



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
October 22, 2015

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; Thomas Reis; and Amy Lloyd. Also present were: Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Scott Myers, Worthington City Council Representative to the Municipal Planning Commission and Board member Edwin Hofmann was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the October 8, 2015 meeting

Mr. Coulter moved to approve the minutes and Mr. Reis seconded the motion. All members voted, "Aye". The motion was approved.

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. Enclose Porch – **552 Evening St.** (Kristin & Alec Carpenter) **AR 91-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house is a 1950's ranch at the northeast corner of Evening and South Streets. The current owners replaced the windows several years ago, and painted the stucco home "Olive Green".

There is a small patio at the northeast corner of the house that the owners would like to enclose to create a laundry room.

Project Details:

1. The patio is currently covered by the house roof. Walls would be added in line with the adjacent exterior walls.
2. One door and one window on the existing exterior wall would be relocated to the new north wall. Also, a second window is proposed that would match the existing exactly because it was an extra from the window replacement project.
3. The new walls would be stucco and painted to match the house.
4. Although the roof would not be closer to the rear property line, a variance is needed for the new walls constructed within the 30' required rear setback.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure

Recommendation:

Staff is recommending *approval* of this application. The change should be compatible with the existing house.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Kristin Carpenter stated her address is 552 Evening St., Worthington, Ohio. Mr. Reis asked if Mrs. Carpenter is building a foundation for the exterior wall and Mrs. Carpenter said there is an existing foundation. Mr. Coulter suggested the foundation should be checked because a few of the houses in the area do not have original foundations and some of the houses are having structural issues now. Mrs. Carpenter agreed with Mr. Coulter's suggestion. Board members had no other questions or concerns.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ALEC & KRISTIN CARPENTER FOR A CERTIFICATE OF APPROPRIATENESS TO ENCLOSE A PORCH AT 552 EVENING ST. AS PER CASE NO. AR 91-15, DRAWINGS NO. AR 91-15, DATED SEPTEMBER 28, 2015, 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; Mr. Reis, aye; and Mrs. Lloyd, aye. The motion was approved.

b. Shed & Outdoor Shower – **140 W. New England Ave.** (Sherri & Stephan Cooke) **AR 92-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Cape Cod style house was constructed in 1962, and has been modified and renovated over the years. The homeowners recently added an outdoor shower with enclosure and a small shed, not aware ARB approval was needed for these items. Approval is now sought.

Project Details:

1. The shower enclosure is adjacent, but not attached, to the rear of the house at the east end, sharing a stoop with a rear house door. The 79" x 66" x 76" structure consists of white board and batten siding to match the house.
2. An 8' x 6' shed has been placed on the northern part of the drive. The shed is also a board and batten style structure and painted white with blue trim to match the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Guidelines call for outbuildings to be compatible in appearance to the house they accompany. The ARB reviews the compatibility of design and materials.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Stephan Cooke stated his address is 140 W. New England Ave., Worthington, Ohio. He apologized for not coming before the Board before building the outdoor pet shower. They built the pad in the back for the dogs to be washed on so the surrounding area would not become muddy, then they decided it would be nice just to enclose the entire area. Around the same time, the Cooke family had contractors working on their daughter's bedroom that put together the small shed. Mr. Cooke said he has invested several hundreds of thousands of dollars into remodeling their home and they have always taken their neighbors into consideration when working on a project. Mr. Cooke acknowledged the fourteen page letter written by his neighbor and said his neighbor has been at war with him for several years. He also said he has planted trees at the request of Mr. Barkhurst, taken out bushes, and he has done everything Mr. Barkhurst has asked him to do.

Mr. Hunter said the shed is very close to the property line, and such structures need to be approved, and also fire rated if they are in close proximity to the next house. Mrs. Bitar explained the shed, if approved, could not stay in the current location. The shed would need to be moved five feet away from the property line, or else the Cooke's would have to apply for a variance from the Board of Zoning Appeals. Mr. Sauer said he feels the metal shed is out of character with the rest of the community, and does not belong on the property, no matter where the shed would be located. Mr. Reis and Mrs. Lloyd agreed with Mr. Sauer. Mrs. Holcombe asked how long the shed had been in place and Mr. Cooke said the shed has been in place for a couple of months.

Mrs. Holcombe agreed she did not believe that the metal shed was appropriate for the neighborhood, and should at least be moved away from the property line. Mr. Sauer said he feels that Mr. Cooke needs to find another location for the trash cans also. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward, but he reiterated that the Board was in receipt of a 23 page letter written by Mr. Cooke's neighbor who was not happy with what Mr. Cooke has been doing, but the Board was also in receipt of positive comments provided by other neighbors in the area.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY SHERRI & STEPHAN COOKE FOR A CERTIFICATE OF APPROPRIATENESS TO KEEP THE SHED AND OUTDOOR SHOWER AT 140 W. NEW ENGLAND AVE., AS PER CASE NO. AR 92-15, DRAWINGS NO. AR 92-15, DATED OCTOBER 6, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **That the metal shed be removed from the property, but that the shower as shown this evening be approved;**

Mr. Sauer said he would like to add an amendment that all of the trash cans be stored inside the garage. Mr. Coulter said the Board could not require that. Mr. Sauer suggested the trash cans be out of sight from the right-of-way. Mr. Coulter suggested the family come back with a decision with how to screen the trash cans from the public view. Mr. Sauer said he is concerned because of the neighbor's letter about trash being an issue. Mr. Sauer asked Mrs. Bitar if she received more than one letter about the trash. Mrs. Bitar said she has received complaints from Mr. Barkhurst a number of times, some complaints through letters and some verbally. Mr. Hunter asked for a second on the amendment and Mr. Reis seconded the amendment. Mr. Sauer reiterated the amendment is for the trash cans to stay out of sight from the street.

- **That the trash cans stay out of sight from the right-of-way.**

All Board members voted aye on Mr. Sauer's amendment.

Mr. Hunter explained the application motion needed a second. Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mrs. Lloyd, aye. The motion was approved.

- c. **Rear Door Replacement – 6440 Bellbrook Pl. (K.D.Yoder & Associates/Bowman)**
AR 93-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house is at the northeast corner of W. Dublin-Granville Rd. and Bellbrook Pl, and was constructed in 1993. The house is two-stories with a gabled roof, and finished with lap siding and brick accents. The new owners would like to replace a rear single entry door with French doors.

Project Details:

1. The proposed doors would be manufactured by Marvin, at the same height as the existing. The exterior trim would match the existing.
2. “Coconut Cream” is the proposed exterior color.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

It is important that any doors and the entrances in which they are set should be compatible with the style and period of a building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of the application. The proposed French doors are appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Michael Bowman stated his address is 6440 Bellbrook Pl., Worthington, Ohio. Along with Mr. Bowman was Mr. Jeff Welch, of 3500 Millican Ct. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY K.D. YODER & ASSOCIATES FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW REAR DOORS AT 6440 BELLBROOK PL. AS PER CASE NO. AR 93-15, DRAWINGS NO. AR 93-15, DATED OCTOBER 7, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

d. Fence – **142 E. South St.** (Sean & Kelly Alto) **AR 94-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

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ARB/MPC Meeting October 22, 2015

Minutes

Background & Request:

The Colonial Revival style house and detached garage on this 50' wide property were constructed in 1950. In 2004 the Architectural Review Board approved a front porch addition to the existing house, and a stretch of fence between the house and garage was approved last year. The new owners would like to add fencing in three locations to enclose the rear yard.

Project Details:

1. The proposed fencing would extend across the rear property line; between the northwest corner of the house and existing chain link fence to the west; and between the southeast corner of the garage and existing wood framed wire fence to the east.
2. To the north, there is a 4' high 3-rail wood fence with wire mesh. That is the style proposed for the applicant's fencing. The properties are separated by a grass alley. A variance is required to allow the fence to run along the property line because it is adjacent to an alley.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design. Design and materials should be compatible with the house and neighborhood.

Recommendation:

Staff is recommending approval of the application. The proposed fence meets the Worthington Design Guidelines recommendations.

Discussion:

Mr. Sauer asked who cuts the grass in the alley, and Mrs. Bitar said she was uncertain. Mr. Hunter asked if the applicant was present. Mr. Sean Alto stated his address is 142 E. South St., Worthington, Ohio. Mr. Alto said he wanted to let the Board know that the other two fences on the property do not belong to him, the other fences belong to the neighbors. He wants to connect to the chain link fence so that his dog does not run away. Mr. Sauer asked Mr. Alto who maintains the grass in the alley and Mr. Alto said he is not sure because he just closed on the property two weeks ago and moves into this house tomorrow. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SEAN & KELLY ALTO FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 142 E. SOUTH ST. AS PER CASE NO. AR 94-15, DRAWINGS NO. AR 94-15, DATED OCTOBER 9, 2015, BE APPROVED

BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

e. Renovations – **202 E. Granville Rd.** (Steve Ellington & Lynn McPherson) **AR 95-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

At the September 24, 2015 meeting of the ARB, the applicant received approval to remove a small rear addition and install a sliding glass door, rear stoop, and enlarged driveway. Other changes were discussed but not approve, and are now being proposed for this 1930's Bungalow structure and site. The interior is also being remodeled.

Project Details:

1. For the front porch new step with rails, flooring, skirting, and a light fixture are proposed. As requested by the ARB, the stairs would match the width of the existing columns. The stairs are proposed with dark treads and white risers. Square wood picket rails would be on both sides of the stairs. Because the rails would extend further into the required 50' front setback than the existing house already does, a variance would be needed from the BZA. Application has been made. The porch deck floor would be 5/4" treated Pine board in a dark color. Cedar boards painted white with narrow gaps between are proposed for the skirting. A new lantern style light fixture is proposed to hang from the porch ceiling. Also in the front, removal of the existing walk to the house and replacement with a stamped concrete 32" wide walkway are proposed.
2. New vinyl clad wood windows are proposed to replace the rear windows. The front windows would be restored.
3. New aluminum or vinyl soffits are proposed to run parallel with the eaves, rather than painting the existing wood as was discussed at the last ARB meeting. Painting of the existing aluminum siding on the house and garage is proposed.
4. A new double garage door styled to look like 2 carriage doors is proposed to replace the existing garage doors, which are in poor condition and do not open easily with the grade in front of the garage.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of this application. The proposed changes would keep the character of the house and property.

Discussion:

Mr. Hunter asked if the applicant was present. Ms. Lynn McPherson stated her address is 202 E. Granville Rd., Worthington, Ohio, and along with Ms. McPherson was Mr. Carl Ellington of the same address. Ms. McPherson said she would like to get permission to replace the soffit if necessary. Mr. Coulter said he did not have a problem with that, and that everything Ms. McPherson has proposed looks really nice. He said he likes the width of the porch, and the handrails that come down, the only thing he would suggest is using treated pine for the handrails and let the wood weather for a while before painting. There was a discussion about the rain garden and the drain being long enough to reach the garden. Mrs. Bitar said she thought the pipe looked long enough. Mr. Reis was concerned that area looked level and explained that the area may get a higher amount of water during heavy rain. If that occurs Mr. Coulter suggested building a dry well in the area. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY STEVE ELLINGTON & LYNN MCPHERSON FOR A CERTIFICATE OF APPROPRIATENESS TO REMODEL THE BUILDING AND SITE AT 202 E. GRANVILLE RD., AS PER CASE NO. AR 95-15, DRAWINGS NO. AR 95-15, DATED OCTOBER 8, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Municipal Planning Commission

1. Conditional Use

a. Automotive Services - Major in I-1 Zoning District – **6955 Worthington-Galena Rd.** (Abdoulmajid Alsaf) **CU 23-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This single tenant building was constructed in 1983, and is located adjacent to the east of the railroad right-of-way on the north side of Worthington-Galena Rd. The applicant would like to operate his automotive services business at this location.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Parking of a maximum of 21 cars would be allowed on the site per the site plan.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – No safety or health considerations have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – The storage of used oil has been shown on the site, behind an existing fence on the west side. Proper storage and disposal would be required.
7. Hours of use – Hours would mainly be Monday - Saturday from 9:00 am to 6:00 pm.
8. Shielding or screening considerations for neighbors – The accurate site plan includes landscape screening along the front and sides of the parking area.
9. Appearance and compatibility with the general neighborhood – With the addition of screening and street trees in the tree lawn, the appearance should be compatible and acceptable to those that drive through the corridor. A single wall sign would be permitted.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Abdoulmajid Alsaf stated his address is 6955 Worthington-Galena Rd., Worthington, Ohio. Mr. Tim Weber said his address is 6955 Worthington-Galena Rd. also. Mr. Sauer asked Mr. Alsaf what caliper size of tree would be used and Mr. Alsaf said he was not sure. Mrs. Bitar said the Commission regularly approves trees that are 2" caliper. Mr. Hunter said there is also a recommended list of street trees which will grow best in this area. Mrs. Bitar said she would speak with the City's Arborist to see if he has any recommendations. She asked Mr. Alsaf if he plans to keep the bushes that are planted next to the building. Mr. Alsaf said he was not sure. Mr. Coulter explained if the bushes were removed, that

would help facilitate the walkway for customers, and the parking spaces would be pulled away from the street.

Mr. Coulter asked Mrs. Bitar to show the photograph of the business owner's current location. Mr. Coulter said he drives past the current location several times during the week and he does not want the new site to look like the current location. He said he is very happy to see the new business come to Worthington, but would like to see the property held to a higher standard of care.

Mr. Hunter explained there are twenty-one spaces designated for this parking lot and that will be the maximum number of cars allowed on this lot. Mr. Hunter also said he is very happy to see a new business in this facility. Mrs. Holcombe said street trees along this property will be a major improvement in the area.

Mr. Sauer asked if the sidewalk can be placed in front of the bushes along the building. Mr. Weber said he is not sure until they get the actual measurement of the parking lot. Mr. Sauer said he thought the area would like nicer if the bushes were left in place. Mr. Hunter stated the motion can be crafted to keep the bushes but if the measurements will not allow room, the city offices are very close by and they can verify the measurements and determine if the bushes will need to go. Mrs. Holcombe asked if Mr. Alsaf would be recapping the asphalt and Mr. Alsaf said he does not plan to do anything with the asphalt. Mr. Coulter made a suggestion of not removing the asphalt for a sidewalk. He recommended adding bumper blocks instead.

Mrs. Lloyd asked if handicap parking spaces were needed for this property. Mrs. Bitar said yes. Mr. Coulter suggested the handicap parking space could be located in the area along the front of the building. Mrs. Bitar said that when Mr. Alsaf receives his Certificate of Occupancy, the Chief Building Official will make sure that there are enough handicap spaces for this lot. Mr. Coulter asked Mr. Alsaf if he planned to sell cars from this lot or just repair cars. Mr. Alsaf said yes if he can get a permit for that. Mrs. Bitar explained that cars will not be able to be sold in this zoning district. Mr. Alsaf said he understood. Mr. Coulter asked Mr. Alsaf if he had any plans for signage and if so, those plans would need to come back to the Commission for approval. Mrs. Bitar said Commission could agree on one small wall sign tonight, but Mr. Alsaf would still need to meet the sign regulations for getting a sign permit from the City.

Mr. Hunter mentioned there is a dumpster enclosure sitting near the railroad tracks. Mr. Weber said there used to be a dumpster there, but people were dumping all kinds of things in the dumpster so the dumpster was removed. There is only a recycling container there now. Mr. Brown asked Mr. Alsaf if he plans to have a dumpster and Mr. Alsaf said yes. If allowed he would place the dumpster in the same location. Mr. Brown said he was not sure if the enclosure is on this site's property. Mr. Sauer asked if the motion could specify that the dumpster will be in an enclosure and let them figure out the rest of the details. Mr. Coulter said yes. The recycling dumpster will also be removed.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY ABDOULMAJID ALSAF FOR A CONDITIONAL USE PERMIT TO ALLOW AUTOMOTIVE SERVICES - MAJOR IN THE I-1 ZONING DISTRICT AT 6955 WORTHINGTON-GALENA RD., AS PER CASE NO. CU 23-15, DRAWINGS NO. CU 23-15, DATED OCTOBER 8, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- That the number of parked cars will not exceed the number of parking spots shown – 21;
- That a minimum of 2” caliper trees be planted per the plan, and the trees be of a species that matches the requirement of the City Street Tree Program and locations suggested by the City Arborist;
- That a new dumpster will be in an enclosure to be located and approved by City staff;
- Bushes would stay but if dimensions do not work for the sidewalk that it would be reviewed with City staff;
- That the sidewalk be optional;
- The recycle dumpster is to be removed;
- That one wall mounted sign be allowed but that it would be required to be approved by City staff before being installed.

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

D. Other

Mr. Brown said that he wanted to remind Board members to start using their City e-mail addresses.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 8:55 p.m. and Mr. Reis seconded the motion. All Board members voted, “Aye”. The meeting was adjourned.