NEW ALBANY
COMMUNITY CONNECTS US

New Albany Board of Zoning Appeals Meeting Agenda
July 28, 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 June 23, 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. Hearing of visitors for items not on tonight's agenda

VI. Cases

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.

VAR-53-2025 6994 Kindler Drive Easement Variance
Variance to codified ordinance 1165.04(b)(3)(b) to allow a deck to encroach into a platted easement located at 6994 Kindler Drive (PID: 222-002830).
Applicant: PDF Builders

Motion of acceptance of staff reports and related documents into the record for VAR-53-2025.

Motion of approval for application VAR-53-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

1. City Code Amendment: C.O.1169 Display Signs and Outdoor Advertising—Commercial Wall Sign Workshop

VIII. Poll members for comment

IX. Adjournment

New Albany Board of Zoning Appeals
June 23, 2025 Meeting Minutes - DRAFT

I. Call to order

II. Roll call

III. Swear in new board member, Jeremiah Wood

Council Member Kasey Kist administered the oath of office to Jeremiah Wood. Mr. Wood was appointed to the New Albany Board of Zoning Appeals in April 2025 to serve the balance of a term that expires on December 31, 2026.

IV. Action on minutes February 24, 2025.
Chair LaJeunesse asked if there were any corrections to the minutes from the February 24, 2025 meeting.

Hearing none, Board Member Jacob moved for approval of the February 24, 2025 meeting minutes. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. Schell yes, Mr. Wood yes, Mr. LaJeunesse yes. Having five yes votes the motion passed and the February 24, 2025 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.

Planner II Saumenig answered yes, the annual organizational meeting needed to be added to Other business.

Chair LaJeunesse agreed and without objection the annual organizational meeting was added to the agenda under Other business.

Planner II Saumenig also introduced Planner I Sauter who had recently been promoted from Development Technician to Planner I.

Chair LaJeunesse administered the oath to all present who would be addressing the board.

VI. Hearing of visitors for items not on tonight's agenda
Chair LaJeunesse asked whether there were any visitors present who wished to be heard for an item not on the agenda. Hearing none, he introduced the first case and asked to hear from staff.

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

Planner I Sauter delivered the staff report.

Board Member Jacob moved to admit the staff reports and related documents into the record for VAR-36-2025. Board Member Schell seconded the motion. Upon roll call: Mr. Jacob yes, Mr. Schell yes, Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Wood yes. Having five yes votes, the motion passed and the staff reports and related documents were accepted into the record for VAR-36-2025.

Council Member Kist asked staff to explain the difference between the new code and the pre-existing code.

Planner II Saumenig explained that the prior version of the code allowed signs up to 75 feet and allowed one sign per frontage. The current version allow signs up to 200 square feet and allows one sign per entrance.

Board Member Samuels asked whether there was any additional language regarding the percentages; she also confirmed the size of the largest approved sign.

Planner II Saumenig answered that there was not additional language regarding percentages, that the code permitted a flat 200 square feet, and that Amazon had the largest approved sign.

There was further discussion about staff's rationale, this application, and the board noted that this application was requesting a sign that was almost 100 square feet larger than the code increase.

Chair LaJeunesse asked the applicant whether he considered a sign that complied with the code.

Applicant Bruce Sommerfelt responded that they were cognizant of the code but felt that the size of the sign was inferior. He distributed renderings of options. [see Appendix for Applicant Materials]

Chair LaJeunesse noted that the renderings needed to be accepted into the record.

Board Member Jacob moved to accept the applicant's renderings into the record for VAR-36-2025. Board Member Samuels seconded the motion.

Upon roll call: Mr. Jacob yes, Ms. Samuels yes, Mr. Wood yes, Mr. LaJeunesse yes, Mr. Schell yes. Having five yes votes, the motion passed and the applicant's materials were accepted into the record for VAR-36-2025.

Mr. Sommerfelt continued that the applicants tried to keep it functionally aesthetic for the building and within the business park, however the applicants felt that 200 square feet is just not big enough. This building is 206,000 square feet in total area. He noted that the signs in the business park have different fonts and colors. He added that the code calculates the size of signs by establishing an invisible rectangle at the perimeter. With this sign, subtracting the negative space by removing the stem on the d and the tail on the g makes it almost meet the code.

There was discussion of the size of the Amazon sign, for which a variance was approved in April of 2021.

Chair LaJeunesse remarked that board probably did the code a disservice by not approving a formula to apply. The code change was just approved and the board was already reviewing a request for a bigger sign. He stated that there should be a percentage; or the limit should be 300 square feet.

Council Member Kist stated that he was getting up to speed on this area of code, that he was sitting in for Council Member Shull. He remarked that the sign did not look out of scale and asked whether the code requires an iron clad calculation of square footage, regardless of the percentage of the building that the sign absorbs.

Board Member Samuels recalled usage of a percentage being a point of conversation. She noted that Tiana that some businesses have a logo with the words. She remarked that she thinks this needs to be revisited.

Board Member Jacob examined the surrounding properties. He noted the visuals of the northern residential neighbors and commented that this is a different part of the business park and we need to be mindful of them.

Mr. Sommerfelt responded that the applicants considered that and further that public entrances did not face the street.

Board Member Schell said that he had no problem with this sign and remarked that this building has a single tenant, but it seems that the board continues to receive requests for bigger and bigger signs.

Mr. Sommerfelt responded that the New Albany criteria is too restrictive; this is a minimalistic sign.

Chair LaJeunesse stated that the question is whether 200 square feet is big enough? It would be helpful to see a rendition that complies with the code.

Council Member Kist remarked that it would be valuable to have a formula mechanism to evaluate the sign.

Mr. Sommerfelt cautioned against making the code too complicated and added that this is only a 20% variance at 241 square feet.

Chair LaJeunesse added that perhaps there could be a mechanism to remove the two boxes. He asked if there were any further questions.

Hearing none, Board Member Samuels moved for approval of VAR-36-2025 A, for sign A based on the findings in the staff report with the conditions in staff report if any, and the condition that based on the new calculation with the removal of the area that is negative space, as that would meet our 200 square foot spirit of the rule, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Wood yes, Mr. Jacob yes, Mr. Schell yes. Having five yes votes, the motion passed.

Board Member Samuels moved for approval of VAR-36-2025 B for sign B, based on the findings in the staff report with the conditions in the staff report, if any, and the same calculation as sign A, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Jacob yes, Mr. Wood yes, Mr. Schell yes. Having five yes votes, the motion passed.

Board Member Samuels moved for approval of VAR-36-2025 C based on the findings in the staff report with the conditions in the staff report, if any, subject to staff approval. Chair LaJeunesse seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Schell yes, Mr. Jacob yes, Mr. Wood yes. having five yes votes the motion passed.

Thereafter Planner II Saumenig noted that staff recommended a condition of approval that was not included in the vote for VAR-36-2025 C.

Staff recommended that the board move VAR-36-2025 C again with the condition.

Board Member Samuels moved for approval of VAR-36-2025 C based on the findings in the staff report with the conditions in the staff report and the following additional condition, subject to staff approval:

That the 5.19 square foot sign will meet the 1 inch sign relief requirement.

Chair LaJeunesse seconded the motion. Upon roll call: Ms. Samuels yes, Mr. LaJeunesse yes, Mr. Wood yes, Mr. Jacob yes, Mr. Schell. Having five yes votes, the motion passed.

The board thanked the applicant and wished him good luck.

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

Planner II Saumenig delivered the staff report.

Board Member Jacob moved to admit the staff reports and related documents into the record for VAR-41-2025. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Mr. LaJeunesse yes, Ms. Samuels yes, Mr. Schell yes. Having five yes votes the motion passed and the staff reports and related documents were admitted to the record for VAR-41-2025.

Board Member Samuels asked for the zoning classification of the property that sits in front of the sign.

Planner Saumenig answered that it is not residential, it is SR 161.

Board Member Schell asked whether staff had any feedback from the neighbors.

Planner Saumenig answered no.

Applicant Jon Ficken spoke in support of the application. He explained that the size of the sign is based on visibility. He stated that there is no current signage facing the east. The applicants considered compliant signage but desire this size for its visibility.

Chair LaJeunesse – did you know that this sign exceeded the code

Mr. Ficken replied yes, but we also knew of Amazon and other business park neighbors that exceeded the code's size limit.

Board Member Schell remarked that the board wants Amgen to have visibility; and that the board loves having Amgen in New Albany, but this request is scratching the board hard.

Mr. Ficken responded that they understand. He reiterated that this request is all about visibility from the road, the 7-ft letters are invisible from the road.

Board Member Schell stated that everytime the board approves a bigger sign, the board sets a new precedent.

Chair LaJeunesse asked the applicant whether he had a rendition that meets code.

Board Member Samuels asked the applicant to summarize the hardship.

Mr. Ficken replied that the hardship is that the compliant sign is difficult to read.

Board Member Samuels asked whether it is difficult for trucks to find Amgen.

Mr. Ficken replied that Amgen wants to be recognized and that they do not want to remove trees.

Council Member Kist recalled that Amplify Bio was 1.35% of the building and asked how big Amgen's sign letters would be if they were 1.35% of the building.

Planner II Saumenig answered 8 ft.

Board Member Schell asked Mr. Ficken how he felt about that.

Mr. Ficken replied that they prefer the larger sign.

Applicant Maritza Lopez, VP of Amgen explained that the company is growing exponentially and this is for visibility. They want a sign that honors the size of the building. They understand the code, but want the sign to be visible from the road.

Board Member Samuels thanked Ms. Lopez and asked staff whether visibility from the road was considered.

Planning Manager Christian replied that distance came up in older cases, such as Amazon.

Board Member Wood asked whether there are still residents on Babbit Road.

Mr. Ficken replied that there are a few houses on the west side of Babbit Road.

Council Member Kist stated that being a restaurant owner he is very pro sign, and that the sign here is for advertising, not for wayfinding. He is leery of setting a precedent on the heels of this code change. He also asked whether the new building need a sign of this size.

Mr. Ficken replied that the new building will not accommodate a sign because of the trees. This will serve as the sign for the site.

Board Member Schell reiterated that New Albany appreciates Amgen but this is a really big ask and would like Amgen's reconsideration.

Chair LaJeunesse agreed and asked Mr. Ficken when he needed and decision and whether Amgen could wait a couple of months so they could come up with an alternative that considers the distance from the street and the height of the building. He further asked staff whether a group of people to work on this could be assembled.

Mr. Ficken answered that they would like a decision as soon as they can, by October.

Planning Manager Christian stated that staff can take a look at the issue, however he did not see a scenario allowing this sign without allowing others to have a sign of this size.

Council Member Kist added that he did not want to kick the can. Giving this board discretion is useful, but it does open the door for others to ask for the same sign. The board needs to have articulable reasons for voting in favor of these variances.

Planning Manager Christian stated that similar to New Albany Farms, approval of accessory structures has been supported by specific findings.

Chair LaJeunesse advised the gathering of benchmarks to help guide board decisions. The board is not going to see the end of this because buildings in the business park are going to get bigger. Staff should revisit the code and identify objective data to help shape any future code revisions.

Board Member Jacob asked whether this request was an outlier, noting that the commercial signs such as Bob Evans and Lower on 161 are closer to the road.

Planning Manager Christian answered yes, this would be an outlier.

Board Member Samuels moved to table VAR-41-2025 for the 30 days or until the next meeting. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. Wood yes, Mr. LaJeunesse yes, Mr. Schell yes. Having five yes votes the motion passed and the application was laid upon the table for 30 days or until the next meeting.

The board wished the applicants good luck. Having completed the scheduled cases, Chair LaJeunesse introduced the first and only item of other business, the Annual Organizational Meeting.

VIII. Other business

Annual Organizational Meeting

Chair LaJeunesse opened the annual organizational meeting, at which the board would elect a chair, vice chair, and secretary; they would establish their regular meeting time, date, and place; and would review the attendance policy. Chair LaJeunesse, Vice Chair Jacob, and Secretary Samuels agreed that it had been their pleasure to serve the board and were willing to continue, however would be willing to step aside if another member wished to occupy a leadership position.

Hearing none, Vice Chair Jacob moved to re-elect Chair Shaun LaJeunesse, Vice Chair Abe Jacob, and Secretary Tiana Samuels for 2025 Board of Zoning Appeals leadership, and also to establish 6:30 p.m. on the fourth Monday of each month at the New Albany Village Hall as the time, date and location of the Board of Zoning Appeals meetings. Board Member Schell seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Schell yes, Mr. LaJeunesse yes, Ms. Samuels yes, Mr. Wood yes. Having all votes in favor the motion passed and all were congratulated and thanked.

IX. Poll members for comment

Chair LaJeunesse polled the members for comment.

X. Adjournment

Hearing none and having completed the agenda, Chair LaJeunesse moved to adjourn the June 23, 2025 New Albany Board of Zoning Appeals meeting. Board Member Jacob seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Mr. Jacob yes, Mr. Schell yes, Ms. Samuels yes, Mr. Wood yes. Having all yes votes the motion passed and the June 23, 2025 Board of Zoning Appeals meeting was adjourned at 8:00 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix
VAR-36-2025
- **Staff Report**
- **Applicant Renderings**
- **Record of Action**

VAR-41-2025
- **Staff Report**
- **Record of Action**

NEW ALBANY
COMMUNITY CONNECTS US

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

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

SIGNCOM
INCORPORATED

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

SIGNCOM
INCORPORATED

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.

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

SIGNCOM
INCORPORATED

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.

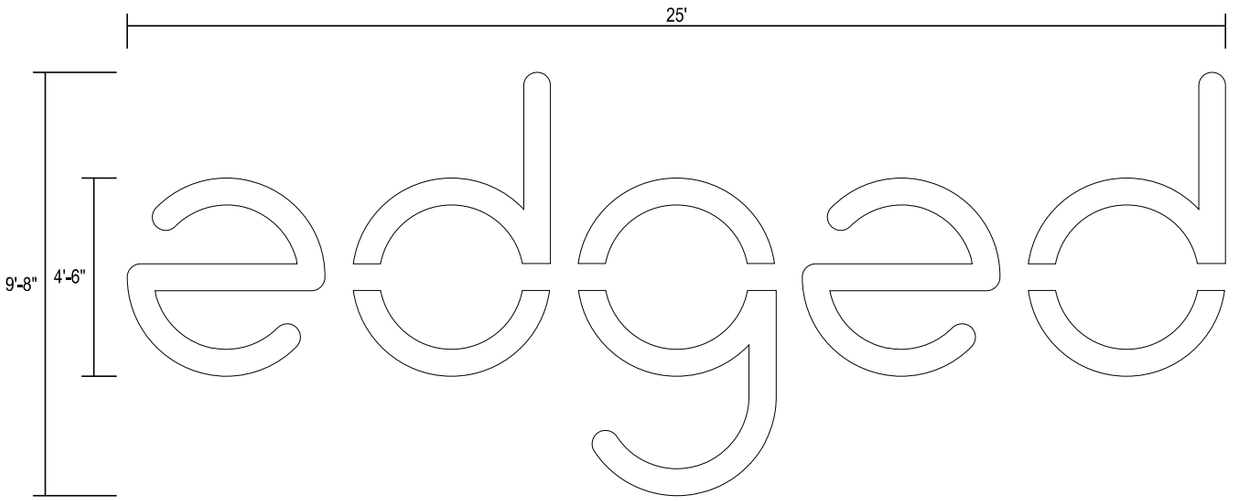
E. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
   - The signage will improve 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,

Kylie Cochran

Kylie Cochran
Signcom, Inc.
kylie@signcominc.com



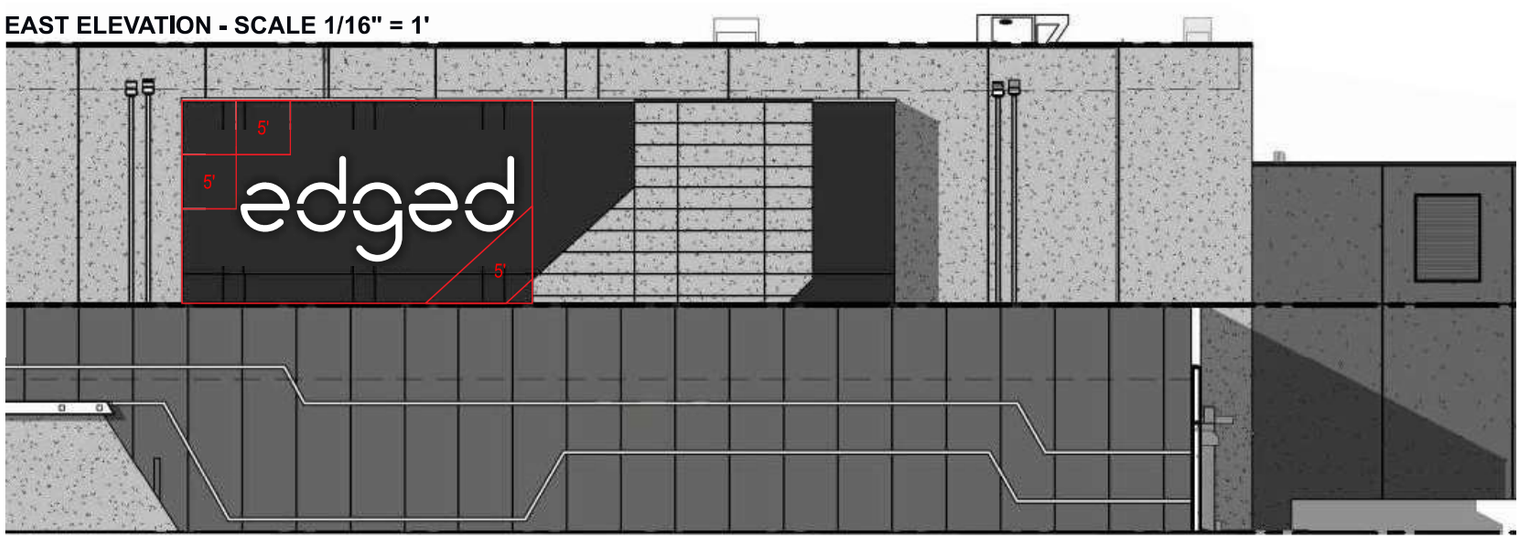
SCALE 1/4" = 1'
241.05 SQ. FT.

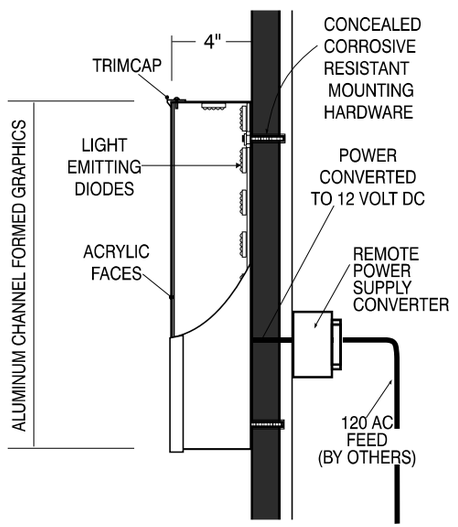
East Elevation Face-Lit Channel Letters

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

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

SIGNCOM Design • Fabrication • Erection • Service

CLIENT APPROVAL DATE

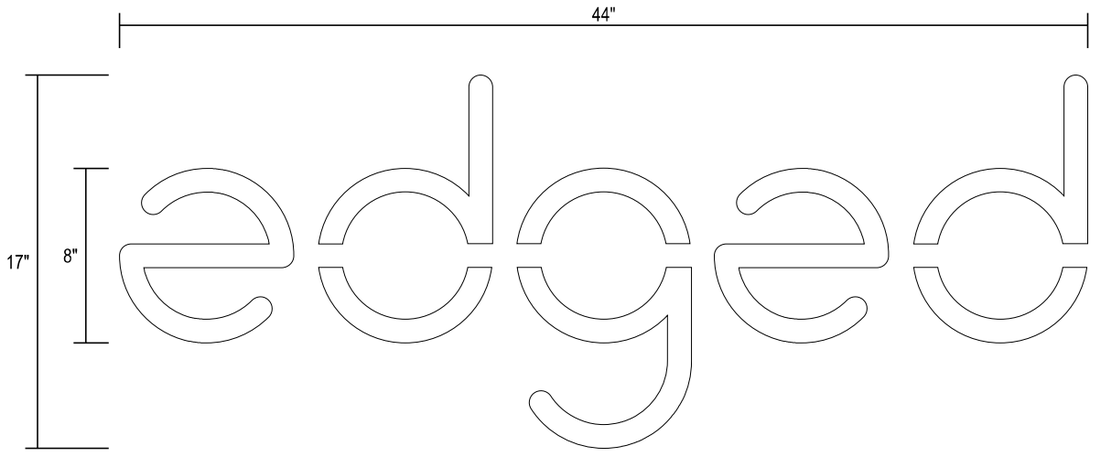
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

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*



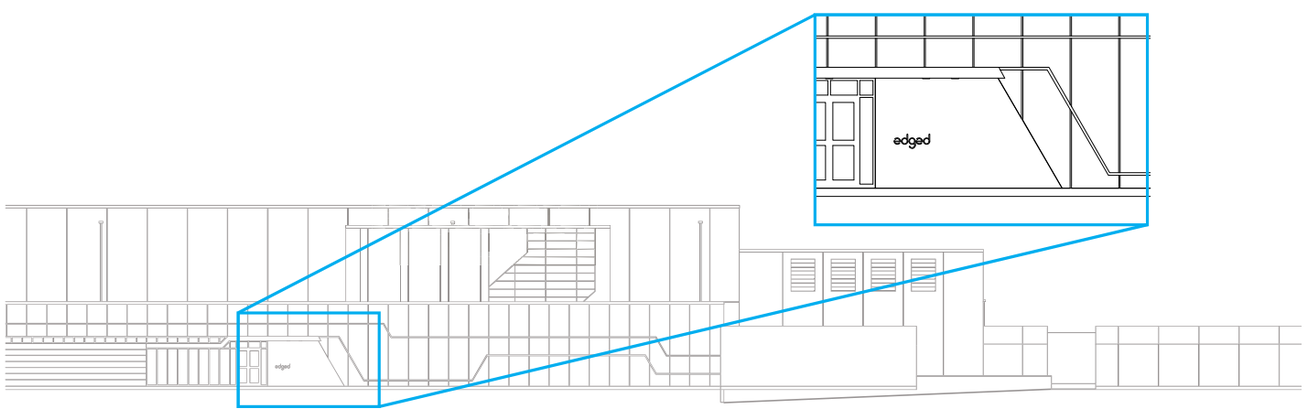
SCALE 1-1/2" = 1'
5.19 SQ. FT.

East Elevation Non-Illuminated Aluminum Sign

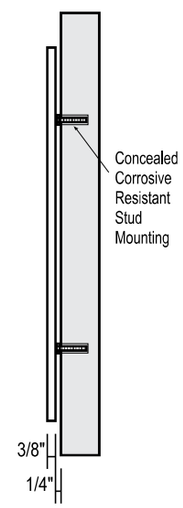
(1) NON-LIT 3/8" SAWPLATE ALUMINUM LOGO SET BY EAST ENTRANCE, STUD MOUNTED TO FASCIA WITH 1/4" STAND-OFF SPACERS.

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

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

SIGNCOM Design • Fabrication • Erection • Service

CLIENT APPROVAL DATE

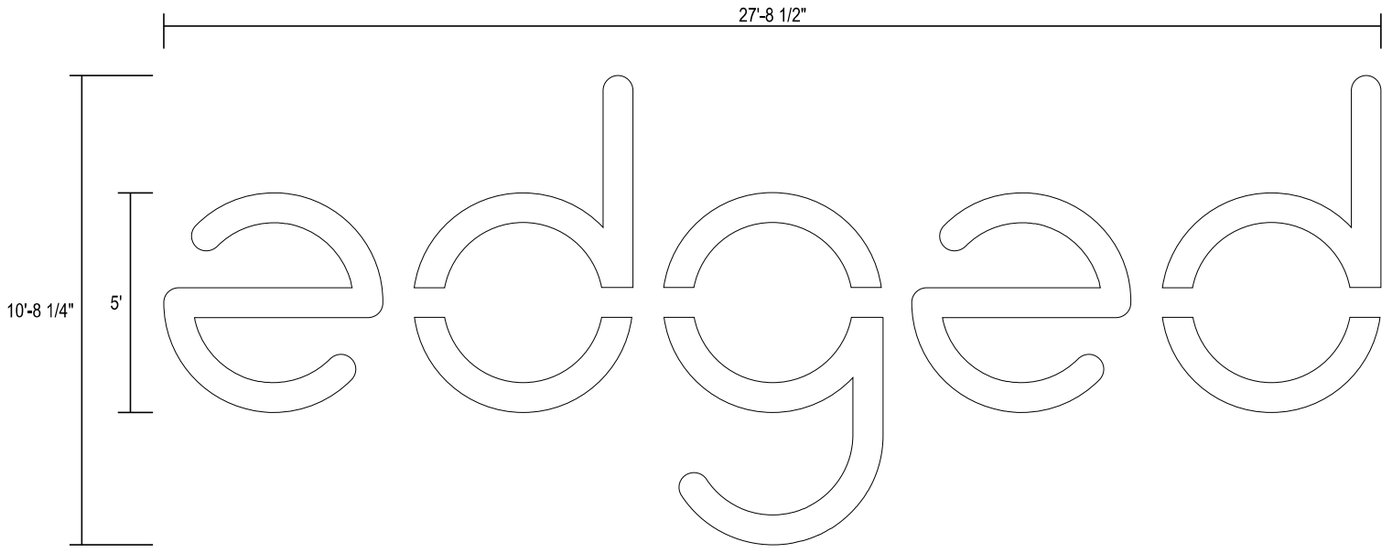
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

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*



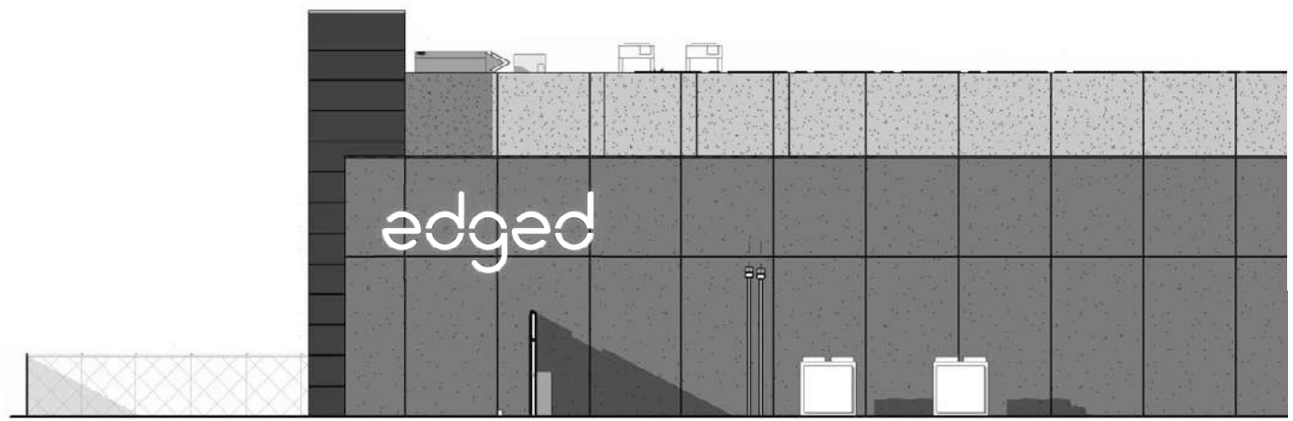
SCALE 1/4" = 1'
296.11 SQ. FT.

South Elevation Face-Lit Channel Letters

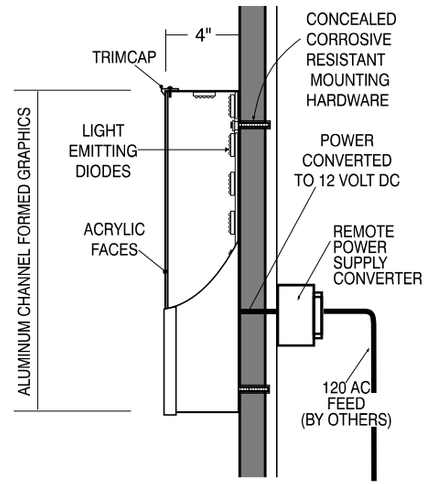
CUSTOM FABRICATED INDIVIDUAL LETTERS - ALUMINUM BACKS WITH 4" DEEP RETURNS.
FACES ARE 1/8" WHITE TRANSLUCENT ACRYLIC WITH 1" TRIMCAP RETURNS.
ILLUMINATED WITH HIGH OUTPUT LED MODULE CLUSTERS HOUSED INSIDE EACH LETTER.
REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594.**
PRIMARY 120 V ELECTRIC FEED 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



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

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

SIGNCOM Design • Fabrication • Erection • Service

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: TO MATCH ADMIN METAL PANEL
D. FINISH: SATIN
E. REFER TO AS ELEVATIONS FOR LOCATION

PT01
A. MATERIAL TYPE: PAINT
B. COLOR: SW 6991 BLACK MAGIC
D. FINISH: SEMI-GLOSS
E. 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, QBV ORIENTAL CANE

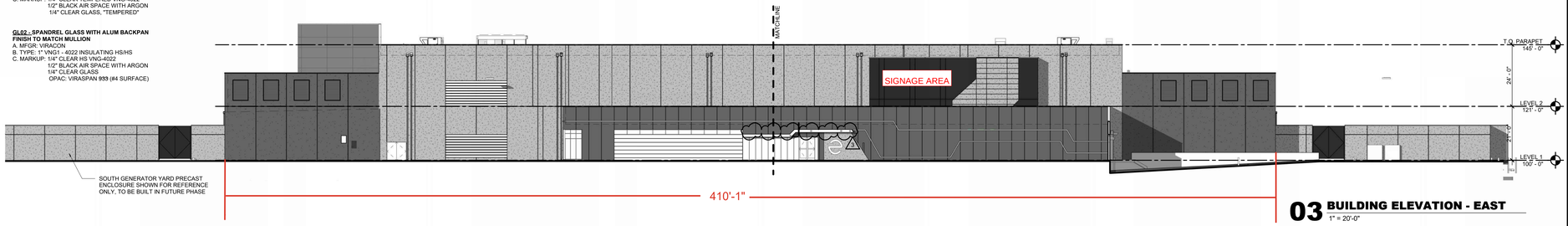
MP03
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: MATTE BLACK
D. LOCATION: COPING

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

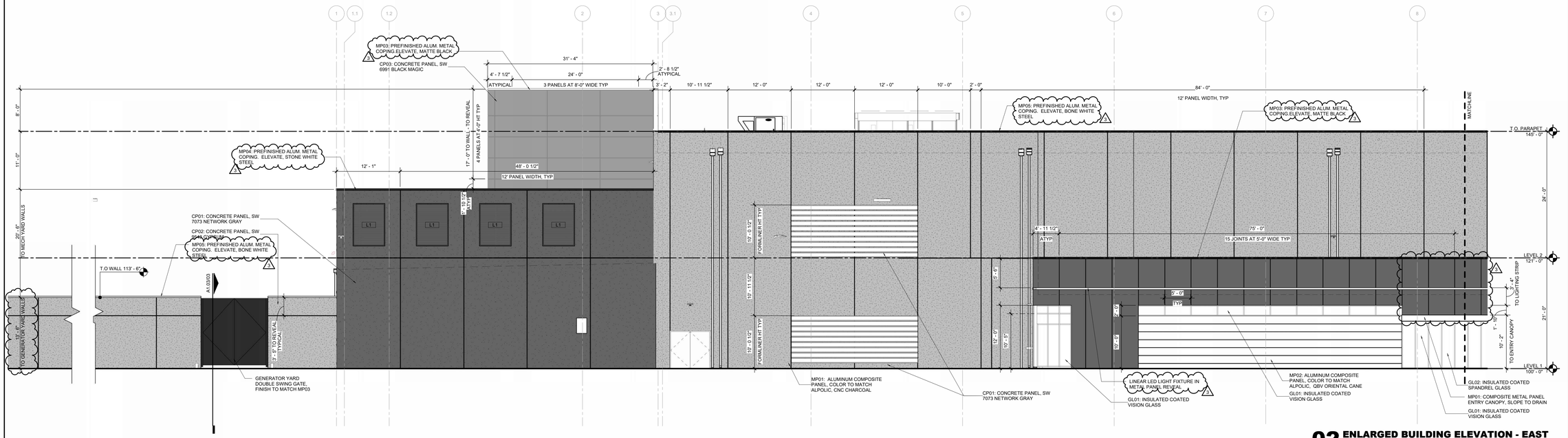
GL01 - VISION GLASS
A. MFGR: VIRACON
B. TYPE: 1" VNG1 - 4022 INSULATING HS/HS
C. MARKUP: 1/4" CLEAR TEMPERED VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS, "TEMPERED"

GL02 - SPANDREL GLASS WITH ALUM BACKPAN FINISH TO MATCH MULLION
A. MFGR: VIRACON
B. TYPE: 1" VNG1 - 4022 INSULATING HS/HS
C. MARKUP: 1/4" CLEAR HS VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS
OPAC: VIRASPAN **933** (#4 SURFACE)

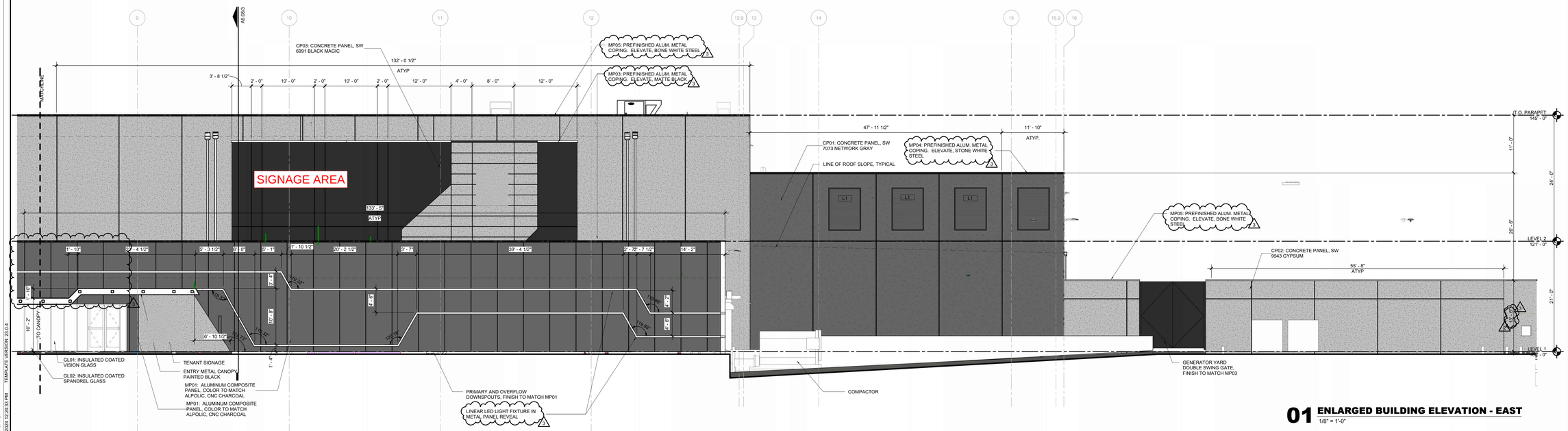


03 BUILDING ELEVATION - EAST
1" = 20'-0"

EAST ELEVATION = APPROX 18,455 SQFT



02 ENLARGED BUILDING ELEVATION - EAST
1/8" = 1'-0"



01 ENLARGED BUILDING ELEVATION - EAST
1/8" = 1'-0"

© 2024 HKS, INC.

PLOT DATE: 9/12/2024 12:24:33 PM TEMPLATE VERSION: 23.0.4

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

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

STATE OF OHIO — SETH SIDNEY MELTZER — 2018051 — REGISTERED ARCHITECT — 9/12/2024

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.: XXXX
Date: XX/XX/XXXX

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE
1	SHELL IFC	04/19/2024
2	9MW BUILD	08/13/2024
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 A5 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 A5 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 A5 ELEVATIONS FOR LOCATION

CP04
A. MATERIAL TYPE: PRECAST CONCRETE PANEL
B. FINISH TYPE: PAINTED
C. COLOR COATING: TO MATCH ADMIN METAL PANEL
D. FINISH: SATIN
E. REFER TO A5 ELEVATIONS FOR LOCATION

PT01
A. MATERIAL TYPE: PAINT
B. COLOR: SW 6991 BLACK MAGIC
D. FINISH: SEMI-GLOSS
E. 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, Q8V ORIENTAL CANE

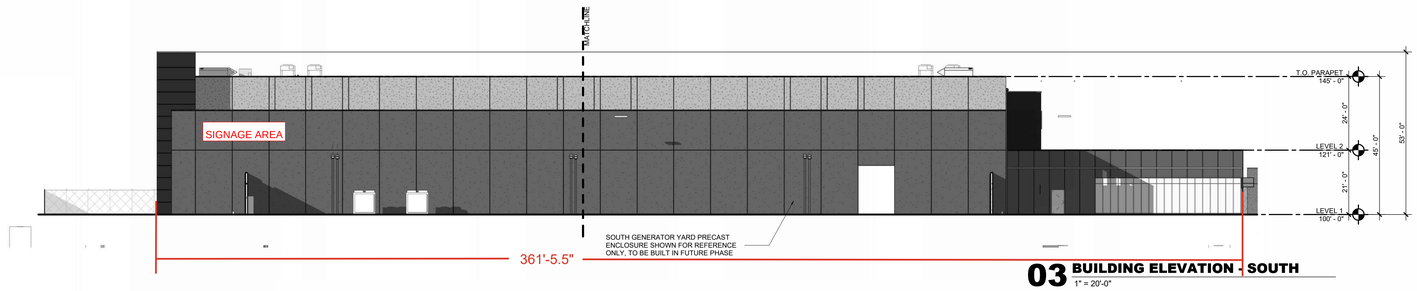
MP03
A. MATERIAL TYPE: FORMED METAL COPING
B. FINISH TYPE: PREFINISHED, MATTE
C. COLOR: COLOR MATCH TO ELEVATE: MATTE BLACK
D. LOCATION: COPING

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

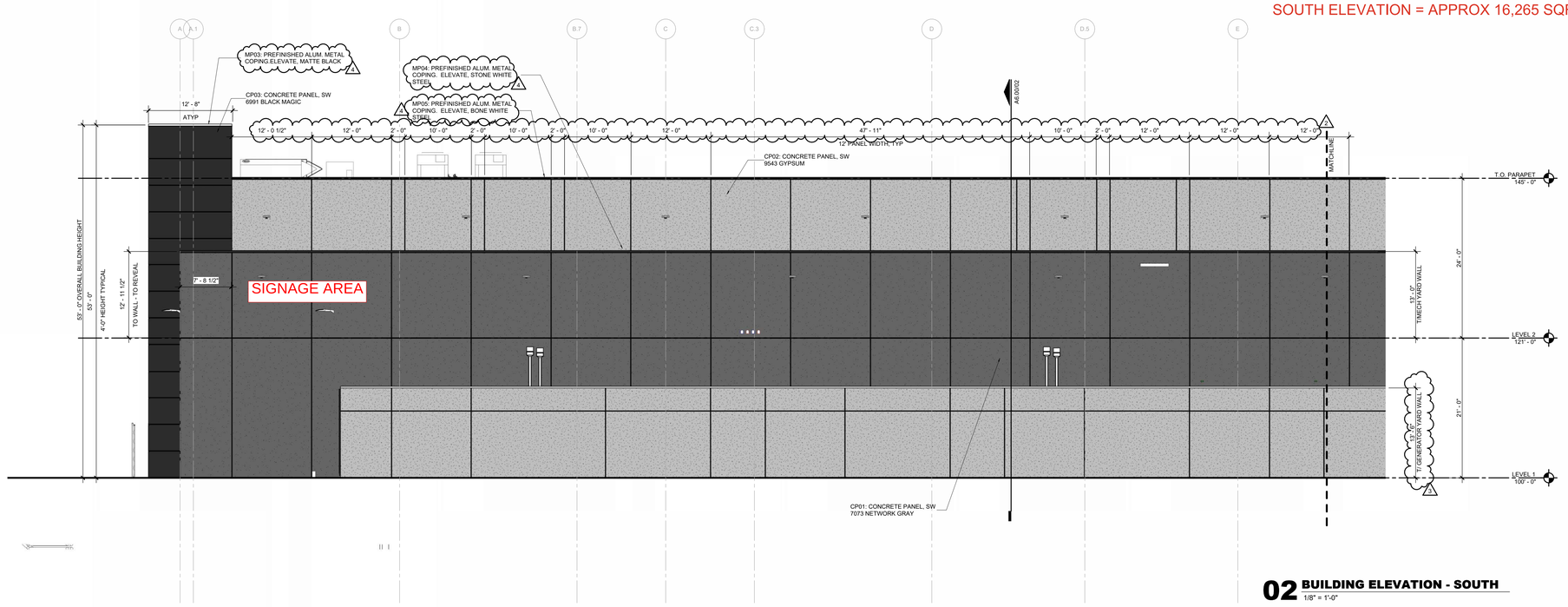
GL01 - VISION GLASS
A. MFGR: VIRACON
B. TYPE: 1" VNG1 - 4022 INSULATING HS/HS
C. MARKUP: 1/4" CLEAR TEMPERED VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS, "TEMPERED"

GL02 - SPANDREL GLASS WITH ALUM BACKPAN FINISH TO MATCH MULLION
A. MFGR: VIRACON
B. TYPE: 1" VNG1 - 4022 INSULATING HS/HS
C. MARKUP: 1/4" CLEAR HS VNG-4022
1/2" BLACK AIR SPACE WITH ARGON
1/4" CLEAR GLASS
OPAC: VIRASPAN 933 (#4 SURFACE)

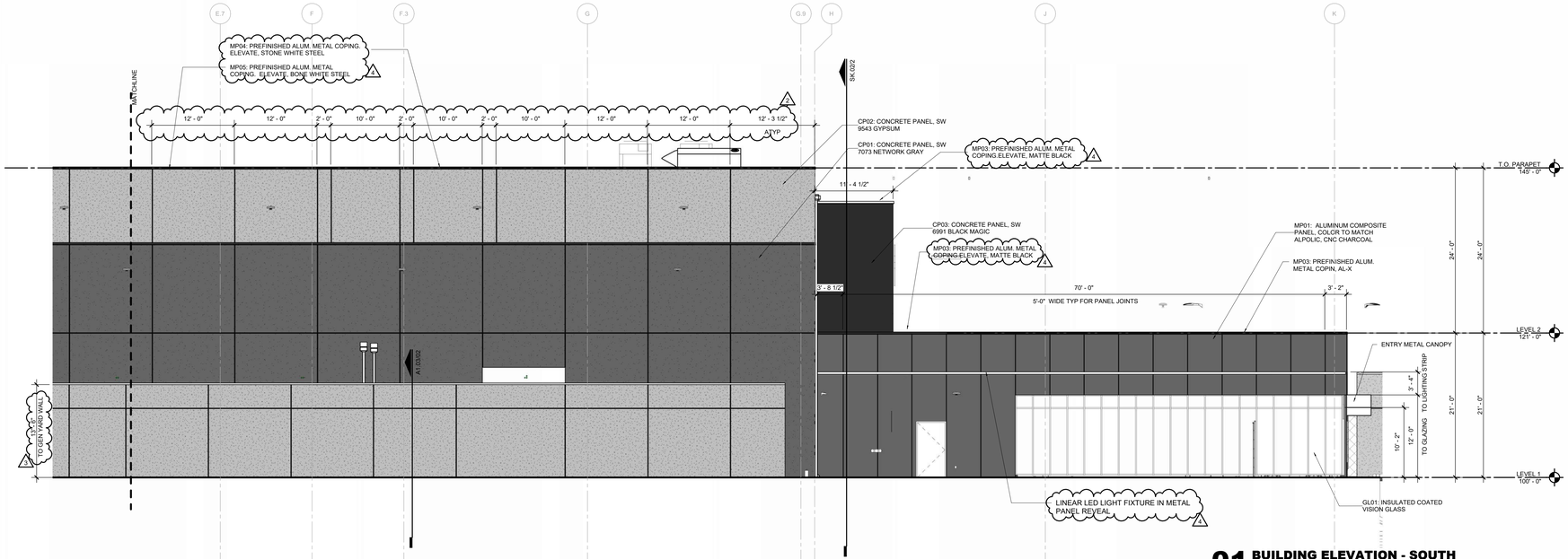


03 BUILDING ELEVATION - SOUTH
1" = 20'-0"

SOUTH ELEVATION = APPROX 16,265 SQFT



02 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



01 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

© 2024 HKS, INC.

PLOT DATE: 9/12/2024 12:32:27 PM TEMPLATE VERSION: 23.0.4

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

edged

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

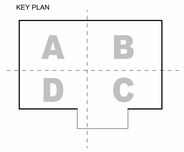
STATE OF OHIO
SETH SIDNEY MELTZER
2018051
REGISTERED ARCHITECT
9/12/24

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.: XXXX
Date: XX/XX/XXXX

KEY PLAN



REVISION

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

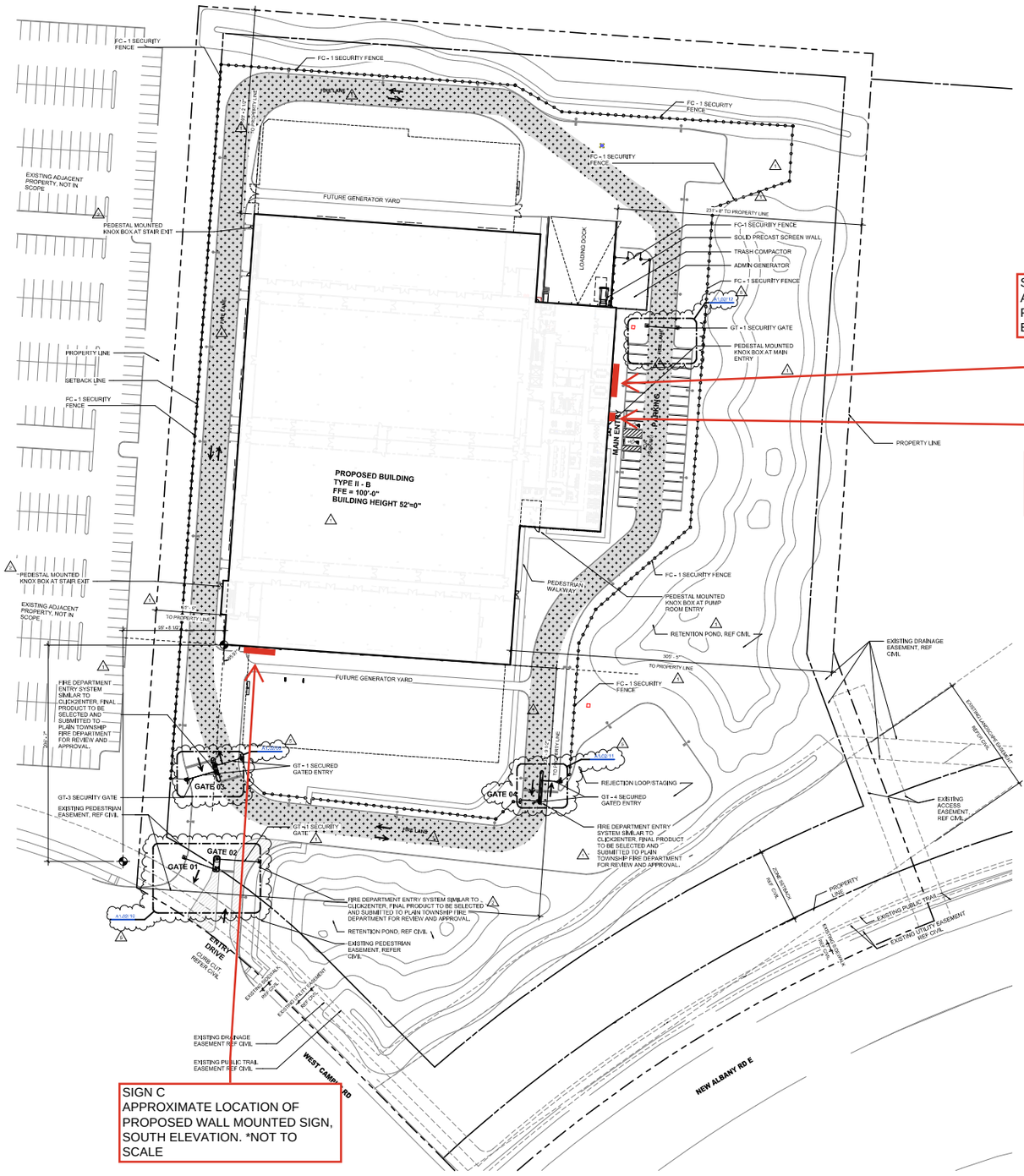
HKS PROJECT NUMBER
26078.000

DATE
02/13/2024

ISSUE
ISSUE FOR PERMIT

SHEET TITLE
BUILDING ELEVATIONS - SOUTH

SHEET NO.
A5.04



GENERAL NOTES - SITE PLAN

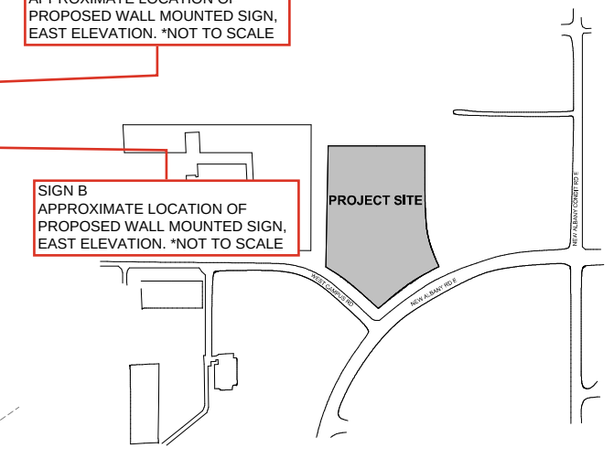
1. ARCHITECTURAL ELEVATIONS ARE BASED ON MAIN FLOOR LEVEL 100'-0" = CIVIL FINISH FLOOR ELEVATION.
2. WHERE ENLARGED PLANS ARE PROVIDED, DETAILED DIMENSIONS AND OTHER INFORMATION WILL BE FOUND ON THE ENLARGED PLAN, U.N.O.
3. EXTERIOR WALLS ARE CONCRETE PRECAST WALL ASSEMBLIES U.N.O.
4. ALL FIXTURES AND ACCESSORIES MOUNTED TO MEET ADA 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 (VIF) ALL DIMENSIONS AND CONDITION 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

PARKING SCHEDULE

TYPE	NUMBER OF SPACES PROVIDED	NO.OF SPACES REQUIRED
ADA	2	
STANDARD	31	
GRAND TOTAL	33	



02 LOCATION MAP

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

© 2024 HKS, INC.

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
140 PAYNE STREET
DALLAS, TX 75207

SECURITY
TELIOS
140 PAYNE STREET
DALLAS, TX 75207

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

KEY PLAN

A | B
D | C

REVISION

NO.	DESCRIPTION	DATE
1	SHELL IFC	04/19/2024
2	SHELL IFP R2	05/24/2024
3	COMBINED IFC	09/13/2024
4	CITY PERMIT REVS	10/08/2024
5	REVISION 07	02/03/2025

HKS PROJECT NUMBER
26078.000

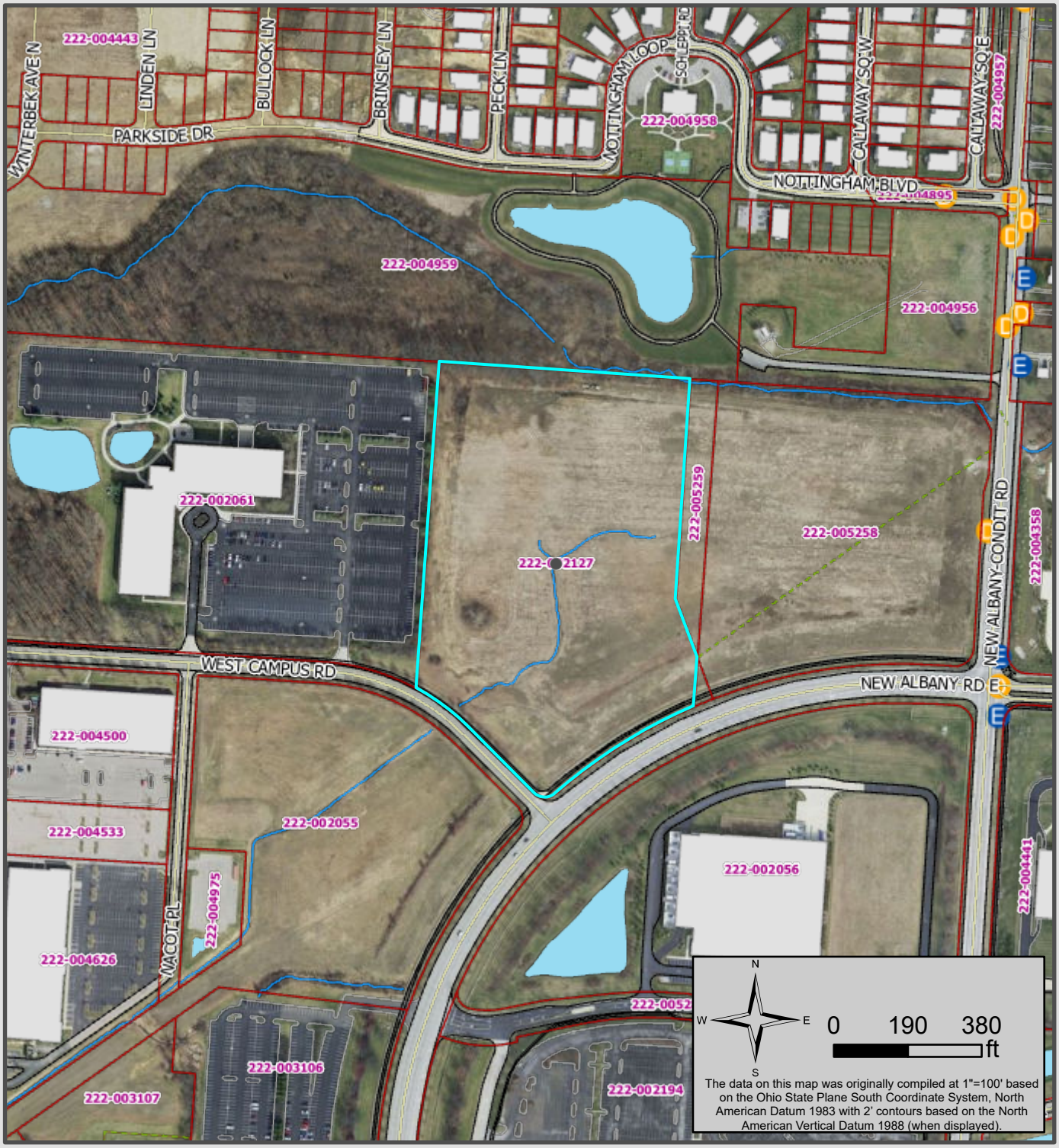
DATE
02/13/2024

ISSUE
ISSUE FOR PERMIT

SHEET TITLE
ARCHITECTURAL SITE PLAN - PHASE ONE

SHEET NO.
A1.01

PLOT DATE: 2/3/2025 12:07:28 PM TEMPLATE VERSION: 2024.4



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced April 7, 2025

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor & Engineer

- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

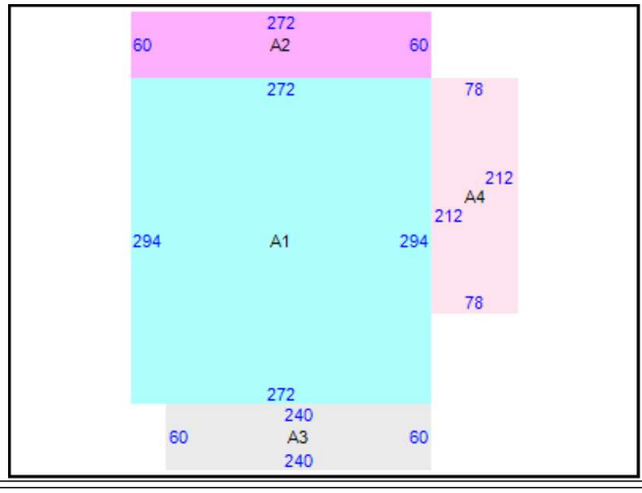
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office.
Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Franklin County Auditor - Michael Stinziano 222-002127-00

Owner Name	EDGED COLUMBUS LLC	**Prop. Class**	I - Industrial
		Land Use	400 - VACANT COMMERCIAL LAND
		Tax District	222 - PLAIN TWP-NEW ALBANY CORP
Site Address	7600 WEST CAMPUS RD	**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
		Rental Registration	No
Owner Address	30 OLD KINGS HIGHWAY SOUTH SUITE 1005 DARIEN CT 06820	**Board of Revision**	No
		Zip Code	43054
		Annual Taxes	120,731.94
Transfer Date		**Taxes Paid**	151,811.53
Transfer Price	12/29/2023	**Calculated Acreage**	14.79
Instrument Type	4,424,700.00	**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

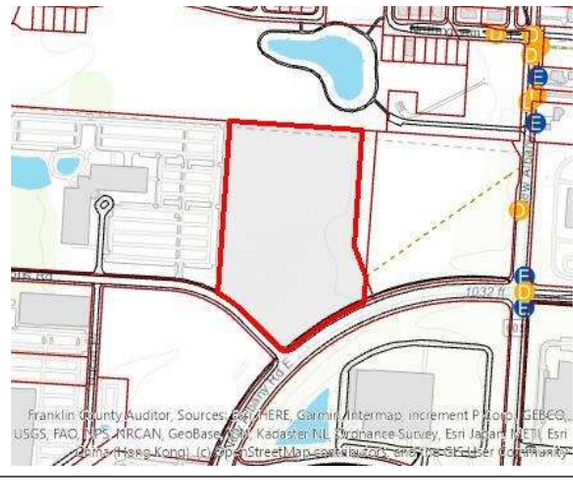
Land Use	720-AB PROP FOR CTY IMPROVE/TIFS
Year Built	2024
Total Sq Ft	207192
Stories	02
Grade	VERY GOOD QUALITY

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.



222-002127 08/25/2022



Disclaimer:The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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

@
6/23

East Elevation Channel Letters

CUSTOM FABRICATED INDIVIDUAL FACE-LIT 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.**

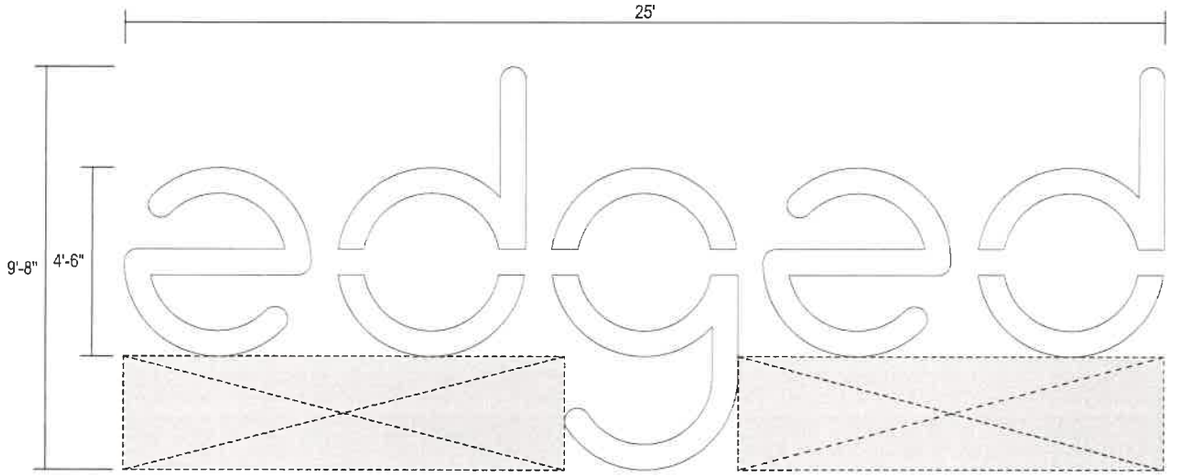
PRIMARY 120 V ELECTRIC FEED BROUGHT TO SITE BY OTHERS.

LETTERS ARE MOUNTED FLUSH TO FASCIA WITH CONCEALED CORROSION RESISTANT TAPCON SCREWS .187 DIAMETER X 1.75" LENGTH - MINIMUM (3) PER LETTER EVENLY SPACED.

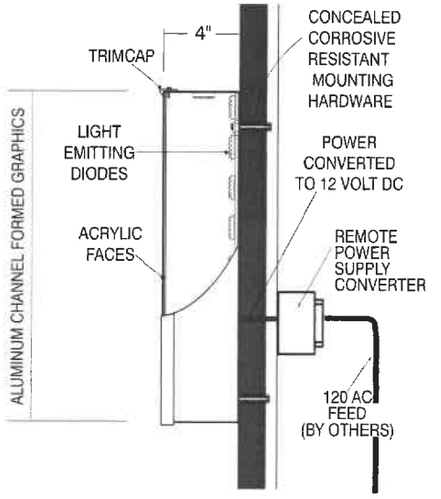
COLORS

RETURNS AND TRIMCAP - DARK MIDNIGHT RAL 9005

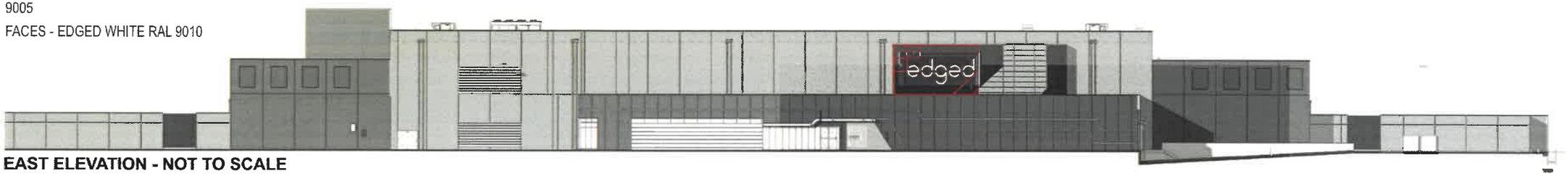
FACES - EDGED WHITE RAL 9010



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



SCALE: NTS - SECTION THRU DETAIL



EAST ELEVATION - NOT TO SCALE

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

SIGNCOM
Design • Fabrication • Erection • Service

CLIENT APPROVAL DATE

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME EDGED
LOCATION
CITY COLUMBUS **STATE** OHIO

REVISION 2-5-25
6-19-25

SALES BMS
DESIGN MAS
SIZE 14

DATE 1-22-25
SCALE Noted
PROJECT# 24531

South Elevation Channel Letters

CUSTOM FABRICATED INDIVIDUAL FACE-LIT 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.**

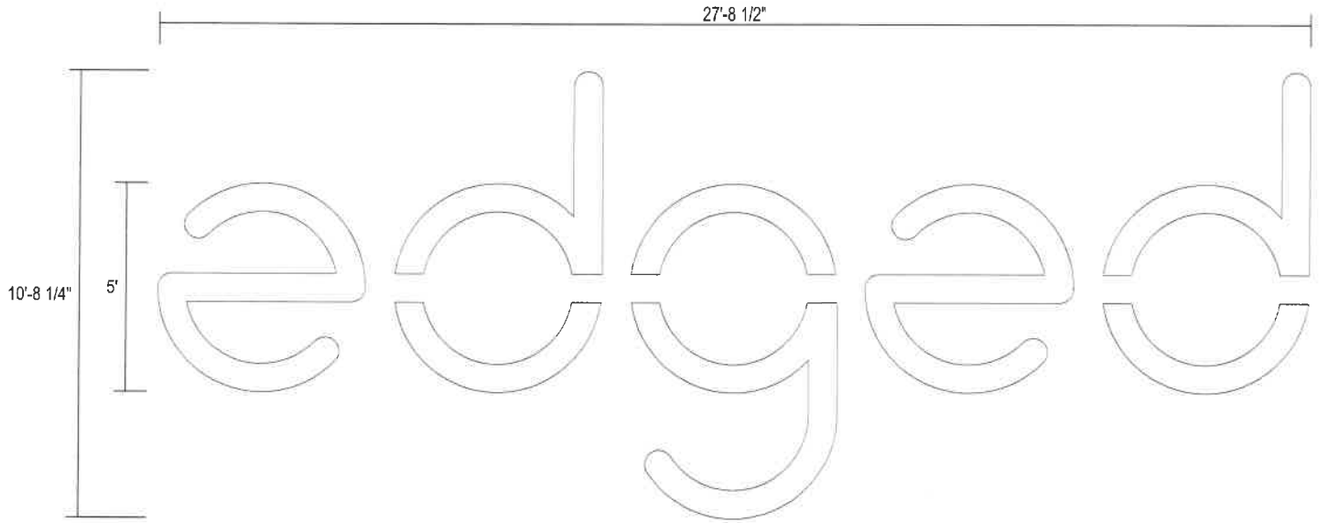
PRIMARY 120 V ELECTRIC FEED BROUGHT TO SITE BY OTHERS.

LETTERS ARE MOUNTED FLUSH TO FASCIA WITH CONCEALED CORROSION RESISTANT TAPCON SCREWS .187 DIAMETER X 1.75" LENGTH - MINIMUM (3) PER LETTER EVENLY SPACED.

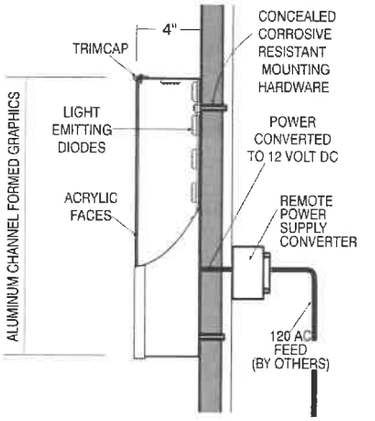
COLORS

RETURNS AND TRIMCAP - DARK MIDNIGHT RAL 9005

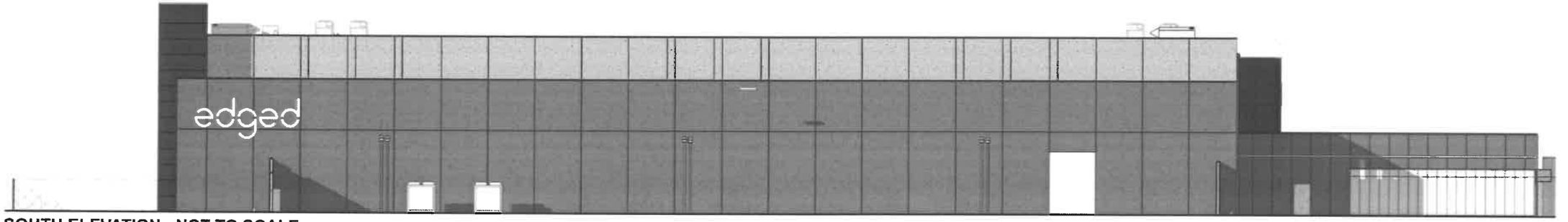
FACES - EDGED WHITE RAL 9010



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



SCALE: NTS - SECTION THRU DETAIL



SOUTH ELEVATION - NOT TO SCALE

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

Option 1

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

SIGNCOM
Design • Fabrication • Erection • Service

CLIENT APPROVAL DATE

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME *EDGED*
LOCATION
CITY *COLUMBUS* **STATE** *OHIO*

REVISION *2-5-25* *6-19-25*

SALES *BMS*
DESIGN *MAS*
SIZE *14*

DATE *1-22-25*
SCALE *Noted*
PROJECT# *24531*

South Elevation Channel Letters

CUSTOM FABRICATED INDIVIDUAL FACE-LIT 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.**

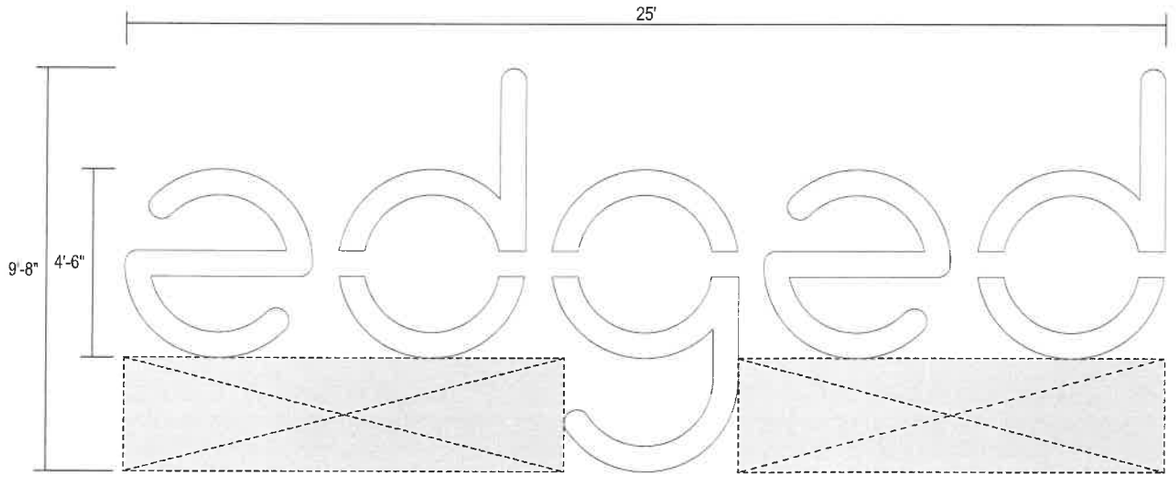
PRIMARY 120 V ELECTRIC FEED BROUGHT TO SITE BY OTHERS.

LETTERS ARE MOUNTED FLUSH TO FASCIA WITH CONCEALED CORROSION RESISTANT TAPCON SCREWS .187 DIAMETER X 1.75" LENGTH - MINIMUM (3) PER LETTER EVENLY SPACED.

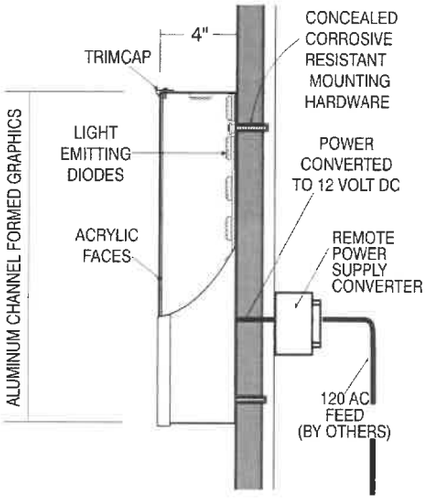
COLORS

RETURNS AND TRIMCAP - DARK MIDNIGHT RAL 9005

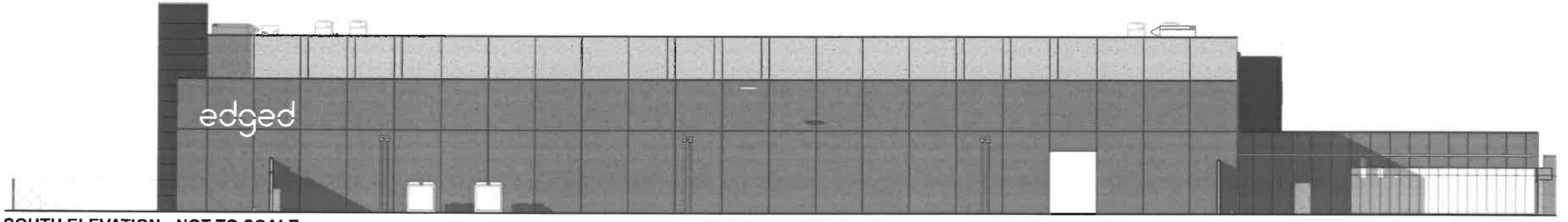
FACES - EDGED WHITE RAL 9010



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



SCALE: NTS - SECTION THRU DETAIL



SOUTH ELEVATION - NOT TO SCALE

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

Option 2

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

SIGNCOM
Design • Fabrication • Erection • Service

CLIENT APPROVAL DATE

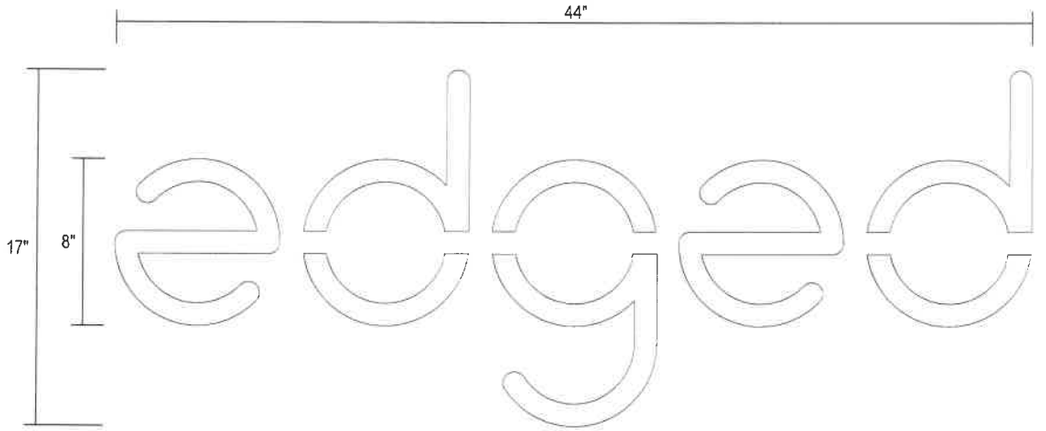
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME *EDGED*
LOCATION
CITY *COLUMBUS* **STATE** *OHIO*

REVISION *2-5-25* *6-19-25*

SALES *BMS*
DESIGN *MAS*
SIZE *14*

DATE *1-22-25*
SCALE *Noted*
PROJECT# *24531*



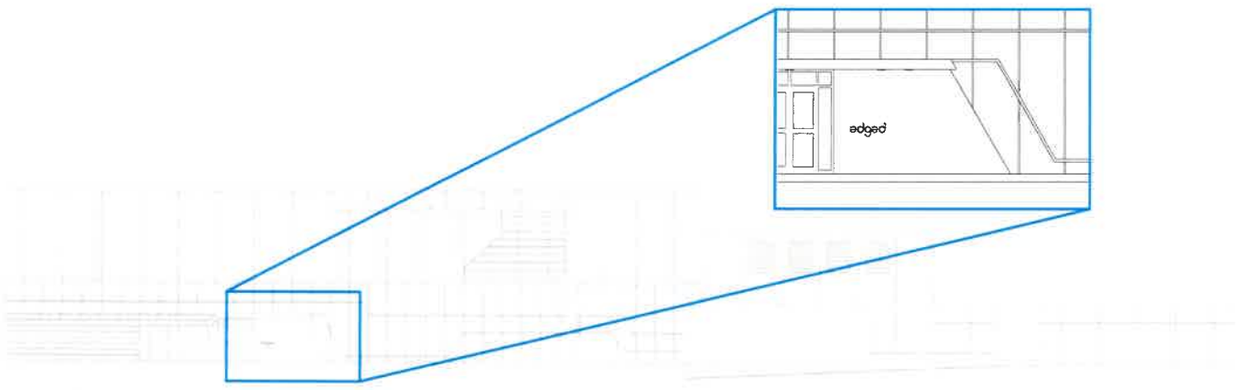
SCALE 1-1/2" = 1'
5.19 SQ. FT.

East Elevation Non-Illuminated Acrylic Sign

(1) NON-LIT 1" ACRYLIC 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

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

SIGNCOM
Design • Fabrication • Erection • Service

CLIENT APPROVAL DATE

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME EDGED
LOCATION
CITY COLUMBUS **STATE** OHIO

REVISION 2-5-25
6-19-25

SALES BMS
DESIGN MAS
SIZE 14

DATE 1-22-25
SCALE Noted
PROJECT# 24531

NEW ALBANY

Community Development Department

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

Dear Signcom, Inc., Kylie Cochran, Bruce Sommerfelt,

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.

NEW ALBANY

Community Development Department

Decision and Record of Action

Thursday, June 26, 2025

The New Albany Board of Zoning Appeals took the following action on 06/23/2025.

Variance

Location: 7600 West Campus Rd
Applicant: Signcom, Inc., Kylie Cochran, Bruce Sommerfelt

Application: PLVARI20250036
Request: 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).
Motion: To approve

Commission Vote: Motion Approved with Conditions, 5-0

Result: Variance PLVARI20250036 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this June 26, 2025.

Condition(s) of Approval:

1. Condition: the 5.19-square-foot sign will meet the 1-inch sign relief requirement.
   Condition: the sign under variance B will be the same size as the sign under variance A (240.05 square feet).

Staff Certification:

Lauren Sauter

Lauren Sauter
Planner

NEW ALBANY
COMMUNITY CONNECTS US

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

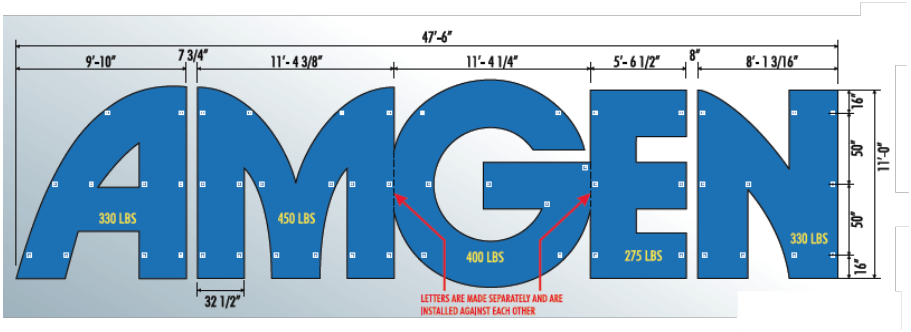
Considerations and Basis for Decision

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.

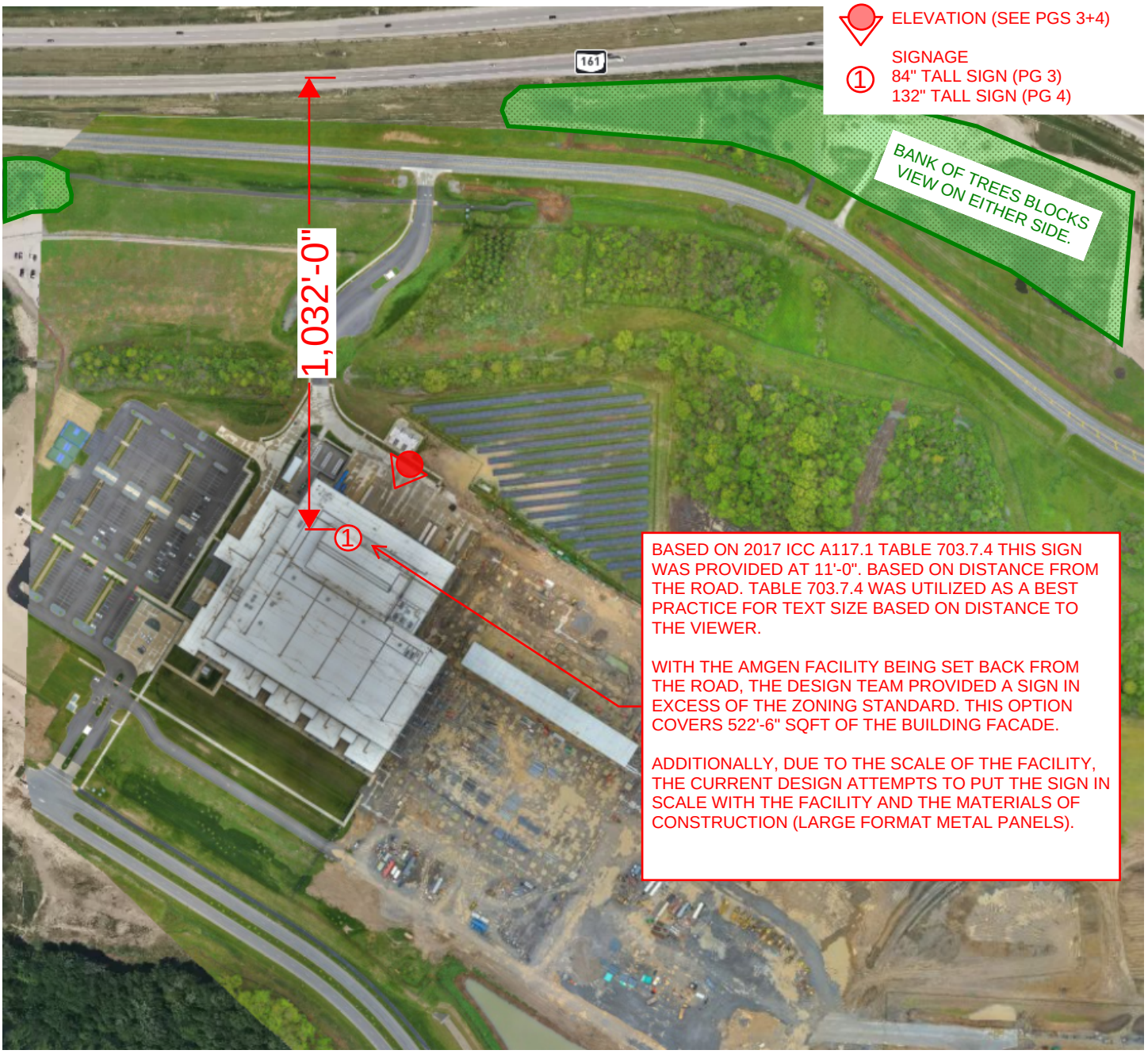
COPIES: File

Signature:

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.



703.2.4 Character height.

The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.

Exception: In assembly seating where the maximum viewing distance is 100 feet (30.5 m) or greater, the height of the uppercase "I" of fonts shall be permitted to be 1 inch (25 mm) for every 30 feet (9145 mm) of viewing distance, provided the character height is 8 inches (205 mm) minimum. Viewing distance shall be measured as the horizontal distance between the character and where someone is expected to view the sign.

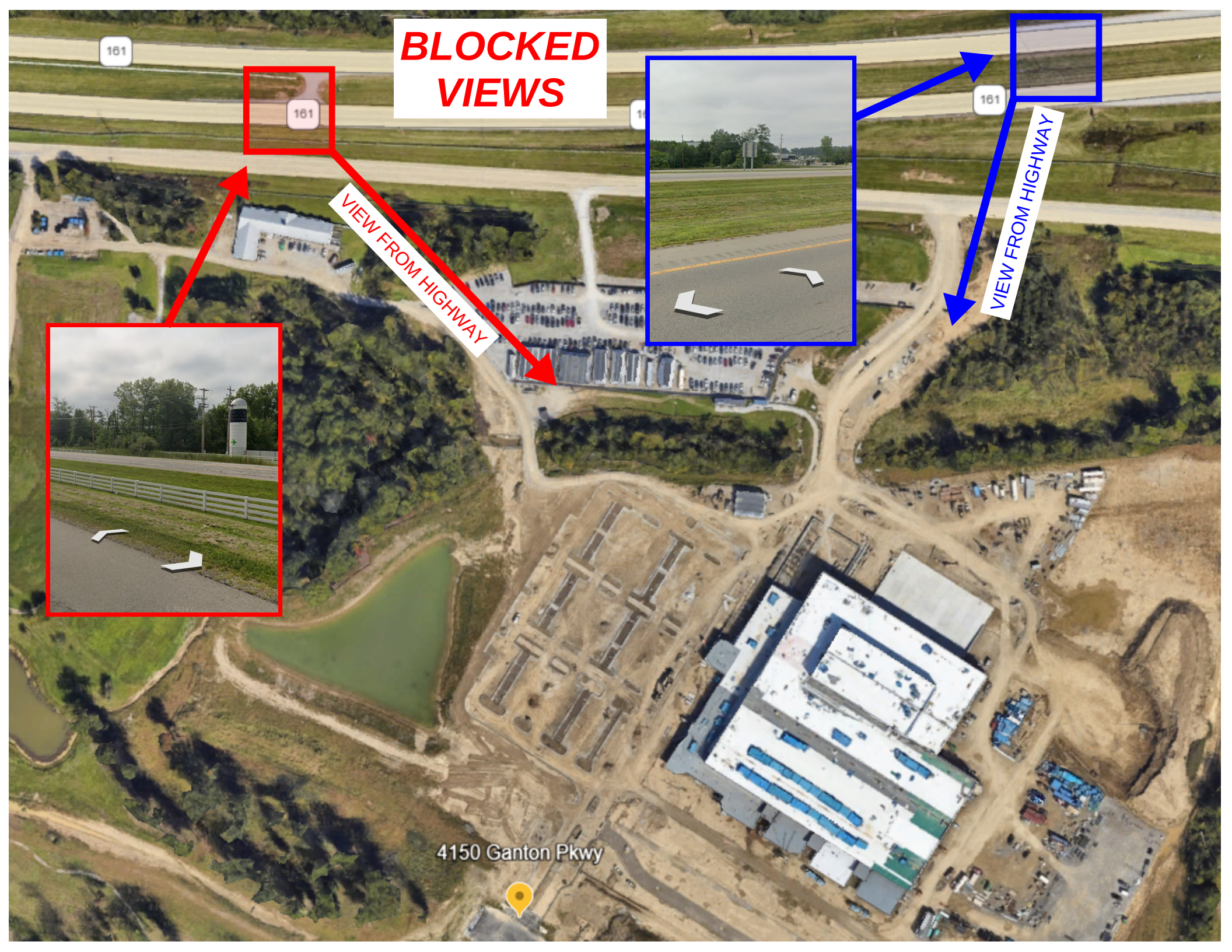
TABLE 703.2.4—VISUAL CHARACTER HEIGHT

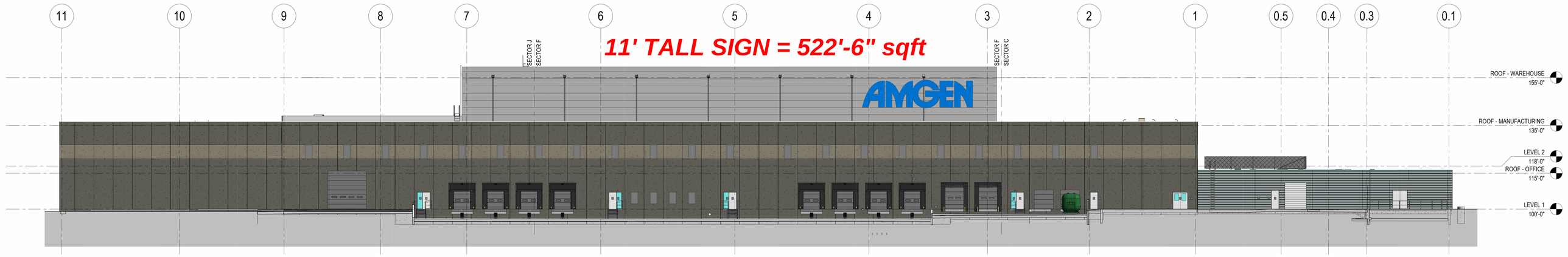
Height above Floor to Baseline of Character[1]	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	Less than 6 feet (1830 mm)	$^{5}/_{8}$ inch (16 mm)
	6 feet (1830 mm) and greater	$^{5}/_{8}$ inch (16 mm), plus $^{1}/_{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 6 feet (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	Less than 15 feet (4570 mm)	2 inches (51 mm)
	15 feet (4570 mm) and greater	2 inches (51 mm), plus $^{1}/_{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 15 feet (4570 mm)
Greater than 120 inches (3050 mm)	Less than 21 feet (6400 mm)	3 inches (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus $^{1}/_{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

1. The vertical height is measured from the floor of the viewing position to the baseline of the highest line of characters.

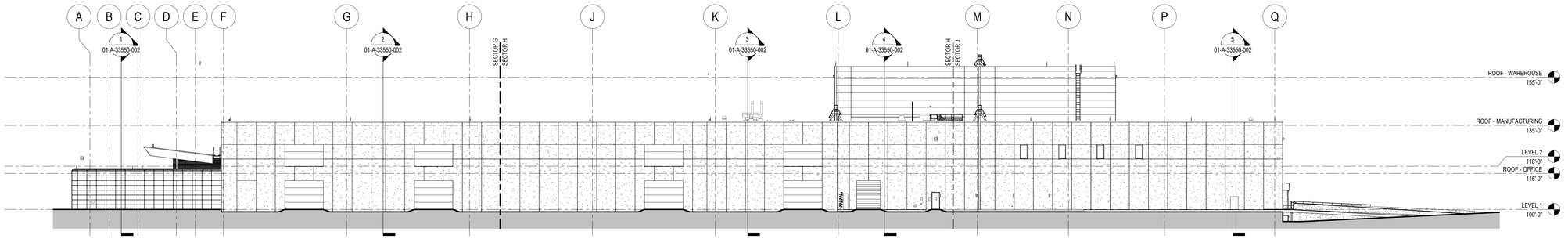
Minimum Allowable Sign Height: 3" + 1/8"(1032' - 21') = 129 3/8"

Provided Sign Height: 132"

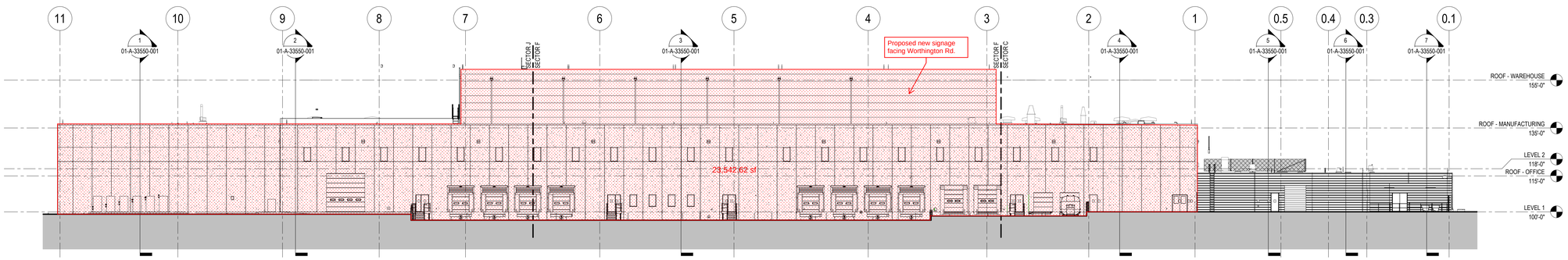

BLOCKED VIEWS
161
161
161
VIEW FROM HIGHWAY
VIEW FROM HIGHWAY
4150 Ganton Pkwy


11' TALL SIGN = 522'-6" sqft
11
10
9
8
7
6
5
4
3
2
1
0.5
0.4
0.3
0.1
SECTOR J
SECTOR F
SECTOR F
SECTOR C
AMGEN
ROOF - WAREHOUSE
155'-0"
ROOF - MANUFACTURING
135'-0"
LEVEL 2
118'-0"
ROOF - OFFICE
115'-0"
LEVEL 1
100'-0"

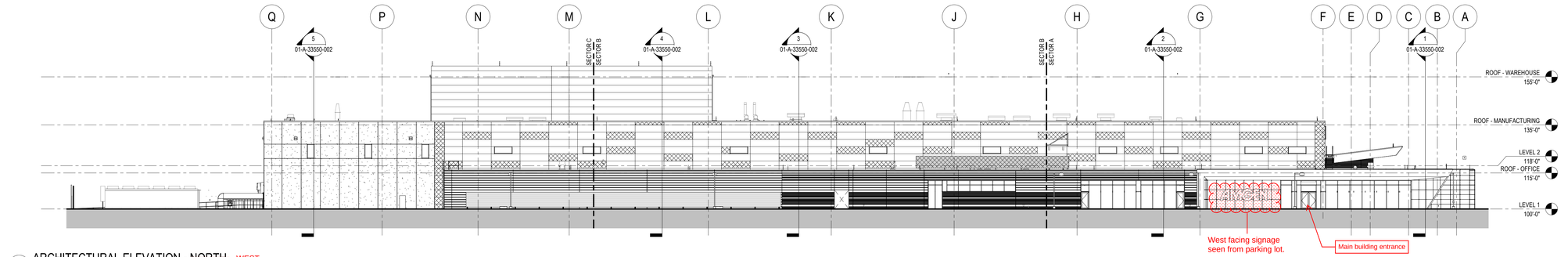

AMGEN



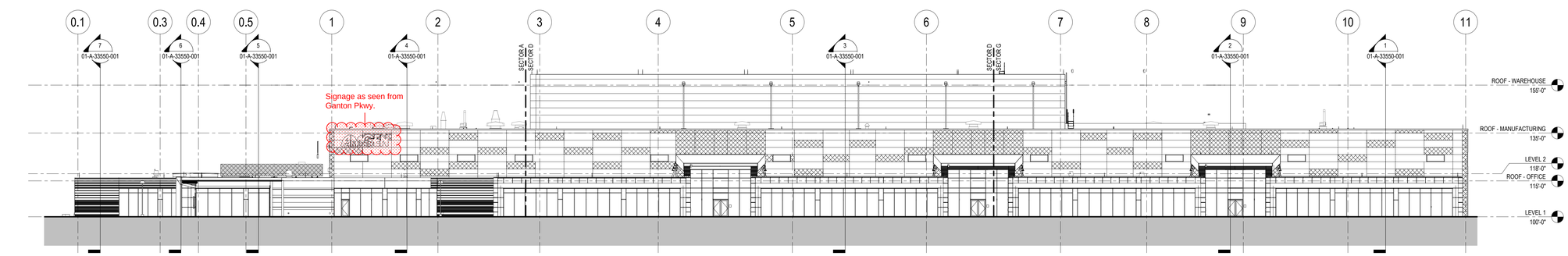
4 ARCHITECTURAL ELEVATION - ~~SOUTH~~ EAST
1" = 20'-0"



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

1. RE: SHEET 01-A-33501-001 FOR GENERAL SYMBOLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE: SHEET 00-00-INDEX-001 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. RE: ARCHITECTURAL WINDOW AND LOUVER SCHEDULE SHEET 01-A-33508-008 FOR DETAILED WINDOW AND LOUVER INFORMATION.
4. RE: ARCHITECTURAL DOOR, FRAME, AND HARDWARE SCHEDULE SHEET 01-A-33520-002 FOR DETAILED DOOR INFORMATION.
5. REFER TO DRAWING 01-A-33551-012 FOR ARCHITECTURAL METAL PANEL PATTERNS AND JOINT ELEVATIONS.
6. SOME COLUMN GRID LINES AND/OR LEVEL MARKERS NOT RELEVANT TO A GIVEN FACADE'S ELEVATION DRAWING MAY HAVE BEEN REMOVED FOR CLARITY.
7. 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.
8. 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.
9. VERIFY ALL GRADE OR SITE ELEMENT LEVELS NOTED ON ARCHITECTURAL ELEVATIONS WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST NOTIFY ARCHITECT IMMEDIATELY.
10. ARCHITECTURAL ELEVATION DIRECTIONAL (NORTH, SOUTH, ETC.) TITLES REFER TO THEIR ASSOCIATION WITH PROJECT 'PLAN NORTH'.
11. RE: MECH/ELEC/PLMG/FP DRAWINGS FOR DETAILS ON SERVICE ELEMENTS PENETRATING EXTERIOR FACADE.

AMGEN

4150 GANTON PARKWAY
NEW ALBANY, OH 43054

PROJECT NAME

AOH B1 PACKAGING FACILITY

BUILDING NUMBER

01

PROJECT CONSULTANT 1

CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

KEY PLAN

THIS DRAWING OR PRINT IS THE PROPERTY OF AMGEN AND IS TO BE USED ONLY CONFIDENTIALLY BY AUTHORIZED PERSONNEL. IT SHALL NOT BE COPIED, REPRODUCED NOR EXHIBITED TO UNAUTHORIZED PERSONS AND IS TO BE RETURNED UPON REQUEST.

DRAWING STATUS

Current Revision	Current Revision Description
0	RECORD DRAWING

DR	APPD	DATE PUBLISHED
ZBD	ZBD	22DEC23

APPROVAL INFORMATION

DRAWN	ZBD
CHECKED	CHP
APPROVED	ZBD
OWNER'S APPROVAL	

REVISION	REVISION DESCRIPTION	DATE
0	RECORD DRAWING	22DEC23

RECORD DRAWING - 22DEC23

Contrary to any other statements or markings found in this drawing set, this drawing set constitutes the RECORD DOCUMENTS prepared by CRB and its subconsultants based on information, marked-up drawings, and/or other data and materials (collectively AS-BUILT INFORMATION) provided to CRB and its subconsultants by the Construction Manager, General Contractor, Contractor(s), Sub-Contractors, Vendors, Suppliers, and/or others (collectively the CONTRACTORS) and is intended only to reflect those changes to and/or deviations from the requirements of the original design documents made by the CONTRACTORS during the actual construction of the project to the extent such changes and/or deviations were included in the AS-BUILT INFORMATION that was provided to CRB and its subconsultants. CRB and its subconsultants do not guarantee or warranty and assumes no responsibility or liability of any kind or nature for the accuracy or completeness of the AS-BUILT INFORMATION that was provided to it by the CONTRACTORS. For the avoidance of any doubt, incorporation of the AS-BUILT INFORMATION that was provided to CRB and its subconsultants by the CONTRACTORS on this RECORD DOCUMENT is not intended to and does not constitute CRB's or its subconsultants' acceptance or approval of any of the changes or deviations shown in the AS-BUILT INFORMATION provided to CRB and its subconsultants by the CONTRACTORS.

DRAWING TITLE

ARCHITECTURAL BUILDING ELEVATIONS

PROJECT NUMBER

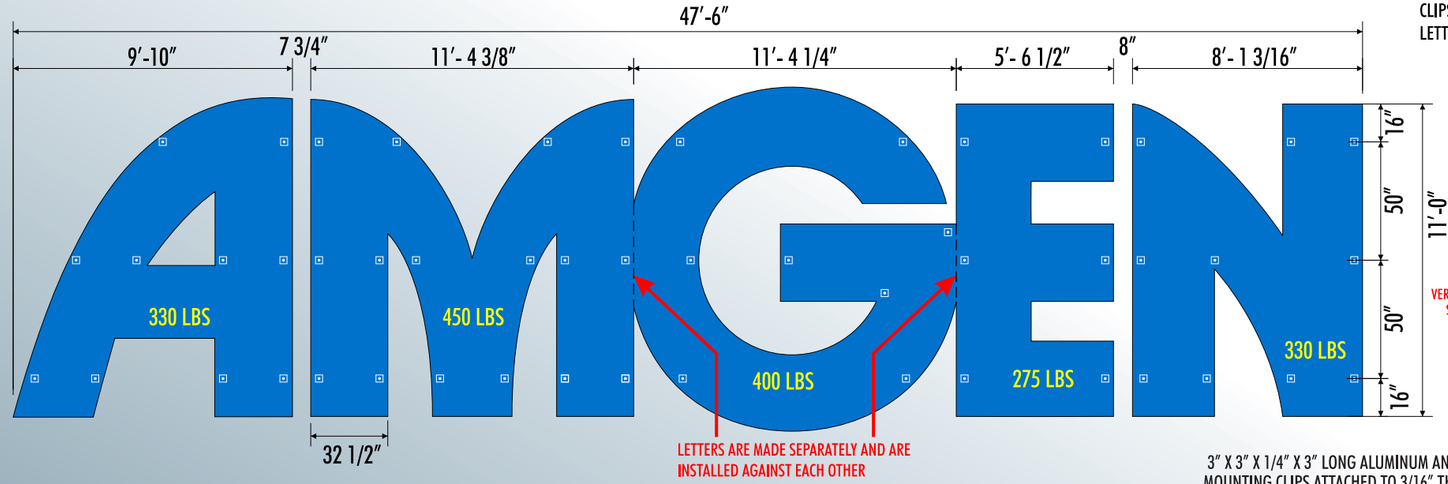
206625.00

SCALE

1" = 20'-0"

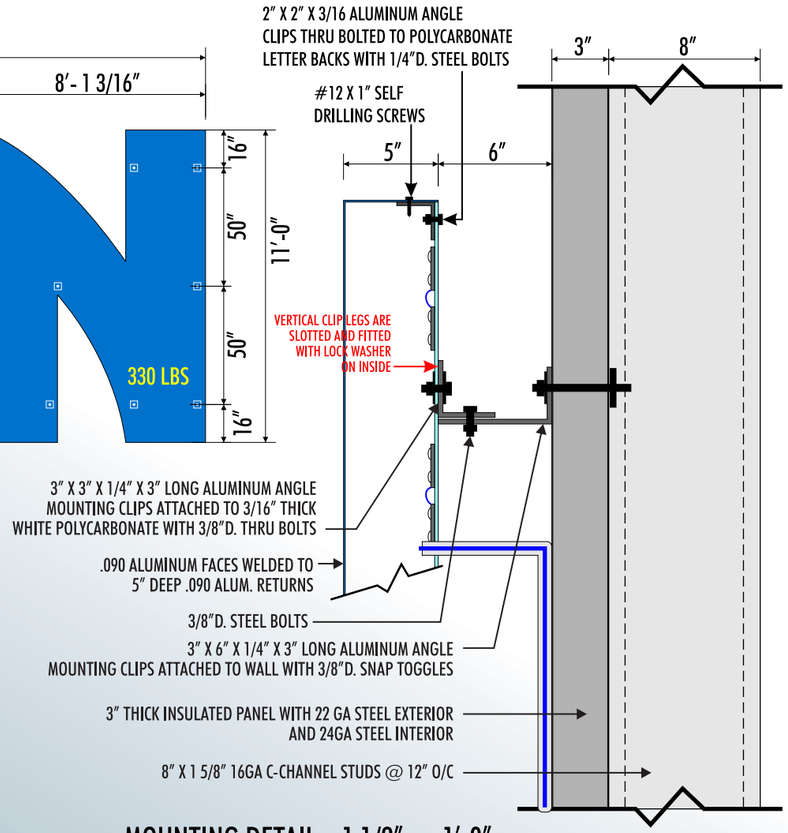
DRAWING No.

01-A-33508-001



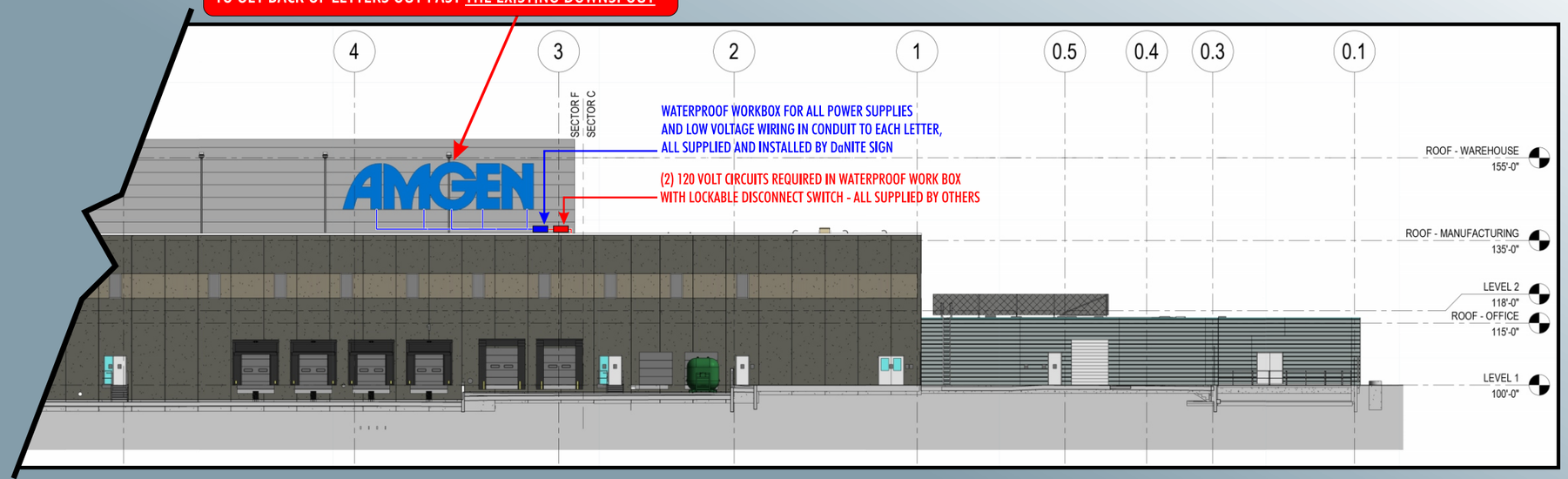
#S1-1763.25: HALO-LIT CHANNEL LETTERS 3/16″ = 1′-0″

- LETTER FACE AND RETURNS: .090 ALUMINUM FACES WELDED TO .090 ALUMINUM RETURNS - ALL PAINTED PMS 285 BLUE.
- LETTER BACKS: 3/16″ THICK WHITE POLYCARBONATE.
- ILLUMINATION: WHITE LED'S.



MOUNTING DETAIL 1 1/2″ = 1′-0″

ALL LETTERS TO BE MOUNTED ON 6″ STAND-OFF CLIPS TO GET BACK OF LETTERS OUT PAST THE EXISTING DOWNSPOUT



PROPOSED CONCEPTUAL: SCALE: 1/32″ = 1′-0″

DaNite Sign Co.
Proudly Serving Central Ohio Since 1954
1640 Harmon Ave, Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DANITE SIGN CO

UL APPLIES TO ILLUMINATED SIGNS ONLY.
The location of the disconnect switch after installation shall comply with Section 600.6(A) of the National Electrical Code.



EXISTING STOREFRONT

COLORS

PMS 285 BLUE

APPROVED-CLIENT DATE

QUALITY CONTROL DATE

Central Ohio COSA Sign Association · International Sign Association · MSA · WSA World Sign Associates

JOB NAME	AMGEN - NEW ALBANY #S1-1763.25
STREET	4150 GANTON PARKWAY
CITY, STATE	NEW ALBANY, OH
SIGN TYPE	HALO-LIT CHANNEL LETTERS
DATE	5/22/25 REV. DATE:
FILE NAME	AMGEN - NEW ALBANY.CDR
DIRECTORY	THAD > 2025 > A

SCALE AS NOTED SALE DS DESIGNER TK

This project is an original unpublished design concept protected by copyright laws of The United States of America. Prior to sale or paid design fees, all visual materials, specifications, annexes and revisions remain the exclusive property of DaNite Sign Company. The use of any part herein to manufacture, sell or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism. ©

NEW ALBANY

Community Development Department

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

Dear Jon Ficken,

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.

NEW ALBANY

Community Development Department

Decision and Record of Action

Thursday, June 26, 2025

The New Albany Board of Zoning Appeals took the following action on 05/28/2025 .

Variance

Location: 4150 Ganton Parkway
Applicant: Jon Ficken,

Application: PLVARI20250041
Request: Variance to codified ordinance 1169.16(d) to exceed sign area requirements for Amgen located at 4150 Ganton Parkway (PID: 094-106644-00.000).
Motion: To Approve

Commission Vote: Motion Tabled, 5-0

Result: Variance, PLVARI20250041 was Tabled, by a vote of 5-0.

Recorded in the Official Journal this June 26, 2025

Condition(s) of Approval:

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
July 28, 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: Tabled application materials received May 20, 2025, and June 2, 2025.
New application materials received June 30, 2025, and July 8, 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.

This application was tabled at the Board of Zoning Appeals meeting on June 23rd, 2025. This is the second hearing for VAR-41-2025. The applicant has provided alternative sign dimensions for the Board's consideration, which can be found in the Assessment section of this staff report. Changes to this staff report from the June 23rd hearing are underlined.

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

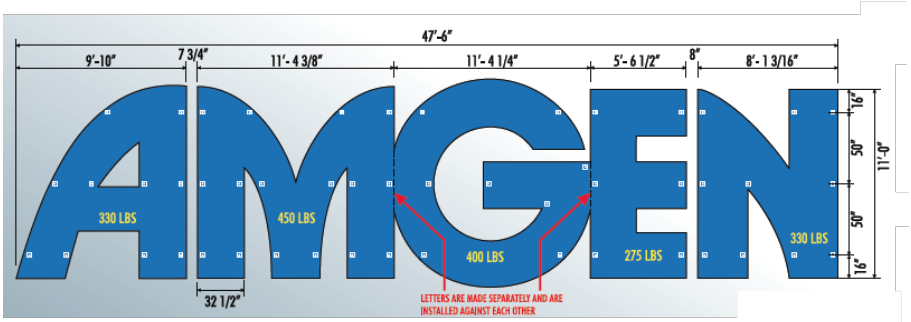
Variance to C.O. 1169.16(d) to allow the size of a wall sign to be 522.5 square feet where code permits a maximum of 200 square feet.

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.
8. The applicant has provided alternatives to the 11-foot-tall, 522.5-square-foot sign for the Board's consideration:
    a. A 9-foot-tall sign. This option is 349 square feet and comprises 1.48% of the building façade. This option exceeds the size of the largest sign variance approved by the board, which is 297 square feet, and exceeds the largest known sign-to-façade ratio approved by the board, which is 1.35%.
    b. An 8-foot-tall sign. This option is 283 square feet and comprises 1.20% of the building façade. This option does not exceed the size of the largest sign variance approved by the board, which is 297 square feet, and does not exceed the largest known sign-to-façade ratio approved by the board, which is 1.35%.
    c. A 7-foot-tall sign. This option is 199 square feet and comprises 0.84% of the building façade. This option would meet zoning code requirements and would not necessitate a variance.

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. The alternative versions of the proposed sign may allow a less substantial variance that fits the spirit and intent of the zoning code.

V. ACTION

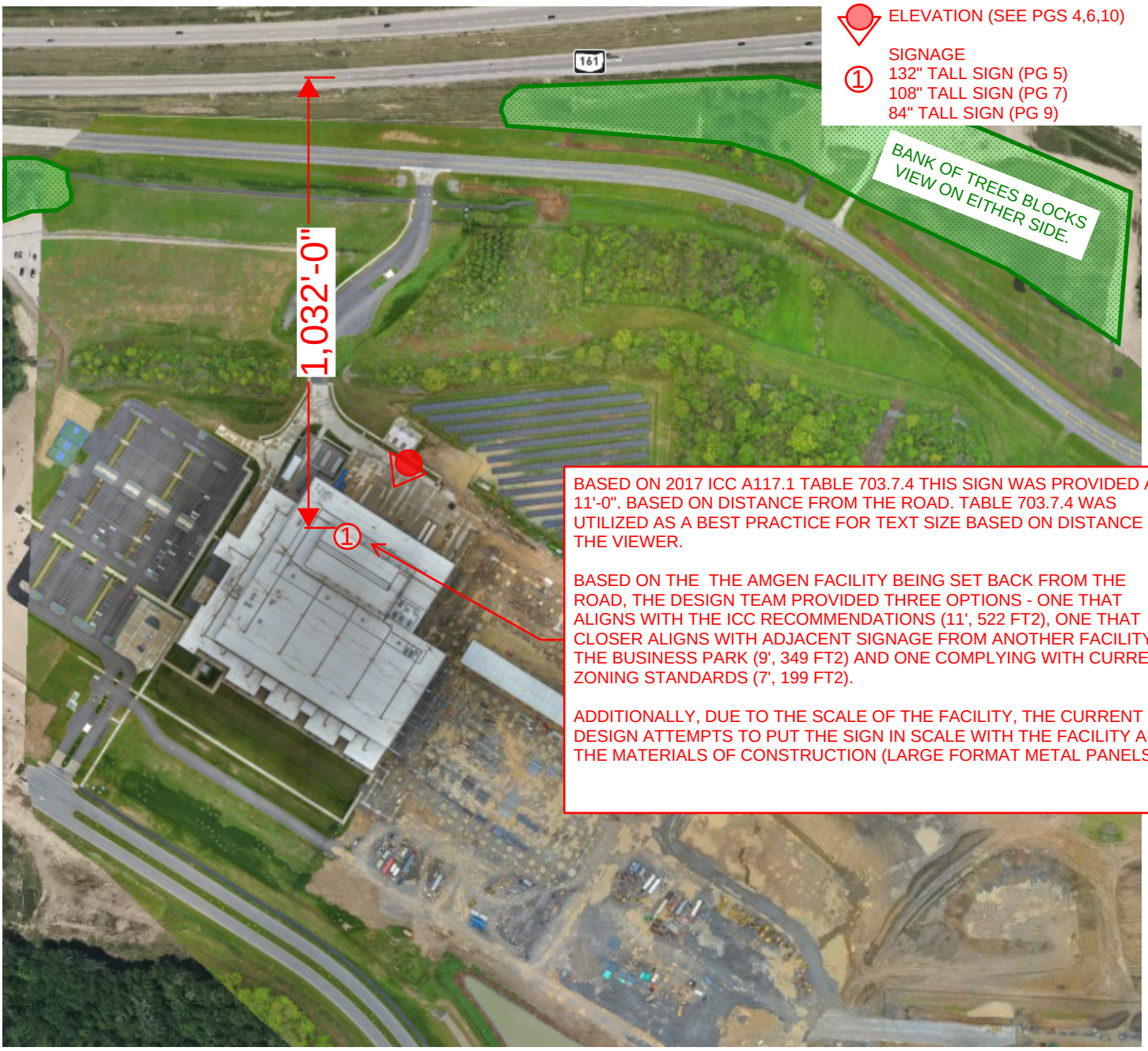
Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motions would be appropriate. Conditions of approval may be added.

Move to approve application VAR-41-2025.

Approximate Site Location:



Source: NearMap



703.2.4 Character height.

The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.

Exception: In assembly seating where the maximum viewing distance is 100 feet (30.5 m) or greater, the height of the uppercase "I" of fonts shall be permitted to be 1 inch (25 mm) for every 30 feet (9145 mm) of viewing distance, provided the character height is 8 inches (205 mm) minimum. Viewing distance shall be measured as the horizontal distance between the character and where someone is expected to view the sign.

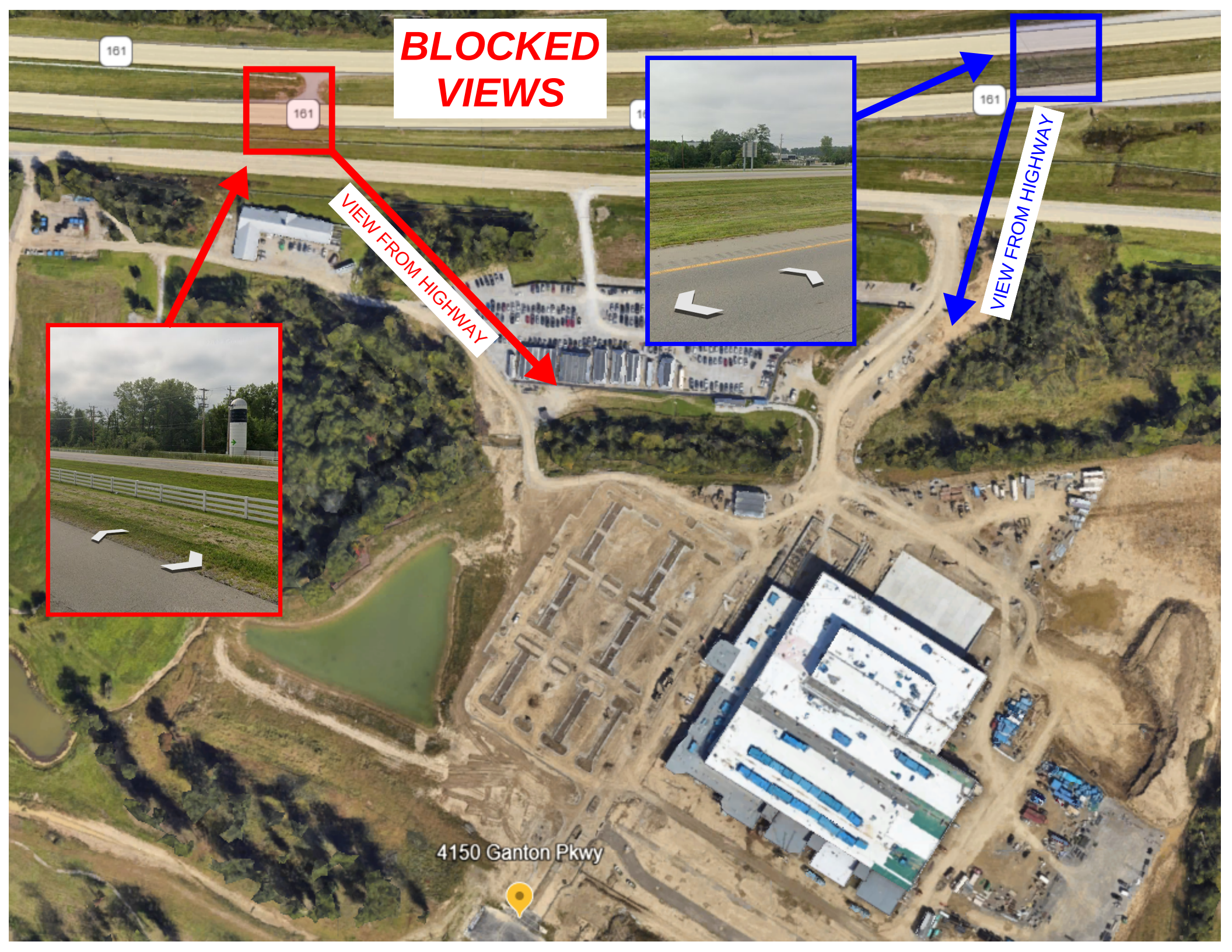
TABLE 703.2.4—VISUAL CHARACTER HEIGHT

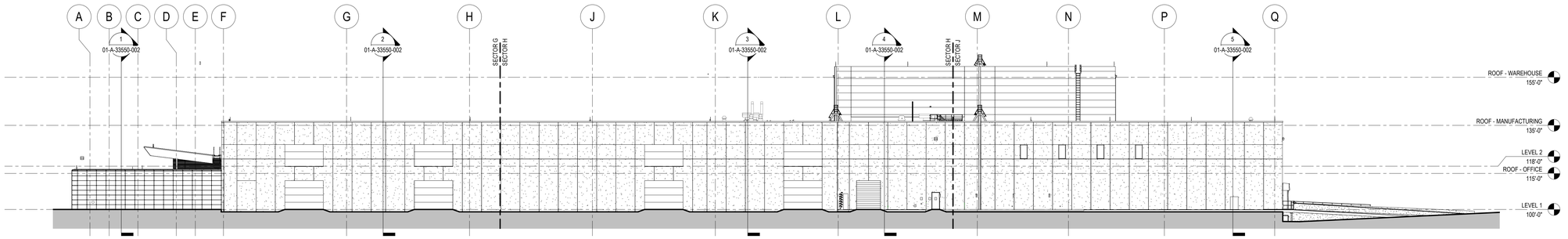
Height above Floor to Baseline of Character[1]	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	Less than 6 feet (1830 mm)	$^5/_8$ inch (16 mm)
	6 feet (1830 mm) and greater	$^5/_8$ inch (16 mm), plus $^1/_8$ inch (3.2 mm) per foot (305 mm) of viewing distance above 6 feet (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	Less than 15 feet (4570 mm)	2 inches (51 mm)
	15 feet (4570 mm) and greater	2 inches (51 mm), plus $^1/_8$ inch (3.2 mm) per foot (305 mm) of viewing distance above 15 feet (4570 mm)
Greater than 120 inches (3050 mm)	Less than 21 feet (6400 mm)	3 inches (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus $^1/_8$ inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

1. The vertical height is measured from the floor of the viewing position to the baseline of the highest line of characters.

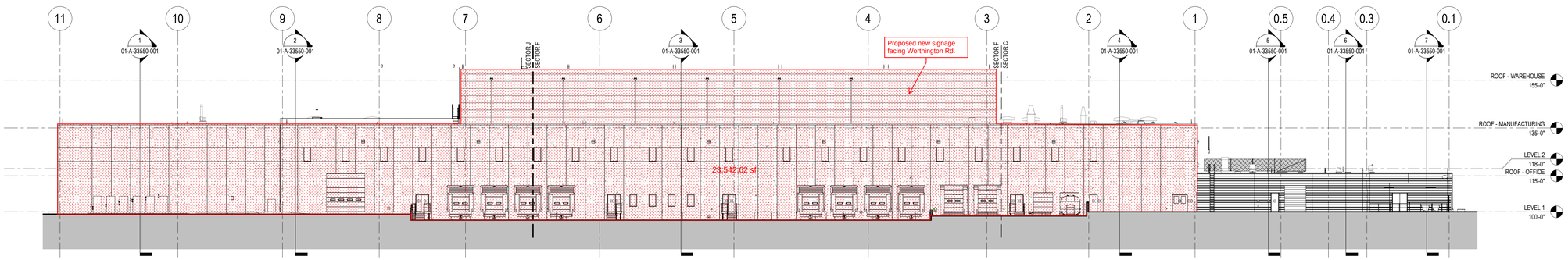
Minimum Allowable Sign Height: 3" + 1/8"(1032' - 21') = 129 3/8"

Provided Sign Height: 132"

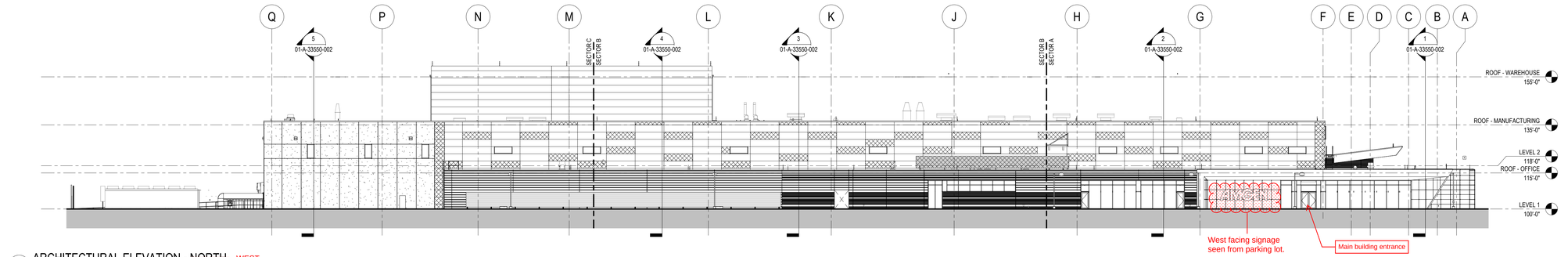

BLOCKED VIEWS
161
161
161
VIEW FROM HIGHWAY
VIEW FROM HIGHWAY
4150 Ganton Pkwy



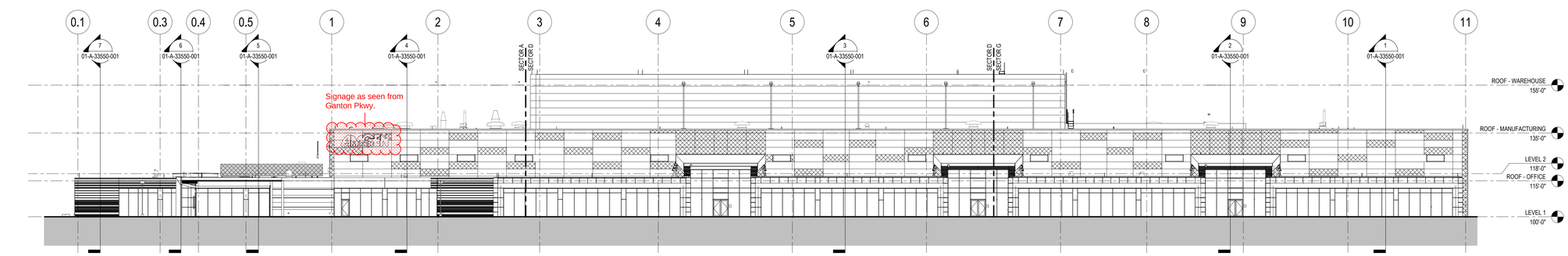
4 ARCHITECTURAL ELEVATION - ~~SOUTH~~ EAST
1" = 20'-0"



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

1. RE: SHEET 01-A-33501-001 FOR GENERAL SYMBOLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE: SHEET 00-00-INDEX-001 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. RE: ARCHITECTURAL WINDOW AND LOUVER SCHEDULE SHEET 01-A-33508-008 FOR DETAILED WINDOW AND LOUVER INFORMATION.
4. RE: ARCHITECTURAL DOOR, FRAME, AND HARDWARE SCHEDULE SHEET 01-A-33520-002 FOR DETAILED DOOR INFORMATION.
5. REFER TO DRAWING 01-A-33551-012 FOR ARCHITECTURAL METAL PANEL PATTERNS AND JOINT ELEVATIONS.
6. SOME COLUMN GRID LINES AND/OR LEVEL MARKERS NOT RELEVANT TO A GIVEN FACADE'S ELEVATION DRAWING MAY HAVE BEEN REMOVED FOR CLARITY.
7. 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.
8. 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.
9. VERIFY ALL GRADE OR SITE ELEMENT LEVELS NOTED ON ARCHITECTURAL ELEVATIONS WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST NOTIFY ARCHITECT IMMEDIATELY.
10. ARCHITECTURAL ELEVATION DIRECTIONAL (NORTH, SOUTH, ETC.) TITLES REFER TO THEIR ASSOCIATION WITH PROJECT 'PLAN NORTH'.
11. RE: MECH/ELEC/PLMG/FP DRAWINGS FOR DETAILS ON SERVICE ELEMENTS PENETRATING EXTERIOR FACADE.

AMGEN

4150 GANTON PARKWAY
NEW ALBANY, OH 43054

PROJECT NAME

AOH B1 PACKAGING FACILITY

BUILDING NUMBER

01

PROJECT CONSULTANT 1

CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

KEY PLAN

THIS DRAWING OR PRINT IS THE PROPERTY OF AMGEN AND IS TO BE USED ONLY CONFIDENTIALLY BY AUTHORIZED PERSONNEL. IT SHALL NOT BE COPIED, REPRODUCED NOR EXHIBITED TO UNAUTHORIZED PERSONS AND IS TO BE RETURNED UPON REQUEST.

DRAWING STATUS

Current Revision	Current Revision Description
0	RECORD DRAWING

DR	APPD	DATE PUBLISHED
ZBD	ZBD	22DEC23

APPROVAL INFORMATION

DRAWN	ZBD
CHECKED	CHP
APPROVED	ZBD
OWNER'S APPROVAL	

REVISION	REVISION DESCRIPTION	DATE
0	RECORD DRAWING	22DEC23

RECORD DRAWING - 22DEC23

Contrary to any other statements or markings found in this drawing set, this drawing set constitutes the RECORD DOCUMENTS prepared by CRB and its subconsultants based on information, marked-up drawings, and/or other data and materials (collectively AS-BUILT INFORMATION) provided to CRB and its subconsultants by the Construction Manager, General Contractor, Contractor(s), Sub-Contractors, Vendors, Suppliers, and/or others (collectively the CONTRACTORS) and is intended only to reflect those changes to and/or deviations from the requirements of the original design documents made by the CONTRACTORS during the actual construction of the project to the extent such changes and/or deviations were included in the AS-BUILT INFORMATION that was provided to CRB and its subconsultants. CRB and its subconsultants do not guarantee or warranty and assumes no responsibility or liability of any kind or nature for the accuracy or completeness of the AS-BUILT INFORMATION that was provided to it by the CONTRACTORS. For the avoidance of any doubt, incorporation of the AS-BUILT INFORMATION that was provided to CRB and its subconsultants by the CONTRACTORS on this RECORD DOCUMENT is not intended to and does not constitute CRB's or its subconsultants' acceptance or approval of any of the changes or deviations shown in the AS-BUILT INFORMATION provided to CRB and its subconsultants by the CONTRACTORS.

DRAWING TITLE

ARCHITECTURAL BUILDING ELEVATIONS

PROJECT NUMBER

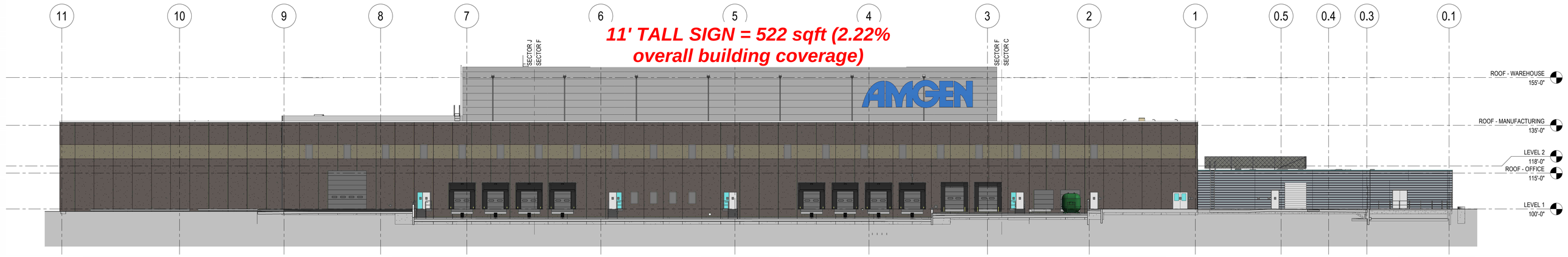
206625.00

SCALE

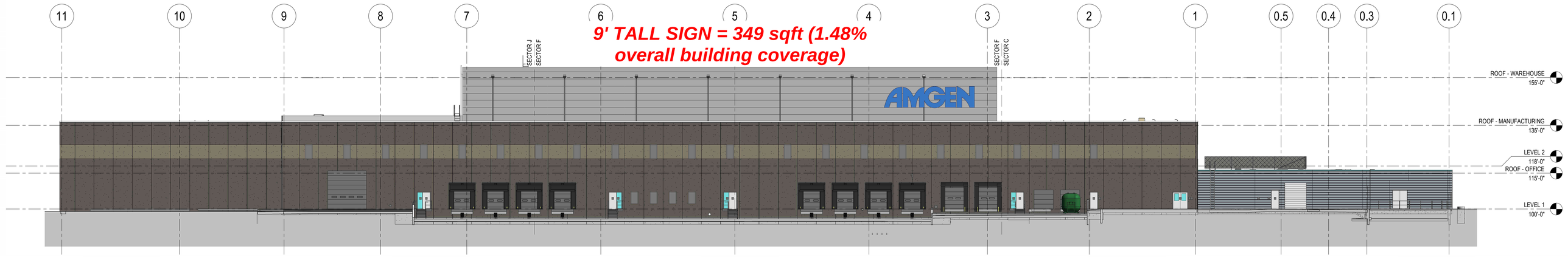
1" = 20'-0"

DRAWING No.

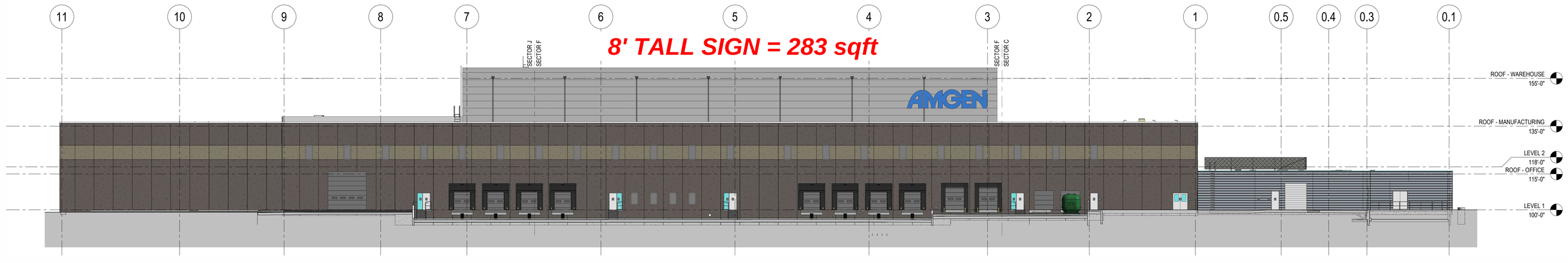
01-A-33508-001


11' TALL SIGN = 522 sqft (2.22% overall building coverage)
11
10
9
8
7
6
5
4
3
2
1
0.5
0.4
0.3
0.1
SECTOR J
SECTOR F
SECTOR F
SECTOR C
AMGEN
ROOF - WAREHOUSE
155'-0"
ROOF - MANUFACTURING
135'-0"
LEVEL 2
118'-0"
ROOF - OFFICE
115'-0"
LEVEL 1
100'-0"

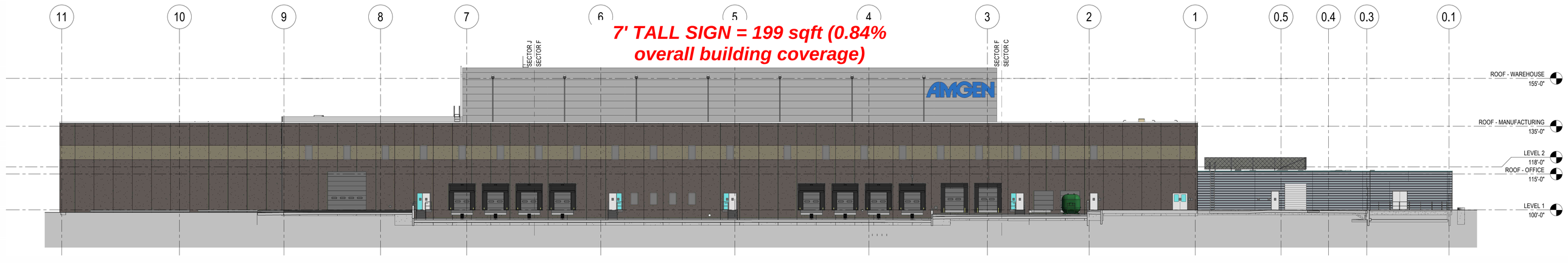

AMGEN


11
10
9
8
7
6
5
4
3
2
1
0.5
0.4
0.3
0.1
SECTOR J
SECTOR F
SECTOR F
SECTOR C
9' TALL SIGN = 349 sqft (1.48% overall building coverage)
AMGEN
ROOF - WAREHOUSE
155'-0"
ROOF - MANUFACTURING
135'-0"
LEVEL 2
118'-0"
ROOF - OFFICE
115'-0"
LEVEL 1
100'-0"


AMGEN


11
10
9
8
7
6
5
4
3
2
1
0.5
0.4
0.3
0.1
8' TALL SIGN = 283 sqft
SECTOR J
SECTOR F
SECTOR F
SECTOR C
AMGEN
ROOF - WAREHOUSE
155'-0"
ROOF - MANUFACTURING
135'-0"
LEVEL 2
118'-0"
ROOF - OFFICE
115'-0"
LEVEL 1
100'-0"


AMGEN


7' TALL SIGN = 199 sqft (0.84% overall building coverage)
11
10
9
8
7
6
5
4
3
2
1
0.5
0.4
0.3
0.1
SECTOR J
SECTOR F
SECTOR F
SECTOR C
AMGEN
ROOF - WAREHOUSE
155'-0"
ROOF - MANUFACTURING
135'-0"
LEVEL 2
118'-0"
ROOF - OFFICE
115'-0"
LEVEL 1
100'-0"


AMGEN

NEW ALBANY
COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
July 28, 2025 Meeting

6994 KINDLER DR
EASEMENT VARIANCE

LOCATION:	6994 Kindler Dr (PID: 222-002830)
APPLICANT:	PDF Builders
REQUEST:	Variance to C.O. 1165.04(b)(3)(b) to allow a deck to encroach a platted easement.
ZONING:	New Albany Links C-PUD
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-53-2025

Review based on: Application materials received on June 23, 2025

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to C.O. 1165.04(b)(3)(b) to allow a replacement of a deck to encroach 10 feet into a platted easement and to be 39 feet along the easement. The property has an existing patio that encroaches 17 feet into the platted easement and about 20 feet along the utility easement.

A similar request was approved in 2023 for 7034 Dean Farms Rd to allow a deck to extend into an easement (VAR-32-2023). It was approved with conditions by BZA requiring the homeowner to enter into a hold harmless agreement (or other legal mechanism) specifying that the property owner, and not the city, is responsible for any damages to the screened porch or deck in the event that a public or private utility provider needs to access the easement area and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address. The condition includes that the agreement must be recorded with the deed.

II. SITE DESCRIPTION & USE

The 0.29-acre property is in section 5 of the New Albany Links subdivision and contains a single-family residential home that was built in 2003. The property is surrounded by single-family residential homes.

III. EVALUATION

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

Criteria

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

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

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

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

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

IV. ASSESSMENT

Considerations and Basis for Decision

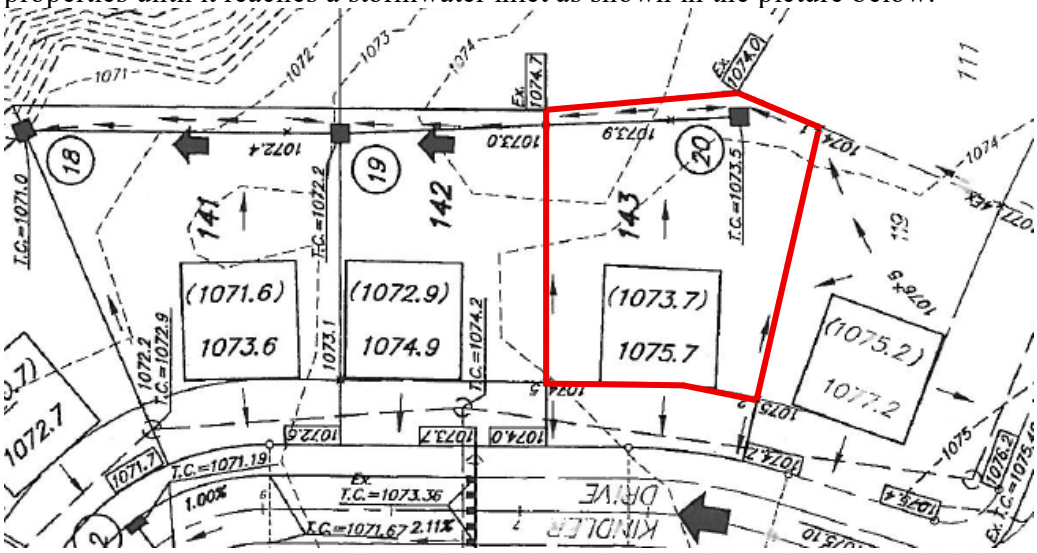
(A) Variance to C.O. 1165.04(b)(3)(b) to allow a patio to be located within a platted easement.

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

1. Codified Ordinance Section 1165.04(b)(3)(b) prohibits decks and other recreational amenities from being located in an easement. According to the subdivision's final plat, there is an existing 20-foot easement that runs along the rear and side property lines. The engineering plans for the subdivision confirm that this easement is designated for general utilities and also serves as a surface stormwater drainage route.
2. The applicant is requesting a variance to allow a patio to encroach 10 feet (depth) into the easement with a total width of 39 feet. The easement is 20 feet deep and runs along the entire rear lot line, which is about 109 feet.
3. There is no special circumstance that exists with the property. The proposed patio will encroach less into the easement than the existing patio does. However, staff could not locate any records indicating that the existing patio was previously approved, and aerial imagery shows the patio has been in place since at least 2014. The applicant's request seeks to bring the existing nonconforming patio into further compliance by requesting approval for a less intrusive patio.
    - In October 2019, modifications to section 1165 of the city's Codified Ordinances were approved by City Council. The modifications included adding provisions to the city's codified ordinances that patios and other recreational amenities are not permitted to be installed in easements. By adding this prohibition, a property

owner can now request a variance. Prior to the adoption of these code modifications city code was silent on easements, and patios and similar at-grade encroachments into easements were regulated only by plat notes, which typically state encroachments could only be approved by the city engineer. Plat notes provide no other mechanism for relief via a public process. The intent of this requirement is to protect property owners and to add an extra level of review for these types of encroachment requests.

4. The variance request does appear to be substantial. The city's engineering staff reviewed the application and confirmed that there is a stormwater line installed within the easement at present. Surface runoff from this property drains into the drain on site as well as following the grade of this easement, which subsequently channels water into adjacent properties until it reaches a stormwater inlet as shown in the picture below.



   - City engineering staff noted that, since the lot is located at the end of the stormwater line, any encroachment would primarily impact on this property rather than on neighboring properties. However, they remain opposed to any construction over the stormwater line. The city's engineering staff also mentioned that no landscaping, especially trees, should be installed within the easement to ensure roots will not interfere with the underground lines and they do not disturb surface water flow on the site. Staff recommends a condition of approval that no landscaping shall be installed within the easement (condition #1).

5. The variance request does not appear to meet the spirit and intent of the zoning requirement, which is to provide protection for property owners in the event that the city or a private utility provider must gain access to the easement. While the applicant proposes to have the patio encroach less into the easement with the new patio design, it appears it will still be installed above existing public utility line. If a structure or other improvement is installed in an easement and the city or another utility provider needs to access the easement, those improvements may be taken down or partially removed in order to access utilities and the property owner is responsible for the expense of replacing or repairing the structure. Staff recommends a condition of approval that the homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the patio in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address (condition #2).

6. The proposed patio, as shown in the plans, does not include any elevated surfaces that would obstruct the flow of water beyond what is already obstructed by the patio pavers themselves. Given that the patio is designed with minimal impact on drainage, it does not appear to hinder the flow of stormwater drainage within the easement. Staff recommends

a condition of approval that no vertical additions can be added to the area of the patio within the easement (condition #3).

7. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.
8. Granting the variance would not adversely affect the delivery of government services.
9. The city's engineering staff reviewed the application and determined that there are public utilities installed in the easement area as mentioned before. Additionally, the hold harmless agreement will ensure that the city bears no responsibility for any damages to the deck if utilities need to be installed within the easement area in the future.

V. SUMMARY

The applicant proposes to install a patio within a platted easement by a 10-foot-deep encroachment. There is a stormwater line installed in the easement that the proposed patio seems to be set over. Although the new proposed patio encroaches less into the easement than the existing patio, it still appears that the stormwater line will be built over, therefore not meeting the spirit and intent of the code. The hold harmless agreement ensures that the applicant is aware that the city is not responsible for any damage to the patio in the event that the easement area must be accessed in the future.

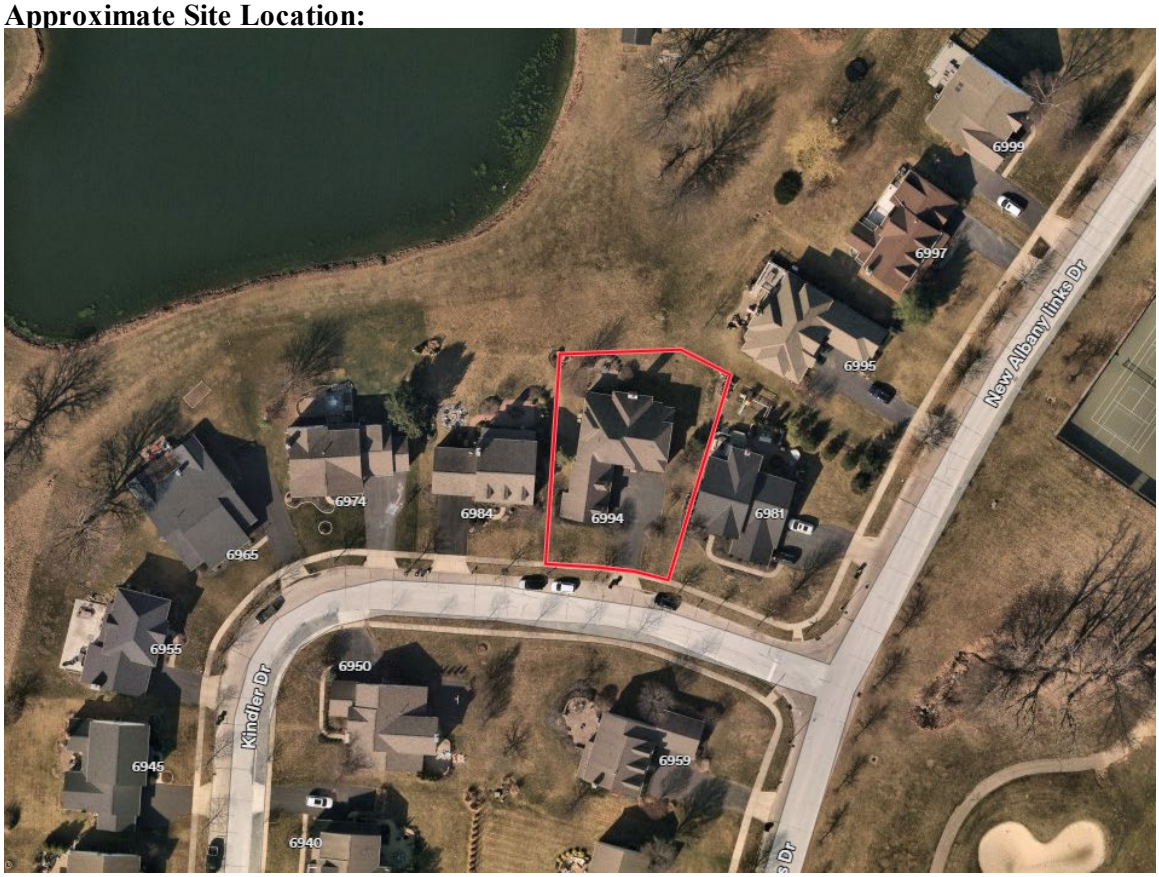
VI. ACTION

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

Move to approve application VAR-53-2025 with the following conditions (conditions of approval may be added).

1. That no landscaping shall be installed within the easement
2. The homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the patio in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.
3. That no vertical additions can be added to the area of the patio within the easement.

Approximate Site Location:



Source: NearMap

NEW ALBANY

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 6994 Kindler Dr

Parcel Numbers 222-002830-00

Acres 0.29 # of lots created

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Replace existing Patio with new, more appropriate Patio.
☐ Certificate of Appropriateness	☑ Variance	
☐ Conditional Use	☐ Vacation	
☐ Development Plan		
☐ Plat		
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information		Property Owner Information	
Name	PDF Builders	Name	Noelle Hertlein
Address	39 E Main St Suite #115	Address	6994 Kindler Dr
City, State, Zip	New Albany, OH, 43054	City, State, Zip	New Albany, OH, 43054
Phone Number	614.937.9000	Phone Number	303.941.5468
Email	design@pdfbuilders.com	Email	noelle.hertlein@gmail.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 _____ Date: 06/23/2025

Signature of Applicant _____ Date: 06/23/2025

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
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

PDF Builders, LLC
39 East Main St, Suite 113
New Albany, OH 43054
(614) 937-9000
design@pdfbuilders.com

Date: TBD

City of New Albany
Board of Zoning Appeals
99 W. Main Street
New Albany, OH 43054

RE: Variance Request for 6994 Kindler Drive – Drainage Easement Encroachment

Dear Members of the Board,

On behalf of the homeowners at **6994 Kindler Drive, New Albany, OH**, we are respectfully submitting this request for a variance related to an existing encroachment into a designated drainage easement at the rear of the property.

The current paver patio extends **approximately 17 feet** into the drainage easement. We are proposing to **replace this patio with a new paver patio** that would extend **only 10 feet into the easement**, thereby **reducing the existing encroachment by approximately 7 feet**. The proposed design is both visually and functionally superior, constructed with higher-quality materials and more in line with the overall aesthetic of the neighborhood.

Existing Conditions and Intent

The existing patio was constructed prior to our client's acquisition of the property and, to the best of our knowledge, was not permitted at the time of installation. Rather than continuing with a non-conforming structure, the current homeowners are seeking to **bring the improvement into a more compliant and responsible condition**, reducing the overall footprint within the easement while improving drainage characteristics with permeable pavers and improved design.

While several nearby homes in the same subdivision appear to have similar encroachments, our intention is not to draw attention to others' circumstances, but to highlight that this is **a good-faith effort to correct a pre-existing condition and improve the use and value of the property**, while acknowledging and respecting the city's drainage easement policies.

Justification for the Variance

1. **Hardship**: The location of the original patio and the shape of the yard limit usable outdoor living space. Complete removal of all patio space within the easement would create a significant loss of functional area for the family, especially since the current layout has existed for years without issue.

2. **Improvement Over Existing Conditions**: The proposed patio will be smaller in footprint, built with improved materials, correct the current state of uneven grade, and be more consistent with other outdoor spaces in the neighborhood. The design also allows the homeowners to better utilize their backyard space for family activities.
3. **Minimized Impact**: The homeowners fully understand and accept that the area is designated as a drainage easement and are willing to sign a **Hold Harmless Agreement** acknowledging that, should the city or utility require access to the easement in the future, the patio may need to be removed at the homeowner's expense without compensation.
4. **Neighborhood Character**: The improvement enhances the curb appeal and overall character of the neighborhood, while being more modest in scope than the current structure.

Supporting Materials

Attached to this request, we are including the following documentation for your review:

- A **site plan** and **property survey** clearly showing the current and proposed patio layout
- **Photographs** of the existing patio conditions
- A letter from the homeowner acknowledging their understanding and acceptance of the risks associated with maintaining the structure within the easement

We understand that this request must first be reviewed and accepted before a public hearing can be scheduled, and we are fully prepared to attend that hearing once our application moves forward in the process. Please let us know if any further documentation or clarification is required during the review phase.

We appreciate your time and consideration of this request and look forward to working cooperatively with the City of New Albany throughout this process.

Brandon Mechtly
Owner
PDF Builders, LLC
(614) 937-9000
design@pdfbuilders.com

To the City of New Albany,

As the homeowners, we are aware of the risks of building on the easement and are willing to take on the liability if any damage occurs. We currently have a patio over the easement and have had no issues. Based on this, we do not foresee any issues occurring with the new patio.

Sincerely,

Chris and Noelle Hertlein
6994 Kindler Drive, New Albany, OH 43054

Contact Information:

Chris Hertlein
513-479-9303 (Chris)
CHertlein88@gmail.com

Noelle Hertlein
303-941-5468
Noelle.Hertlein@gmail.com

Current Patio State and Layout (w/ Current Encroachment):

Photographs of Current Property State:



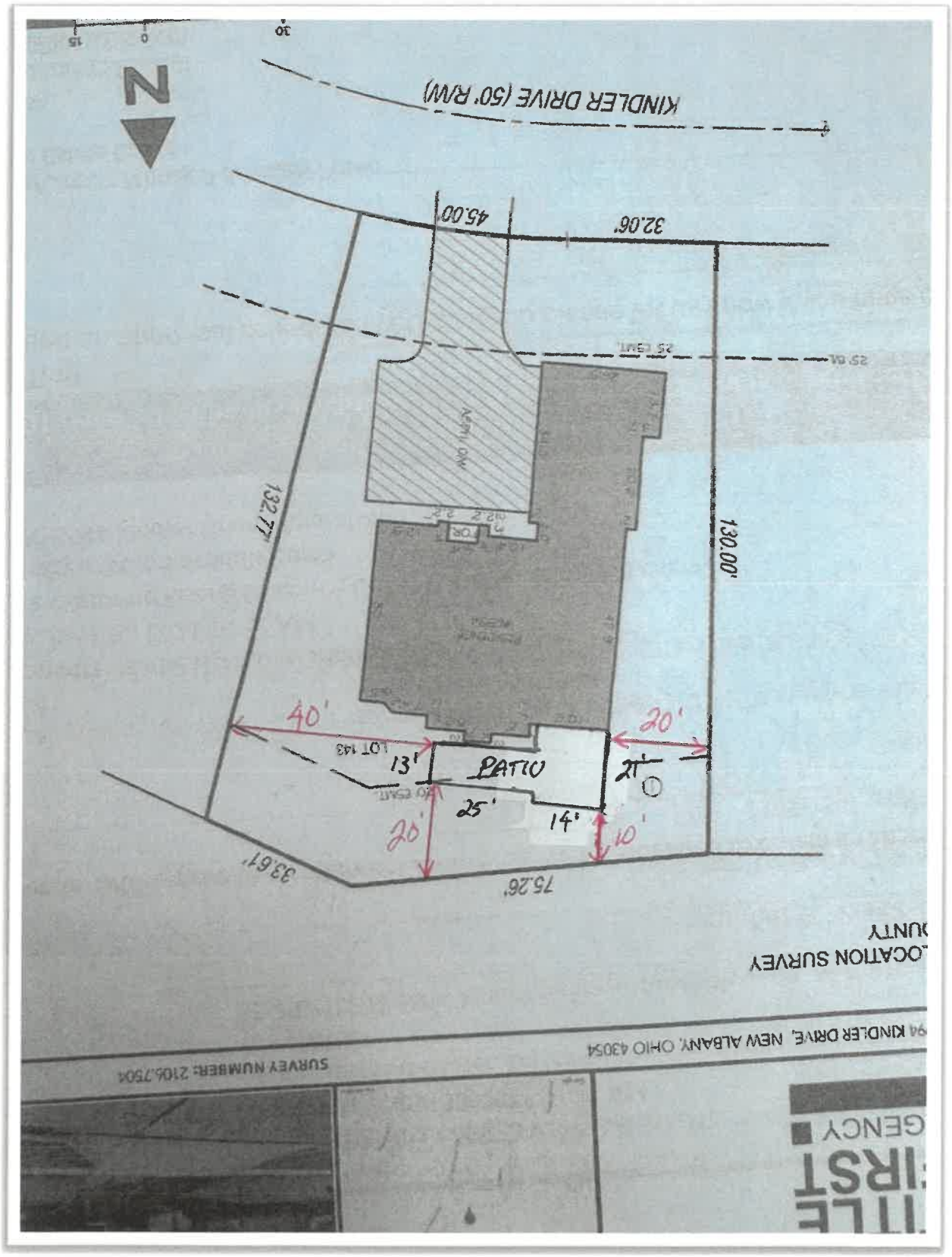








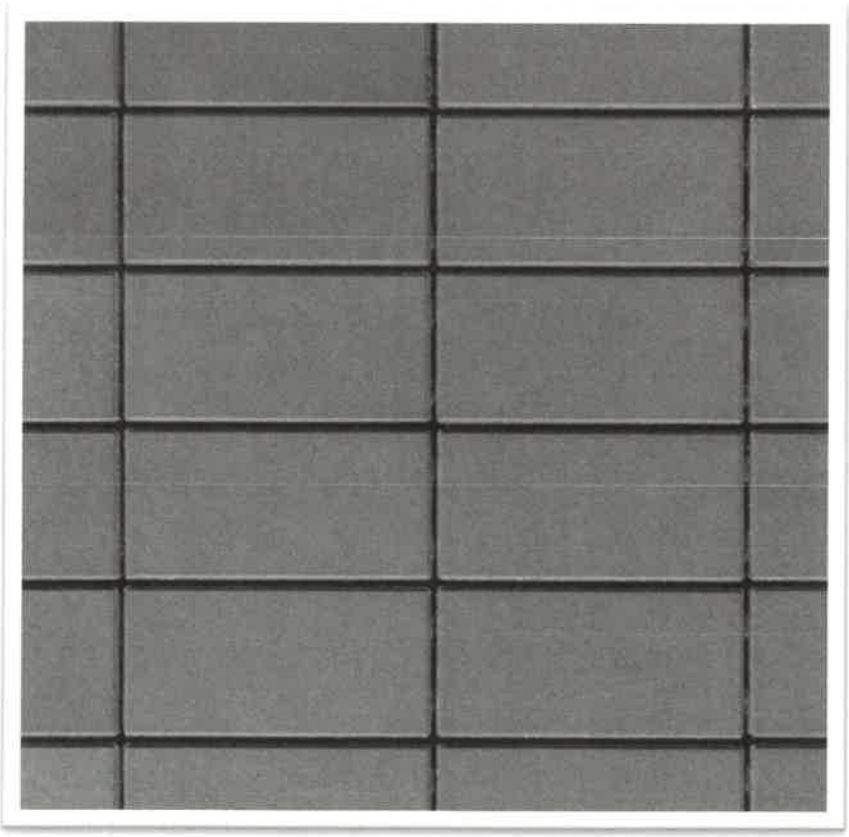
Proposed Design to better suit shape of both yard and easement (w/ Reduced Encroachment):



Techo Bloc Blu 60 Grande (Greyed Nickel) Pavers:



Techo-Bloc Blu 60 6x13" (Onyx Black):



Unilock's Lineo (Fieldstone) Wall Units for steps and Grill Enclosure:

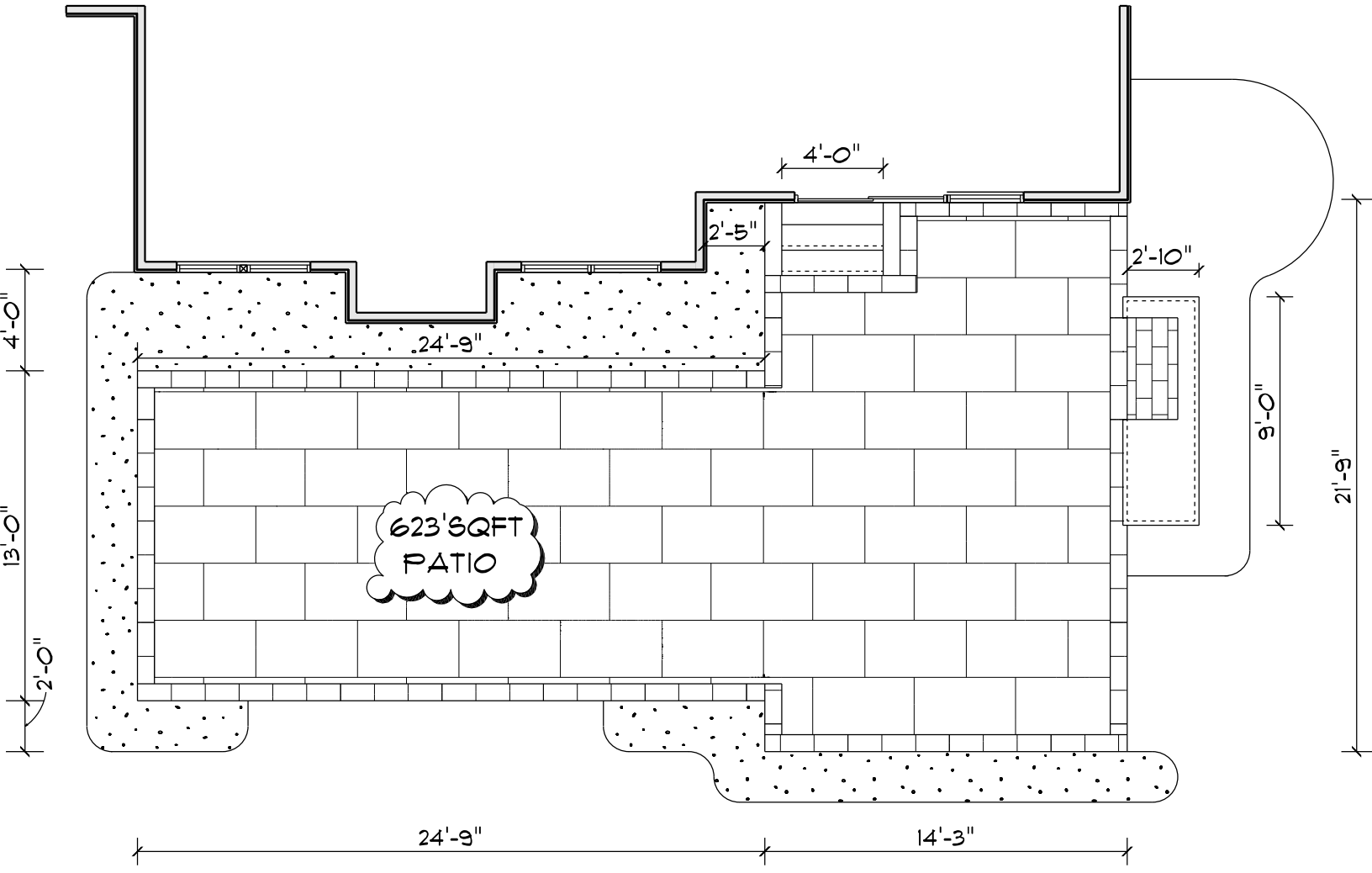


Staircase Coping to be Natural Limestone:



3D Representation of New Build (Landscaping not included in this Variance):




4'-0"
2'-5"
2'-10"
24'-9"
623'SQFT
PATIO
4'-0"
13'-0"
2'-0"
9'-0"
21'-9"
24'-9"
14'-3"