



New Albany Board of Zoning Appeals Agenda
July 25, 2022 7:00pm

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

I. Call To Order

II. Roll Call

III. Action of Minutes: April 25, 2022

IV. Additions or Corrections to Agenda

Swear in all witnesses/applicants/staff whom 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

VII. Cases:

VAR-74-2022 Variances

Variance to allow a playground to be located within a platted buffer area at 7365 Milton Court (PID: 222-002043).

Applicant: Aman and Michelle Singh

Motion of Acceptance of staff reports and related documents into the record for - VAR-74-2022.

Motion of approval for application VAR-74-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business

IX. Poll members for comment

X. Adjournment



New Albany Board of Zoning Appeals
April 25, 2022 DRAFT Minutes

New Albany Board of Zoning Appeals met in the Council Chamber of Village Hall, 99 W. Main Street and was called to order by Board of Zoning Appeals Vice Chair, Mr. Gallagher, at 7:00 p.m.

Those answering roll call:

Mr. Kirk Smith	Present
Mr. Shaun LaJeunesse	Present
Ms. Tiana Samuels	Present
Mr. Abe Jacob	Present
Mr. Hans Schell	Present
Ms. Andrea Wiltrout (Council Rep)	Present

Staff members present: Steven Mayer, Development Services Coordinator; Chris Christian, Planner; Josie Taylor, Clerk.

Ms. Wiltrout swore in new members Mr. Jacob and Ms. Samuels to the Board of Zoning Appeals (hereafter, "BZA").

Moved by Mr. Smith to approve the February 28, 2022 meeting minutes, seconded by Mr. Jacob. Upon roll call: Mr. Smith, yea; Mr. Jacob, yea; Mr. LaJeunesse, yea; Ms. Samuels, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Mr. LaJeunesse asked if there were any additions or corrections to the Agenda.

Mr. Christian stated none from staff.

Mr. LaJeunesse asked if anyone wanted to discuss items not on tonight's Agenda. (No response).

Mr. LaJeunesse swore all who would be speaking before the BZA to tell the truth and nothing but the truth.

VAR-44-2022 Variances

Variances to Blacklick District Subarea D zoning text section 1.02(2) to allow a building to be setback 60 feet from the northern property line where the text requires a 100-foot setback and to section 1.05(5) to eliminate the landscape screening requirements along the northern property line.

Applicant: Al Neyer RE, LLC

Mr. Christian presented the staff report.

Mr. LaJeunesse asked if the applicant wished to provide comments.

Mr. Chad Sletto introduced Mr. Joe Walker from EMH&T.

Mr. Walker discussed the site and its development.

Mr. LaJeunesse asked if Code required that the owners of abutting properties be notified of this development.

Mr. Christian stated yes, all those within 200 feet had been notified

Mr. Smith asked if the 200 foot range applied to both residential and commercial areas.

Mr. Christian stated yes.

Mr. Smith stated this appeared to be at about 100 feet from the Abercrombie & Fitch site.

Mr. Walker stated it was close to 100 feet.

Mr. Smith stated that meant they would then be about 40% closer to Abercrombie & Fitch.

Mr. Walker stated the setbacks were from the north property line and showed a printout of the site to the BZA members.

Mr. Smith stated thank you.

Mr. Schell asked who owned the land to the north of the site.

Mr. Christian stated it was being developed by Van Trust but he did not know the owner.

Mr. Schell asked if they had any issues.

Mr. Christian stated they had not presented any at this time.

Mr. Schell asked if they had been notified.

Mr. Walker stated he had not heard any objections from them.

Moved by Mr. Smith to accept the staff report for VAR-44-2022 into the record, seconded by Mr. Jacob. Upon roll call vote: Mr. Smith, yea; Mr. Jacob, yea; Mr. LaJeunesse, yea; Ms. Samuels, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Moved by Mr. Smith to approve variance VAR-44-2022 with the conditions listed in the staff report, seconded by Mr. LaJeunesse. Upon roll call vote: Mr. Smith, yea; Mr. LaJeunesse, yea; Ms. Samuels, yea; Mr. Schell, yea; Mr. Jacob, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Other Business

Annual Organizational Meeting

Chairperson Nomination

Moved by Mr. LaJeunesse to nominate Mr. LaJeunesse as Chairperson, seconded by Mr. Smith. Upon roll call: Mr. LaJeunesse, yea; Mr. Smith, yea; Mr. Jacob, yea; Ms. Samuels, yea; Mr. Schell. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Vice-Chairperson Nomination

Moved by Mr. LaJeunesse to nominate Mr. Smith as Vice-Chairperson, seconded by Mr. Jacob. Upon roll call: Mr. LaJeunesse, yea; Mr. Jacob, yea; Mr. Smith, abstain; Ms. Samuels, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 1. Motion passed by a 4-0-1 vote.

Secretary Nomination

Moved by Mr. Schell to nominate Mr. Jacob as Secretary, seconded by Ms. Samuels. Upon roll call: Mr. Schell, yea; Ms. Samuels, yea; Mr. LaJeunesse, yea; Mr. Smith, yea; Mr. Jacob, abstain. Yea, 4; Nay, 0; Abstain, 1. Motion passed by a 4-0-1 vote.

Establish date, time, and location for 2020 regular meetings

Moved by Mr. LaJeunesse to continue to meet on the fourth (4th) Monday of each month at the City Council Chambers at Village Hall, seconded by Ms. Samuels. Upon roll call: Mr. LaJeunesse, yea; Ms. Samuels, yea; Mr. Jacob, yea; Mr. Smith, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Poll Members for Comment:

Mr. LaJeunesse welcomed Mr. Jacob and Ms. Samuels to the BZA and stated he looked forward to working with them.

Meeting adjourned at 7:19 p.m.

Submitted by Josie Taylor.

APPENDIX



COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
April 25, 2022 Meeting

NEW ALBANY COMMERCE II VARIANCES

LOCATION: South of Innovation Campus Way West, north of Smith’s Mill Road, east of the A&F distribution center and west of AEP (PID: 222-004472).
APPLICANT: Al. Neyer RE, LLC
REQUEST: (A) Variance to zoning text section 1.02(2) to allow a building to be setback 60 feet from the northern property line where the text requires a 100-foot setback.
(B) Variance to zoning text section 1.05(5) to eliminate the landscape screening requirements along the northern property line.
ZONING: L-GE (Limited General Employment), Blacklick District Subarea D Zoning Text
STRATEGIC PLAN: Employment Center District
APPLICATION: VAR-44-2022

Review based on: Application materials received on March 18, 2022.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests the following variances to the Blacklick District Subarea D zoning text as part of the construction of a new commercial building.

- (A) Variance to zoning text section 1.02(2) to allow a building to be setback 60 feet from the northern property line where the text requires a 100-foot setback.
- (B) Variance to zoning text section 1.05(5) to eliminate the landscape screening requirements along the northern property line.

II. SITE DESCRIPTION & USE

The site is located on 25.85+/- acres on the north side of Smith’s Mill Road, south of Innovation Campus Way West and immediately east of the Abercrombie and Fitch distribution center. This property is directly across the street from the Lower.com office campus. The site is currently undeveloped.

This parcel is zoned L-GE, Limited General Employment. Permitted uses within this L-GE district includes manufacturing and production, warehouse and distribution, research and production, general office activities, personal service, retail product sales and service.

III. ASSESSMENT

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. EVALUATION

(A) Variance to zoning text section 1.02(2) to allow a building to be setback 60 feet from the northern property line where the text requires a 100-foot setback.

(B) Variance to zoning text section 1.05(5) to eliminate the landscape screening requirements along the northern property line.

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

1. Sections 1.02(2) and 1.05(5) of the Blacklick District Subarea D zoning text requires a 50-foot pavement and 100-foot building setback from the northern property line of the site. Additionally, existing trees within the setback area are required to be maintained and 100 percent opacity screening along the northern property line is required.
2. The applicant proposes to develop a new commercial building on the site with a 60-foot building setback from the northern property line. Additionally, the applicant does not propose to maintain all trees within the northern property line setback area nor enhance those trees to achieve 100 opacity screening therefore variances are required.

3. The variance request does not appear to be substantial. When the property was zoned in 1999 there was a residentially zoned property directly north of this site. Because of this residential property a larger setback and screening requirements are required. This larger setback and enhanced screening requirements were put in place in order to provide a sufficient buffer between properties which have dissimilar uses. Since then, the northern property has been rezoned to allow for similar commercial development. The site to the north is actively being developed therefore the larger setback and screening requirements are no longer necessary for this site.
4. There are special circumstances that are peculiar to this land that are not applicable to other lands within the same General Employment (GE) zoning district that do not result from direct action of the applicant. The base General Employment (GE) rear yard setback requirements are 25 feet for any structure or service area. As stated, the property to the north is zoned Limited General Employment (L-GE) and the setbacks along this same property line are 25 feet, in accordance with the base city code requirements. If the variance requests are granted, the applicant will still exceed the base zoning code requirements for setbacks as well as on site tree preservation. While the applicant proposes to remove some trees in order to accommodate the new building, there will be some preserved and the applicant will also add some additional new trees in this area.
5. There is not another manner in which the presented problems can be solved without granting the variance requests. In more recent Limited General Employment (L-GE) zoning texts, the Planning Commission and City Council have included language that allows for reduced setbacks and screening requirements if an adjacent property is no longer zoned and/or used for residential purposes. These provisions are absent from this text therefore the only form of relief the applicant may pursue is a variance request.
6. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.
7. Granting the variance would not adversely affect the delivery of government services.

IV. RECOMMENDATION

Staff recommends approval of the variance application should the Board of Zoning Appeals find that the application has sufficient basis for approval. Since 1999 when this site was rezoned, the surrounding land uses have changed from residential to commercial. Therefore the larger setback and screening requirements along perimeter boundaries that are intended to provide a buffer between dissimilar uses are no longer necessary as the site is completely surrounded by commercially zoned and used properties. Additionally, while the applicant will not meet the zoning text requirements they will still exceed the base General Employment (GE) city code requirements and the standards found in surrounding zoning texts.

V. 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-44-2022 (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth

DRAFT



COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report
July 25, 2022 Meeting

**7365 MILTON COURT
BUFFER ZONE VARIANCE**

LOCATION: 7365 Milton Court (PID: 222-002043).
APPLICANT: Aman & Michelle Singh
REQUEST: (A) Variance to allow a playground to be located within a platted buffer area.
ZONING: R-2
STRATEGIC PLAN: Residential
APPLICATION: VAR-74-2022

Review based on: Application materials received on June 20, 2022.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a variance to allow an existing playground to remain located within a platted buffer zone where no work is permitted to occur that would alter the natural state of the area.

On December 20, 2021, the Board of Zoning Appeals denied the same variance request to allow the same playground and a fence to be located in the platted buffer area. During the meeting, the property owner removed the request to have the playground remain in the buffer zone and asked the board to only consider the fence location as part of the variance request. In their denial for the fence, the BZA stated that approving the variance request would not preserve the spirit and intent of the buffer zone requirement which was put in place at the time of rezoning. The board agreed that the property could still be enjoyed without granting the variance request and did not note of any special conditions or circumstances that would justify granting the request.

The applicant has provided new information as justification for granting the variance request to allow the existing playground to remain in the buffer zone. This new information is underlined and included in the evaluation section of the staff report along with the original considerations from the staff report issued for the December 20, 2021, Board of Zoning Appeals meeting.

II. SITE DESCRIPTION & USE

The .52-acre property is located within section 15 of the New Albany Country Club community, contains a single-family residential home and is surrounded by residentially zoned and used properties.

In response to a code complaint, staff investigated and found that the buffer zone on the property had been altered. It appears that trees and undergrowth were removed and replaced with turf grass. The city zoning officer and forester have approved a restoration plan with the property owner to restore the trees and undergrowth for the area that was altered by the current property owner.

III. ASSESSMENT

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. EVALUATION

(A) Variance to allow a playground to be located within a platted buffer area.

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

1. The applicant proposes to allow an existing playground to remain in the same buffer area.
2. There is a platted buffer area that extends 30 feet into the property beginning at the rear lot line. The playground sits approximately 13+/- feet from the rear property line.
3. The plat states that no structure or building shall be located in a buffer zone nor shall any work be performed within the buffer zone that would alter the natural state of the zone. The plat does allow for maintenance within easements located within the buffer zone and the removal of dead and diseased trees and/or vegetation.

4. The applicant has provided new information as part of the justification for the variance request which was not included in the original application in late 2021. The applicant states that their 10-year-old son has an Autism Spectrum Disorder and Expressive Speech Delay diagnoses, has a tendency for elopement and is unable to respond to questions when asked. The applicant states that allowing the playground to remain in its current location allows them to monitor their son at all times, ensure his safety and ensure that he has not eloped (left the yard without permission).
5. The city law director reviewed this new information and provides the following comments. As a general principle, the American Disabilities Act (ADA) requires a public entity to make reasonable modifications in its policies, practices and procedures when necessary to avoid discrimination on the basis of a disability. A modification is not necessary when it would fundamentally alter the nature of the service, program or activity. For this reason, the ADA requirements are a consideration for this variance request.
6. Additionally, the city law director states that the Fair Housing Act (FHA) prohibits discrimination of services or facilities in connection with a dwelling. Per the FHA, discrimination includes refusal to make reasonable accommodation in rules, policies, practices, or services when such accommodations may be necessary to afford a person equal opportunity to enjoy a dwelling. Based on these requirements, a variance may be necessary to allow an individual with a disability the opportunity to enjoy their dwelling.
7. Based on this new information and the city law director opinion, staff is supportive of the variance request for this property with a condition of approval that the playground equipment must be removed if the current property owners or their family members no longer reside at the property.

Original considerations from the staff report issued December 20, 2021:

8. There are special conditions and circumstances of this property that justify the variance request. The property is located on a cul-de-sac so the width of the front of the lot is smaller than a lot that is not located on a cul-de-sac. The width of the front of the property is 160+/- feet and widens to approximately 390 feet at the rear. Cul-de-sac lots are typically wider at the rear of the property to account for the bend in the road. This shape necessitates the home be built further from the street yard in order to provide adequate space to construct a home while meeting other setback requirements. This constraint, in addition to the 30-foot buffer zone in the rear yard creates unique conditions and circumstances with smaller rear yards that limit where playgrounds are able to be located on this property. Homes that are located on rectangular shaped lots, do not have these same design challenges which allows for the home to be located closer to the street, thereby creating larger rear yards for recreational amenities that can meet the setback requirement.
9. It does not appear that the spirit and intent of the requirement will be met if the variance is approved. The intent of the buffer is to allow that area to remain in its natural state and be undisturbed. While not required by city code, this buffer zone provides screening for adjacent properties in the vicinity and preserves existing natural features of the site. While the applicant is encroaching into this buffer zone, they are remediating landscaping that was previously removed to reestablish the screening for adjacent property owners.
10. Approving the variance request may be substantial. While the playground are minimally invasive improvements, locating them in this buffer zone will alter the natural state of the area.
11. It does appear that the issue can be solved in another manner other than granting the variance request. It appears that there is sufficient space on the site for the playground to be located outside of the buffer area in the backyard. For these reasons, it appears that there can also be a beneficial use of the property without the variance.
12. 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.
13. Granting the variance will not adversely affect the delivery of government services.

IV. RECOMMENDATION

The city staff is supportive of the variance request based on the new information submitted by the applicant and the opinion of the law director.

If the variance request is approved, staff recommends a two condition of approvals:

1. All other areas within the buffer zone be undisturbed and allowed to grow and reestablish the zone as it has existed historically.
2. The playground equipment must be removed if the current property owners or their family members no longer reside at the property.

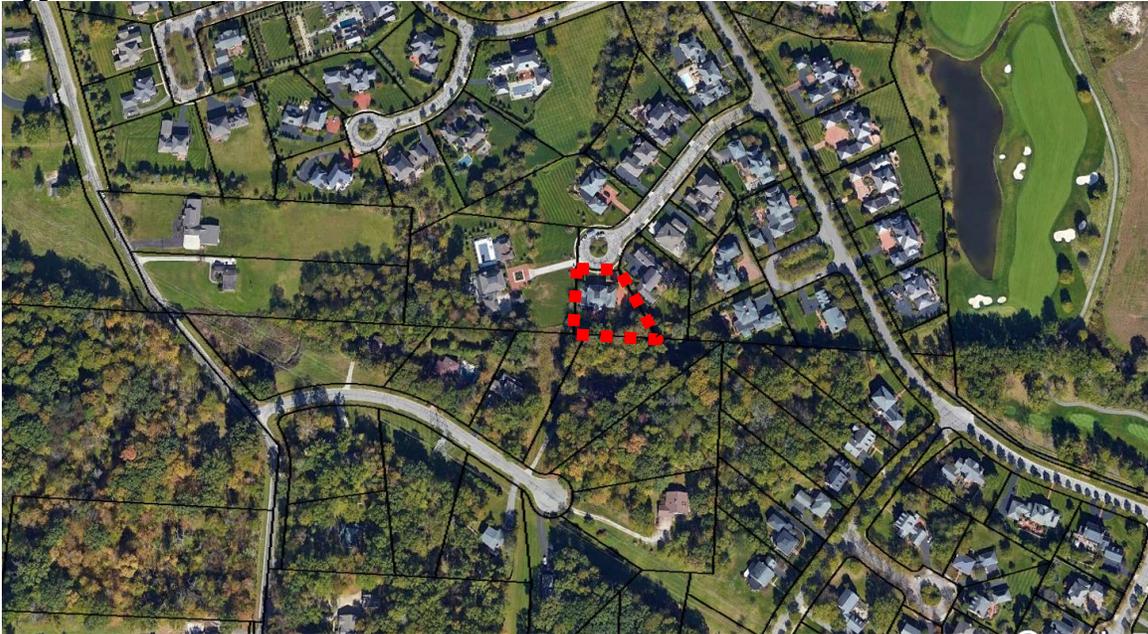
V. ACTION

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-74-2022 (conditions of approval may be added).

1. All other areas within the buffer zone must remain undisturbed and allowed to grow overtime to reestablish the zone as it has existed historically.
2. The playground equipment must be removed if the current property owners or their family members no longer reside at the property.

Approximate Site Location:



Source: Google Earth



Community Development Planning Application

Permit # _____
 Board _____
 Mtg. Date _____



Project Information

Site Address 7365 MILTON CT. NEW ALBANY, OH 43054
 Parcel Numbers 222 - 002043 - 00
 Acres .52 # of lots created 1

Choose Application Type	Circle all Details that Apply			
<input type="checkbox"/> Appeal				
<input type="checkbox"/> Certificate of Appropriateness				
<input type="checkbox"/> Conditional Use				
<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment
<input type="checkbox"/> Plat	Preliminary	Final		
<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment	
<input type="checkbox"/> Minor Commercial Subdivision				
<input type="checkbox"/> Vacation	Easement		Street	
<input checked="" type="checkbox"/> Variance				
<input type="checkbox"/> Extension Request				
<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	

Description of Request: REQUEST TO KEEP SWING SET WITHIN 30 FT. EASEMENT - PLEASE REFER TO ATTACHED PAPER FOR ADDITIONAL DETAIL ABOUT OUR REQUEST

Contacts

Property Owner's Name: AMAN AND MICHELLE SINGH
 Address: 7365 MILTON CT. NEW ALBANY, OH 43054
 City, State, Zip: NEW ALBANY, OH 43054
 Phone number: AMAN: 412-951-1712 MICHELLE: 412-352-1092 Fax: _____
 Email: singh.aman@gmail.com michelleecbrown@hotmail.com

Applicant's Name: SAME AS PROPERTY OWNER
 Address: _____
 City, State, Zip: _____
 Phone number: _____ Fax: _____
 Email: _____

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 aman. s. singh Date: 6/17/22
 Signature of Applicant Michelle Singh Date: _____

6/20/2022 – Singh Variance Request for Swing Set

We are requesting permission to keep our swing set installed in its current location, which is within a 30-foot easement on the back of our lot.

In 2017, we requested permission from the New Albany Country Club Homeowners Association's Architectural Review Committee to install the swing set, and we received approval, not recognizing that we had a 30-foot easement at the back of the property and that our proposed site plan for the swing set placed the swing set within this easement. While we understand that lack of knowledge of the easement is no excuse, we installed the swing set in good faith, because we thought we had received proper permission for the installation.

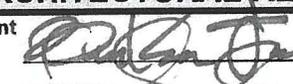
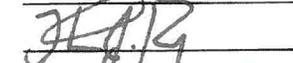
We are now requesting permission to keep the swing set installed in our back yard. My children, ages 10, 8, and 2 use it regularly, and we need to keep a close eye on our older son, in particular. He has Autism Spectrum Disorder and Expressive Speech Delay diagnoses, and we appreciate having something to keep him busy with in our backyard where we can watch him carefully. He has a tendency for elopement, and cannot respond to questions when asked. Last summer, the police were called when he was at the Lambton Park play space, even when in close proximity of him, because someone asked him where his parents were and he was unable to respond to the question). The swing set, in its current location, allows us to monitor him at all times and ensure his safety and that he has not eloped (left the yard without permission).

Additionally, we have invested approximately \$15,000 to plant 15 large Hemlock and Arborvitae trees at the back of our lot to conceal the swing set from our neighbors and preserve the natural look of the 30 foot easement area.

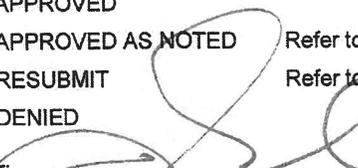
Thank you in advance for your consideration of our request.

Aman and Michelle Singh

NACCC ARC No.: 17-0605-7365-15A20-1

ARCHITECTURAL REVIEW COMMITTEE	
Brian Kent Jones: 	Date: 5 JUNE 2017
David Meleca: 	Date: 5 JUNE 2017
Tom Rubey: 	Date: 5 JUNE 2017
<p>Drawing Review is for the sole purpose of verifying aesthetic conformance with New Albany Country Club Community Design Guidelines, and does not address structural integrity, life-safety issues, code compliance or technical applications.</p> <p>THE NEW ALBANY COUNTRY CLUB COMMUNITY ARC</p>	

SITE PLAN - FINAL	
<input checked="" type="radio"/> APPROVED	
<input type="radio"/> APPROVED AS NOTED	Refer to comments
<input type="radio"/> RESUBMIT	Refer to comments
<input type="radio"/> SUBMIT LANDSCAPE PLAN	
Member: 	Date: 5 JUNE 2017
<p>It is the responsibility of the general contractor to verify that final lot grading is in conformance with the subdivision master grading plan. Any significant deviations from the master grading plan shall be approved by the governing municipality and the ARC prior to start of construction.</p> <p>THE NEW ALBANY COUNTRY CLUB COMMUNITY ARC</p>	

OTHER - BASKETBALL HOOP	
<input checked="" type="radio"/> APPROVED	
<input type="radio"/> APPROVED AS NOTED	Refer to comments
<input type="radio"/> RESUBMIT	Refer to comments
<input type="radio"/> DENIED	
Member: 	Date: 5 JUNE 2017

NEW SUBMISSION	REVIEW DATE: June 5, 2017
	ADDRESS: 7365 Milton Court SECTION/LOT: 15A / 20 TYPE: Landscape - Playset

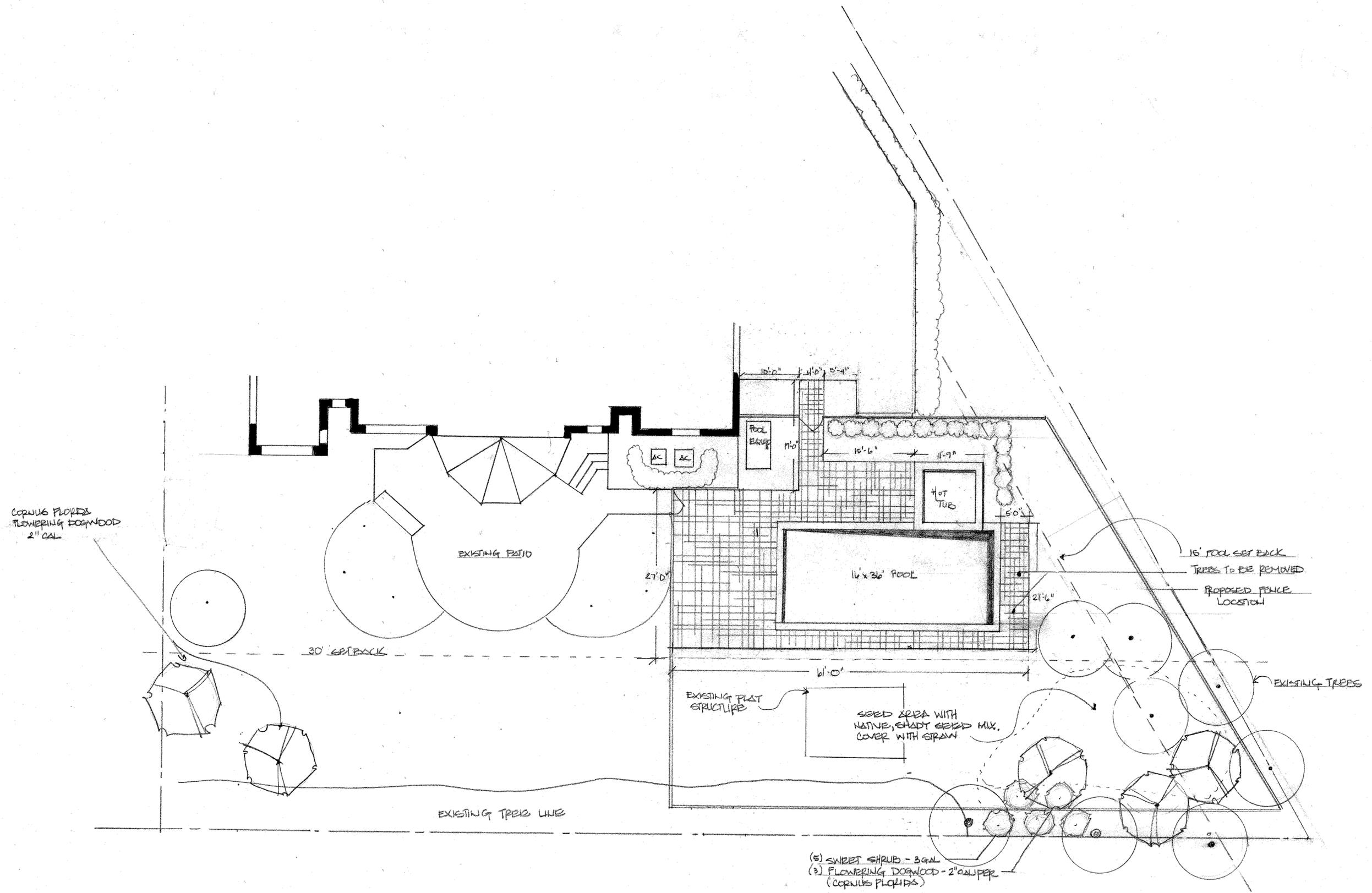
Submitting Party
 Michelle Singh
 michelleleebrown@hotmail.com

ADDITIONAL COMMENTS OTHER THAN THOSE THAT MAY BE ON SUBMITTED PLANS / DOCUMENTS.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

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ATLAS SUPPLY INC. 10/2011



REVISIONS	BY
5/3/21	LPB

SINGH RESIDENCE
 7365 MILTON CT.
 NEW ALEANY, OH 43054
 BACK YARD

landscape architecture
 site planning
 construction management
 1156 Oakland Park Avenue
 Columbus, Ohio 43224
 (614) 266-3834

Oakland Design Associates

DRAWN
CHECKED
DATE
SCALE: 1/8" = 1'-0"
JOB NO.
SHEET
OF SHEETS

