

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

March 13, 2014

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal. Amy Lloyd, and Thomas Reis were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 13, 2014 Meeting

Mr. Coulter moved to approve the minutes, and Mrs. Holcombe seconded the motion. All members said, “Aye”.

4. Affirmation/swearing in of Witnesses

B. Architectural Review Board

1. New
 - a. Signage – **650 High St.** (Kris & Heidi Anderson) **AR 06-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Kris Anderson approached the microphone and stated his address is 784 Evening Street, Worthington, Ohio. Mr. Coulter asked Mr. Anderson what type of materials he was planning to use for the sign and Mr. Anderson said the sign will be made of a wood composite material and the letters can be mounted on the background rather than routed. Mr. Anderson said he is using the same sign company the nail salon next door used. Mr. Coulter said he liked the purple color, and Mrs. Holcombe agreed and said she liked the black background with the white letters and believes that will help the sign stand out. Mr. Myers said he wanted to remind the Board about signage in the area of Linworth Road and State Route 161. Mrs. Rodgers said this situation is a bit different because Linworth Road signage has all the same background, and she likes the fact that the signage in the High Street and New England shopping area uses distinct

logos, and the buildings have their own separate identity. Mr. Myers said that whatever the Board decides, the same will probably continue for future tenants in the same building. Mr. Hunter said he likes the fact that the businesses in this area look more like individual businesses. There were no other comments. Mr. Hunter asked the audience if there was anyone present that wanted to speak either for or against this matter and no one came forward.

Findings of Fact & Conclusions

Background & Request:

The applicants would like to open a business that is a combination of bicycle shop and coffee shop (RIDE home) at 650 High St., which was most recently occupied by Little Tree Studios. A wall-mounted sign is requested with this application. The adjacent businesses are Rivage Atlantique and ELLI Nail Spa, and The Candle Lab, House Wine and Graeter's are in the same building.

In 2008, the building was renovated, creating the storefront façade that exists today. The Candle Lab, House Wine and ELLI Nail Spa signs were placed at that time, all consisting of individually mounted letters and logos.

The property is located in the Architectural Review District.

Project Details:

1. The requested sign is proposed to have a solid black background with "routed" white letters and a square purple and white graphic with a bicycle wheel and coffee cup. The applicant indicates the entire design is the business logo. The look of the sign differs from the existing individually mounted letters and logos in the rest of the signs on the building. The size is similar to the other signs.
2. The letters will be mounted on the face of the background, giving the look of being individually mounted.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building.

Recommendations:

Staff is recommending *approval* of the application with the lettering and graphic mounted on the background, rather than having a routed look.

Mr. Coulter moved:

THAT THE REQUEST BY KRIS AND HEIDI ANDERSON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN AT 650 HIGH ST. AS PER CASE NO. AR 06-14, DRAWINGS NO. AR 06-14, DATED FEBRUARY 26, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT THE LETTERS ON THE SIGN WILL BE PROMOTED INSTEAD OF RECESSED.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mrs. Rodgers, aye. The motion was approved.

b. Renovation & Addition – **348 E. Granville Rd.** (Eric & Melissa Skaug) **AR 07-14**
(Amendment to AR 81-13)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Eric Skaug approached the microphone and stated his address is 348 E. Granville Road, Worthington, Ohio. Board members had no questions. Mr. Hunter asked the audience if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact & Conclusions

Background & Request:

The homeowners gained approval for total renovation of this house, including demolition of older rear additions and construction of a new two-story addition and attached garage, at the Architectural Review Board meeting on October 24, 2013. Also, a variance was granted by the Board of Zoning Appeals on November 1, 2013 for accessory structure area exceeding the 850 square foot limit. Modifications to the previous approval are proposed with this application.

The existing house was originally constructed in the late 1800's, with additions and aluminum siding added over the years. The property is located in the Architectural Review District.

Project Details:

(Proposed changes are underlined.)

1. The changes to the existing house included removal of the siding and additions; a change to the roof shape from hipped to gabled; and the addition of composite siding, dimensional asphalt roof shingles, and new aluminum clad wood windows and fiberglass doors similar to the existing. Composite lap siding was originally proposed for the existing house and the addition, but the homeowners would now like to keep the existing siding if the condition deems it salvageable. Board and batten composite siding is planned for the garage. The trim would also be a composite material. Gooseneck light fixtures above the garage doors are proposed. Cultured stone is proposed for the fireplace chimney and was

being considered for the foundation, but it appears the foundation will now be plain concrete.

2. The front porch was approved as either a wrap-around porch, or a smaller porch in the same location as the existing at the southeast corner of the house. The smaller porch has been chosen and is proposed with a railing. The porch is to be constructed with composite decking material, and is planned to have a standing seam metal roof.
3. A two-story addition is proposed to extend north from the rear of the original house, and then east to a two-car garage (approximately 624 square feet in area), which was previously proposed as a three-car garage. The property contains an existing 30.5' by 28' (854 square feet in area) detached garage in the northeast corner of the property. The previously approved variance allowed accessory structure area of 1694 square feet, so the reduction in new garage space would reduce the requested variance. Further approval by the Board of Zoning Appeals would not be required.
4. A full basement is proposed beneath the addition, and the garage is proposed to be built on a slab. The first floor living space would include an office, dining room, foyer, mudroom, kitchen with a dining area and a great room.
5. A 10' x 19' covered porch proposed to the rear has been increased in size to 14' x 19'. A previously proposed railing on the porch has been eliminated. A small covered porch originally proposed as an east side entrance has been eliminated. On the second floor, three bedrooms are proposed for the original house, with bathrooms, laundry facilities and a master suite in the addition. Above the garage a future bonus room is planned.
6. All of the front double-hung windows are now shown as 4 over 4 style and various changes are proposed for side windows to create uniformity. A change to the second floor windows and the addition of a second floor window well are proposed for the rear elevation.
7. The shape of the dormers above the garage was modified to better match other windows on the front elevation. A sliding "barn" door on the rear of the garage has been replaced with a single door to match others in the house.
8. Condensing units were approved on the west side of the house with landscape screening.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for use of traditional design and materials when renovating and adding onto structures in the District. Additions should be located as far to the rear as possible. Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan recommends support of maintaining the existing housing stock.

Recommendations:

Staff is recommending approval of the application. The proposal continues to represent a significant improvement for the property, and is designed appropriately for the Architectural District.

Mr. Sauer moved:

THAT THE REQUEST BY ERIC AND MELISSA SKAUG FOR TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 81-13 WITH CHANGES TO THE ADDITION AND RENOVATION AT 348 E. GRANVILLE RD. AS PER CASE NO. AR 07-14, DRAWINGS NO. AR 07-14, DATED FEBRUARY 28, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mrs. Rodgers, aye. The motion was approved.

C. Municipal Planning Commission

1. Subdivision

- a. Preliminary and Final Plats – **130 W. Clearview Ave.** (Dennis M. Hamilton) **SUB 03-14**

Discussion:

Mrs. Bitar reviewed the facts of the application. Mr. Hunter asked if the applicant was present. Mr. Dennis Hamilton approached the microphone and stated his address is 25 Fox Lane, Worthington, Ohio. Mr. Hunted wanted the record to reflect that a resident by the name of Brett Holland submitted a letter to the Municipal Planning Commission in support of the subdivision. Mr. Sauer asked if the setback for this property was the same as the setback for the property at Evening and North Street. Mr. Hamilton said he is asking for a larger setback than Mr. Holland has at the corner of Evening and North Street. Mrs. Bitar said the request is for ten feet from the property line for the side setback. Mr. Coulter said if this application gets approved by City Council, and gets all the necessary variances, it will be important for any potential buyer to go through the Architectural Review process before buying. He said with the protections that the Architectural Review Board will put on the new lot if this application is approved, he would probably not be opposed to it. Mr. Hunter asked if there was anyone in the audience that wanted to speak either for or against this application. A few hands were raised.

The first speaker was Sheila Sinno. Ms. Sinno stated she lives 130 W. Clearview Avenue, Worthington, Ohio, and that she and Mr. Hamilton own the property together. She said she

wanted the Board to know that she is in support of this application. Ms. Sinno said she will be impacted the most if a house is built on the property, but welcomes the opportunity for a new family to move into the neighborhood. Ms. Sinno said old Worthington is a great place to live, and the lot size would be consistent with other properties in the neighborhood.

The next speaker was Peggy Barnum. Ms. Barnum said her address is 120 W. Clearview Avenue, Worthington, Ohio. Ms. Barnum said she is concerned about density, and crowding out the trees and hedges, and feels the increased traffic and parking will be detrimental to neighboring property values. She believes this would not be a good precedent to set to have property taken away from homes that have a nice buffer of property around them. Ms. Barnum said she has lived in the area for twenty three years, and said thought she was protected by living in the Architectural Review area. She said her particular residential area is zoned R-10, and Howard Avenue is also zoned R-10. Ms. Barnum said that a home on Howard Avenue went through a lot split and now there are two homes on the lot that look as if they do not belong there. Ms. Barnum feels that a new build would change the character of the neighborhood, and would not meet the zoning requirement for building a new home.

The third speaker was Christy Caine. Ms. Caine stated her address is 123 W. Clearview Avenue, Worthington, Ohio. Ms. Caine said she has lived across the street for the past twelve years. She wanted to note that most of the corner lots in the neighborhood are larger than the 50 foot interior lots, and that this would be a new precedent set in the neighborhood. She said she is not horribly opposed to the lot split, but not particularly in favor of the lot split.

The fourth speaker was Ken Cunin. Mr. Cunin stated his address is 875 Oxford St., Worthington, Ohio. Mr. Cunin said he likes seeing the larger corner lots in the neighborhood, and this house in particular is protected from the high volume of traffic on Evening Street because of the larger lot. He does not believe the lot split is a good idea.

Findings of Fact & Conclusions

Background & Request:

The applicant has requested Preliminary and Final Plat approval for the division of the property at 103 W. Clearview Ave. from 1 parcel into 2. The area was originally platted in 1928 as the Clearview Addition with 50' wide lots created on Clearview Ave. and North St. between Oxford and Evening Sts. Over the years, several of the lots were combined, with houses built on the resultant larger lots. Many lots remained 50' wide and were developed with single-family houses.

The house at 130 W. Clearview Ave. was built in 1939 on 1 lot, which was combined with ½ of the lot to the east in 1944. Although the 50' lot at the corner was owned and maintained along with the house property, it remained a separate buildable lot until the parcels were combined by the previous property owner in 2004. The goal was reportedly to go from 2 tax bills to 1.

In order to separate the lots now, both would need to meet the current requirements in the Planning and Zoning Code or variances would be required.

The parcel is zoned R-10, Low Density Residence.

Zoning Requirements:

	R-10 Zoning	Lot #20 Requested	Lot #19 & ½ of #18
Lot Width	80'	49.96'	75'
Lot Area	10,400 sq. ft.	7,942 sq. ft.	11,925 sq. ft.
Front Setback	30'	30'	30' (40.8' to ex. house)
Rear Setback	30'	30'	30' (~58' to ex. house)
Rear Setback for Detached Accessory Structures	5' (<120sf) 10' (≥120sf)	5' 10'	Sheds ~ 0' & 15' Garage 25.1'
Minimum Width East Side Yard	8'	8'	~28'
Minimum Width West Side Yard	8'		5' Proposed (5.2' to existing house)
Minimum Width West Side Yard (corner lot requirement)	20'	10'	
Sum of Side Yards	20'	18'	~33.2'

Variations Requested:

1. For Lot #20, variations are required for lot width, lot area, minimum width for the west side yard, and the sum of side yards.
2. For Lot #19 & ½ of #18, variations are required for lot width, rear setback for detached structures, and the minimum width for the west side yard.

Additional Information:

1. Approval of the Subdivision would allow the 50' wide corner lot to have a single family home constructed in the future. Several house designs have been submitted to represent what could be constructed on the site, but are not part of this approval process. The property is located in the Architectural Review District, so Architectural Review Board approval would be required before anything could be constructed.
2. There is a variety of deciduous and evergreen trees on the property. No change to the trees is proposed with this request
3. Access to the proposed lot may be best from Clearview Ave. Many of the houses constructed on 50' lots in the subdivision have detached garages.

4. The effect of public facilities and sewerage and drainage facilities would be minimal.

Land Use Plans:

Worthington Design Guidelines

The Guidelines recommend infill sites be developed in a way complementary to their neighborhoods, integrating well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan recommends promoting increased residential densities around Old Worthington provided development meets the Worthington Design Guidelines, and does not significantly impact the historic fabric of the neighborhood. Further, infill development should follow pedestrian-oriented design with parking behind the main structure.

Recommendations:

Staff is recommending *approval* of the application. Returning the properties to the original subdivision condition is appropriate despite the variances required from the current Planning & Zoning Code. Development of a 50' wide lot would be compatible with the neighborhood.

Mr. Coulter moved:

THAT THE REQUEST BY DENNIS M. HAMILTON FOR APPROVAL OF PRELIMINARY AND FINAL PLATS TO DIVIDE THE PROPERTY AT 130 W. CLEARVIEW AVE. INTO TWO LOTS AS PER CASE NO. SUB 03-14, DRAWINGS NO. SUB 03-14, DATED FEBRUARY 26, 2014, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye and Mr. Coulter, aye. The motion was recommended to City Council for approval.

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 8:15 p.m. Mr. Coulter seconded the motion. All members said, "Aye". The meeting was adjourned.