals
February 24, 2025 Meeting Minutes - DRAFT

I. Call to order

The New Albany Board of Zoning Appeals held a regular meeting on Monday, February 24, 2025 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:29 and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. LaJeunesse	present
Mr. Jacob	present
Ms. Samuels	present
Mr. Schell	present
Mr. Smith	absent
Council Member Kist*	present

*Council Member Kist attended in lieu of Council Member Shull

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

Staff members present: Planner Blackburn, Planning Manager Christian, Deputy Clerk Madriguera.

III. Action on minutes January 27, 2025

Chair LaJeunesse asked if there were any corrections to the minutes from the January 27, 2025 meeting.

Hearing none, Board Member Jacob moved for approval of the January 27, 2025 minutes. Board Member Schell seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Schell yes, Ms. Samuels yes, Mr. LaJeunesse yes. Having four yes votes, the motion passed and the January 27, 2025 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

Chair LaJeunesse delivered the oath to all present who wished to address the board for a case on the agenda.

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

Chair LaJeunesse recognized that there were three visitors present who wished to address the board for an item not on the agenda.

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

VI. Cases

VAR-08-2025 Variance

Variance to Business and Commerce L-GE zoning text section VI (B) to delay the installation of the required landscaping along adjacent residential use properties at 13360 Miller Road
(PID: 095-111648-00.00)

Applicant: Ryan O'Grady

Planner Blackburn delivered the staff report.

Board Member Samuels moved to admit the staff reports and related documents into the record for VAR-08-2025. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Schell yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for VAR-08-2025.

Board Member Jacob asked staff to elaborate on the type of greenery or plants that will be put in.

Applicant Ryan O'Grady answered that it would be a mixture of various trees and shrubbery.

Planning Manager Christian added that city staff, including the city architect, worked to be sure that the landscaping will meet the requirements of the text.

Chair LaJeunesse asked the applicants whether they had anything to add to the staff report.

Applicants Joseph Dzubara, Ryan O'Grady, and David Darby thanked Planner Blackburn for her presentation and stated they had nothing further to add but were available for questions.

Board Member Schell asked whether anything like this has come before the board.

Planning Manager Christian answered no. Staff has been working with the applicant since day 1. This is a unique piece of property and the annexation process has begun, and the current neighbor's rezoning would obviate the need for the variance.

Board Member Samuels asked about the vegetation v. fencing barrier, and about the expectation.

Planning Manager Christian responded that it is more of a visual barrier than a sound barrier.

Board Member Jacob moved for approval of VAR-08-2025 based on the findings in the staff report with the conditions in the staff report, if any, and subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. LaJeunesse yes.

Ms. Samuels yes. As rationale for her vote, Ms. Samuels requested that the record include Planning Manager's comment that the current neighbor's rezoning would obviate the need for the variance.

Mr. Schell yes.

Having four yes votes, the motion passed and VAR-08-2025 was approved.

The board wished the applicants good luck.

Thereafter Chair LaJeunesse recognized that there were visitors present, Laurie Johnson, Joel Topolosky, and Jennifer Lewis, who wished to address the board for an item not on the agenda. These visitors would be heard under Other business.

VII. Other business

Lori Johnson, 6357 Callaway Square East, thanked the board and stated that she wanted to address the board about the proposed rezoning of the property adjacent to the Nottingham Trace age-restricted residential subdivision. The property was being considered for rezoning in order to accommodate a bus

barn for the schools and a new fire substation. She asked whether this board would review that application.

Planning Manager Christian responded no, that application would not come before this board. This board deals with appeals. The Planning Commission and City Council address zoning applications.

Council Member Kist thanked Ms. Johnson for taking the time to come to the Board of Zoning Appeals meeting. He explained that this board considers appeals of staff determinations. The application Ms. Johnson was interested in commenting on is currently in the informal review process. It would be considered by the Planning Commission, the Plain Township Trustees, the New Albany Plain Local School Board, and the New Albany City Council. The rezoning signs with a qr code will be posted on the property

Mr. Topolosky, 6204 Callaway Square West. He lives in the first house in the development. The Nottingham Trace residents are concerned about the bus return road; the north road will need a left turn lane in order to avoid backing up traffic. For that reason the Nottingham Trace residents believe that the bus barn road is a bad idea. He further explained that he thought that the proposed building is in the drop zone of a nearby communication tower. He is concerned about the impact of bus emissions on their health and that having a bus barn near a residential area could decrease property values.

Board Member Schell thanked Mr. Topolosky and stated that he wanted to be sure they able raised their concerns to the appropriate boards. He advised them to be sure they visited with the Plain Township Trustees, the New Albany Planning Commission, and the New Albany City Council. He urged Mr. Topolosky, Ms. Johnson, and Ms. Lewis to reach out to city staff.

Council Member Kist thanked Mr. Topolosky and said his [Mr. Topolosky's] message was heard loud and clear. He stated that the other body to consider contacting is the New Albany Plain Local School Board. He also said the city is considering adding a dedicated page to the website regarding this issue and that the Nottingham Trace homeowners' association should be reaching out very soon.

Board Member Schell added that the board loves hearing from citizens and stated that there will be traffic studies regarding this application.

Residents – are they doing studies with air pollution, sound, and the pond.

Schell – city staff will have the answers;

Ms. Johnson thanked the board and stated that the irony is that many residents of Nottingham Trace are health compromised, and many others take care of grandchildren. They love New Albany and many are worried that they will have to sell their homes.

The board thanked the residents.

Council Member Kist thanked the residents and assured them that this was still in the decision stage.

VIII. Poll members for comment

Chair LaJeunesse polled the members for comment.

IX. Adjournment

Hearing no comment, Board Member Jacob moved to adjourn the February 24, 2025 meeting of the Board of Zoning Appeals. Board Member Schell seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Schell yes, Ms. Samuels yes, Mr. LaJeunesse. Having four yes votes, the motion passed and the February 24, 2025 meeting was adjourned.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
VAR-08-2025
Staff Report
Record of Action

NEW ALBANY
COMMUNITY CONNECTS US
Board of Zoning Appeals Staff Report
February 24, 2025 Meeting

LANDSCAPE SCREENING VARIANCE

LOCATION: 13360 Miller Road, NW (PID: 095-111648-00.000).
APPLICANT: Ryan O’Grady
REQUEST: (A) Variance to Business and Commerce L-GE zoning text section VI(B) to delay the installation of the required landscaping along adjacent residential use properties
ZONING: Limited General Employment (L-GE): Business and Commerce Zoning Text
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-08-2025

Review based on: Application materials received January 31, 2025

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance to delay the installation of the required landscaping along a residentially used property. The Business and Commerce L-GE zoning text requires landscaping and/or mounding to be installed within the minimum required pavement setback areas, adjacent to residentially zoned and used properties, to provide an opacity of 75% on the date that is five (5) years after planting to a total height of 10 feet above ground level when viewed from off-site. Due to the requirements of this zoning text, the landscaping is required to be installed immediately and the applicant request a variance to allow it to be installed by the end of construction work on the site.

II. SITE DESCRIPTION & USE

The property, spanning +/- 79.3 acres, is located in the Licking County portion of the New Albany Business Park. The site is planned to be developed as a data center campus. Adjacent properties to the west and south are located in the same limited overlay district. To the east, the property is zoned Technology Manufacturing District. The property to the north is residentially zoned and used, located within Jersey Township.

III. EVALUATION

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

Criteria

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

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

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

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

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

III. ASSESSMENT

Considerations and Basis for Decision

(A) Variance to Business and Commerce L-GE zoning text section VI(B) to delay the installation of the required landscaping along adjacent residential use properties

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

1. The Business and Commerce zoning text's Buffering, Landscaping, Open Space, and Screening code section VI(B) provides the following requirements related to screening along residentially zoned and used properties.

"For those perimeter boundaries which abut residentially zoned and used properties (if two contiguous properties have an intervening public street right-of-way between them, they shall still be considered to be abutting) that are not owned by the developer, then the required landscaping and/or mounding (or some combination thereof) within minimum required pavement setback areas shall be enhanced to provide an opacity of 75% on the date that is five (5) years after planting to a total height of 10 feet above ground level when viewed from off-site. Existing trees may be utilized to meet this opacity requirement."

2. Zoning text section VI(J) states that this screening is required to be installed when a site improvement is constructed that will be within 800 feet of the residentially zoned and used property. There is a residentially zoned and used property adjacent to the northern boundary of this commercial site and the applicant plans to construct improvements that are within 800 feet of this shared property line, therefore the screening is required to be

- installed immediately. The applicant requests a variance to this requirement to delay the installation of landscaping until the end of construction work on the site.
3. The variance request does not appear to be substantial, as the applicant intends to delay the landscaping installation just until construction is completed on-site. The variance is being requested due to there being insufficient space to relocate construction trailers on site during construction. While the required landscaping will not be in place immediately, the applicant states that they will install construction fencing along the northern property line, adjacent to the neighboring residential area.
 4. Allowing the variance would not significantly alter the essential character of the neighborhood. The applicant has committed to maintaining screening of the construction from neighboring properties through the use of fencing until the landscaping is installed. Since the landscaping would not provide full opacity immediately upon installation, the fencing may offer more effective screening than the landscaping could on day one. Additionally, there are other commercial sites in the surrounding where immediate installation of screening is not required. Those property owners are permitted to install the screening by the end of construction which is the same request this applicant is making.
 5. The variance request generally aligns with the "spirit and intent" of the zoning requirement, as the applicant is still required to provide the necessary screening as construction is completed. This approach ensures that the intent of the zoning requirement is upheld while still addressing practical constraints, thereby serving substantial justice by balancing the needs of the project with the surrounding environment.
 6. The applicant states that there are special conditions and circumstances in this case that justify the variance request, as outlined in their reasoning letter. They state that despite repeated attempts to contact the residents of the adjoining property, no one has reached out, and it appears that the property is not actively in use. However, the zoning text still requires compliance with the screening provisions.
 7. Granting the variance will not adversely affect the health and safety of those residing or working nearby, nor will it be materially detrimental to the public welfare or injurious to private property or public improvements. The applicant has ensured that a form of screening will remain in place along the residential property through the use of fencing, and the landscaping will be installed once construction is complete and the construction trailers are removed. This approach will maintain the intended screening, ensuring no negative impact on the surrounding area.
 8. The variance would not adversely affect the delivery of government services.

IV. SUMMARY

The variance request involves delaying the installation of required landscaping until after construction is completed, due to space constraints for construction trailers. The applicant commits to maintaining screening along the residential property line using fencing during this period, ensuring that the intent of the zoning requirements is still met. Granting the variance will not significantly alter the neighborhood's character, as the fencing will provide effective screening until the landscaping can be installed. Overall, it does not appear that granting this variance negatively impacts the surrounding area and it will be in line with the spirit of the zoning code.

V. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motions would be appropriate. Conditions of approval may be added.

Move to approve application VAR-08-2025.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Ryan O'Grady,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, February 25, 2025

The New Albany Board of Zoning Appeals took the following action on 02/24/2025 .

Variance

Location: 13360 Miller Rd, Unit:Bldg 2, New Albany, OH 43031

Applicant: Ryan O'Grady,

Application: PLVARI20250008

Request: Variance

Motion: To Approve

Commission Vote: Motion Approved, 4-0

Result: Variance, PLVARI20250008 was Approved, by a vote of 4-0.

Recorded in the Official Journal this February 25, 2025

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn
Planner



**Board of Zoning Appeals Staff Report
June 23, 2025 Meeting**

**EDGED
SIGN VARIANCES**

LOCATION: 7600 West Campus Road (PID: 222-002127)
APPLICANT: Signcom, Inc. c/o Kylie Cochran, Bruce Sommerfelt
REQUEST: (A) Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 240.05 square feet where code permits a maximum of 200 square feet.
(B) Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 296.11 square feet where code permits a maximum of 200 square feet.
(C) Variance to C.O. 1169.16(d) to allow three wall signs for a building with one entrance where code permits a maximum of one wall sign per building entrance.
ZONING: Limited General Employment (L-GE) Schleppi Road Office District Limitation Text
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-36-2025

Review based on application materials received May 14, 2025, and updated June 4, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests the following variances related to new signs for the Edged building located in the Franklin County portion of the New Albany International Business Park. The applicant is requesting the following variances:

- (A) Variance to C.O. 1169.16(d) to allow the size of the wall sign to be 240.05 square feet where code permits a maximum of 200 square feet.
- (B) Variance to C.O. 1169.16(d) to allow the size of the wall sign to be 296.11 square feet where code permits a maximum of 200 square feet.
- (C) Variance to C.O. 1169.16(d) to allow three wall signs for a building with one formal entrance where code permits a maximum of one wall sign per building entrance.

II. SITE DESCRIPTION & USE

The Edged building is located north of the intersection of New Albany Road E. and W. Campus Road. The property is 14.69 +/- acres and located in the New Albany International Business Park. It is surrounded by similar Limited General Employment District and Office Campus District uses as well as residential Infill Planned Unit Development to its north.

III. EVALUATION

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

Criteria

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

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

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

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

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

III. ASSESSMENT

Considerations and Basis for Decision

(A) Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 240.05 square feet where code permits a maximum of 200 square feet.

(B) Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 296.11 square feet where code permits a maximum of 200 square feet.

The following should be considered in the decision of the board:

1. C.O. 1169.16(d) states that wall signs in commercial and warehousing sub-districts may have an area of one square foot per linear foot of building frontage, not to exceed 200 square feet. The linear footage of the building’s frontage exceeds 200 square feet, so the 200-square-foot maximum applies. The applicant proposes to install two illuminated wall signs that are identical in appearance, both featuring the company logo, that exceed 200 square feet. The

applicant additionally proposes a third identical, non-illuminated wall sign on the east building face that is 5.19 square feet and meets square footage requirements.

- a. The wall sign proposed on the east building façade above the building's main entrance is 240.05 square feet. This exceeds code by 40.05 square feet.
- b. The wall sign proposed on the south building façade is 296.11 square feet. This exceeds code by 96.11 square feet.



Proposed signage appearance for the Edged building.

2. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the New Albany Business Park District and the building's approximately 500-foot setback from the public road reduces the visual impact of the wall signs.
3. The variance request may be substantial because of the signs' sizes relative to the building façades. Although largely sized signs are appropriate for the large building façades, the percentage of façade area that is used by the wall signs is larger than historically approved by the board.
 - a. The building is approximately 206,000 square feet in total area. It is approximately 410 feet in width on its east elevation, 361.5 feet in width on its south elevation, and 45 feet in height (53 feet at its tallest point).
 1. The square footage of the east building face is approximately 18,455 square feet. The 240.05-square-foot wall sign comprises 1.30% of the building façade.
 2. The square footage of the south building face is approximately 16,265 square feet. The 296.11-square-foot wall sign comprises 1.82% of the building façade.
 - b. Sign variances have historically been approved for wall signs with areas up to and around 1% of the façade area.
 1. A 1% sign-to-façade ratio on the east building façade would result in a wall sign with an area of 184.55 square feet.
 2. A 1% sign-to-façade ratio on the east building façade would result in a wall sign with an area of 162.65 square feet.
 - c. One of the largest ratios of a wall sign to its building façade previously approved by the board was approved in 2024. AmplifyBio requested a wall sign that comprised 1.35% of the building façade. The sign was 215 square feet on an elevation that was 47,880 square feet.
 1. A 1.35% sign-to-façade ratio on the east building façade would result in a wall sign with an area of approximately 249.14 square feet.
 2. A 1.35% sign-to-façade ratio on the east building façade would result in a wall sign with an area of approximately 219.58 square feet.
 - d. The sign areas are based on the letter heights, spanning the descent of the letter "g" to the ascent of the letter "d." There is empty space above and below the majority of the letters in the signs, which may reduce the visual impact of the large signs.
 - e. Based on precedent set by the board, the large sign-to-façade ratio of the proposed 296.11-square foot wall sign may be able to be reduced while still meeting its original intent and function. The sign-to-façade ratio of the 240.05-square-foot wall sign may be more appropriate, but the board should consider whether a sign that meets code requirements would appear appropriately scaled on the larger building façade.

4. The Board of Zoning Appeals has precedent with variance requests for wall signs of similar areas:
 - a. The largest variance to sign size was approved by the board in April 2021. Amazon requested a wall sign at 297 square feet for a building approximately 1,271 feet long and approximately 50 feet in height. The square footage of the façade was 63,550 square feet, and the sign was less than 1% of the façade.
 1. The proposed wall sign on the east building elevation is 240.05 square feet. This is 56.95 square feet smaller than the area approved for Amazon's sign, though the sign-to-façade ratio is larger at 1.30%.
 2. The proposed wall sign on the south building elevation is 296.11 square feet. The area is very close to that approved for Amazon's sign, though the sign-to-façade ratio for the proposed sign is much larger at 1.82%.
 - b. The board has conditionally approved similarly sized wall sign proposals to not exceed the 200-square-foot code requirement. A size variance request similar to the proposed 297-square-foot wall sign was made in November 2024 for wall signs at QTS to be 311 square feet in area, which would each comprise only 0.9% of the façades. The board conditioned the proposed wall signs to be no more than 200 square feet.
5. The spirit and intent of the zoning code is preserved when a sign is appropriately scaled and designed for the building on which it is located. The city sign code requires signs to "integrate with the building/site on which they are located and adjacent development in scale, design, and intensity. For example, large signs are best suited for buildings with larger massing." Based on sign sizes and scales that have historically been approved by the board for wall signs on similar buildings, the signs either meet or exceed the spirit and intent of the zoning code.
6. Granting the variance will not adversely affect the health, safety, or general welfare of persons living in the immediate vicinity.
7. Granting the variance will not adversely affect the delivery of government services.

(C) Variance to C.O. 1169.16(d) to allow three wall signs for a building with one entrance where the code permits a maximum of one wall sign per building entrance.

The following should be considered in the decision of the board:

1. C.O. 1169.16(d) states one wall sign is permitted to be installed per building entrance in commercial and warehousing sub-districts. The building has one formal entrance; thus, a total of one wall sign is allowed. The applicant proposes installing three wall signs. Two wall signs are proposed on the east elevation of the building, and one wall sign is proposed on the south elevation of the building.
2. The variance request may be unsubstantial due to the large size of the building, which is approximately 206,000 square feet. The building is approximately 410 feet in width on its east elevation, 361.5 feet in width on its south elevation, and 45 feet in height (52 feet at its tallest point). Due to the large size, the proposed number of wall signs appears to be appropriate.
 - a. On the east elevation, the 240.05-square-foot sign is proposed above the building's main entrance for visibility from New Albany Road E., and the 5.19-square-foot sign is proposed next to the building's public entrance as a pedestrian-oriented sign. In total, the signs take up 245.24 square feet, which is 1.33% of the building façade.
 - b. On the south elevation, the 296.11-square-foot sign is proposed for visibility from New Albany Road E. at a greater distance than the east elevation. The sign takes up 1.82% of the building façade.
 - c. The percentage of wall area comprised by the signs may cause the variance request to become substantial. Reducing the sign-to-façade ratio may allow the number of signs to better preserve the spirit and intent of the zoning code and better reflect standards historically approved by the board.
3. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the New Albany Business Park District and the

building's approximately 500-foot setback from New Albany Road E. reduces the visual impact of the wall signs. The signs are proposed to be visible from a greater distance than the setback because of how New Albany Road E. curves near the site.

4. The granting of the variance will not confer on the applicant any special privileges because the city Board of Zoning Appeals has approved similar variances. The code requirement changed in January 2025 from regulating sign quantity per building frontage to regulating sign quantity per building entrance, though the requirement may be considered comparable. The newer regulation has not formerly been part of a variance request.
 - a. A recent variance to number of signs per building frontage was approved by the board in November 2024. QTS requested four additional wall signs per building frontage for a total of six wall signs.
 - b. A recent variance to number of signs per building frontage was approved by the board in June 2024. AmplifyBio requested two additional 215-square-foot wall signs per building frontage for a total of three wall signs.
5. Granting the variance will not adversely affect the health, safety, or general welfare of persons living in the immediate vicinity.
6. Granting the variance will not adversely affect the delivery of government services.

IV. SUMMARY

This site is located in the New Albany Business Park, where many similarly zoned and used properties have large-scaled signage. The proposed 296.11-square-foot sign is nearly the size of the largest sign previously approved by the Board of Zoning Appeals, and its coverage of the building façade is greater in percentage than historically approved by the board. The applicant may be able to reduce the size of one or both wall signs while still meeting the original purpose and functionality.

V. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motions would be appropriate. Conditions of approval may be added.

Move to approve application VAR-36-2025.

Approximate Site Location:



Source: NearMap

Permit # _____
 Board _____
 Mtg. Date _____


Community Development Planning Application

Project Information	Site Address <u>7600 W. Campus Rd, New Albany, OH 43054</u>																																																												
	Parcel Numbers <u>222-002127</u>																																																												
	Acres <u>14.690</u>	# of lots created <u>One (1), no change</u>																																																											
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td>☐ Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td>☐ Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td>☐ Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td>☐ Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td>☒ Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>		Choose Application Type	Circle all Details that Apply				☐ Appeal					☐ Certificate of Appropriateness					☐ Conditional Use					☐ Development Plan	Preliminary	Final	Comprehensive	Amendment	☐ Plat	Preliminary	Final			☐ Lot Changes	Combination	Split	Adjustment		☐ Minor Commercial Subdivision					☐ Vacation	Easement		Street		☒ Variance					☐ Extension Request					☐ Zoning	Amendment (rezoning)		Text Modification
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☐ Zoning	Amendment (rezoning)		Text Modification																																																										
Description of Request: <u>Variance to Chapter 1169.16(d) to exceed allowable square footage of signage allowed and to exceed allowable number of signs (one per building entrance)</u>																																																													
Contacts	Property Owner's Name: <u>Edged Columbus LLC</u> Address: <u>30 Old Kings Highway South, Suite 1005</u> City, State, Zip: <u>Darien, CT 06820</u> Phone number: <u>760-212-3888</u> Fax: _____ Email: <u>brian.bachman@edged.us</u>																																																												
	Applicant's Name: <u>Signcom, Inc. - Kylie Cochran, Bruce Sommerfelt</u> Address: <u>527 West Rich Street</u> City, State, Zip: <u>Columbus, OH 43215</u> Phone number: <u>614-228-9999</u> Fax: <u>614-228-4326</u> Email: <u>kylie@signcominc.com; bruce@signcominc.com</u>																																																												
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	Signature of Owner Signature of Applicant	Signed by: <u>Brian Bachman</u> CHACHEL00133014 Signed by: <u>Kylie Cochran</u> 57A573E09F14ED																																																											
		Date: <u>4/26/2025</u> Date: <u>5/1/2025</u>																																																											

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

Fees & Submittal Requirements

Plat – Subdivision Final			
Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			
	Non-single family, commercial, subdivision, multiple properties	600.00	<u>600.00</u>
	Single Family residence	250.00	_____
	In conjunction with Certification of Appropriateness	100.00	_____
Extension Request		0.00	
Zoning			
	Rezoning - First 10 acres	700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
	Rezoning to Rocky Fork Blacklick Accord	250.00	_____
	Text Modification	600.00	_____
Easement Encroachment		800.00	_____

527 W. Rich St.
Columbus Oh 43215
Office: 614-228-9999
Kylie@signcominc.com
Fax: 614-228-4326



Community Development & Planning
City of New Albany
7815 Walton Parkway
New Albany, OH 43054
(614) 939-2254

RE: Edged, 7600 W Campus Rd, New Albany, OH 43054 – Variance Application

Signcom, Inc. on behalf of Edged requests variances for exterior building-mounted signage for the above-referenced project. The subject property is located within the GE (General Employment) zoning district with a Limited Overlay (L) District. The property is a 206,000-square-foot data center featuring a well-balanced design, with approximately 18,455 square feet along the East/West elevation and 16,265 square feet along the North/South elevation.

This request pertains to City Code Section 1169.16(d) – Permanent Signs: Building Sign Types, Wall, Commercial/Warehousing, and seeks approval of the following variances:

1. Number of Signs – One per Building Entrance

The proposed signage plan includes two wall signs for a structure that has a single formal entrance:

a. East Elevation (Variance requested):

- i. A wall sign is proposed above the building's main entrance, facing west/southbound traffic on New Albany Road East, adjacent to the main parking area.
- ii. A second, pedestrian-oriented, non-illuminated wall sign is proposed next to the public entrance, facing the main parking area.

b. South Elevation (Variance requested):

- i. A second wall sign is proposed on the south elevation, which does not contain a building entrance, but directly faces east/northbound traffic on New Albany Road East. Due to the building's location on a bend in the roadway and extended setback, this elevation experiences high visibility and merits adequate signage for proper identification and wayfinding.

2. Permitted Sign Area – 1 sq. ft. per Linear Foot of Building Frontage (Max 200 sq. ft.)

a. East Elevation: Approximately 410 linear feet

- i. Proposed Sign A: 9'-8" x 25' (240.05 sq. ft.)
- ii. Proposed Sign B: 17" x 44" (5.19 sq. ft.)
 1. Aggregate square footage: 245.24
 2. Variance of 45.24 sq. ft. requested

b. South Elevation: Approximately 360 linear feet

- i. Proposed signage: 10'-8.25" x 27'-8.5" (296.11 sq. ft.)
- ii. Variance of 96.11 sq. ft. requested

These façade dimensions represent significant wall areas, and the requested signage sizes are proportional to the building scale. The larger signage ensures adequate visibility for traffic traveling at 35 mph, enhancing safety and recognition without visual clutter.

527 W. Rich St.
Columbus Oh 43215
Office: 614-228-9999
Kylie@signcominc.com
Fax: 614-228-4326



Evaluation of Variance Request Pursuant to Duncan v. Village of Middlefield and New Albany Code

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 can be used without the variance; however, the Edged building is located on a curved section of New Albany Road East with substantial frontage and a large physical footprint. Due to the extended setback and dual frontage along a 35 mph roadway, prominent and properly placed signage is essential for clear site identification and directional orientation.
2. Whether the variance is substantial.
 - While the proposed signage exceeds code limits, the variance is proportionate to the large scale of the building and long frontage, and is not excessive in context. The request aligns with visibility and design standards seen in surrounding commercial areas.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a 'substantial detriment'.
 - The surrounding properties are zoned IPUD (Infill Planned Unit Development) and OCD (Office Campus District)—districts that support high-quality commercial, office, and employment uses. These areas typically accommodate larger signage elements to match building scales and the regional character of business parks and technology campuses. As such, the proposed variances are compatible with the surrounding development pattern, and the signage is both functional and consistent with the area's design intent.
4. Whether the variance would adversely affect the delivery of government services.
 - The proposed signage will have no adverse effect on the delivery of government services such as emergency access, infrastructure maintenance, or traffic operations. Drivers will be able to navigate to the site easily from either direction with signs on both frontages.
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 - While the owner was aware of general zoning restrictions, the need for additional and scaled signage became apparent during design due to the building's unique location and size.
6. Whether the problem can be solved by some manner other than the granting of a variance.
 - Due to the building's extended setback, curved road frontage, and limited number of entrances, there is no practical alternative that would provide equivalent visibility or identification.
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 request preserves the intent of the zoning code by maintaining orderly development while ensuring functionality and fairness. Granting the variance supports effective use and does not confer undue advantage.

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Kylie@signcominc.com
Fax: 614-228-4326



In addition to the "Duncan" factors, the New Albany Board of Zoning Appeals also considers additional factors when granting a variance, as follows:

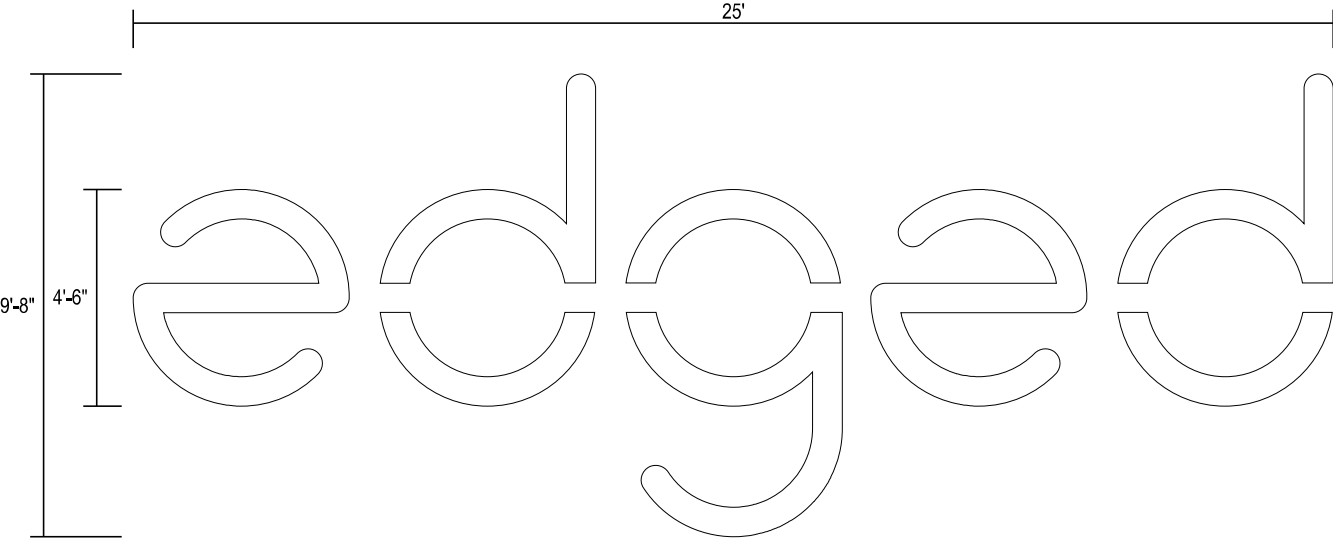
- A. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.
 - The building is located on a curve in the road with an extended setback, resulting in visibility challenges not faced by other structures. Its large façade and limited access points further distinguish it from typical properties in the district.
- B. 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.
 - Strict application of the ordinance would prevent signage proportional to the building's scale and would limit the property's visibility compared to similar commercial or employment uses nearby.
- C. That the special conditions and circumstances do not result from the action of the applicant.
 - The building's location, setback, and layout are inherent characteristics of the site and not created by the applicant.
- D. 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.
 - The proposed signage is consistent with signage used by other large commercial and employment-use buildings within the area and does not constitute a special privilege.
- E. 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 signage will improve visibility and wayfinding, thereby enhancing public safety and supporting the commercial function of the area without negatively impacting public health or nearby properties.

We respectfully request favorable consideration of these variances and are available to provide any further documentation, renderings, or attend public meetings as needed.

Sincerely,

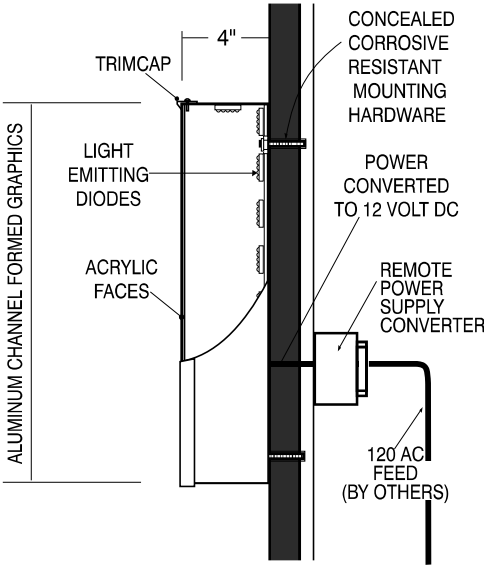
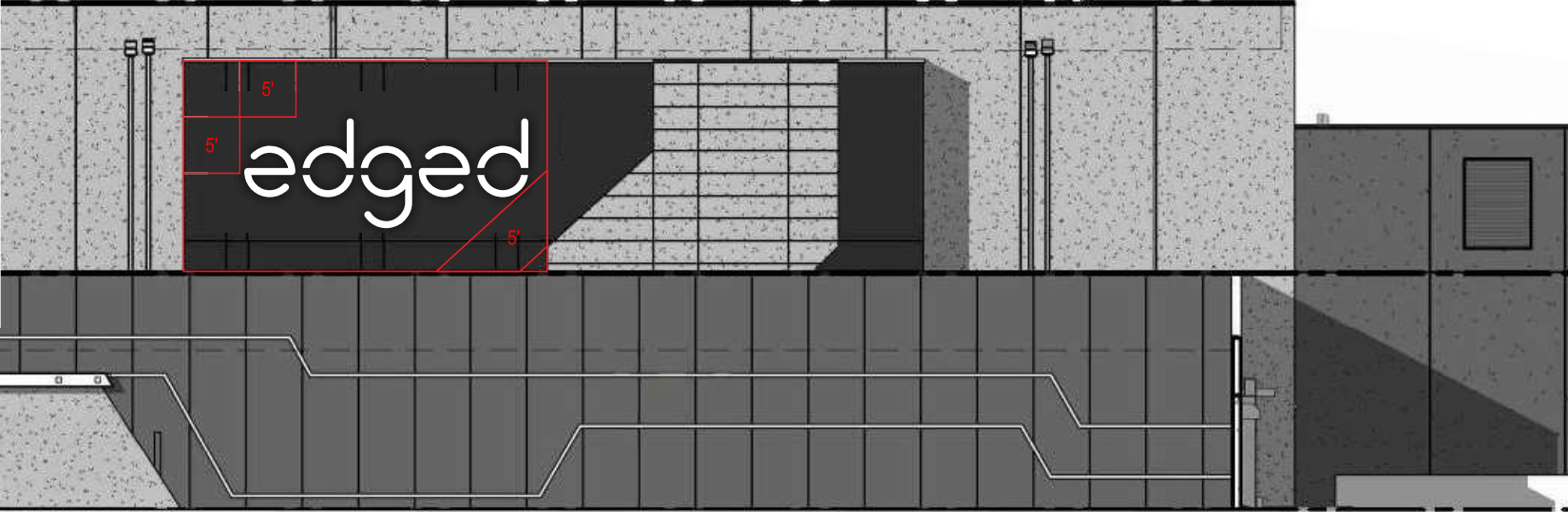
A handwritten signature in black ink that reads 'Kylie Cochran'.

Kylie Cochran
Signcom, Inc.
kylie@signcominc.com



SCALE 1/4" = 1'
241.05 SQ. FT.

EAST ELEVATION - SCALE 1/16" = 1'



SCALE: NTS - SECTION THRU DETAIL

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

© COPYRIGHT 2024 SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com



CLIENT APPROVAL _____ DATE _____

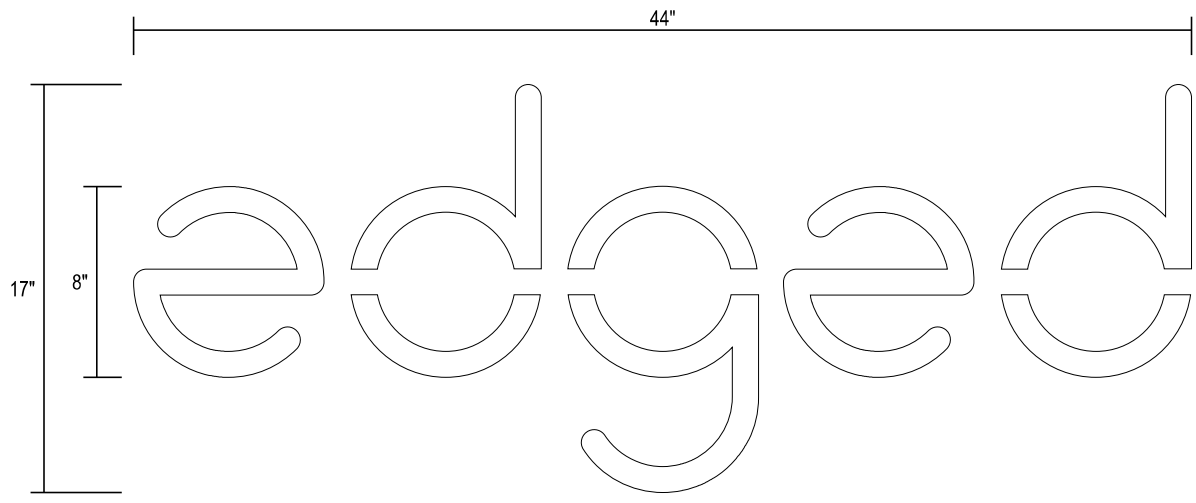
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME EDGED
LOCATION _____
CITY COLUMBUS STATE OHIO

REVISION 2-5-25

SALES BMS
DESIGN MAS
SIZE 14

DATE 1-22-25
SCALE Noted
PROJECT# 24531



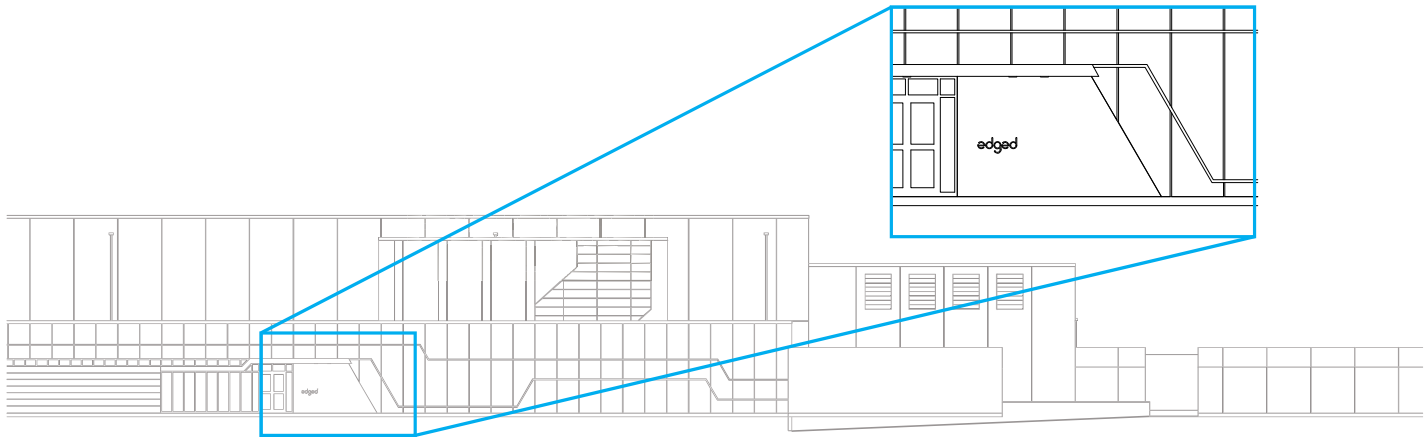
SCALE 1-1/2" = 1'
5.19 SQ. FT.

East Elevation Non-Illuminated Aluminum Sign

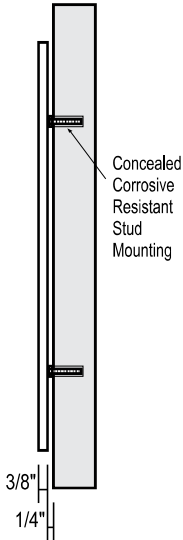
(1) NON-LIT 3/8" SAWPLATE ALUMINUM LOGO SET BY EAST ENTRANCE, STUD MOUNTED TO FASCIA WITH 1/4" STAND-OFF SPACERS.

COLORS

MAP BRUSHED ALUMINUM FINISH



EAST ELEVATION - NOT TO SCALE



SCALE 1-1/2" = 1'

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION



CLIENT APPROVAL _____ DATE _____

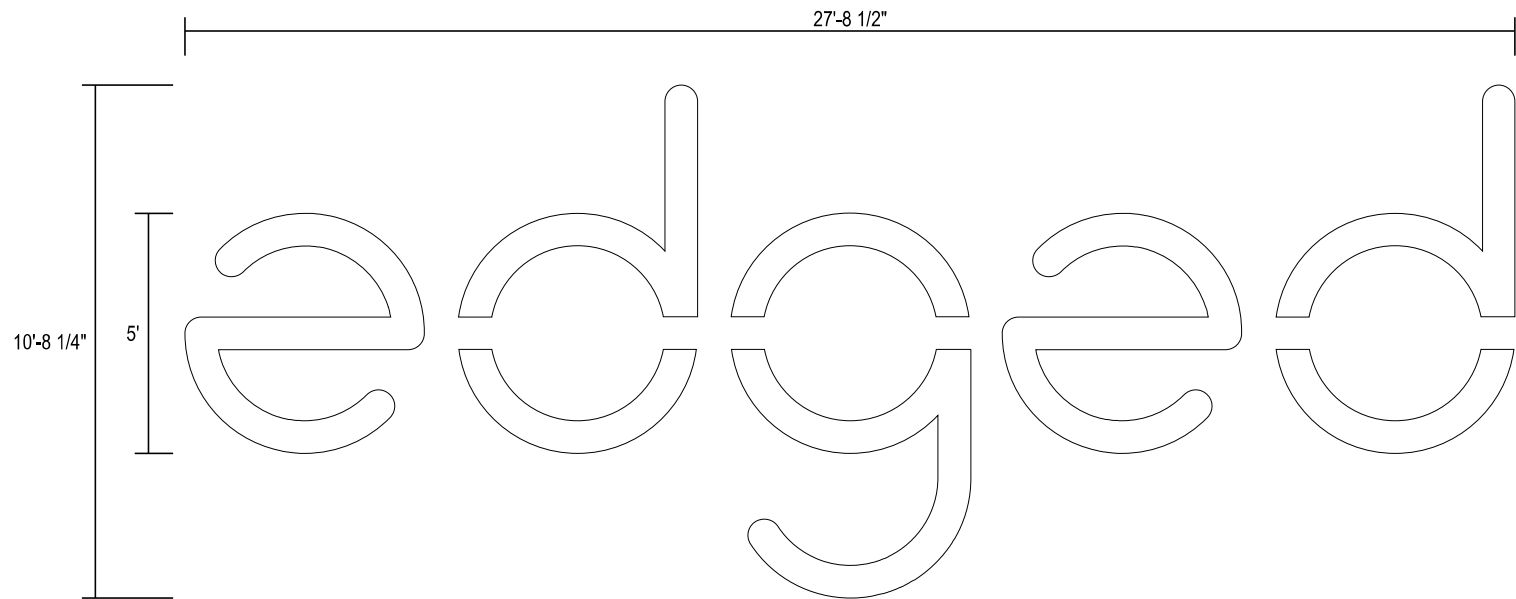
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME EDGED
LOCATION _____
CITY COLUMBUS STATE OHIO

REVISION 2-5-25

SALES BMS
DESIGN MAS
SIZE 14

DATE 1-22-25
SCALE Noted
PROJECT# 24531



South Elevation Face-Lit Channel Letters

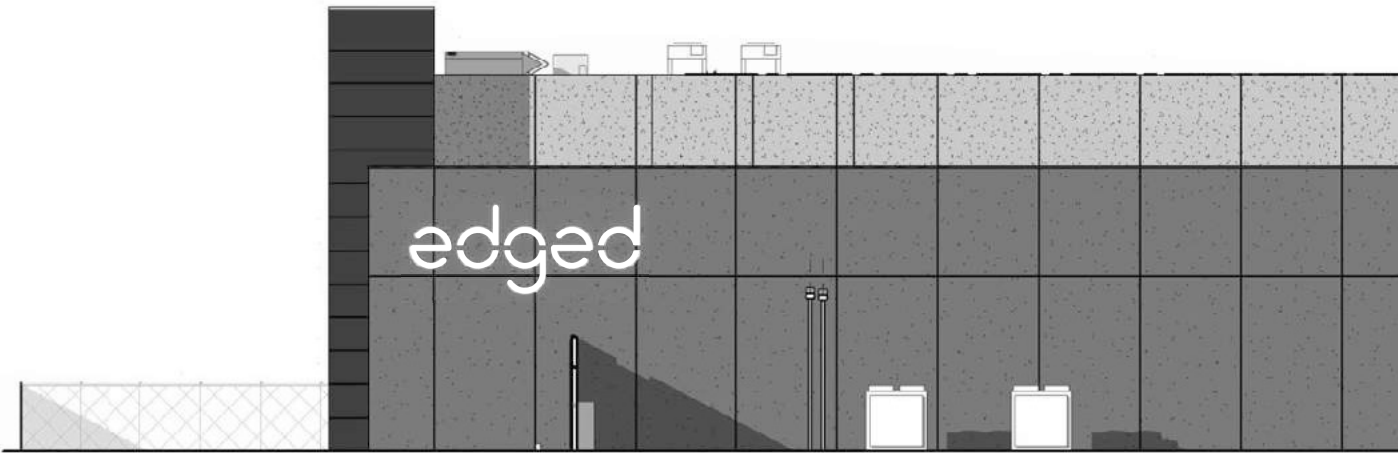
CUSTOM FABRICATED INDIVIDUAL LETTERS - ALUMINUM BACKS WITH 4" DEEP RETURNS. FACES ARE 1/8" WHITE TRANSLUCENT ACRYLIC WITH 1" TRIMCAP RETURNS. ILLUMINATED WITH HIGH OUTPUT LED MODULE CLUSTERS HOUSED INSIDE EACH LETTER. REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594.** PRIMARY 120 V ELECTRIC FEED BROUGHT TO SITE BY OTHERS. LETTERS ARE MOUNTED FLUSH TO FASCIA WITH CONCEALED CORROSION RESISTANT TAPCON SCREWS .187 DIAMETER X 1.75" LENGTH - MINIMUM (3) PER LETTER EVENLY SPACED.

COLORS

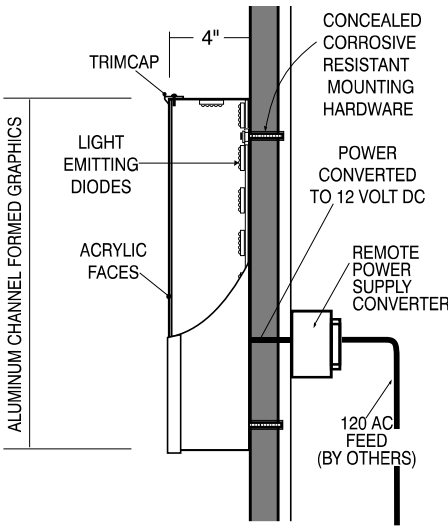
RETURNS AND TRIMCAP - DARK MIDNIGHT RAL 9005
FACES - EDGED WHITE RAL 9010

- Dark Midnight RAL 9005
- Edged White RAL 9010

SCALE 1/4" = 1'
296.11 SQ. FT.



SOUTH ELEVATION - NOT TO SCALE



SCALE: NTS - SECTION THRU DETAIL

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION



CLIENT APPROVAL _____ DATE _____

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME EDGED
LOCATION _____
CITY COLUMBUS STATE OHIO

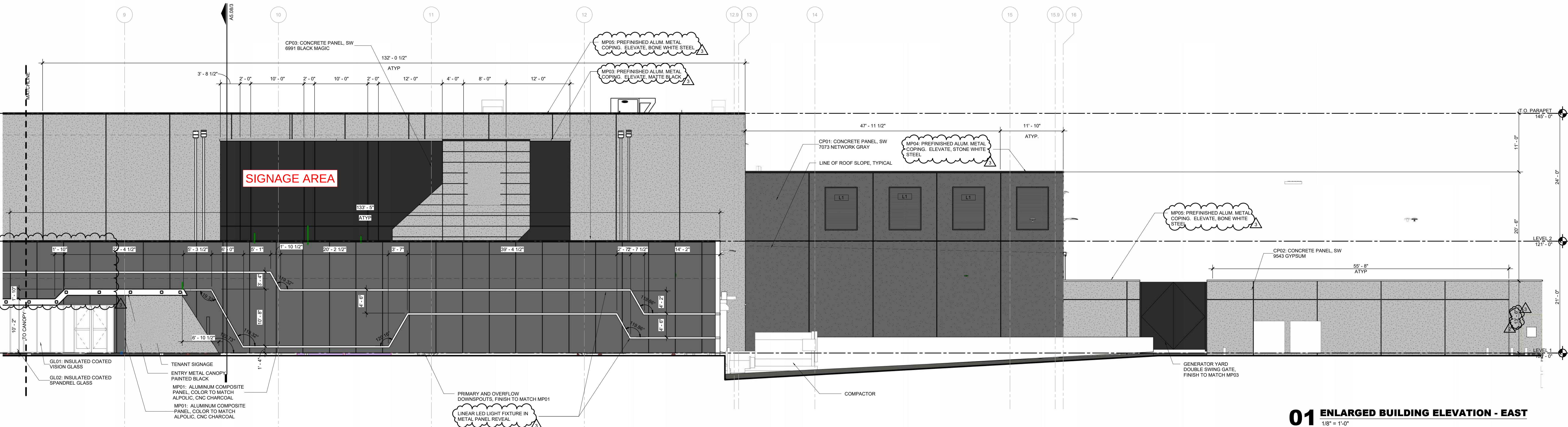
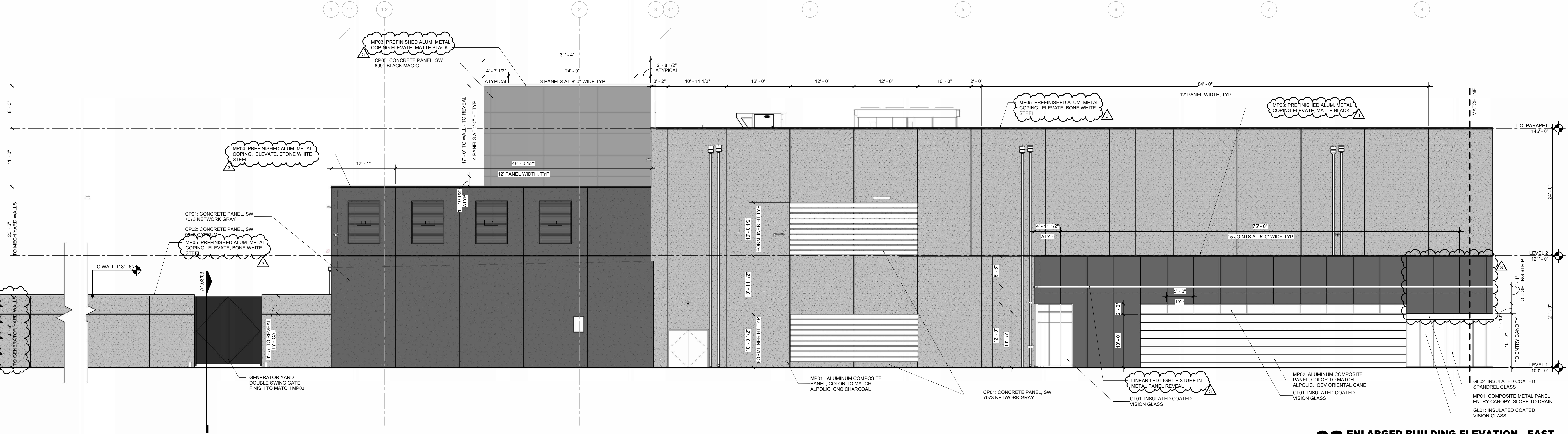
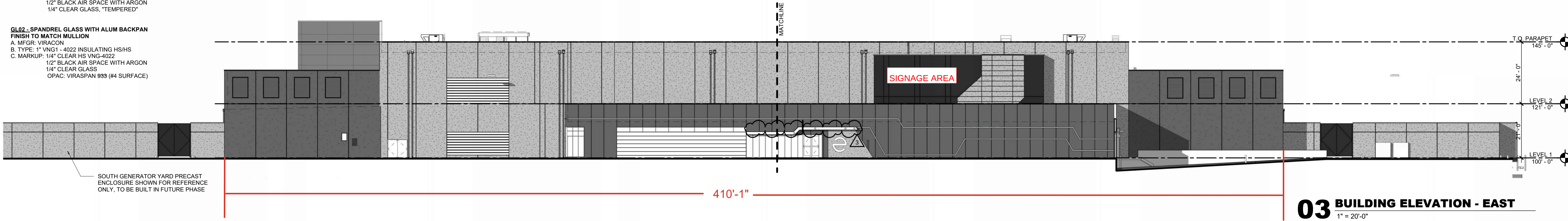
REVISION 2-5-25

SALES BMS
DESIGN MAS
SIZE 14

DATE 1-22-25
SCALE Noted
PROJECT# 24531

MATERIAL SPECIFICATIONS

- CP01**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 7073 NETWORK GRAY
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- CP02**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 9543 GYPSUM
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- CP03**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 6991 BLACK MAGIC
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- CP04**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 6991 BLACK MAGIC
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- PT01**
A. MATERIAL TYPE: PAINT
B. COLOR: SW 6991 BLACK MAGIC
C. FINISH: SEMI-GLOSS
D. LOCATION: EXTERIOR RAILINGS, TRIM, GATES, FENCE EXIT HARDWARE
- MP01**
A. MATERIAL TYPE: COMPOSITE PANEL
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR COATING: COLOR MATCH TO ALPOLIC, CNC CHARCOAL
- MP02**
A. MATERIAL TYPE: ALUM. COMPOSITE PANEL
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ALPOLIC, 28V ORIENTAL CANE
- MP03**
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: MATTE BLACK
D. LOCATION: COPING
- MP04**
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: STONE WHITE STEEL
D. LOCATION: COPING
- MP05**
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: BONE WHITE STEEL
D. LOCATION: COPING
- GL01 - VISION GLASS**
A. MFG: VIRA-COR
B. TYPE: 1" VNG1 - 4022 INSULATING HSHS
C. MARKUP: 1/4" CLEAR TEMPERED VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS, "TEMPERED"
- GL02 - SPANDREL GLASS WITH ALUM BACKPAN FINISH TO MATCH MULLION**
A. MFG: VIRA-COR
B. TYPE: 1" VNG1 - 4022 INSULATING HSHS
C. MARKUP: 1/4" CLEAR TEMPERED VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS
CPAC: VIRA-SPAN 933 (#4 SURFACE)



HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

STRUCTURE
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

CIVIL
EMH&T
5500 NEW ALBANY RD
NEW ALBANY, OH 43054

MEP/FP
TELIOS
146 PAYNE STREET
DALLAS, TX 75207

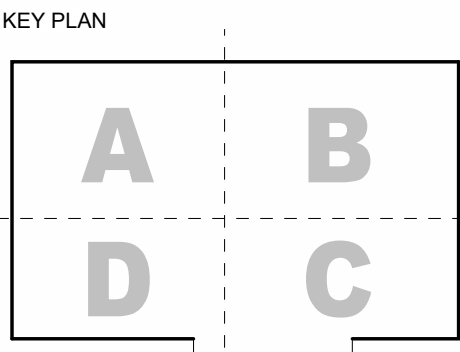
SECURITY
TELIOS
146 PAYNE STREET
DALLAS, TX 75207

ped

OWNER
EDGED
30 OLD KINGS HIGHWAY SOUTH, SUITE 1005
DARREN, CT 06820



INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: XXXXXX
Arch. Reg. No.: XXXXX
Date: XXXXXX



NO.	DESCRIPTION	DATE
1	SHELL IFC	04/19/2024
2	9MW BUILD	09/13/2024
3	CITY PERMIT REV4	09/12/2024

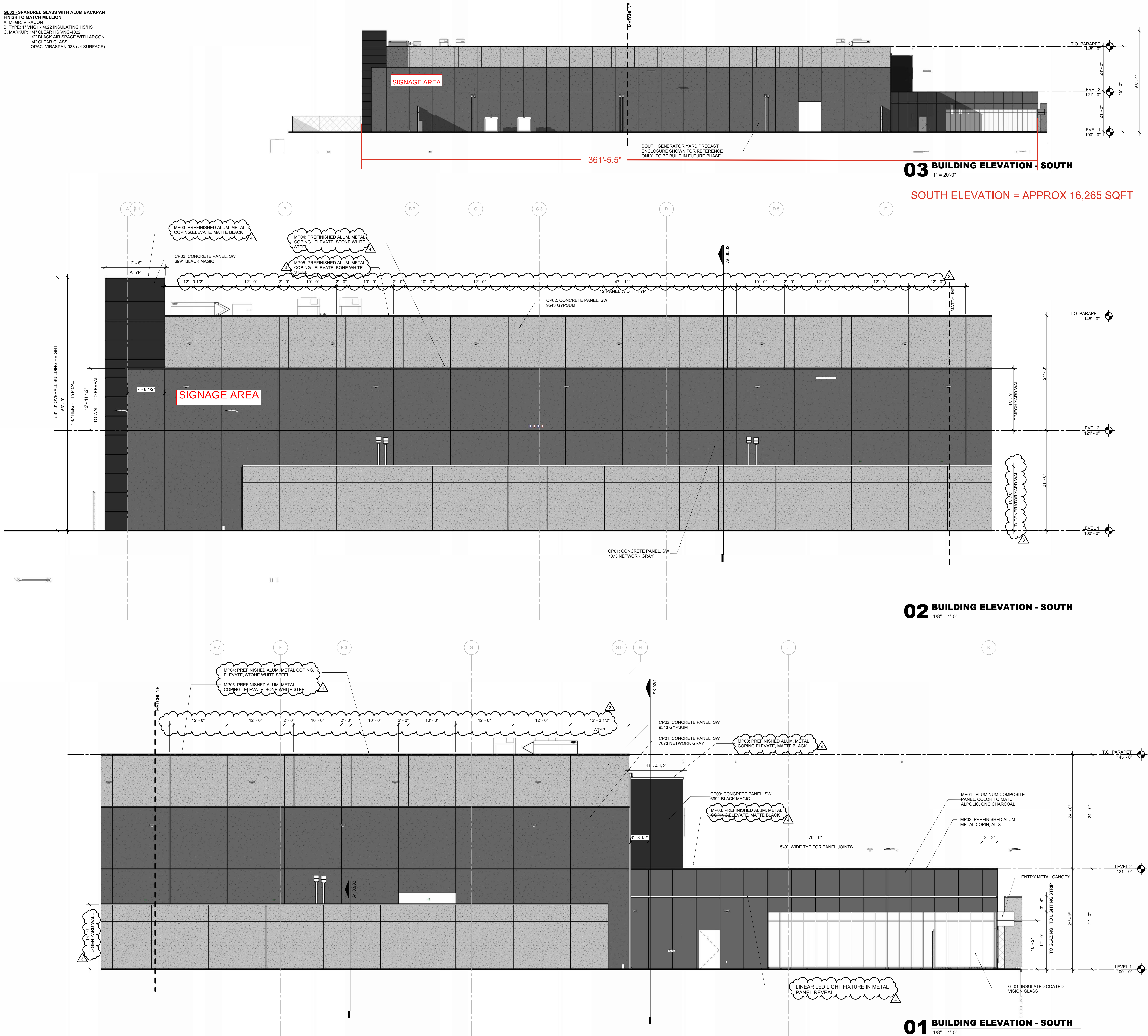
HKS PROJECT NUMBER
26078.000
DATE
02/13/2024
ISSUE
ISSUE FOR PERMIT

SHEET TITLE
BUILDING ELEVATIONS - EAST

SHEET NO.
A5.01

MATERIAL SPECIFICATIONS

- CP01**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 7073 NETWORK GRAY
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- CP02**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 9543 GYPSUM
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- CP03**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 6991 BLACK MAGIC
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- CP04**
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: SW 6991 BLACK MAGIC
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION
- PT01**
A. MATERIAL TYPE: PAINT
B. COLOR: SW 6991 BLACK MAGIC
C. FINISH: SEMI-GLOSS
D. LOCATION: EXTERIOR RAILINGS, TRIM, GATES, FENCE EXIT HARDWARE
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B. FINISH TYPE: PREFINISHED, MATTE
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A. MATERIAL TYPE: ALUM. COMPOSITE PANEL
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A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: MATTE BLACK
D. LOCATION: COPING
- MP04**
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: STONE WHITE STEEL
D. LOCATION: COPING
- MP05**
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: BONE WHITE STEEL
D. LOCATION: COPING
- GL01 - VISION GLASS**
A. MFG: VIRA-CO
B. TYPE: 1" VNG1 - 4022 INSULATING HSHS
C. MARKUP: 1/4" CLEAR TEMPERED VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS, "TEMPERED"
- GL02 - SPANDREL GLASS WITH ALUM BACKPAN FINISH TO MATCH MULLION**
A. MFG: VIRA-CO
B. TYPE: 1" VNG1 - 4022 INSULATING HSHS
C. MARKUP: 1/4" CLEAR HS VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS
CPAC: VIRA-SPAN 933 (#4 SURFACE)



HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

STRUCTURE
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

CIVIL
EMH&T
5500 NEW ALBANY RD
NEW ALBANY, OH 43054

MEP/FP
TELIOS
146 PAYNE STREET
DALLAS, TX 75207

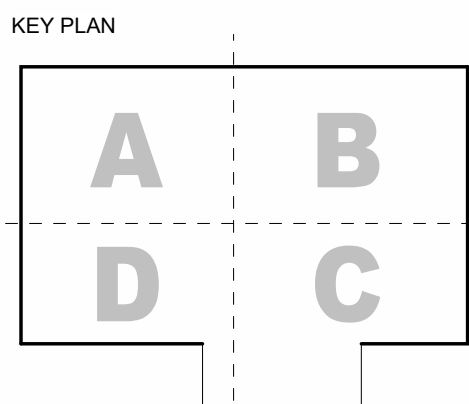
SECURITY
TELIOS
146 PAYNE STREET
DALLAS, TX 75207

pede

OWNER
EDGED
30 OLD KINGS HIGHWAY SOUTH, SUITE 1005
DARIEN, CT 06820



INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: XXXXXX
Arch. Reg. No.: XXXXX
Date: XXXXXXXXX

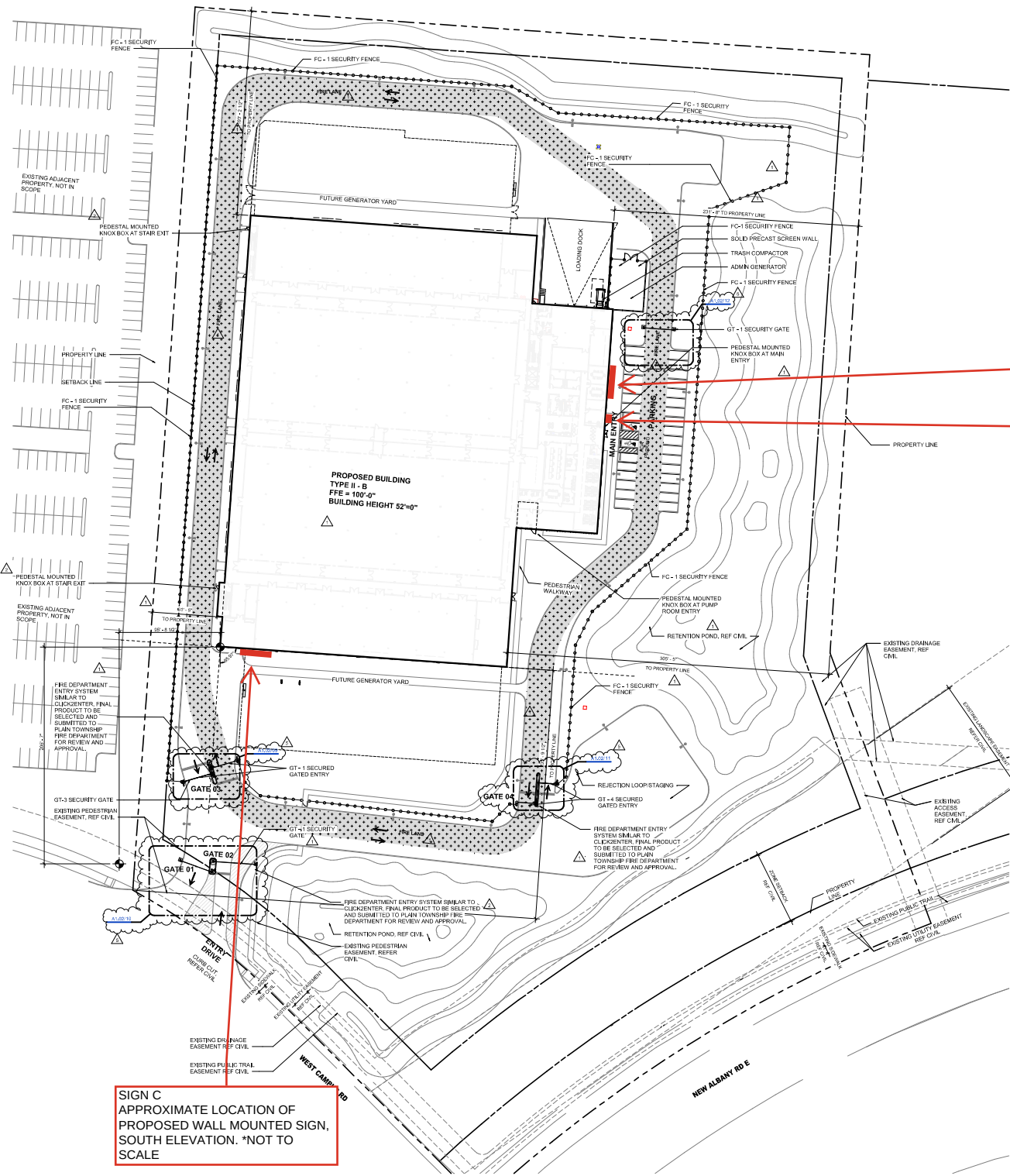


NO.	DESCRIPTION	DATE
1	SHELL IFC	04/19/2024
2	APPENDIX 01	07/19/2024
3	9MW BUILD	08/13/2024
4	CITY PERMIT REV4	09/12/2024

HKS PROJECT NUMBER
26078.000
DATE
02/13/2024
ISSUE
ISSUE FOR PERMIT

SHEET TITLE
BUILDING ELEVATIONS - SOUTH

SHEET NO.
A5.04



GENERAL NOTES - SITE PLAN

- 1. ARCHITECTURAL ELEVATIONS ARE BASED ON MAIN FLOOR LEVEL 100'-0" ± CIVIL FINISH FLOOR ELEVATION.
- 2. WHERE ENLARGED PLANS ARE PROVIDED, DETAILED DIMENSIONS AND OTHER INFORMATION WILL BE FOUND ON THE ENLARGED PLAN UNLESS NOTED OTHERWISE.
- 3. EXTERIOR WALLS ARE CONCRETE PRECAST WALL ASSEMBLIES (C.P.W.A.)
- 4. ALL PICTURES AND ACCESSORIES MOUNTED TO MEET AIA REQUIREMENTS.
- 5. CONTRACTOR TO COORDINATE REQUIREMENTS OF EQUIPMENT WITH LOCATION OF ELECTRICAL, LIGHTING, PLUMBING, MECHANICAL, AND FIRE PROTECTION ELEMENTS.
- 6. CONTRACTOR MUST VERIFY IN FIELD OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER IN WRITING UPON DISCOVERY OF ANY DISCREPANCIES.

LEGEND

- PROPERTY LINE
- - - - - PROPERTY SETBACKS
- - - - - UTILITY EASEMENT
- SOLID SCREEN WALL
- FIRE LANE

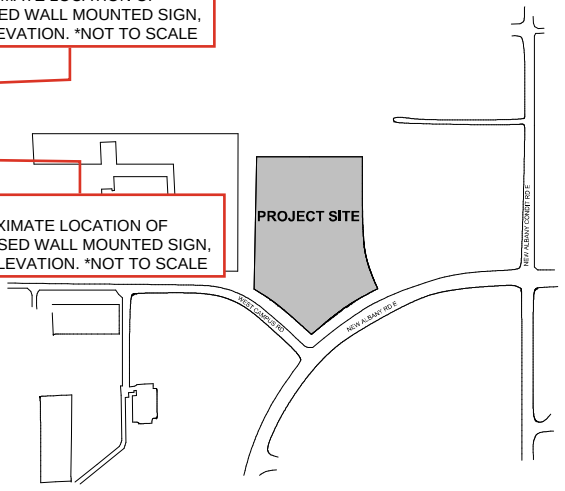
PAVING SCHEDULE

TYPE	NUMBER OF SQUARES PROVIDED	NO. OF STAGES REQUIRED
ASPH	8	
STANDARD	31	
GRAND TOTAL	39	

SIGN A
APPROXIMATE LOCATION OF
PROPOSED WALL MOUNTED SIGN,
EAST ELEVATION. *NOT TO SCALE

SIGN B
APPROXIMATE LOCATION OF
PROPOSED WALL MOUNTED SIGN,
EAST ELEVATION. *NOT TO SCALE

SIGN C
APPROXIMATE LOCATION OF
PROPOSED WALL MOUNTED SIGN,
SOUTH ELEVATION. *NOT TO SCALE



02 LOCATION MAP

01 ARCHITECTURAL SITE PLAN
1" = 40'-0"



ARCHITECT
HKS INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

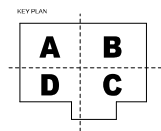
STRUCTURE
HKS INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

CIVIL
EM&T
1550 NEW ALBANY RD
NEW ALBANY, OH 43054

MEP/FP
TELCO
160 PINE STREET
DALLAS, TX 75207

SECURITY
TELCO
160 PINE STREET
DALLAS, TX 75207

OWNER
EDGE
30 OLD HICKS HIGHWAY SOUTH, SUITE 100
DUMFRIES, CT 06020



REVISION

NO.	DESCRIPTION	DATE
1	SHEET E.C.	08/13/2024
2	SHEET E.C. 52	09/03/2024
3	COMMENTS E.C.	10/11/2024
4	CITY PRINT FEES	10/06/2024
5	REVISION 11	02/20/2025

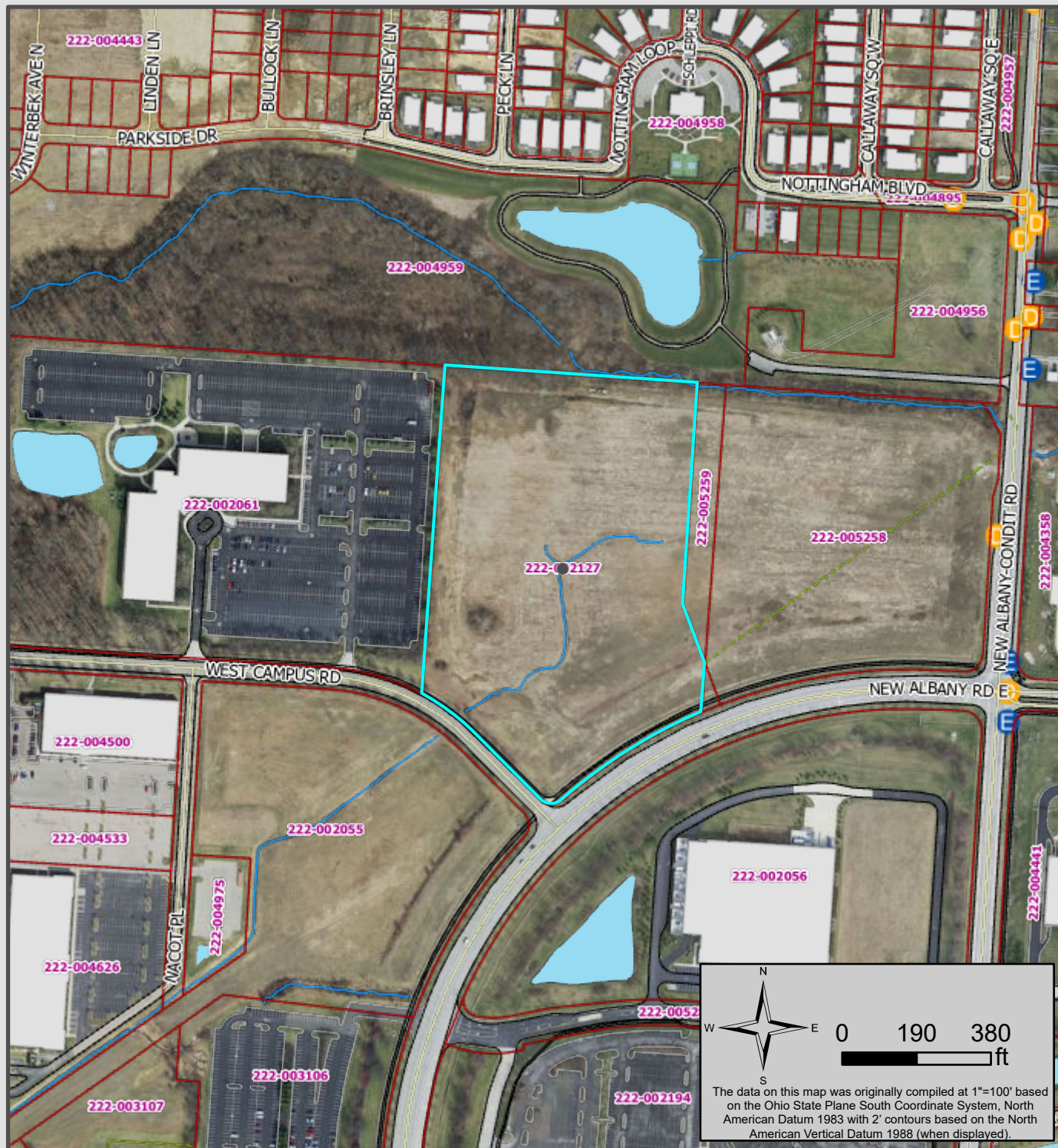
HKS PROJECT NUMBER
26078.000

DATE
02/13/2024

ISSUE
ISSUE FOR PERMIT

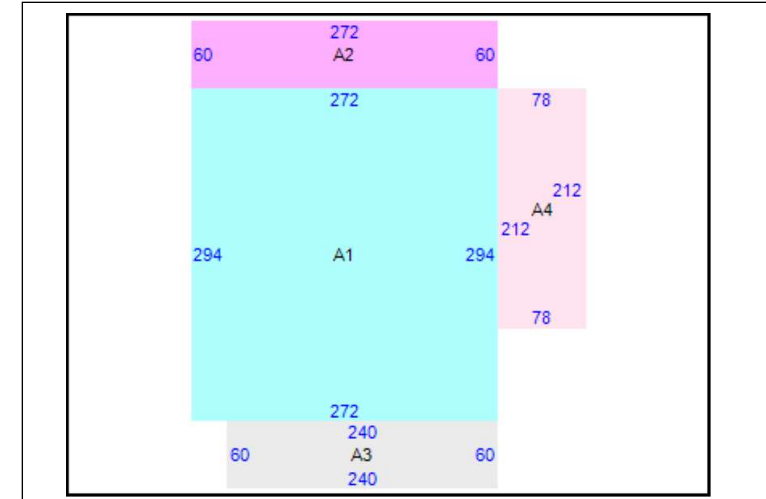
SHEET TITLE
**ARCHITECTURAL SITE
PLAN - PHASE ONE**

SHEET NO.
A1.01



Owner Name	EDGED COLUMBUS LLC	Prop. Class	I - Industrial
		Land Use	400 - VACANT COMMERCIAL LAND
Site Address	7600 WEST CAMPUS RD	Tax District	222 - PLAIN TWP-NEW ALBANY CORP
		Sch. District	2508 - NEW ALBANY-PLAIN LSD
		App Nbrhd	X5104
		Tax Lein	No
LegalDescriptions	JOHN STATE ROAD R16 T2 1/4T2 14.690 ACRES	CAUV Property	No
		Owner Occ. Credit	2024: No 2025: No
		Homestead Credit	2024: No 2025: No
Owner Address	30 OLD KINGS HIGHWAY SOUTH SUITE 1005 DARIEN CT 06820	Rental Registration	No
		Board of Revision	No
Transfer Date		Zip Code	43054
Transfer Price	12/29/2023	Annual Taxes	120,731.94
Instrument Type	4,424,700.00	Taxes Paid	151,811.53
		Calculated Acreage	14.79
		Legal Acreage	14.69

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$1,652,600	\$0	\$1,652,600	\$578,410	\$0	\$578,410
TIF	\$2,440,900	\$0	\$2,440,900	\$854,320	\$0	\$854,320
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,093,500	\$0	\$4,093,500	\$1,432,730	\$0	\$1,432,730
CAUV	\$0					

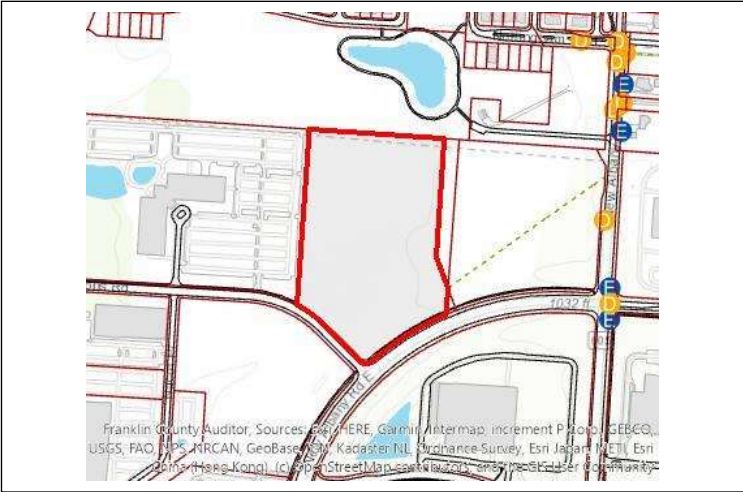


Building Data

Land Use	720-AB PROP FOR CTY IMPROVE/TIFS
Year Built	2024
Total Sq Ft	207192
Stories	02
Grade	VERY GOOD QUALITY

Sketch Legend

- 1 A1 - 040:WHSE DISTR CNTR 30'+ 79968 Sq. Ft.
- 2 A2 - 040:WHSE DISTR CNTR 30'+ 16320 Sq. Ft.
- 3 A3 - 040:WHSE DISTR CNTR 30'+ 14400 Sq. Ft.
- 4 A4 - 053:OFFICES 16536 Sq. Ft.
- 5 - 040:WHSE DISTR CNTR 30'+ 79968 Sq. Ft.
- 2 - EL2:ELEVATOR ELECTRIC PASNGR
- 3 - LD4:TRUCK WELL 6084 Sq. Ft.



SURROUNDING PROPERTY OWNERS

Within 200' contiguous to and directly across from property

EDGED COLUMBUS LLC
30 Old Kings Highway South
Suite 1005
Darien, CT 06820

6005 NACOT PLACE LLC
6015 E Walnut St
Westerville, OH 43081-9620

DISCOVER PROPERTIES LLC
2500 Lake Cook Rd.
Riverwoods, IL 60015

NEW ALBANY BUSINESS PARK LLC
7400 W Campus Rd
New Albany, OH 43054

NEW ALBANY COMPANY LLC
8000 Walton Parkway
New Albany, OH 43054

CITY OF NEW ALBANY
8000 Walton Parkway
Suite 120
New Albany, OH 43054



**Board of Zoning Appeals Staff Report
June 23, 2025 Meeting**

**AMGEN
SIGN VARIANCE**

LOCATION: 4150 Ganton Parkway (PID: 094-106644-00.000)
APPLICANT: CRB Group c/o Jon Ficken
REQUEST: Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 522.5 square feet where code permits a maximum of 200 square feet.
ZONING: Limited General Employment (L-GE)
STRATEGIC PLAN: Mixed Use
APPLICATION: VAR-41-2025

Review based on: Application materials received May 20, 2025, and updated June 2, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance to C.O. 1169.16(d) to allow the size of an illuminated wall sign to be 522.5 square feet where code permits a maximum of 200 square feet. The sign is proposed for the Amgen building located at 4150 Ganton Parkway in the Licking County portion of the New Albany International Business Park.

The property received variances in August of 2023 via VAR-81-2023 for two wall signs to exceed area and lettering height requirements. The signs are identical in appearance and size, which were approved to be 98 square feet when code allowed a maximum of 75 square feet. The signs are located on the south building façade and the west building façade.

II. SITE DESCRIPTION & USE

The site is generally located north of Ganton Parkway, west of Beech Road SW, and south of State Route 161 and Worthington Road SW. The site can be accessed from both Ganton Parkway and Worthington Road SW, with its primary façade oriented south toward Ganton Parkway. The property is located on 63.69 +/- acres, and it is located in the New Albany International Business Park and surrounded by similarly zoned and used properties.

III. EVALUATION

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

Criteria

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

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

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

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

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

III. ASSESSMENT

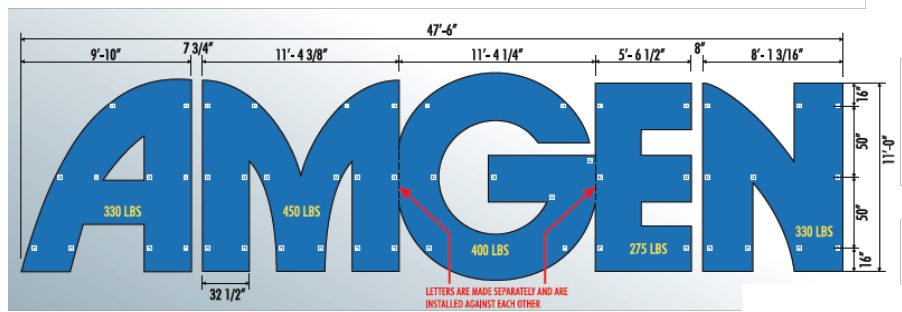
Considerations and Basis for Decision

Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 522.5 square feet where code permits a maximum of 200 square feet.

The following should be considered in the decision of the board:

1. C.O. 1169.16(d) states that wall signs in commercial and warehousing sub-districts may have an area of one square foot per linear foot of building frontage, not to exceed 200 square feet. The linear footage of the building’s frontage exceeds 200 square feet, so the 200-square-foot maximum applies. The proposed 522.5-square-foot wall sign will exceed code by 322.5 square feet. Additionally, the building has two existing wall signs that are 98 square feet and identical in appearance to the proposed wall sign. The applicant proposes to install one wall sign on the north elevation, facing Worthington Road SW and State Route 161.
2. It does not appear that the essential character of the immediate area will be altered if the variance is granted. The site is located in the New Albany Business Park District, where many buildings with similar uses have large signs. The building’s approximately 1,000-foot setback from State Route 161 and 800-foot setback from Worthington Road SW reduces the visual impact of the wall sign.

3. Granting of the variance would result in a sign significantly larger than any previously approved by the Board of Zoning Appeals. The largest variance to sign size previously approved by the board was approved in April 2021. Amazon requested a wall sign at 297 square feet for a building approximately 1,271 feet long and approximately 50 feet in height. The square footage for the façade was 63,550 square feet, and the sign was less than 1% of the façade.



Proposed signage.

4. The variance request may be substantial because of the sign's size relative to the building façade. The square footage of the north building face is approximately 23,542 square feet. The 522.5-square-foot wall sign would comprise 2.22% of the building façade, which is a larger sign-to-façade ratio than any previously approved by the Board of Zoning Appeals.
 - a. Sign variances have historically been approved for wall signs with areas up to and around 1% of the façade area. A 1% sign-to-façade ratio on this building façade would result in a wall sign with an area of 235.42 square feet, which will still require a variance but may not be a substantial request.
 - b. One of the largest ratios of a wall sign to its building façade previously approved by the board was approved in 2024. AmplifyBio requested a wall sign that comprised 1.35% of the building façade. The sign was 215 square feet on an elevation that was 47,880 square feet. For the proposed Amgen sign, a 1.35% sign-to-façade ratio would result in a wall sign with an area of 317.82 square feet, which will still require a variance but may not be a substantial request.
 - c. If the wall sign were to meet code requirements with an area of 200 square feet, the sign-to-façade ratio would be 0.85%.
 - d. The north elevation of the building is approximately 415 feet in width and 59 feet at its tallest point. The building is 239,572 square feet in total area. If the applicant were to install a wall sign that met code requirements, it may appear under-scaled and out of place on the larger building. A large sign would appear to be appropriately scaled in relation to the size of the building, but the board should consider the size and scale of signs that it has historically approved or denied.
5. The spirit and intent of the zoning code is preserved when a sign is appropriately scaled and designed for the building on which it is located. The city sign code requires signs to "integrate with the building/site on which they are located and adjacent development in scale, design, and intensity. For example, large signs are best suited for buildings with larger massing." Based on sign sizes and scales that have historically been approved by the board for wall signs on adjacent and nearby buildings, an appropriately scaled sign may be closer to a 1.35% sign-to-façade ratio.
6. Granting the variance will not adversely affect the health, safety, or general welfare of persons living in the immediate vicinity.
7. Granting the variance will not adversely affect the delivery of government services.

IV. SUMMARY

This site is located in the New Albany Business Park and surrounded by similarly zoned and used properties, many of which use largely scaled signage as well. The large size of the structure and

the large setback of the elevation on which the sign is proposed may warrant a larger sign than permitted by city code. However, the proposed sign is significantly larger in square footage and sign-to-façade ratio than any previously approved by the board. The applicant may be able to reduce the size of the wall sign while still meeting its original purpose and functionality.

V. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motions would be appropriate. Conditions of approval may be added.

Move to approve application VAR-41-2025.

Approximate Site Location:



Source: NearMap



PROJECT MEMO – Signage variance

Date	02JUN2025	Project #	249159.01
Project	Amgen AOH B2 Packaging Facility		
To	City of New Albany – Sierra Saumenig		
	Turner – Heather Cassady		
	CRB – Jon Ficken, Zac Dawson		
	Amgen – Maritza Lopez		
Subject	Amgen – AOH – B1 Signage		

COMMENTS

Sierra –

As discussed in last week's meeting (May 15, 2025), Amgen would like to install a new building sign on the north facing side of the facility that is visible from highway OH-161. This sign will be of similar construction to signage on the south side of the building visible from Ganton Parkway – blue lettering with halo illuminated channel lettering (attached).

Due to the location of the sign and distance from the viewing location (~1000' from the building), Amgen is requesting a variance to exceed the maximum 200 ft² size sign allowance – New Albany Code of Ordinances Chapter 1169.16(d). The proposed sign size is approximately 522.5 ft² (11' x 47'-6", attached) and would be mounted approximately 50' above finished grade.

Existing building information:

- The north elevation of the building is approximately 23,542 ft² (see attached elevation drawing).
- Total building square footage is 290,454 ft² – this includes first and second floors (239,572 + 50,882).
- Building main entrance is along the south face of the building (facing Ganton Parkway – see attached elevation drawing).
- There are two existing Amgen signs on the building – one facing Ganton Parkway and the other facing the west parking lot (see attached elevation drawing).

Proposed sign sizing is based on 2017 IIAC A117.1, Table 703.7.4 which takes into account the ability of a person to visually recognize lettering based on distance from the signage. In addition, due to the scale of the facility, the proposed design attempts to align scale the lettering size with the materials of construction where the sign will be mounted.

COPIES: File

Signature:

Project Memo – Signage Variance

Attached documents:

- Community Development Planning Application
- Site Plan with proposed location and distances from viewing area
- Elevation with proposed sign location
- Photo with scaled letters from viewing area
- Existing elevations
- Proposed sign from vendor

If you have any questions, please contact me.



Community Development Planning Application

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org	
	Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.	
Project Information	Site Address <u>4150 Ganton Pkwy, New Albany, OH 43054</u>	
	Parcel Numbers <u>PN: 094-106644-00.000</u>	
	Acres <u>131.455</u>	# of lots created ¹ <u></u>
Choose Application Type	Description of Request:	
	☐ Appeal ☐ Certificate of Appropriateness ☐ Conditional Use ☐ Development Plan ☐ Plat ☐ Lot Changes ☐ Minor Commercial Subdivision ☐ Zoning Amendment (Rezoning) ☐ Zoning Text Modification	☐ Extension Request ☒ Variance ☐ Vacation Building signage exceeding 200 ft2 size. Refer to attached documents with proposed location and size.
Contacts	Applicant Information	
	Name	Jon Ficken
	Address	1251 NW Briarcliff Pkwy
	City, State, Zip	Kansas City, MO 641116
	Phone Number	816-210-7868
	Email	jon.ficken@crbgroup.com
Contacts	Property Owner Information	
	Name	Amgen, Inc.
	Address	4150 Ganton Pkwy
	City, State, Zip	New Albany, OH 43054
	Phone Number	797-645-5837
	Email	maritzal@amgen.com
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.	
	Signature of Owner Signature of Applicant	Date: _____ Date: _____

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

Fees & Submittal Requirements

Plat – Subdivision Final

Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____

Lot Changes

200.00

Minor Commercial Subdivision

200.00

Vacation (Street or Easement)

1200.00

Variance

Non-single family, commercial, subdivision, multiple properties

600.00

600.00

Single Family residence

250.00

In conjunction with Certification of Appropriateness

100.00

Extension Request

0.00

Zoning

Rezoning - First 10 acres	700.00	_____
Each additional 5 acres or part thereof	50.00 / each	_____
Rezoning to Rocky Fork Blacklick Accord	250.00	_____
Text Modification	600.00	_____

Easement Encroachment

800.00

**BLOCKED
VIEWS**



VIEW FROM HIGHWAY

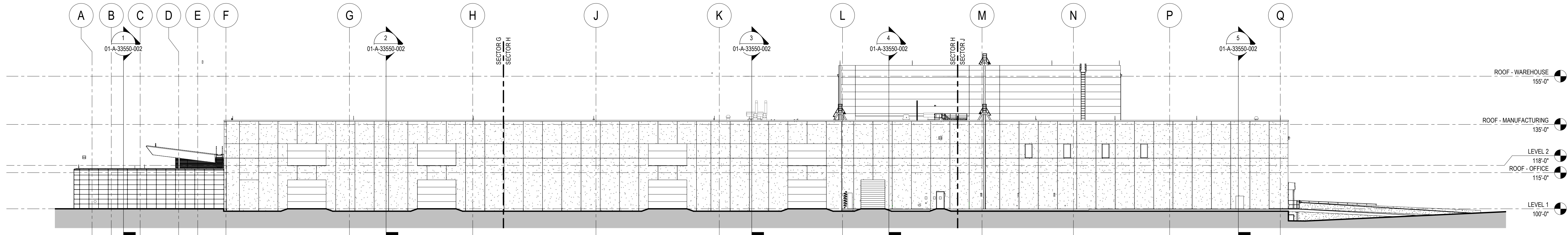


VIEW FROM HIGHWAY

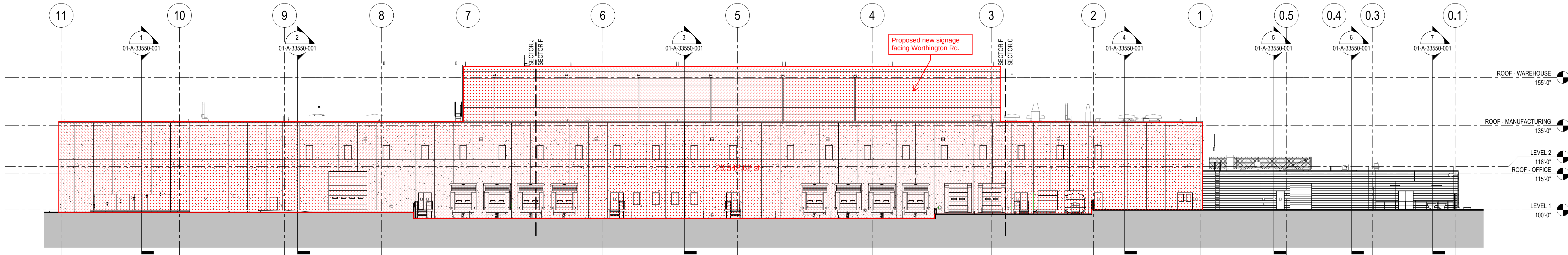
4150 Ganton Pkwy



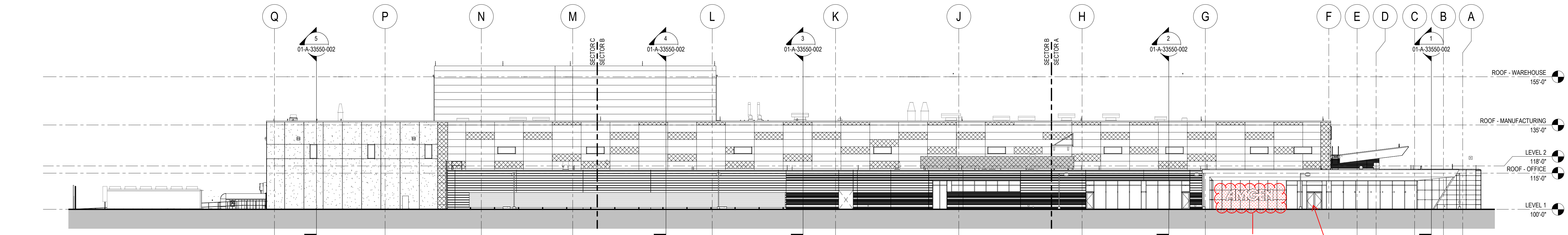




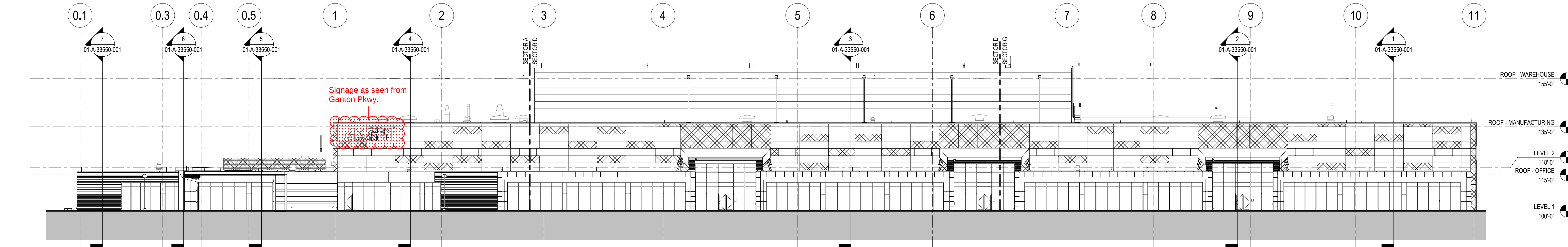
4 ARCHITECTURAL ELEVATION - SOUTH - EAST
1" = 20'-0"



3 ARCHITECTURAL ELEVATION - EAST - NORTH
1" = 20'-0"



2 ARCHITECTURAL ELEVATION - NORTH - WEST
1" = 20'-0"



1 ARCHITECTURAL ELEVATION - WEST - SOUTH
1" = 20'-0"

GENERAL NOTES

- RE: SHEET 01-A-33501-001 FOR GENERAL SYMBOLOLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
- RE: SHEET 00-00-INDEX-001 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
- RE: ARCHITECTURAL WINDOW AND LOUVER SCHEDULE SHEET 01-A-33508-008 FOR DETAILED WINDOW AND LOUVER INFORMATION.
- RE: ARCHITECTURAL DOOR, FRAME, AND HARDWARE SCHEDULE SHEET 01-A-33520-002 FOR DETAILED DOOR INFORMATION.
- REFER TO DRAWING 01-A-33551-012 FOR ARCHITECTURAL METAL PANEL PATTERNS AND JOINT ELEVATIONS.
- SOME COLUMN GRID LINES AND/OR LEVEL MARKERS NOT RELEVANT TO A GIVEN FACADE'S ELEVATION DRAWING MAY HAVE BEEN REMOVED FOR CLARITY.
- FLOOR LEVEL ELEVATIONS NOTED ON ARCHITECTURAL ELEVATIONS REFER TO TOP OF FLOOR STRUCTURE; FINISHED FLOOR ELEVATIONS TO BE DETERMINED BASED UPON THICKNESS OF PROPOSED FLOOR FINISH.
- VERIFY ALL STRUCTURAL STEEL FRAMING OR LOAD-BEARING PRECAST CONCRETE WALL LEVELS NOTED ON ARCHITECTURAL ELEVATIONS WITH STRUCTURAL DRAWINGS (IF NEW) OR EXISTING CONDITIONS (IF EXISTING); IF DISCREPANCIES EXIST NOTIFY ARCHITECT IMMEDIATELY.
- VERIFY ALL GRADE OR SITE ELEMENT LEVELS NOTED ON ARCHITECTURAL ELEVATIONS WITH CIVIL DRAWINGS; IF DISCREPANCIES EXIST NOTIFY ARCHITECT IMMEDIATELY.
- ARCHITECTURAL ELEVATION DIRECTIONAL (NORTH, SOUTH, ETC.) TITLES REFER TO THEIR ASSOCIATION WITH PROJECT PLAN NORTH.
- RE: MECH/ELEC/PLUMB/FPP DRAWINGS FOR DETAILS ON SERVICE ELEMENTS PENETRATING EXTERIOR FACADE.



4150 GANTON PARKWAY
NEW ALBANY, OH 43054

PROJECT NAME

AOH B1 PACKAGING
FACILITY

BUILDING NUMBER

01

PROJECT CONSULTANT 1



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KEY PLAN

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DRAWING STATUS

Current Revision	Current Revision Description
0	RECORD DRAWING

DR	APPD	DATE PUBLISHED
Z80	Z80	22DEC23

APPROVAL INFORMATION

DRAWN	Z80
CHECKED	CHP
APPROVED	Z80
OWNER'S APPROVAL	

REVISION	REVISION DESCRIPTION	DATE
0	RECORD DRAWING	22DEC23

RECORD DRAWING - 22DEC23

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DRAWING TITLE

ARCHITECTURAL BUILDING
ELEVATIONS

PROJECT NUMBER

206625.00

SCALE

1" = 20'-0"

DRAWING No.

01-A-33508-001

