



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-  
Thursday, November 9, 2017 at 7:00 P.M.**

Louis J. R. Goorey Worthington Municipal Building  
The John P. Coleman Council Chamber  
6550 North High Street  
Worthington, Ohio 43085

---

**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Affirmation/swearing in of witnesses
4. Approval of minutes of the October 12, 2017 meeting

**B. Architectural Review Board – Unfinished**

1. Holiday Inn Site Redevelopment – **7007 N. High St.** (Alliance Hospitality, Inc.)  
**AR 32-16**
2. Renovation/Addition – **158 Medick Way** (Nicholson Builders Inc./Gasser) **AR 82-17**
3. Addition, Garage & Fence – **565 Hartford St.** (Peter Lenz AIA/Sheldon) **AR 84-17**
4. Additions & Garage – **232 E. Granville Rd.** (Story Built Homes) **AR 86-17**
5. Parking Lot Expansion – **41 W. New England Ave.** (Kevin Rohyans) **AR 88-17**  
**Request for Reconsideration**

**C. Architectural Review Board - New**

1. Additions & Renovation – **93 W. Granville Rd.** (Heidi Bolyard/Welch) **AR 91-17**

2. Sculpture Garden – **820 High St.** (CYP Studios/Worthington Public Library) **AR 93-17**

#### **D. Municipal Planning Commission**

##### **1. Conditional Use Permit**

- a. Vocational Instruction/Ancillary Service – **6300 Proprietors Rd., Suite B** (Deborah Hitt/Reflexology Certification Institute) **CU 16-17**

##### **2. Planned Unit Development - Unfinished**

- a. Preliminary Plan – Alzheimer's/Dementia/Memory Care Facility – **800 Proprietors Rd.** (The Griffin 105 Group, LLC) **PUD 01-17**

#### **E. Other**

#### **F. Adjournment**



## MEMORANDUM

TO: Members of the Architectural Review Board  
Members of the Municipal Planning Commission

FROM: R. Lee Brown, Planning & Building Director  
Lynda Bitar, Planning Coordinator

DATE: November 3, 2017

SUBJECT: Staff Memo for the Meeting of November 9, 2017

---

For unfinished applications, *the previous information is italicized* with the new or revised information in standard text.

### **B. Architectural Review Board – Unfinished**

1. Holiday Inn Site Redevelopment – **7007 N. High St.** (Alliance Hospitality, Inc.) **AR 32-16**

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This roughly 7.5 acre parcel, zoned C-4, Highway and Automotive Services, has been home to a hotel since 1975. The original approval was for a Hilton Inn. The brand has changed several times over the years with the most recent being the conversion to a Holiday Inn in 2007, which included many upgrades to the building and site.

The owner is proposing demolition of the existing hotel, and redevelopment of the site with a mix of uses. Concepts for the site were discussed at the March 10, June 23, November 10 and December 8, 2016 ARB meetings, at which the applicant received feedback from the Board and the public. At the October 12 hearing, the ARB saw a different version of the site plan, showing the reduction to one hotel on the site as well as other site details.

For this hearing, architectural drawings are included for the hotel and the buildings along W. Wilson Bridge Rd.

##### **Project Details:**

###### *1. Uses:*

- *One hotel, with 111 guest rooms is proposed. The existing Holiday Inn has 232 guest rooms.*

- *Other potential uses on the site are described as restaurants and professional services.*
  - *In the C-4 Zoning District, personal and business services and hotels are Permitted Uses. Restaurants and offices (professional services) are Conditional Uses needing approval from the MPC.*
2. *Site Plan and Landscaping:*
- *The proposed plan shows an entrance to the site from W. Wilson Bridge Rd. at the west end of the site that is now proposed to line up with the mall entrance at that location. Also, an entrance is proposed on Caren Ave. just west of the existing entrance. Elimination of entrances toward the east end of the site on W. Wilson Bridge Rd. and on N. High St. are proposed.*
  - *One four story hotel is proposed ~77' from the south property line and ~226' from the west property line. The main entrance would be on the north side of the building.*
  - *Four restaurant and professional services buildings would be along W. Wilson Bridge Rd. and one is proposed at N. High St.*
  - *W. Wilson Bridge Rd. – The four buildings are proposed along W. Wilson Bridge Rd. about 20' from the existing right-of-way line. The City has requested an additional 15' of right-of-way be dedicated, so the buildings would be about 5' from the new line. Sidewalk would be provided along the buildings, and a 10' multi-use path would be closer to the street. Pedestrian access and patios would be between the buildings which would allow for restaurant seating areas.*
  - *N. High St. – The building proposed along the N. High St. frontage would be about 25.5' from the existing right-of-way. Right-of-way dedication of 15' is shown on the plan.*
  - *Sidewalks are shown throughout the site, with access to the public sidewalk at multiple locations.*
  - *The applicant calculates 415 parking spaces would be required on the site based on the proposed uses, and 344 spaces are being provided. That count will change with the addition of two-story building on W. Wilson Bridge Rd.*
  - *Parking lot and street trees are shown on the plan, but a full landscape plan would be needed.*
  - *A storm water plan will be required.*
  - *Updated traffic information is needed for review.*
3. *Architecture:*
- *Buildings #1 & #2 at the easternmost end of the site along W. Wilson Bridge Rd. are proposed as one-story buildings. Building #1 has the look of five storefronts, with a two-story roofline on the west end. A mix of siding and roofing materials and storefront styles is proposed. Building #2 has the look of a two-story roof for the whole building, and also has a mix of siding and roofing materials and storefront styles.*
  - *Buildings #3 & #4 are proposed as two-story buildings. Building #3 is shown as all brick with a gabled roof over three storefronts and a hipped roof over two storefronts. Building #4 would have a mix of brick and siding and different gabled roofs with the potential for four tenant spaces on the first floor. Differently detailed storefronts are proposed.*
  - *Building #5 is a four-story hotel with a lower level on the north side at the west end. The building is proposed with gabled roofs that are clipped at the top, and finished with*

asphalt shingles and standing seam metal. Equipment would presumably be located and screened on the roof. Chimneys are proposed at both ends. Divided light windows with brick soldier courses are proposed and traditional storefront glass would be on the north side by the main entrance.

- Details of materials and colors would be needed
  - Building #6 is shown as a one-story building along N. High St. Elevations of that building have not been provided.
4. *Lighting and signage plans and a detailed landscaping plan are still needed.*
  5. *Variances:*
    - *Application to the Board of Zoning Appeals would be required to approve any variances requested for the site.*
    - *The applicant is applying as part of the C-4 Zoning District, but is also trying to meet the requirements for the Wilson Bridge Corridor. Variances would likely be needed for setback, building height and parking not meeting the C-4 regulations.*
  6. *Conditional Use Permits:*
    - *Needed for offices (Professional Services)*

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

1. *Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.*
2. *Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.*
3. *Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.*
4. *Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.*
5. *Windows: On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.*
6. *Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to*

*the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.*

- 7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.*
- 8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.*
- 9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.*
- 10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.*

### Wilson Bridge Corridor

#### *Site Layout:*

*Setbacks: Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.*

- Buildings 50,000 square feet in area or less shall be located between 5’ and 20’ from adjacent Right-of-Way Lines. Buildings greater than 50,000 square feet in area shall be located at least 20’ from adjacent Right-of-Way lines.*

- *Buildings on properties abutting properties in “R” districts shall not be located closer than 50’ to the property line. Parking facilities and access drives on properties abutting properties in “R” districts shall not be located closer than 25’ to the property line.*
- *Setback areas in front of retail uses shall be primarily hardscaped, and may be used for outdoor dining and other commercial activities.*
- *As building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential “canyon/tunneling” effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.*

*Right-of-Way Dedication: Dedication of Right-of-Way may be required to accommodate public improvements.*

*Screening: All development on parcels abutting properties in “R” districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6’ in height and maintained in good condition without any advertising thereon. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides. Landscape screening shall consist of one of the following options at a minimum:*

- *One large evergreen tree with an ultimate height of 40’ or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20’ to 40’ for every 10 linear feet. Evergreen trees shall be at least 6’ in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24” in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.*
- *One large deciduous tree with an ultimate height of 50’ or greater for every 25 linear feet, plus one medium deciduous tree with an ultimate height of 20’ to 40’ for every 15 linear feet. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24” in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.*

*Equipment: Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.*

*Tract Coverage: A maximum of 75% of the property shall be covered with impervious surfaces.*

*Pedestrian Access: Sidewalks with a minimum width of 5’, Recreation Paths with a minimum width of 10’, or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.*

*Landscaping: There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.*

- *Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.*
- *Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.*
- *Parking lot landscaping shall be required per the provisions in Chapter 1171.*
- *Seasonal plantings should be incorporated into the landscape plan.*
- *The approved landscape plan must be maintained across the life of the development.*

#### *Building Design:*

- *A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.*
- *The height of a building shall be a minimum of 18' for flat roof buildings measured to the top of the parapet, or 12' for pitched roof buildings measured to the eave.*
- *Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.*
- *Building Frontage that exceeds a width of 50' shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade.*
- *Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.*
- *Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.*
- *When designing for different uses, an identifiable break between the building's ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.*
- *Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.*
- *Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.*

#### *Materials:*

- *Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.*
- *Vinyl siding and other less durable materials should not be used.*
- *Long-lived and sustainable materials should be used.*
- *The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.*
- *Especially durable materials on ground floor façades should be used.*
- *Generally, exterior insulation finishing systems (EIFS), are not preferred material types.*
- *A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.*
- *The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.*

#### *Windows and Doors:*

- *Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.*
- *Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.*
- *For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.*

*Lighting: All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.*

- *The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.*
- *The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.*
- *For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.*
- *Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.*

#### *Signs:*

*Exterior lighting fixtures are the preferred source of illumination.*

- *Freestanding Signs*
  - *There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.*
  - *Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.*
  - *Freestanding signs may include the names of up to eight tenants of that parcel.*
  - *Light sources shall be screened from motorist view.*
- *Wall-mounted Signs*
  - *Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.*
  - *Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.*

#### *Parking:*

- *Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.*
- *Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.*

*Public Spaces: A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:*

- *An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;*
- *Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;*
- *Public art;*
- *Decorative planters;*
- *Bicycle racks;*
- *Permanent fountains or other Water Features;*
- *Decorative waste receptacles;*
- *Decorative pedestrian lighting; and*
- *Other items approved by the Municipal Planning Commission.*

#### *Worthington Comprehensive Plan*

*The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.*

#### **Staff Analysis and Recommendation:**

1. *The proposed plan reflects a less intense use of the site.*
2. *Connection with a traffic signal at the mall intersection should provide a good solution for getting traffic to and from the site.*
3. *Right-of-way vacation along both streets is shown and conforms to the request of the City.*
4. *The architectural renderings show design that was traditionally found in Worthington. The scale and massing, mix of roof shapes, fenestration, and mix of materials are appropriate base on the Design Guidelines. The buildings along W. Wilson Bridge Rd. could accommodate a variety of users.*

Staff recommends tabling this application after discussion.

2. Renovation/Addition – **158 Medick Way** (Nicholson Builders Inc./Gasser) **AR 82-17**

**This application was tabled at the last meeting with a request for modifications to the front elevation.**

**Findings of Fact & Conclusions**

***Background & Request:***

*The Medick Estate Subdivision was approved in 1950, creating Medick Way and Tucker Dr. This lot is at the northwest corner of Medick Way and Evening St., being one of three Medick Estates lots that are part of the Architectural Review District due to their adjacency to Evening St. The 2418 square foot one-story brick house on this lot was constructed in 1951 facing Medick Way, and has a driveway off of Evening St. to an attached garage. In 2008, a fence was approved and constructed along the east side of the house to enclose a patio area.*

*This project involves partial demolition of the existing house, construction of an addition and additional garage space, and total renovation.*

**Project Details:**

1. *The proposed finished project would be 1 ½ stories in the English Revival style, mainly built on the existing foundation. The new house would be 4067 square feet in area, with the majority of the living space on the first floor. A master suite is proposed for the western part of the structure, and offices are proposed at the front. A family room and the kitchen would be in the middle of the house, with a dining room, pantry and mudroom on the east side. At the front, stairs would lead to the second floor which would have 2 one-bedroom suites.*
2. **Building details:**
  - *A main gable is proposed to run east to west with nested gables at both ends. A cross gable toward the middle would accommodate the front entrance. Two hipped roof dormers are now proposed on the front of the main gable instead of the previously proposed shed dormers. The front porch has been widened with a hipped standing seam metal roof supported by three columns, rather than the previous flat roof with brackets.*
  - *One larger shed roof dormer is proposed on the rear of the house. On the rear, the house would extend between two hipped roofed structures, with living space on the east end and the attached garage on the west end. A new 22' x 22' detached garage designed to match the attached garage is proposed at the northeast corner of the lot.*
  - *The main material for the house would be stone. Samples have been provided. The side gables and sides of the dormers are proposed as a wood shake. Board and batten siding is proposed for the rear of the house and the northwest portion of the structure. Verification is needed as to whether the proposed siding and trim is wood or another material. Stone is proposed on the east side, including the garages. Asphalt shingles are proposed for the roof surfaces, but the exact design and color has not been identified.*
  - *Casement style windows are proposed. The window structure would be black and have stone lintels and sills. A catalogue cut was submitted.*
  - *Coach lights are proposed.*

3. *Site:*

- *A small expansion of the attached garage to the east would require a variance due to placement in the required 20' side yard. The detached garage would also extend the same distance into the required side yard due to the location of a 200 year old Oak tree at the rear of the property. Two stone pillars with a gate/fence would extend between the two structures.*
- *To the rear of the house a stone patio is proposed that would include an outdoor kitchen and fireplace. A fountain is proposed north of the patio and an arbor is shown. Details of all elements are needed.*
- *The owner would like to have additional parking available for guests, so is proposing an area to accommodate 3 cars adjacent to Medick Way. The area would likely be constructed with a pervious paver but the exact material has not been identified. A walk with stone surface is proposed between the parking area and the front door.*
- *A landscape plan is included that shows retention of existing vegetation, including the hedge along Evening St., and planting of a mix of shrubs, bushes and trees.*

***Land Use Plans:***

***Worthington Design Guidelines and Architectural District Ordinance***

- *A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; and the impact of the demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?) Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.*
- *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.*
- *Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.*

**Recommendation:**

Staff is recommending approval of this application. Although the look of the existing structure is changing, the proposed seems in character with other Medick Estates homes, and would be appropriate. Retention of the large Oak tree is essential.

**Motion:**

**THAT THE REQUEST BY NICHOLSON BUILDERS INC. ON BEHALF OF JANICE GASSER FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AND ADD ONTO THE HOUSE AT 158 MEDICK WAY AS PER CASE NO. AR 82-17, DRAWINGS NO. AR 82-17, DATED OCTOBER 31, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. Addition, Garage & Fence – **565 Hartford St.** (Peter Lenz AIA/Sheldon) **AR 84-17**

**This application was tabled at the last meeting with a request for more information.**

**Findings of fact & Conclusions**

***Background & Request:***

*This 1,784 sq. ft. bungalow was built in 1920 in Old Worthington. The house is a contributing structure in the Worthington Historic District. The lot is approximately 0.20-acres and 54± feet in width. The rear of the parcel abuts the Methodist Church Parking Lot. This is a request to demolish the existing rear deck on the house and construct a new family room/garden room addition, covered porch and new deck on the southwest corner of the home. The applicant would also like add a new detached 2-car garage with an attached storage shed. There is also a request to install a new 6-foot solid wood fence along the rear of the property. Fencing along the north property line is no longer requested.*

**Project Details:**

1. Site Plan:

- *The proposed room addition would be constructed to the rear and south side of the existing home. The proposed addition would meet all setback requirements in the R-10 District. The proposed addition and rear deck will be approximately 10-feet from the southern property line.*
- *The existing home does not have an existing garage on the site. There is an existing storage shed towards the southwest corner of the lot. The site plan shows this storage shed to be removed. The proposed new 462± sq. ft. garage and an approximately 90± sq. ft. attached shed will be 3-feet from the western and northern property line. The applicant was granted variances from the Board of Zoning Appeals to deviate from the required setbacks for accessory structures of 10-foot rear yard and 8-foot side yard requirement. The proposed garage location would allow for enough room to install a turnaround for cars. This would allow the property owners to safely exit the site, thus alleviating the need to back out the driveway.*
- *There is currently a shared driveway as you enter the site from Hartford St., the applicant is proposing a new driveway that will be separated from the neighbor's driveway to the north, likely with a row of pavers and landscaping. Details would be presented in the future. The new drive is to be approximately 9-feet in width and the drive approach would be widened.*
- *There is an existing 4-foot high wood picket fence along the rear of the property that would be replaced with a new 6' solid board fence with the boards overlapping. A gate would be included. The property is adjacent to the Worthington United Methodist Church parking lot. The Board has approved similar 6-foot tall wood fences adjacent to commercial parking lots.*

2. Building Addition & Garage:

- *Proposed is a one-story family room/garden room addition with a hipped roof. The applicant is proposing a gray standing seam metal roof. Hardie fiber cement siding*

and trim is proposed for the addition. A ceiling fan with lights would be installed under the covered porch.

- New windows and doors would be Anderson “Woodright” vinyl clad wood. On the south side solid wood panels are proposed to be framed like windows, with transom windows above. On the front elevation, a solid panel is proposed in place of one of the double-hung windows. The trim and panels are proposed to be painted off white.
- A gas fireplace vent is shown on the south side of the house.
- The proposed deck would be constructed of pressure treated lumber.
- The proposed 2-car garage and storage shed will be constructed of yellow pine drop siding, or something similar, painted to match the house. Asphalt shingles are proposed to be used for the garage roof. A garage door with vertical panels is proposed with windows across the top. A square fixed glass window has been added in the gable. The attached shed on the south side would have two openings: a double door and one single door. A single light is proposed above the garage door.

### **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.*

*The standards of review in the Architectural District ordinance are:*

1. *Height;*
2. *Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;*
3. *Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;*
4. *Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;*
5. *Roof shape, which shall include type, form and materials;*
6. *Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;*
7. *Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;*
8. *Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;*
9. *Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;*
10. *Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;*
11. *Sustainable Features, which shall include environmentally friendly details and conservation practices.*

**Recommendation:**

Staff is recommending *approval* of this application. The proposed addition, garage and fencing are appropriate for this property.

**Motion:**

**THAT THE REQUEST BY PETER LENZ ON BEHALF OF IAN & SALLY SHELDON FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION, GARAGE AND FENCE AT 565 HARTFORD ST. AS PER CASE NO. AR 84-17, DRAWINGS NO. AR 84-17, DATED NOVEMBER 2, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**4. Additions & Garage – 232 E. Granville Rd. (Story Built Homes) AR 86-17**

**At the last meeting, the ARB asked for revised elevations for the house that were proportionally correct and showed a consistent style.**

**Findings of Fact & Conclusions****Background & Request:**

*This single-story 860 sq. ft. home sits on a property that is 50-feet wide and 260-feet deep, and is part of the Griswold Heirs Subdivision that was originally platted in 1896. There is an existing unimproved 20-foot alleyway that runs parallel to E. Granville Rd. between Morning St. and Pingree Dr., however the property owner has direct access to E. Granville Rd. No access has been proposed to the unimproved alleyway. The applicants are requesting approval to add a second story to the main house, add a 520 sq. ft. addition to the rear of the home taking the total square footage of the house to approximately 2,320 sq. ft. The applicant would also like to construct a new 480 sq. ft. 2-car garage on the site. Relocation of an existing 80 sq. ft. shed is also requested as part of this application.*

**Project Details:****1. Site Details:**

- *The plan is to add a second story to house above the existing walls. A survey has been submitted that shows the existing house is 40.1-feet from the front property line, at least 6.8-feet from the eastern property line, and 7.4-feet from the western property line. A variance was approved by the Board of Zoning Appeals for the second story addition to be located in the required front yard of E. Granville Rd. Because the sides of the house are at least 6' from the property line, no side yard variances are required.*
- *The applicants have also proposed a 5-foot by 12-foot front porch addition to the home. The proposed front porch addition was also approved for a variance by the Board of Zoning Appeals to deviate from the required 50-foot front setback along E. Granville Rd. Typically front setbacks are 30-feet, however since this property abuts E. Granville Rd., it is required to be 50-feet.*
- *A rear 20-foot x 26-foot one-story addition is proposed at the northeast corner of the house with a 16-foot x 8-foot deep deck behind.*

- *A new sidewalk is proposed that would connect the new front porch to the existing sidewalk along E. Granville Rd. This is consistent with other homes throughout the corridor.*
- *The property has an existing 3-foot access easement on the neighboring property to the west for the existing driveway. This easement was recorded October 2, 1990 and is a perpetual easement. The applicants have proposed to construct a new concrete driveway with a turnaround to the proposed 2-car detached garage. The existing driveway is asphalt along the entrance with a gravel parking pad behind the existing house. The proposed turnaround would allow the property owners to safely exit the site, thus alleviating the need to back out the driveway onto a heavily traveled roadway.*
- *The applicants have proposed installation of a raingarden in the area adjacent to the new driveway and detached garage to alleviate any additional runoff. Landscaping plans have been submitted showing existing trees to be retained and new shrubs to be planted.*
- *The existing 80 sq. ft. storage is proposed to be moved to the north and west corner of the property at 5-feet from the side and rear property lines.*
- *An existing condensing unit is located on the east side of the house at the north end. A second unit is proposed adjacent to the existing, so would be east of the addition. These units would be required to be screened on all sides.*
- *The City's arborist inspected the trees on the site and feels no harm would be done to them with placement of the new garage.*

## 2. Additions & Garage:

- *The existing house is of simple form, with a main gable running east and west. The same basic roof form would carry to the second floor, except for a small gabled dormer proposed.*
- *The proposed 5-foot x 12-foot covered front porch front would have a shed roof supported by round columns. The porch will be constructed of wood decking materials. The porch roof will be standing seam metal painted the color of Burnished Slate. Please see the Style Guide that was submitted with their application.*
- *The applicants have proposed to install all new exterior siding (smart siding with a natural wood grain with a 7-inch reveal on the lap siding and board & batten siding would have a wood finish). The entire home and garage will be painted a Benjamin Moore color (Sea Pearl-White) with light gray wood shutters. The existing home currently has aluminum siding. Please see the Style Guide that was submitted with the application.*
- *Timberline HD Pewter (Gray) lifetime architectural dimensional shingles have been proposed for the house and garage. Please see the Style Guide that was submitted with the application.*
- *JELD-WEN Best Series 36" x 54" white vinyl single hung windows are proposed for the front windows. The front windows appear to have interior muttons/grids only on the upper portion of the window. JELD-WEN Better Series 24" x 36" white vinyl single hung windows are proposed for the side and rear windows, these windows will not have the interior muttons/grids. The existing windows are vinyl, however there is no*

- record of the Board approving window replacement at this address. Please see the Style Guide that was submitted with the application.*
- The existing glass block basement windows would remain.*
  - The kitchen sliding door will be JELD-WEN Builders Series 72” x 80” white vinyl sliding patio door. The rear access door will be steel with a window and a solid steel door for the entry to the garage. Please see the Style Guide that was submitted with their application.*
  - The applicant will be utilizing the existing metal front door.*
  - Exterior lighting has been proposed as part of this project. The applicants are proposing a single-mounted overhead light for the front porch, a light mounted to each side of the rear patio door and a single light proposed over the detached garage door. Please see the Style Guide that was submitted with their application.*
  - The rear deck will be constructed of pressure treated lumber, and will not have a deck rail. A deck rail is not required since the deck is less than 36” above grade.*
  - The proposed 2-car garage will complement the materials proposed for the main house. They will be using board & batten siding that will be the same color as the house. They will be using a white Wayne Dalton 16’ garage door and a solid single steel entry door for the garage. A window was added to the east side of the garage.*
  - There have been several second story additions in Old Worthington over the past decade.*

**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.*

*The standards of review in the Architectural District ordinance are:*

- 1. Height;*
- 2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;*
- 3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;*
- 4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;*
- 5. Roof shape, which shall include type, form and materials;*
- 6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;*
- 7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;*

8. *Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;*
9. *Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;*
10. *Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;*
11. *Sustainable Features, which shall include environmentally friendly details and conservation practices.*

**Recommendation:**

Staff is recommending *approval* of the application. The proposed addition of a second story would alter the character of the house, but the proposal would represent a significant investment in the property.

**Motion:**

**THAT THE REQUEST BY STORY BUILT HOMES ON BEHALF FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND GARAGE AT 232 E. GRANVILLE RD. AS PER CASE NO. AR 86-17, DRAWINGS NO. AR 86-17, DATED OCTOBER 31, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. Parking Lot Expansion – 41 W. New England Ave. (Kevin Rohyans) AR 88-17  
**Request for Reconsideration**

**The applicant was denied approval at the last meeting by a 3-3 vote, and the applicant is asking the application be reconsidered. The applicant is requesting approval to add parking spaces to the lot east of the Snow House and in front of the carriage house. Directional signage is now included as part of the request.**

**Findings of Fact & Conclusions**

**Background & Request:**

*The Snow House was built in 1814 by John Snow, who was an influential leader of the Masonic Lodge and held early lodge meetings at the house. The Federal style brick house features a symmetrical five-bay facade, and is listed on the National Register of Historic Places. An addition was later constructed to the rear. The Snow House was used as a residence until approximately 1930; was an annex to the Worthington Inn; and housed an expansion of Igloo Letter Press. The commercial structure was constructed around 1920, likely as a garage/carriage house/utility shed, and was converted for commercial use. Most recently, the Candle Lab and Igloo Letter Press were located in the building. There is also a shed on the site in the southwest corner.*

*In 2014, the owners were approved to demolish the commercial structure and shed on the property, and construct 5 new dwelling units on the site. The Snow house was to remain unchanged and be*

used as a single dwelling unit, except the metal stair to the rear was to be removed. In 2016, the applicant made modifications to the Snow House and adjacent landscaping, but has not proceeded with demolition to the carriage house, which is now being used as office space.

**Project Details:**

1. Six additional spaces are proposed for a total of 12 parking spots in front of the carriage house. The lot would remain gravel, with cement parking blocks lining the east and west edges.
2. The request includes four 12” wide x 18” high directional signs: 2 on the east side near the carriage house for Datafield Technology Services; and 2 on the west side near the sidewalk for Balance Beauty spa. Two existing towing signs are proposed for reuse. The applicant would like the signs to be installed at 48” above grade which would require a variance from the Board of Zoning Appeals.
3. Board of Zoning Appeals approval would also be needed for this modification to parking in the C-5 Zoning District.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

*Close spacing of buildings and lack of land in Worthington’s commercial district mean that new parking lots cannot easily be created. Screen parking with landscaping such as low bushes, especially if site conditions require that you put parking near the front of the building. Encourage sharing of parking spaces between businesses and land parcels.*

**Recommendation:**

Staff is recommending approval of this application as additional parking is needed and the change would be minor. Landscape screening of the parking should be considered.

**Motion:**

**THAT THE REQUEST BY KEVIN ROHYANS FOR A CERTIFICATE OF APPROPRIATENESS TO CREATE ADDITIONAL PARKING AT 41 W. NEW ENGLAND AVE., AS PER CASE NO. AR 89-17, DRAWINGS NO. AR 89-17, DATED OCTOBER 13, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**C. Architectural Review Board - New**

1. Additions & Renovation – **93 W. Granville Rd.** (Heidi Bolyard/Welch) **AR 91-17**

**Findings of fact & Conclusions**

**Background & Request:**

This two-story Colonial Revival house was constructed in the late 1800’s and renovated in 1920. The 2961 square foot house is on a rare ¾ acre parcel in Old Worthington and is a contributing building in the Worthington Historic District. The detached garage is also a contributing building.

The owners would like to construction additions on the front and rear of the house and make modifications to the existing house.

**Project Details:**

1. The applicant is proposed some changes to the existing house, including the addition of stone veneer on the foundation and shutters for the windows on the front of the house. The front stoop would be wrapped with the same stone as proposed for the house and the floor and steps would have 8” x 4” pavers (Mission Split Tumbled Clay Brown). Existing cedar shakes on the second story of the house that are damaged would be replaced with new cedar shakes. The entire house is proposed to be painted with Sherwin Williams Extra White #SW 7006, and the new shutters would be black. The roof is not proposed to be replaced.
2. The proposed 79.4 square foot front addition would fill in an area between the house and attached garage, with the wall lining up with the garage wall which is set back about 14’ from the front of the house. This addition would allow for construction of a full bath and mudroom. An existing window on the side of the house would be removed and the roof gable is proposed to match the garage roof. That face of the garage roof would be replaced so the new shingles would match exactly. The new wall would be sided with cedar shakes to match the house, have stone veneer on the foundation, and a double hung clad wood window is proposed with trim and shutters to match the existing windows in the house.
3. To the rear, removal of a sunroom and covered porch structure would allow for construction of a 302.2 square foot one and one-half story addition to include a kitchen on the first floor and a master bath above. The addition would have a gable to the rear and shallow pitched dormers. The proposed siding is Hardie board and batten for the first floor and cedar shakes on the second floor. Windows would be double hung clad wood with trim to match the existing. Asphalt shingles are proposed for the roof.
4. New doors from the kitchen and family room are proposed to empty onto a roughly 12’ x 6’ landing with steps down to a patio that would be about 14’ x 11’. Final patio design and landscaping would likely return to the ARB at a later date. An additional door with a landing and steps to the back yard is proposed in place of a window in the connector between the house and garage. All doors would be clad wood with matching trim, and the landings, steps and patio would be 8” x 4” pavers (Mission Split Tumbled Clay Brown).
5. A brick retaining wall constructed with the same pavers is proposed at the front property line. The wall would be 3’ in height and ~39’ wide to match the width of the main house.

**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. Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. Design and materials should be traditional, and compatible with the existing structure.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

**Recommendation:**

Staff is recommending *approval* of the application. The proposed modifications and additions are compatible with the existing structure and appropriate for the District.

**Motion:**

**THAT THE REQUEST BY HEIDI BOLYARD ON BEHALF OF LESLIE & MATT WELCH FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AND ADD ONTO THE EXISTING HOUSE AT 93 W. GRANVILLE RD., AS PER CASE NO. AR 91-17, DRAWINGS NO. AR 91-17, DATED OCTOBER 26, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Sculpture Garden – 820 High St. (CYP Studios/Worthington Public Library) AR 93-17

**Findings of Fact & Conclusions**

**Background & Request:**

The Worthington Public Library purchased the site at the southwest corner of E. Stafford Ave. and Hartford St. in 1973, and received approval to construct a new library in 1977 & 78. The library moved from 752 High St. to 805 Hartford St. in 1979. In 1993, the library purchased the

office building adjacent to the west at 820 High St. That site was home to a gas station starting in the 1930's, with the current building being constructed in 1977 as a First Federal Savings and Loan. In 1996, the buildings were combined and renovated for use by the Worthington Libraries. Additional modifications were made in 2007.

The Friends Foundation of Worthington Libraries commissioned a sculpture earlier this year and now are requesting approval of a garden to display the sculpture.

### **Project Details:**

1. The sculpture features woodland characters Ricky (raccoon), Asparagus (fox), and Winston (owl) from the summer reading club. The sculptor, Mike Tizzano, has been working on the piece in the library lobby, and is expected to send the sculpture to a foundry in Baltimore, MD this month. The plan is to display the sculpture in a garden area comprised of landscaping, hardscaping and lighting in the area west of the library along N. High St.
2. The general outside layout of the sculpture garden would be rectangular, with two large circles to simulate an owl's eyes inside. New concrete sidewalk is proposed on the north side and a brick path would wind through the space between the circles. The sculpture would be in the northern circle, and both circle areas would have decomposed granite for a base and curved concrete benches with wood tops for seating. Stepping stones are proposed around the edges of the circles.
3. A large variety of plants are proposed in the area, including steppable perennials and grasses. Native and adaptable plants are proposed. Names and photographs of the plants are included in the packet. None of the plants appear to be evergreen.
4. The existing street trees in the tree lawn area would remain.
5. Up-lighting is proposed for the trees along the building and at the south end of the garden. Lighting would be included under the edges of the benches to illuminate the ground. Also, a spot light is proposed to light the sculpture. The average light level proposed for the site would be less than a footcandle. Specifications are included in the packet for inground and tapelight lighting, but the proposed locations are not clear.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important. Landscaping works with other site elements such as paving and street furniture to create the district's sense of high quality.

A small amount of landscaping can have a positive impact; this is already easy to see in the many well-landscaped spots in Worthington's commercial district. Small, well-executed and well-maintained landscaping is appropriate for the relatively small spaces here and provide relief from the "hardscape" of buildings, streets, and other man-made elements. Plant materials should be selected for appropriate size, shape, color, and "pedestrian friendliness" (avoid, for example, thorny species that can catch dresses or scratch children). Pots or planters permit moving plants and flowers around for best effect.

Have a regular maintenance program for landscaping. Small details such as weed-filled planters or accumulated litter can give a strong negative impression. Do not plant any more than can be maintained easily.

**Recommendations:**

- The natural looking garden area proposed is not typical for High St. North of Granville Rd. the buildings are set back from the street, with street trees, grass and shrubs planted being the primary treatment between the buildings and sidewalk. At North St. and south of Granville Rd., walls and formal planting areas are in place.
- The plant material may look dead in the winter which could exacerbate the different look of the proposed garden.
- The north side of the library may be a better location for the proposed sculpture garden.

**Motion:**

**THAT THE REQUEST BY THE WORTHINGTON PUBLIC LIBRARY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SCULPTURE GARDEN AT 820 HIGH ST. AS PER CASE NO. AR 93-17, DRAWINGS NO. AR 93-17, DATED OCTOBER 26, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**D. Municipal Planning Commission**

**1. Conditional Use Permit**

- a. Vocational Instruction/Ancillary Service – **6300 Proprietors Rd., Suite B** (Deborah Hitt/Reflexology Certification Institute) **CU 16-17**

**Findings of Fact & Conclusions**

**Background & Request:**

This parcel is on the east side of Proprietor’s Rd., adjacent to the railroad, and has 3 buildings that were built in the 1980’s. In the front there is a two-story office building; to the south is a one-story office building; and to the rear is a larger one-story building which houses Sullivan Builders and Ohio Beer Co.

This applicant would like approval to operate a Vocational Instruction business in Suite B of the two-story building, which is a Conditional Use in the I-1 Zoning District.

**Project Details:**

The business is called Reflexology Certification Institute, and is an educational facility offering reflexology training. Ancillary to that business would be the ability for the Executive Director to offer reflexology services to clients that are not part of the training program. The space designated to accommodate ancillary services is limited to 9.92% of the floor area, and would also be used for instructional purposes.

**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 –The typical number of daily visitors would be 1-4, and the applicant sites the existing parking would be sufficient.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would not change.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Monday through Friday, 9:00 am – 7:30 pm and limited weekend hours on an exception basis.
8. Shielding or screening considerations for neighbors – No change is proposed for the exterior of the building or the site.
9. Appearance and compatibility with the general neighborhood – No change is proposed for the exterior of the building or the site.

**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.

Vocation Instruction definition:

“Vocational instruction” means the professional training/instruction on site of persons in small groups, typically less than 100 total, usually related to the proper operation of equipment, including business, commercial, industrial, and/or communications technology equipment and computers.

Ancillary Retail definition:

"Ancillary retail/service" means a retail or service facility that is clearly incidental and subordinate to the primary use of a structure. Such retail or service facility shall not occupy more than ten percent (10%) of the gross floor area of the structure where located.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed. In any case it is critical that the City protect the industrial corridor as an employment center.

**Recommendation:**

Staff is recommending *approval* of this application. The proposed business would meet the basic standards for conditional uses.

**Motion:**

**THAT THE REQUEST BY DEBORAH HITT OF REFLEXOLOGY CERTIFICATION INSTITUTE FOR A CONDITIONAL USE PERMIT TO ALLOW VOCATIONAL INSTRUCTION & ANCILLARY SERVICES IN THE I-1 ZONING DISTRICT AT 6300 PROPRIETORS RD., SUITE B, AS PER CASE NO. CU 16-17, DRAWINGS NO. CU 16-17, DATED OCTOBER 11, 2017, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**2. Planned Unit Development - Unfinished**

- a. Preliminary Plan – Alzheimer’s/Dementia/Memory Care Facility – **800 Proprietors Rd.**  
(The Griffin 105 Group, LLC) **PUD 01-17**

**New information is in the packet but has not been reviewed by staff. See previous comments below.**

**Findings of Fact & Conclusions**

***Background & Request:***

*Worthington Foods was a manufacturing facility that occupied 8.75 acres at the northeast corner of Proprietors and E. Granville Roads. The property was sold in 2005 and the plant and most other buildings were demolished to allow for redevelopment of the site into 88,000 square feet of office condominiums. The northern building, which was a retail store that sold the Morningstar Farms products manufactured at the facility, was split from the larger parcel and has housed several businesses since that time. The southern 7.75 acres began to develop in 2005 with four office condominiums being constructed over the following four years, covering roughly 3 acres. For various reasons, a small piece of land on the north side and the southern ~4.75 acres were never developed. Different developers have proposed various uses over the years, including storage facilities and residential. With the former manufacturing facility and the previously proposed office, income tax generation was a significant consideration on the site. The other proposed uses did not offer that same amenity.*

*This is an application for a use that would also fall short of the original income tax goal, but would have some employees. The plan is to construct a memory care facility on the southern 4.84 acres. Thirty-five full time employees and 5 part time employees are planned for the first year, and that number may increase in future years.*

***Project Details:***

*The Preliminary Plan submittal should include the following:*

- (1) *A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD;*

*A legal description of the 4.841 acre piece of land is included with the packet. A subdivision is needed to align the parcel lines with the proposed and existing developments. The property is adjacent to railroad right-of-way to the east; office condos to the north; and multifamily residential to the west.*

- (2) *Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;*

*The Griffin 105 Group LLC is the owner and is represented by David Hodge, attorney with Underhill & Hodge LLC. Advanced Civil Design is the engineer; Faris Planning and Design is working on the site design and landscaping; and the architect is Collaborative Design, Ltd.*

- (3) *Date, north arrow and total acreage of the site;*
- (4) *A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter;*
- (5) *Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD;*
- (6) *Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;*

*This information is included on the drawings.*

- (7) *The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community;*
- (8) *A tree preservation plan showing all existing trees 6" caliper or larger;*

*Many existing trees and vegetation on the site would be removed, except the 200+ year old 72" Oak tree near the Proprietors Rd. right-of-way would be preserved and maintained. Protection would be needed for the tree during construction, and a future plan for maintenance is needed. Placement of any structures, including sidewalk, under the tree canopy should be avoided.*

*Other trees are either in poor condition or growing into power lines and may be replaced. The vegetation at the south end of the property in the right-of-way should be replaced.*

- (9) *A preliminary grading plan;*

*The existing and proposed grades for the site are relatively flat.*

- (10) *Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;*

*Four buildings are proposed for the site, with connection by breezeway or in one case an activity room. Each of the residential buildings are proposed with interior courtyards. Preliminary sketches show an architectural character that may be compatible with the office condominiums to the north (depot style) and Worthington architecture generally. Brick and eco-friendly ultra-premium vinyl are the main materials proposed for the buildings.*

*Parking would be on the north and east sides of the building, with a drive connecting from Proprietor's Rd. to the railway property to the east through an access easement. The curb cut and turning radii are proposed large enough to allow trucks to pass through the site. The total number of parking spaces versus the Code requirement and the actual need is not known. Bicycle parking is shown. Trees are proposed throughout the parking area as is required by the Code.*

*Sidewalks are proposed adjacent to the parking areas, between the parking and buildings, and in the Proprietors Rd. right-of-way. Two areas would have curved walkways connecting the public sidewalk to the buildings. Although the area to the south is shown with a fence, having it open may allow consideration as a Public Space Amenity. Other Public Space Amenities may be needed. Additional consideration is needed for the sidewalk area to the north to ensure protection of the oak tree.*

*Tract coverage by buildings is stated as 23.5% in the development text.*

*Landscape plans with a mixture of trees, shrubs, and perennials are included for the areas around the buildings, and in the main entry to the office which would accommodate some of the visitors to the site. The entrance would have a circular drive off of Proprietors Rd. near the north end of the site, and included a curved masonry wall used for a sign. Directional signs would also be used at the other entrance and around the site.*

*A screen wall was installed along the rear property line when Worthington Station was planned. The existing wall would remain and the addition of a gate across the opening for the access easement is likely.*

- (11) *The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;*

*Existing and proposed utilities have been identified and reviewed by the City Engineer.*

- (12) *Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;*

*No land would be dedicated.*

- (13) *Proposed Easements;*

*Proposed is relocation of the access easement to the Norfolk & Western Railway Co. property adjacent to the east, currently used by Silcott Railway Equipment Ltd. The business provides services to the railroad industry. An existing easement that runs east to west at the entrance to Silcott would be moved so the entrance is at the north end, and then heads south near the east property line.*

*Existing easements for the screen wall and utilities would stay in place, and new utility easements may be needed.*

- (14) *Proposed number of Dwelling Units per acre;*

*The applicant is proposing 54 private and semi-private rooms which average 399 square feet per resident, or approximately 11 units/acre.*

- (15) *Proposed uses, including area of land devoted to each use;*

*The only use would be a memory care facility.*

- (16) *Proposed phasing of development of the site, including a schedule for construction of each phase;*

*Information is needed.*

- (17) *Homeowners or commercial owners' association materials;*

*Information not needed.*

- (18) *Development Standards Text; and*

*Included in packet.*

- (19) Any additional information as required by the Municipal Planning Commission and the City Council.

***Land Use Plans:***

*Worthington Comprehensive Plan Update & 2005 Strategic Plan*

*An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed. In any case it is critical that the City protect the industrial corridor as an employment center.*

*Code Section 1174.05 Development Standards and Development Standards Text*

*Development Standards Text shall be a comprehensive narrative detailing the Development Standards for the proposed development, including without limitation the following:*

(a) *Design Regulations:*

- (1) *Character.* *The proposed PUD shall consist of an integrated and harmonious design with properly arranged traffic and parking facilities and landscaping. The PUD shall fit harmoniously into and shall not adversely affect adjoining and surrounding properties, Roadways & public facilities.*
- (2) *Design.* *Site layout, Buildings, Accessory Structures, landscaping and lighting shall be compatible with or enhance the surrounding neighborhood and community.*
- (3) *Screening.* *Commercial and industrial uses, including parking facilities and refuse containers, shall be permanently screened from all adjoining residential uses.*
- (4) *Tract Coverage.* *The ground area occupied by all Buildings shall be balanced with green space to soften the appearance of the development. Total Lot/tract coverage shall be set forth in the PUD documents.*

(b) *Traffic and Parking:*

- (1) *Traffic.* *Adequate ingress and egress shall be provided as part of the PUD. The proposed PUD shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development. Where potential congestion may be alleviated by installation of Improvements on streets abutting the development, the developer shall be required to pay the cost of the construction of Improvements and shall dedicate or deed lands necessary for street widening purposes when so required by the City. A traffic study shall be provided by the applicant as required by the City.*
- (2) *Parking.* *Parking shall adhere to the following standards:*
  - A. *Design.* *Parking and service areas shall be designed and located to protect the character of the area.*
  - B. *Non-residential Uses.* *Parking shall be adequate to serve the proposed uses, but shall in no case exceed one-hundred and twenty (120) percent of the parking requirement in Section 1171.01.*
  - C. *Residential Uses.* *There shall not be less than one parking space per Dwelling Unit.*
  - D. *Bicycle Parking.* *Bicycle parking should be adequate to serve the proposed uses.*

(c) *General Requirements:*

(1) Environment. *The City may request environmental studies for the property, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.*

(2) Natural Features.

A. *The Municipal Planning Commission shall not recommend a PUD unless it finds that such development preserves, restores, maintains and/or enhances: (1) Natural Features and (2) the character of the surrounding neighborhood and community.*

B. *The Municipal Planning Commission shall not recommend a PUD if it finds that the Natural Features on such property have been or will be removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Municipal Planning Commission on permanent restoration of Natural Features. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of four hundred fifty dollars (\$450.00) per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.*

(3) Public Area Payments.

A. *The City Council shall determine whether a portion of such PUD should be dedicated on the plan to a public agency for park, playground or recreational uses. Such dedication may be required only if the City Council determines that there is a need for such property and that the dedication is related both in nature and extent to the impact that the proposed development will have on the parks and recreation system.*

B. *Whenever commercial or industrial space is created as part of a PUD, then the developer or owner, as the case may be, shall make a cash payment to the City in the amount of one hundred dollars (\$100.00) per 1000 gross square feet of new or expanded commercial or industrial space for deposit in the Special Parks Fund. Such deposits shall be used for costs associated with the City's parks, playground and recreation areas. This section shall not apply to any PUD for which a dedication of land to the City was required pursuant to subsection (A) hereof.*

C. *Whenever any new Dwelling Units are created as part of a PUD, then the developer or owner, as the case may be, shall make a cash payment to the City in the amount of two hundred fifty dollars (\$250.00) per each new Dwelling Unit created for deposit in the Special Parks Fund. Such deposits shall be used for costs associated with the City's parks, playground and recreation areas. This section shall not apply to any PUD for which a dedication of land to the City was required pursuant to subsection (A) hereof.*

D. *The public area payment required by this section shall be made prior to the issuance of the building permit for the project.*

(4) Public Space Amenities. *A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every five-thousand (5000) square feet of gross floor area of multiple family dwelling, commercial or industrial space that is*

*new in the PUD. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:*

- A. An accessible plaza or courtyard designed for public use with a minimum area of two-hundred fifty (250) square feet;*
- B. Sitting space (e.g. dining area, benches, or ledges) which is a minimum of sixteen (16) inches in height and forty-eight (48) inches in width;*
- C. Public art;*
- D. Decorative planters;*
- E. Bicycle racks;*
- F. Permanent fountains or other Water Features;*
- G. Decorative waste receptacles;*
- H. Decorative pedestrian lighting; and*
- I. Other items approved by the Municipal Planning Commission.*

*City Code Section 1174.08 PUD Procedures:*

- (a) Pre-application. The applicant may request review and feedback from City staff and/or the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.*
- (b) Preliminary Plan.*
  - (1) Municipal Planning Commission. The Municipal Planning Commission shall recommend to the City Council that the application for PUD be approved as requested, approved with modifications, or disapproved. In the event the Municipal Planning Commission disapproves the application, the petitioner may elect not to have the same recommended to the City Council.*
  - (2) City Council. Upon receipt of the recommendation of the Municipal Planning Commission, the requested PUD shall be set forth in Ordinance form and shall thereafter be introduced in writing at a meeting of the City Council, and the City Council shall fix a date for a public hearing. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be given by announcement of the day, hour, place and subject, one time, in a newspaper of general circulation in the City, and the hearing date and time shall be posted on the property to be considered for the PUD. During the period between the fixing of the date of the hearing and the date of the hearing, the Preliminary Plan, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing.*

*After receiving from the Municipal Planning Commission the recommendations for the proposed PUD and after holding the above public hearing, the City Council shall consider such recommendations and vote on the passage of the proposed PUD Ordinance. The City Council may, by a majority of all its members, adopt or reject the proposed Ordinance, with or without change.*
- (c) Final Plans.*
  - (1) The Municipal Planning Commission shall review Final Plans for compliance with the approved PUD Ordinance and shall:*
    - A. Approve the Final Plan as requested;*

- B. Approve the Final Plan with modifications as agreed by the applicant which do not change the essential character of the approved PUD and do not need review by the City Council;*
- C. Recommend the Final Plan to the City Council with changes that require an amendment to the PUD Ordinance; or*
- D. Disapprove the proposed Final Plan when said plan does not meet the requirements of the PUD.*

***Recommendations:***

*Use Considerations:*

*When the Development Plan was approved for this site, it was anticipated the proposed Worthington Station office condominiums would house businesses which would generate significant income tax for the City. Although this proposal is an attractive plan aesthetically and a needed use in central Ohio, the proposed use would produce just a fraction of the amount of income tax originally expected. The southern part of the property has been vacant since 2005, but has not generated a problem for the City.*

*Design Considerations:*

- The proposed plan for the site with the building, driveway and parking layout and the proposed landscaping is designed to fit with the surrounding properties without adversely impacting the area. The entrances to the site are shown away from the intersection with E. Granville Rd. and site design appears to allow needed access to the railway while providing adequate parking for the facility. The site layout seems appropriate with buildings toward the street and parking to the rear.*
- The general architectural style may be appropriate for this site. Additional detail could be required with this application, or would be expected with Final Plan and Architectural Review Board applications. As vinyl siding is not typically desired in the Architectural Review District, a sample should be provided and its use should be discussed and specifically made part of or left out of the Development Standards. Other materials should also be discussed.*
- General landscaping and lighting seem compatible with the Architectural Review District.*
- Location and screening of refuse containers may need refinement.*
- Parking must be evaluated, included bicycle parking.*
- No environmental issues have been identified by the applicant, but should be addressed if present.*
- The significant natural feature is the Oak tree. Protection during and after construction is critical. Removal and installation of sidewalks or other permanent structures under the tree canopy should be avoided.*
- Review of Public Space Amenities is needed.*

**Motion:**

**THAT THE REQUEST BY THE GRIFFIN 105 GROUP, LLC FOR APPROVAL TO REZONE THE PROPERTY AT 800 PROPRIETORS RD. AS A PLANNED UNIT DEVELOPMENT, AS PER CASE NO. PUD 01-17, DRAWINGS NO. PUD 01-17, DATED NOVEMBER 2, 2017, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND *PRESENTED AT THE MEETING.***



# City of Worthington

## ARCHITECTURAL REVIEW BOARD

### Certificate of Appropriateness Application

Case # AR 32-16  
Date Received 2-26-16  
Fee \$200  
Meeting Date 3-11-16  
Filing Deadline  
Receipt # 61658

1. Property Location 7007 N. High Street
2. Present/Proposed Use Hotel / Multi-Use Development
3. Zoning District C-4
4. Applicant Alliance Hospitality, Inc.  
Address 600 Enterprise Dr, Lewis Center, Ohio 43035  
Phone Number(s) 614-846-6600
5. Property Owner HE HARI INC  
Address 7007 N High Street, Worthington, Ohio 43085  
Phone Number(s) 614-436-0700
6. Project Description Redevelopment of existing site to construct two (2) new hotels and <sup>personal or prof. service</sup> restaurant buildings
7. Project Details:
  - a) Design see architectural sketches and imagery
  - b) Color see architectural sketches and imagery
  - c) Size see architectural sketches and imagery
  - d) Approximate Cost \$40 Million Expected Completion Date June 2019

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
Applicant (Signature)

2/26/16  
Date

*Tabled 3/10/16, 4/28/16  
11/10/16, 12/8/16  
10/12/17*

[Signature]  
Property Owner (Signature)

2/26/16  
Date

**ABUTTING PROPERTY OWNERS  
FOR  
7007 N. High St.**

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Park National Bank		7140 N. High St.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
KCP RE LLC		2601 S. Bayshore Dr.	Coconut Grove, FL 33133
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Resident		130 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085

# FORD & ASSOCIATES

A R C H I T E C T S

---

To: Lynda Bitar, City of Worthington  
Architectural Review Board

From: Rob MacInnes, Ford & Associates Architects, Inc.

Date: October 31, 2017

Re: **Worthington Redevelopment**  
SEC N. High Street and W. Wilson Bridge Road

Architectural Supporting Statement

---

There are six proposed buildings proposed for the existing Holiday Inn site located at southwest corner of N. High Street and W. Wilson Bridge Rd. The goal for this submission is to provide a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

Building #1 & #2 are single story, Buildings #3 & #4 are two story and Building #5 is proposed to be a four story hotel with a lower level. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupted and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels.

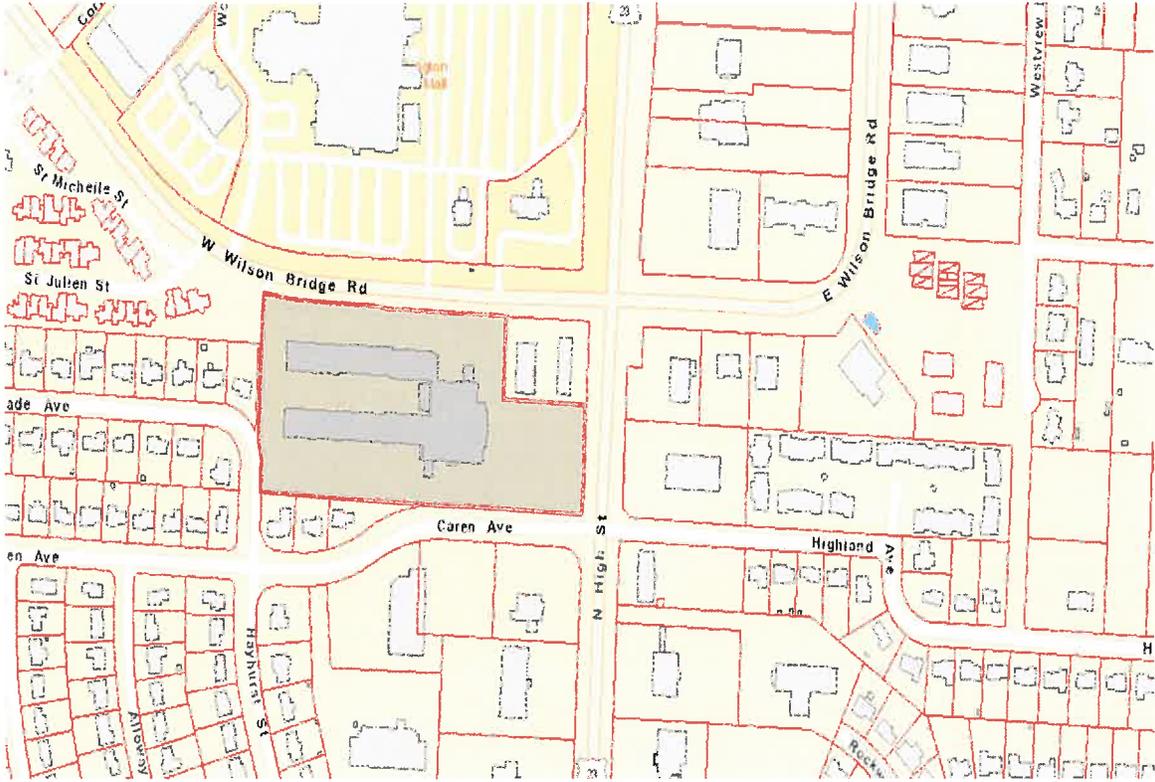
The proposed materials will be consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric. Specific building materials will be identified at a later date.

1500 WEST FIRST AVENUE  
COLUMBUS, OHIO 43212

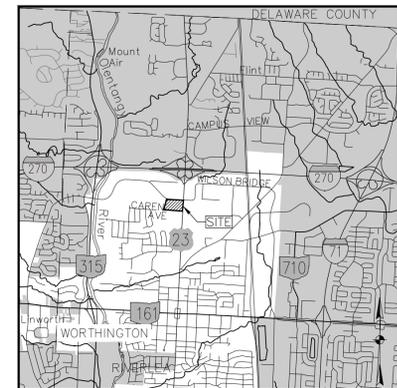
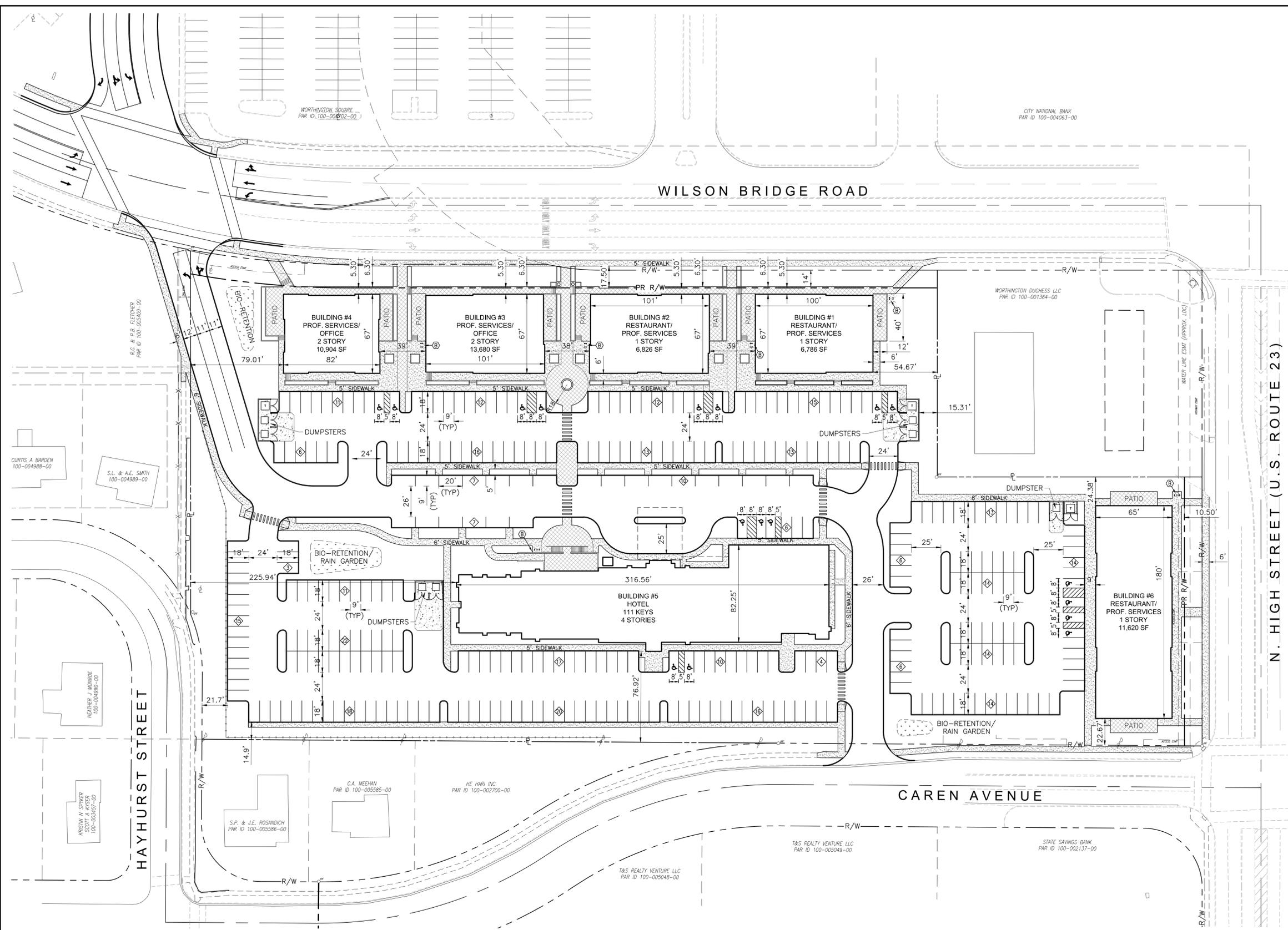
614.488.6252  
FAX 614.488.9963

*The proposed mixed-use redevelopment at 7007 N. High Street is comprised of 6 individual buildings on a sloping site with entrances off of the bordered Wilson Bridge Road to the north and Caren Avenue to the south. Since the last formal submittal (November 2016) the site has undergone several changes in layout and uses. The current site plan shows one hotel with 111 guest rooms and five mixed use buildings (4 on Wilson Bridge Road and 1 on High Street) with a maximum anticipated ratio of 70% restaurant and 30% professional services. Proposed entrances are located on Wilson Bridge Rd. and Caren Avenue. The Wilson Bridge Rd. entrance has been modified to align with the mall entrance to the north. The Caren Avenue entrance has been shifted slightly west from its current location closer to High Street. Parking lots have been located to better coincide with the buildings they serve and are all accessible from the primary drive that runs through the site from Wilson Bridge to Caren. Internal sidewalks provide easy access to all of the buildings and parking areas with pedestrian traffic being focused north and south by use of wider, decorative walkways and features. At this time, the applicant is looking to get approval on the overall site in order to move forward with detailed design, and intends to make building specific submittals for upcoming meetings.*

# 7007 N. High St.



100-001218 04/07/2014



VICINITY MAP  
NOT TO SCALE

SHEET INDEX

SITE PLAN	C-001
SITE OVERLAY PLAN	C-002
COLOR SITE PLAN	C-003
LANDSCAPE PLAN	C-004
BUILDING R-1 ELEVATIONS	A-2.1
BUILDING R-2 ELEVATIONS	A-2.2
BUILDING R-3 ELEVATIONS	A-2.3
BUILDING R-4 ELEVATIONS	A-2.4
HOTEL BUILDING ELEVATIONS	A-2.5

NO.	DATE	BY	DESCRIPTION

1100 DUBLIN ROAD  
SUITE 100  
COLUMBUS, OH 43215  
TEL: 614.441.4222  
FAX: 614.441.7340

PROJECT DATE: 10/27/2017  
PROJECT NO.: A2620007  
DRAWN BY: DMW  
CHECKED BY: CEO

TECHNICAL SKILL  
CREATIVE SPIRIT

www.MannikSmithGroup.com

PREPARED FOR:  
**THE WITNESS GROUP**

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
SITE IMPROVEMENT PLAN FOR  
**WORTHINGTON REDEVELOPMENT**  
7007 N. HIGH STREET, WORTHINGTON, OH

**SITE PLAN**

**C-001**

**ZONING**  
DEVELOPMENT ADDRESS: 7007 N. HIGH STREET  
WORTHINGTON, OH 43085  
PARCEL NUMBER: 100-001218  
EXISTING ZONING: C-4  
PROPOSED ZONING: C-4  
LOT AREA (PRE/POST): 7.015/6.681 AC.  
SETBACKS: AS SHOWN

**OWNER**  
HE HARI INC  
7007 N HIGH STREET  
WORTHINGTON, OHIO 43085

**GREEN SPACE**  
EXISTING: 1.363 AC / 7.015 AC (19.4%)  
PROPOSED: 1.281 AC / 6.681 AC (19.2%)

**PARKING**  
REQUIRED:  
PROFESSIONAL SERVICES (19,862 SF @ 1:250) = 80  
RESTAURANT (17,662 SF @ 1:100) = 177  
BUSINESS OFFICE (12,292 SF @ 1:250) = 50  
HOTEL (111 ROOMS @ 1:1) = 111  
418 TOTAL SPACES REQUIRED

PROVIDED: 344 SPACES TOTAL (82.3%)  
INCLUDES 19 ACCESSIBLE SPACES (5 VAN / 14 CAR)

**LEGEND:**

◊ PARKING COUNT

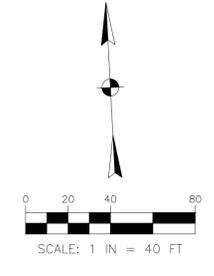
Ⓢ BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

**FLOOD\_ZONE**  
SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY PANEL NUMBER 39049 C0157K.  
FLOOD\_ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR, EFFECTIVE JUNE 17, 2008).

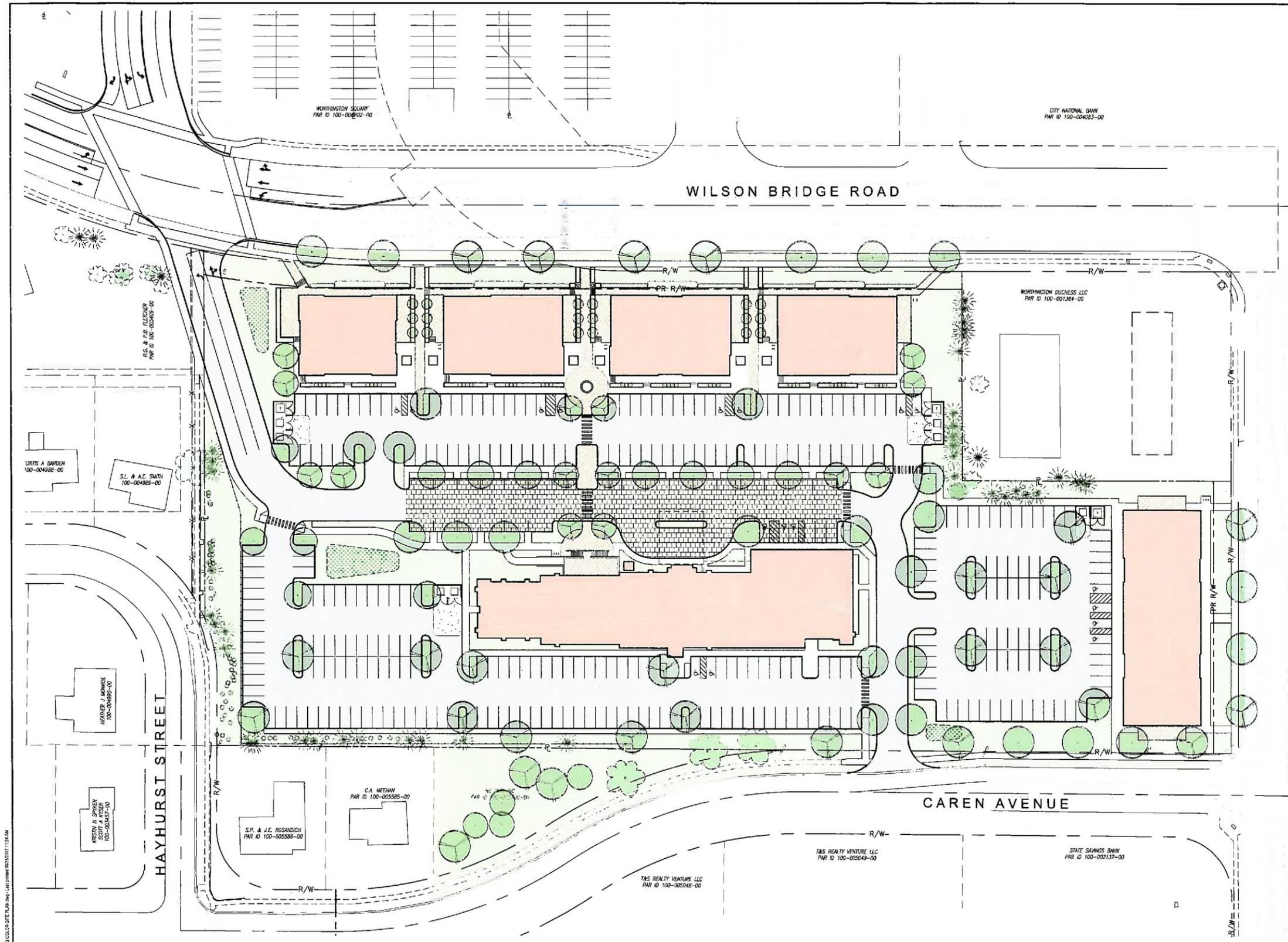
**LIGHTING**  
PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.

**LOADING**  
5,000 SF TO 14,999 SF (BUILDING SPACE) = 12'X30' (TYPE B)  
15,000 SF TO 29,999 SF (BUILDING SPACE) = 14'X55' (TYPE A)

**LANDSCAPING**  
PLANTING INTENT PER "LANDSCAPE PLAN", TO COMPLY WITH CHAPTER 1171.02 OF ZONING CODE.

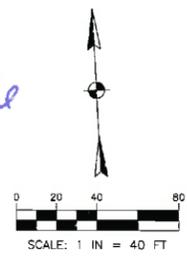






N. HIGH STREET (U.S. ROUTE 23)

CITY OF WORTHINGTON  
 DRAWING NO. *AK 32-16*  
 DATE *10/31/17*



CITY OF WORTHINGTON FRANKLIN COUNTY, OHIO SITE IMPROVEMENT PLAN FOR <b>WORTHINGTON REDEVELOPMENT</b> 7007 N. HIGH STREET, WORTHINGTON, OH		PREPARED FOR <b>THE WITNESS GROUP</b> <small>800 CENTERVILLE DRIVE          LEWIS CENTER, OH 43085</small>		1167 CHILIN ROAD SUITE 100 COLUMBUS, OH 43219 TEL: 614-441-4222 FAX: 614-441-7340 PROJECT DATE: 10/27/17 PROJECT NO.: AR30007 DRAWN BY: [blank] CHECKED BY: [blank]	NO. [blank] DATE [blank] BY [blank]	DESCRIPTION [blank]
<b>COLOR SITE PLAN</b> C-003						



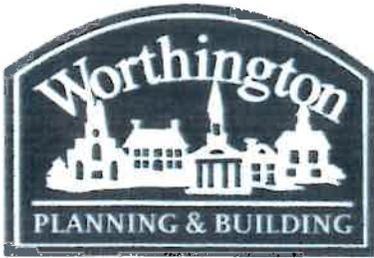












**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 82-17
Date Received	9/29/17
Fee	\$200.00 pd
Meeting Date	10/12/17
Filing Deadline	
Receipt #	64353

1. Property Location 158 MEDICK WAY

2. Present/Proposed Use SINGLE FAMILY / SINGLE FAMILY

3. Zoning District R-16 Y

4. Applicant NICHOLSON BUILDERS INC - BRITAIN MEYERS

Address 6525 BUSCH BLVD. COLUMBUS OHIO 43229

Phone Number(s) 614-846-7388 614-315-5523

5. Property Owner JANICE GASSER

Address 158 MEDICK WAY

Phone Number(s) 614-306-7295

6. Project Description PROPOSED IS A PARTIAL TEAR DOWN OF AN EXISTING RANCH 1 STORY HOME. THE CONSTRUCTION OF A NEW 1 1/2 STORY ENGLISH REVIVAL HOME WILL BE BUILT ON THE EXISTING FOUNDATION FOOTPRINT WITH MINOR ADDITIONS PER THE SUBMITTED DRAWINGS.

7. Project Details:

a) Design ENGLISH REVIVAL

b) Color NATURAL STONE / SHINGLE SHAKE / BOARD & BATTEN (WARM COLORS)

c) Size EXIST. HOUSE: 2,418 sq' PROPOSED HOUSE: 4,067 sq'

d) Approximate Cost \$500,000 approx Expected Completion Date \_\_\_\_\_

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]  
 Applicant (Signature)

9/28/17  
 Date

[Signature]  
 Property Owner (Signature)

9/25/2017  
 Date

*Tabled 10/12/17*

Abutting Property Owners List for  
158 Medick Way

Daniel Martin	Margaret Dougherty	170 Medick Way	Worthington, OH 43085
Robert & Joyce Lewis		909 Evening St.	Worthington, OH 43085
Justin Bickle	Anne Walker	920 Evening St.	Worthington, OH 43085
Steven & Mary Kathryn Balogh		900 Evening St.	Worthington, OH 43085
Margaret & Brian Heffernan		138 W. Clearview Ave.	Worthington, OH 43085
Gordan & Roberta Powell		157 Medick Way	Worthington, OH 43085
Alice Louise Conklin	Noel Geoffrey Parker	171 Medick Way	Worthington, OH 43085

**Gasser Residence**  
**158 Medick Way**  
**Worthington, Ohio 43085**  
**09-28-17**

**Supporting Statement:**

158 Medick Way is situated on the northwest corner of Medick Way and Evening Street. Adding to the visibility of the property is W. North Street, which dead ends into Evening at the Northeast corner of our site. The proposed design solution takes advantage of this high visibility through a balanced composition intending to both provide a significant anchor to the Medick Estates neighborhood while maintaining appropriate scale. The new design sensitively addresses the high visibility of the home while maintaining the charm of the neighborhood. To achieve these results we are proposing a story-and-half structure derived from the existing foundation footprint. To further enhance the functionality of this home, a master suite and detached garage addition complete the design program.

Our design, a generalized notion of the English Vernacular inspired façade, draws from both neighboring structures and the taste of the new owner. Asymmetrical massing and steeply pitched gable roofs establish a fresh narrative for the home, with the introduction of casement windows accented by true stone lintel and sill material further emphasizing the traditional aspects of the design. As is typical with English style homes the cladding of the home will consist of multiple materials; real stone veneer, wood shake shingle, and board & batten.

The site is not without its challenges. The client as well as Nicholson Builders are adamant about saving the 200 year old oak tree at the rear of the property. To achieve this we are proposing a 2'-0" variance to the front yard building line facing Evening Street for the attached and detached garages as drawn. During on-site consultation with a licensed Arborist, the relocation of the garages to the east along with proper construction details will minimize disturbance of the root system, and ensure the health of this tree. The second challenge on the site is parking. The "no parking" signs on Evening Street and the narrowness of Medick Way preclude the opportunity for guests and incidental traffic (such as deliveries) to park. Therefore, in conjunction with the landscape architect, the attached site plan proposes limited off street parking for safety and the preservation of property borders frequently damaged by traffic. A naturally landscaped area in front of 158 Medick perfectly fulfills this common trouble.

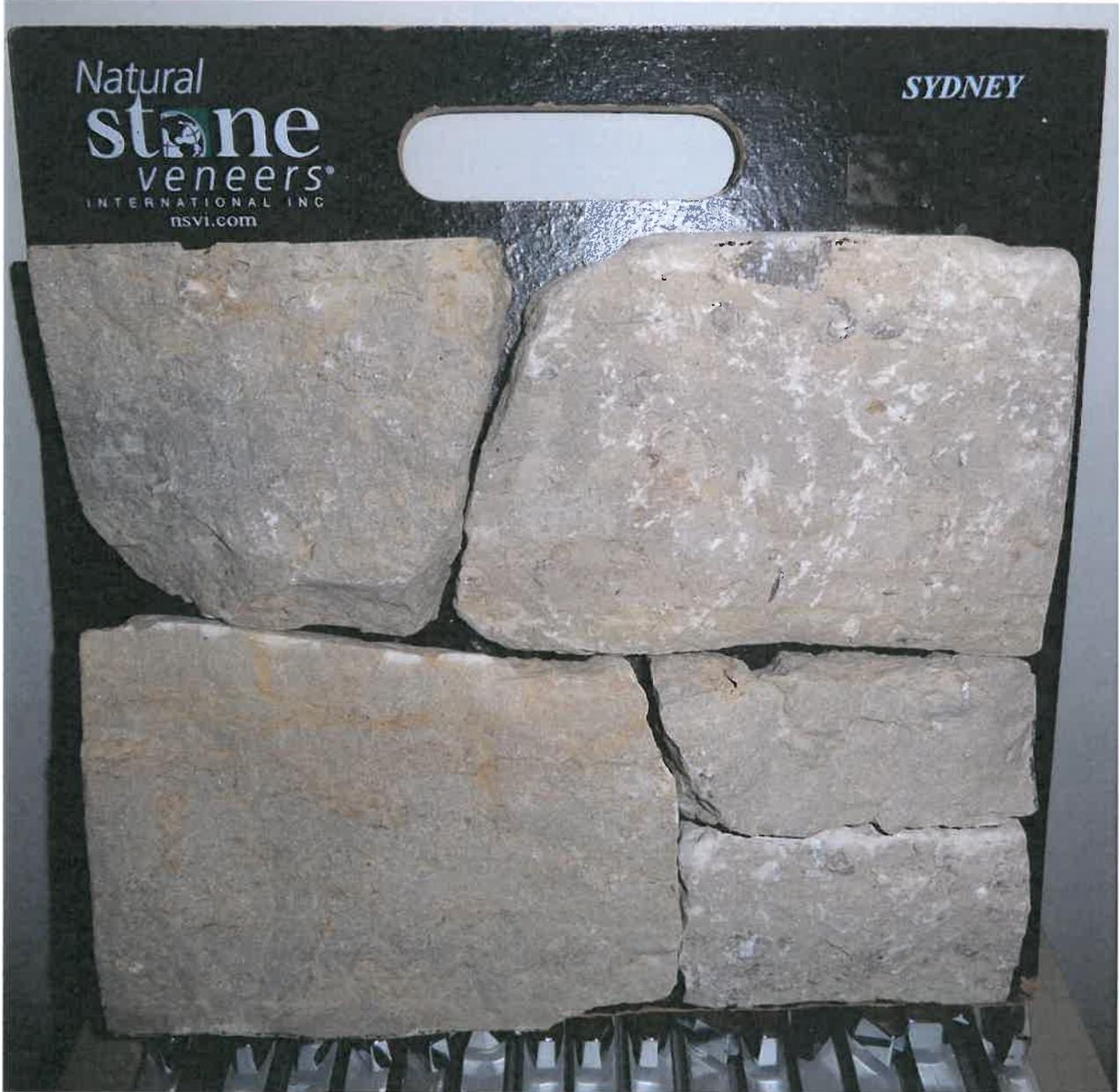
# 158 Medick Way



100-000211 04/26/2017



CITY OF WORTHINGTON  
DRAWING NO. AR 82-17  
DATE 10/31/17



CITY OF WORTHINGTON

DRAWING NO. AR82-17

DATE 10/31/17



CITY OF WORTHINGTON

DRAWING NO. AR82-17

DATE 10/31/17



# Casement and Awning

DESIGNED FOR A GREAT FIRST IMPRESSION. ENGINEERED FOR A GREAT LASTING IMPRESSION.



Sequential multi-point locking system ensures DP50 rated performance on all sizes.

Rotilite® dual-arm rото gear hardware prevents sagging and allows for easy operation.

Available stainless steel hardware package for superior corrosion resistance.

Stationary, operating and transom picture units available.

Remarkable engineering for a window that's sure to get a lot of use. Dual arm rото gear operation and sequential multi-point locking system ensure DP50 rated performance on all Casement and Awning windows so they will remain airtight, watertight, and secure even in driving rains and strong winds. And with a unique tripane glazing option, these windows offer even more remarkable thermal performance.

Clean lines, a new folding handle and single lever lock enhance the beautiful wood interior, while factory mulling with Casements, Awnings, Round Tops, Polygons, Transoms and Picture windows enable unique multiple configurations. Available with stainless steel coastal operating hardware.

The Integrity® Casement and Awning are available with Tripane Glass offering a remarkable U-Value of .20 on operating units.



**CITY OF WORTHINGTON**

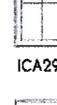
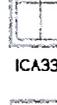
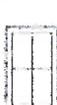
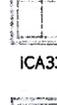
**DRAWING NO.** AR 82-17

**DATE** 10/31/17

# CASEMENT

## Operator/Stationary Units

Max. Opp. (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
Rgh. Opp. (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
Frame Size (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
Class Size (mm)	11 13/16" (300)	15 13/16" (402)	19 13/16" (503)	23 13/16" (605)	27 13/16" (706)	31 13/16" (808)

2-7 3/8 (797) 2-7 5/8 (803) 2-7 1/8 (791) 26 15/16" (684)						
	ICA1731	ICA2131	ICA2531	ICA2931	ICA3331	ICA3731
2-1 3/8 (898) 2-1 5/8 (905) 2-1 1/8 (892) 30 15/16" (786)						
	ICA1735	ICA2135	ICA2535	ICA2935	ICA3335	ICA3735 E*
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994) 34 15/16" (887)						
	ICA1739	ICA2139	ICA2539	ICA2939	ICA3339 E*	ICA3739 E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099) 39 1/16" (992)						
	ICA1743	ICA2143	ICA2543	ICA2943 E	ICA3343 E	ICA3743 E
3-1 3/8 (1203) 3-1 5/8 (1210) 3-1 1/8 (1197) 42 15/16" (1091)						
	ICA1747	ICA2147	ICA2547	ICA2947 E	ICA3347 E	ICA3747 E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400) 50 15/16" (1294)						
	ICA1755	ICA2155	ICA2555	ICA2955 E	ICA3355 E	ICA3755 E
4-1 3/8 (1508) 4-1 5/8 (1514) 4-1 1/8 (1502) 54 15/16" (1395)						
	ICA1759	ICA2159	ICA2559	ICA2959 E	ICA3359 E	ICA3759 E
5-3 3/8 (1610) 5-3 5/8 (1616) 5-3 1/8 (1603) 58 15/16" (1497)						
	ICA1763	ICA2163	ICA2563	ICA2963 E	ICA3363 E	ICA3763 E
5-1 3/8 (1813) 5-1 5/8 (1819) 5-1 1/8 (1807) 66 15/16" (1700)						
	ICA1771T	ICA2171T	ICA2571T	ICA2971ET	ICA3371ET	

CITY OF WORTHINGTON  
ICA3771ET

DRAWING NO. AR 82-17

DATE 10/31/17

# CASEMENT

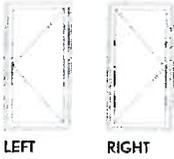
INTEGRITY FROM MARVIN®  
WOOD-ULTREx™ SERIES

## Construction Details

Casements available as an operator or stationary.  
L or R hinging determined from exterior.

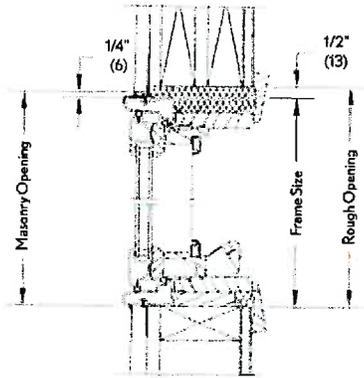
Operator

Stationary

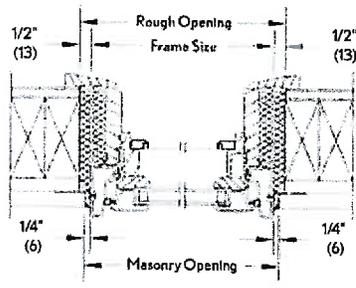


LEFT

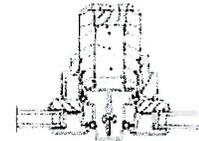
RIGHT



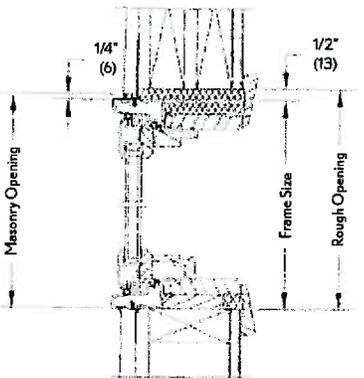
Operator Head Jamb and Sill



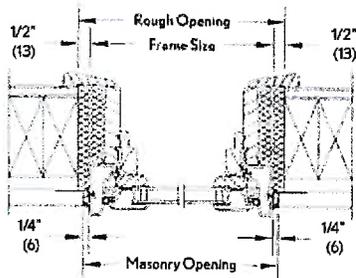
Operator Jamb



Vertical Mullion



Stationary Head Jamb and Sill



Stationary Jamb

Details and Elevations not to scale.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

T = Standard Tempered

Optional Casement Grilles, GBGs and SDLs are available in a standard Rectangular cut shown.

Other available lite cuts shown on page 43.

\* 3339, 3735, and 3739 meet Egress if installed at proper height from floor.

CITY OF WORTHINGTON

DRAWING NO. AR82-17

DATE 10/31/17

**Finishes.**

**Interior Finishes:** Standard bare wood to stain or paint to match your interior; or a factory-applied white semi-gloss interior finish for reduced job site finishing time and labor.

**Exterior Finishes:** Stone White, Cashmere, Pebble Gray, Bronze or Evergreen. All are paintable without affecting the durability.



**Divided Lites.**

**Simulated Divided Lites: (SDL)** Are bars permanently adhered to both sides of the glass for a more authentic look. SDL is available with or without spacer bar and in several popular lite cut options (see page 43). Finished to match your interior and exterior finish options.

**Profiled Grilles-Between-the-Glass: (GBG)** Offer all the style with no hassle by inserting the grille detail between the two glass panels. GBG are available in several popular lite cut options (see page 43) and features a white interior with a Stone White, Pebble Gray, Cashmere, Bronze or Evergreen exterior to match the exterior finish\*.

**Wood Interior Grilles: (WIG)** Feature easy removal for cleaning.

Available in bare wood on the interior or with factory applied white pre-finish on interior or exterior.



\* Not available in polygons except in direct glaze rectangles  
 \*\* Argon gas not available in high elevations where capillary tubes are required  
 \*\*\* BMC, Flat and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets  
 † Obscure not available on Doors, Round Tops or with GBG

**CITY OF WORTHINGTON**

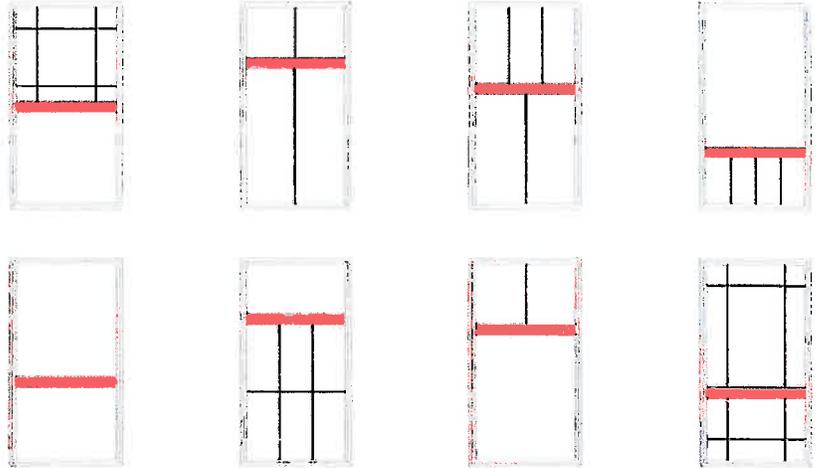
**DRAWING NO. AR 82-17**

**DATE 10/31/17**

### Simulated Checkrail.

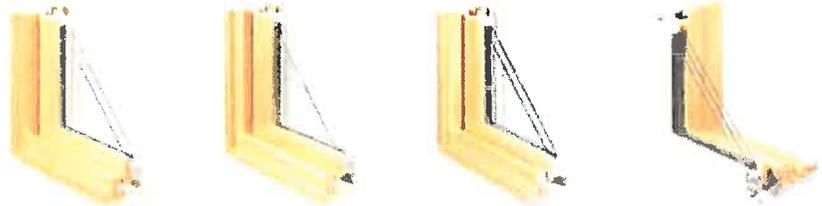
A Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress or performance demand another solution.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 11/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle and Picture units.



### Glazing.

Energy efficiency, safety and privacy. Choose from Integrity® Windows and Doors' standard LoE<sup>2</sup>-272<sup>®</sup> insulated glass with Argon gas,\*\* LoE-180™ or LoE<sup>3</sup>-366<sup>®</sup> with Argon gas. Both tempered insulated glass with Argon gas (standard on larger units and doors, and available on most other units); and tempered obscure<sup>1</sup> insulated glass with Argon gas are available in LoE-180™, LoE<sup>2</sup>-272<sup>®</sup> and LoE<sup>3</sup>-366<sup>®</sup>.



LoE<sup>2</sup>-272 (Standard), LoE-180™ and LoE<sup>3</sup>-366 insulated glass with Argon gas\*\*;  
available in tempered

LoE<sup>2</sup>-272 (Standard), LoE-180™ and LoE<sup>3</sup>-366 tempered obscure insulated glass with Argon gas\*\*

Variable thickness glass provides enhanced STC and OITC sound abatement performance. Available in LoE-180™, LoE<sup>2</sup>-272 or LoE<sup>3</sup>-366, tempered and tempered obscure

Tripane glass delivers superior energy efficiency. Available in a combination LoE<sup>2</sup>-272<sup>®</sup> and LoE-180™ configuration, tempered and tempered obscure.

### Ultrex® Exterior Trim.

Installs in minutes, delivering Ultrex's superior performance and AAMA certified finish to your window and door trim for a more finished appearance. Available in BMC, Flat and Sill Nose profiles.\*\*\*



Brick Mould Casing



Flat Casing



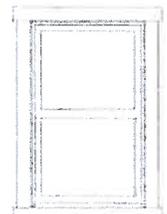
Flat Ranch



Brick Mould Casing with Sill Nose



Flat Casing with Sill Nose



**CITY OF WORTHINGTON**  
with Sill Nose

DRAWING NO. AR 82-17

DATE 10/31/17

# BI-FOLD DOORS



CITY OF WORTHINGTON

DRAWING NO. AR 82-17

DATE 10/31/17

*Luxury, unbound by walls or convention.*

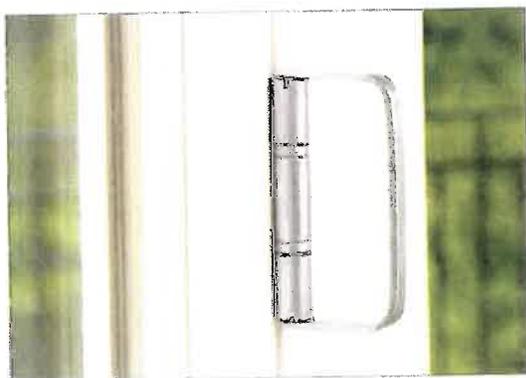
The elegant Marvin® Bi-Fold Door is a stunning way to open up a room. Delivering a gigantic patio door opening, up to 21' x 8', with a traditional look and contemporary operation, this door infuses a room with fresh air and spectacular views. One panel can be opened like a traditional door, or easily slide all the panels down the extruded aluminum track to open an entire wall. Sill options include: standard (shown), low profile and in-floor track.



CLOSED



OPEN



**ECLIPSE E3™**

The eclipse e3™ hardware system equips each carrier with a patented "Sure-Lock II™" adjusting system. Once engaged, it prevents slippage.

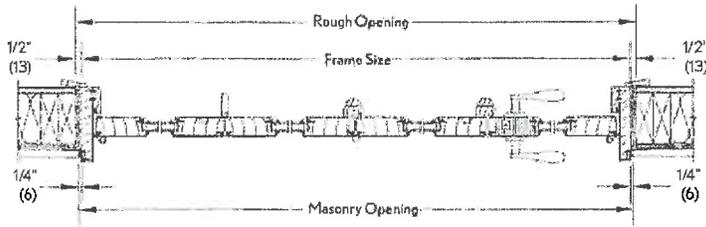
**CITY OF WORTHINGTON**

**DRAWING NO.** AR 82-17

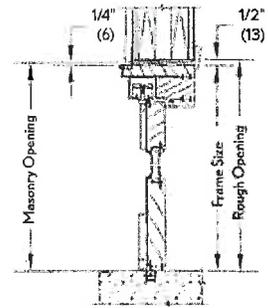
**DATE** 10/31/17

# BI-FOLD DOOR

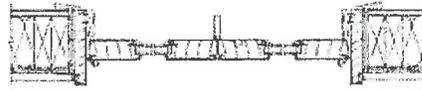
CONSTRUCTION DETAILS (CLAD SHOWN - WOOD BI-FOLD DOOR ALSO AVAILABLE)



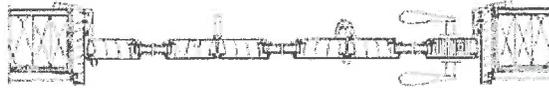
CLAD JAMBS  
FOUR PANEL - 3L1R



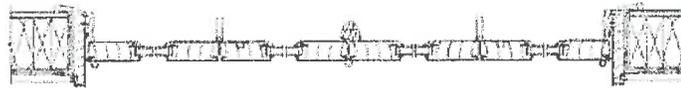
CLAD HEAD JAMB AND SILL  
SHOWN WITH FLOOR CHANNEL SILL



CLAD JAMBS  
TWO PANEL - 2R (NOT ACCESSIBLE FROM THE EXTERIOR)



CLAD JAMBS  
THREE PANEL - 3L



CLAD JAMBS  
FOUR PANEL - 4R (NOT ACCESSIBLE FROM EXTERIOR)



CLAD JAMBS  
FIVE PANEL - 3L2R

**NOTES:**

- Configurations available from 2 to 8 operating panels
- Variety of head jamb and sill options
- Operating panel width: minimum 14 5/8"; maximum 35 1/16"
- Rough opening minimum size: 36" x 32 15/16"
- Rough opening maximum size: 253 5/32" x 97 5/8"

MO/10/SCALE

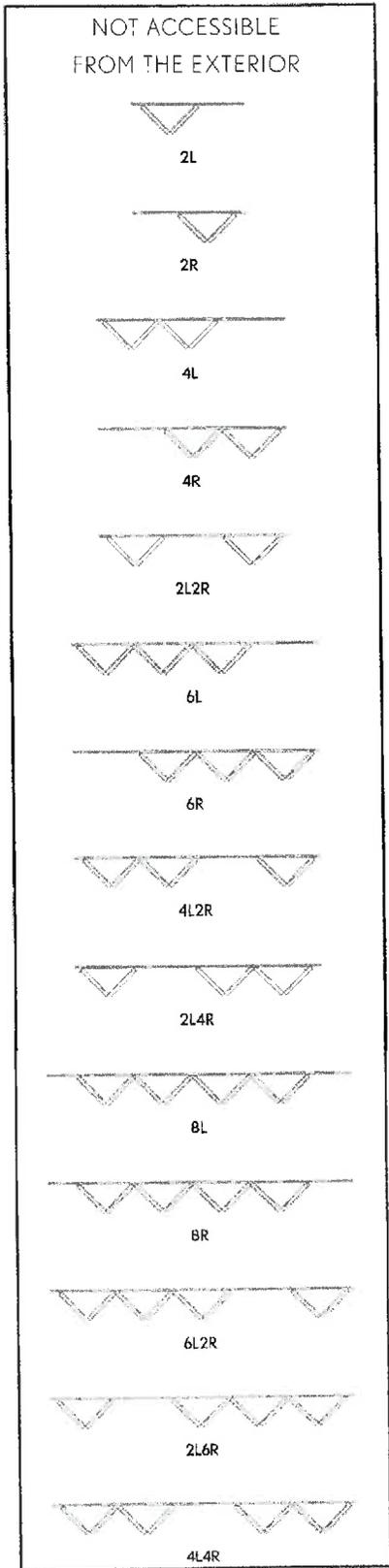
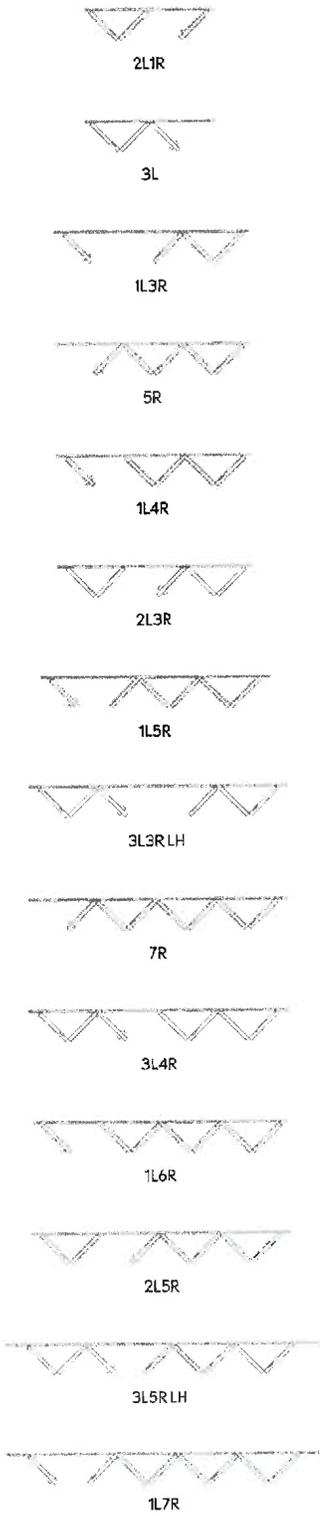
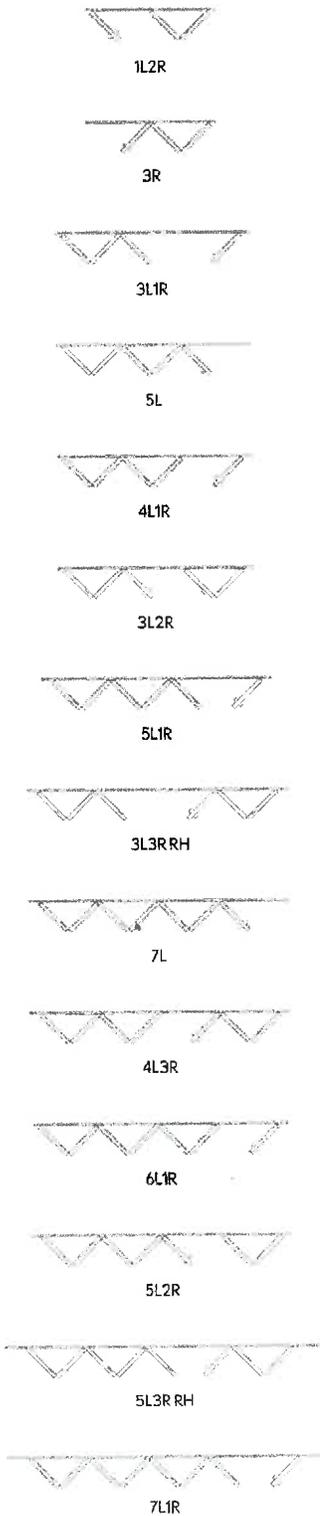
**CITY OF WORTHINGTON**

**DRAWING NO.** AR 82-17

**DATE** 10/31/17  
BI-FOLD DOOR 2/5

# BI-FOLD DOOR

## WOOD AND CLAD PANEL CONFIGURATIONS



NOT TO SCALE

CITY OF WORTHINGTON

DRAWING NO. AR 82-17  
BI-FOLD DOOR 277

DATE 10/31/17

DOOR STYLES

SIDELITES

002C-449 ☞  
002CP-449 ☞  
002-440 ☞+  
002P-440 +  
003 ☞☞+  
002C-437 ○  
002CP-437 ○

130 ☞☞+  
140 ☞☞+  
160 ☞☞+  
460 ☞☞+○

☞ Signet® Cherry Series  
● Signet® Mahogany Series  
+ Signet® Oak Series  
○ Signet® Knotty Alder Series

006 ☞☞+  
008P ☞+  
419 ☞☞+  
430-1P ○  
430-1PP ○  
430-2P ☞☞+  
449-1P ☞

449-1PP ☞  
243 ☞+  
150 ☞☞+  
440-1P ☞+  
440-1PP ☞+  
440-2P ☞☞+  
460 ☞☞+○

Custom Widths & Increased Height

Cherry Series Mahogany Series Oak Series Knotty Alder

You can customize your entry by ordering a different series, style and finish on each side of your door.

Patented†

Embarq doors are available in either Cherry, Mahogany or Oak Series wood pattern.

Need a little more height or a little less width? We are pleased to offer customized door and sidelite widths and heights in 1/8" increments up to 84".

†Patents - USD617005, USD621062, USD621063, USD625837, USD625024

PROVIA DOOR BRANDS

RESOURCES

ENTRY DOORS

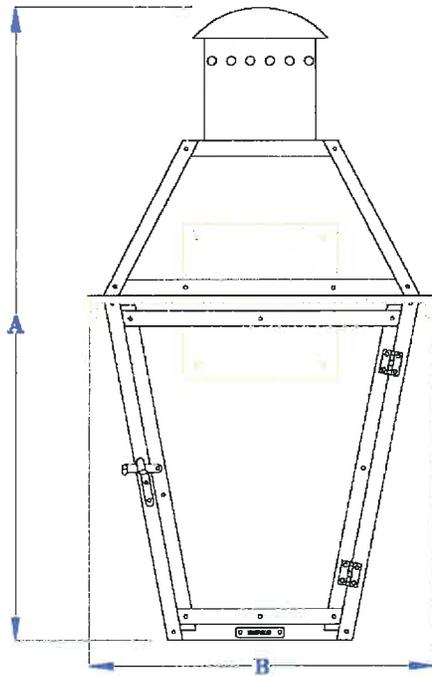
CITY OF WORTHINGTON

DRAWING NO. AR 82-13

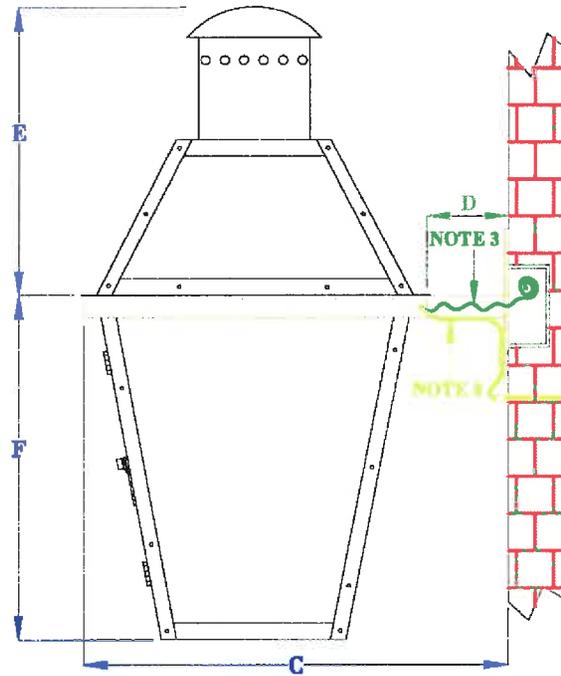
DATE 10/31/17



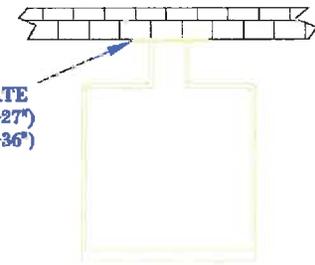
CITY OF WORTHINGTON  
DRAWING NO. AR-82-13  
DATE 10/31/17



**FRONT VIEW**  
(NTS)



**SIDE VIEW**  
(NTS)



**TOP VIEW**  
(NTS-BRACKET ONLY)

**BACK PLATE**  
5" x 5" (14"-27")  
6" x 6" (30"-36")

**CITY OF WORTHINGTON**

**DRAWING NO.** AR 82-17

**DATE** 10/31/17

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 1/4"	17 3/4"	20 1/2"	25 1/4"	26 1/4"	30 5/8"	37"
B:	9 1/4"	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	11 3/4"	13"	14"	15 3/4"	17"	20"	24"
D:	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
E:	6 1/4"	7 5/8"	9 3/8"	12 3/8"	11 7/8"	14 1/2"	17 3/8"
F:	8"	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

**BEVOLO GAS & ELECTRIC LIGHTS**

<b>LIGHT:</b>	<b>FRENCH QUARTER</b>	<b>DATE:</b>	<b>APP. BY:</b>	<b>MAJ</b>	<small>COPYRIGHT 2009, BEVOLO GAS &amp; ELECTRIC LIGHTS. DRAWINGS &amp; DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS &amp; ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.</small>
<b>BRACKET:</b>	<b>ORIGINAL BRACKET MOUNT</b>	<b>DATE:</b>	<b>REVISION:</b>	<b>4</b>	
		7-28-14			

**DRW BY:** JJC

**APP. BY:** MAJ

**REVISION:** 4



CITY OF WORTHINGTON

DRAWING NO. AR 82-17

DATE 10/31/17

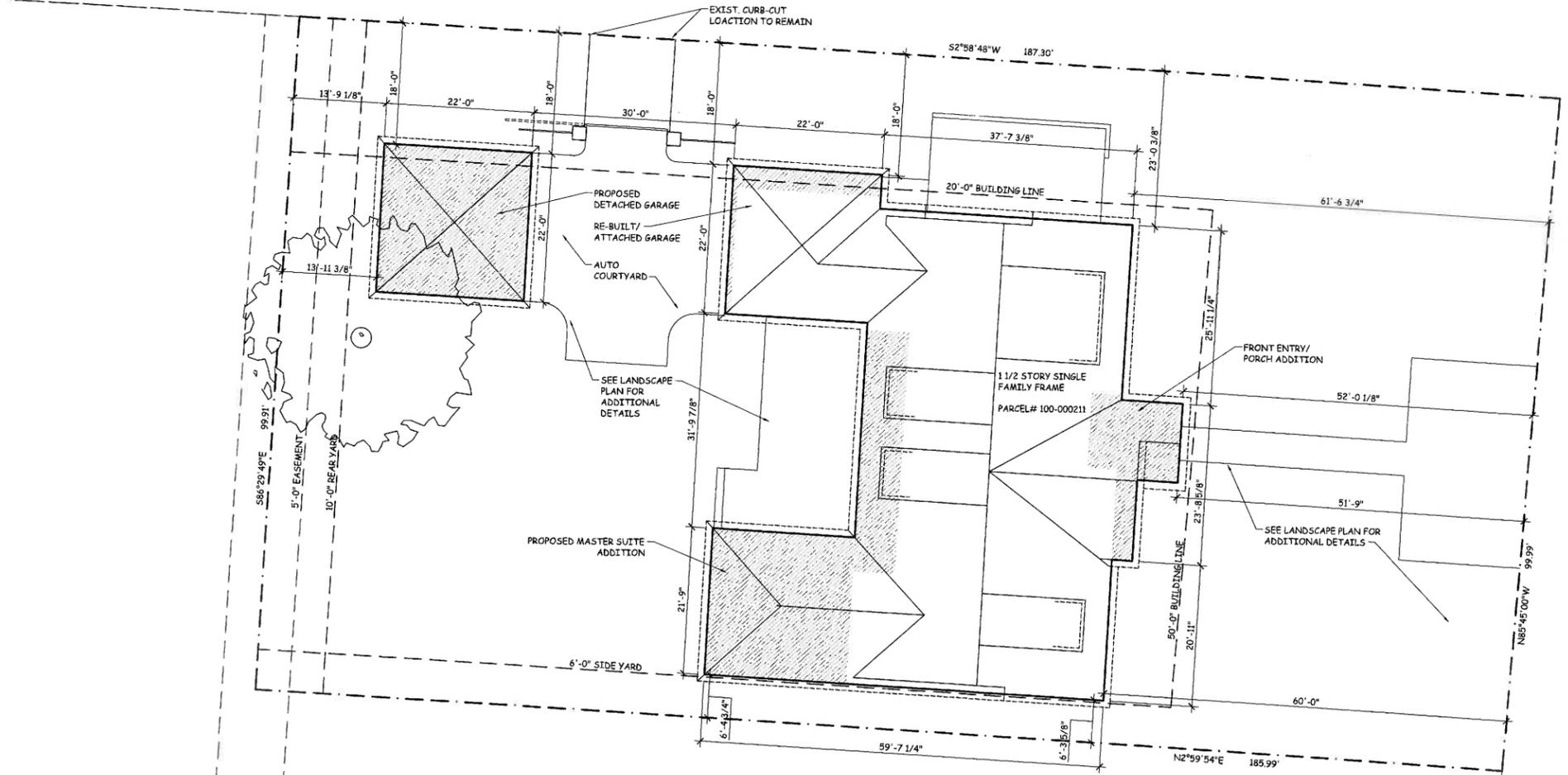
**BUILDING INFORMATION**

ZONED:	R-16
SITE:	18,694 SQ.FT. (.4293 ACRES)
EXISTING HOUSE:	2,418 SQ.FT.
FIRST FLOOR ADDITION:	655 SQ.FT.
SECOND FLOOR ADDITION:	994 SQ.FT.
TOTAL:	4,067 SQ.FT.
ATTACHED GARAGE:	470 SQ.FT.
DETACHED GARAGE:	470 SQ.FT.

**NICHOLSON**  
DESIGN • BUILD • REMODEL

6525 Blusch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390  
All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without permission. Nicholson Builders Inc. shall not be held liable for the unavailability of these plans for any reason.

EVENING STREET (49.5')



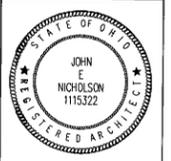
PROPOSED ADDITION  
 EXISTING HOUSE FOOTPRINT TO REMAIN

**SITE PLAN**  
1" = 10'-0"

MEDICK WAY (49.5')

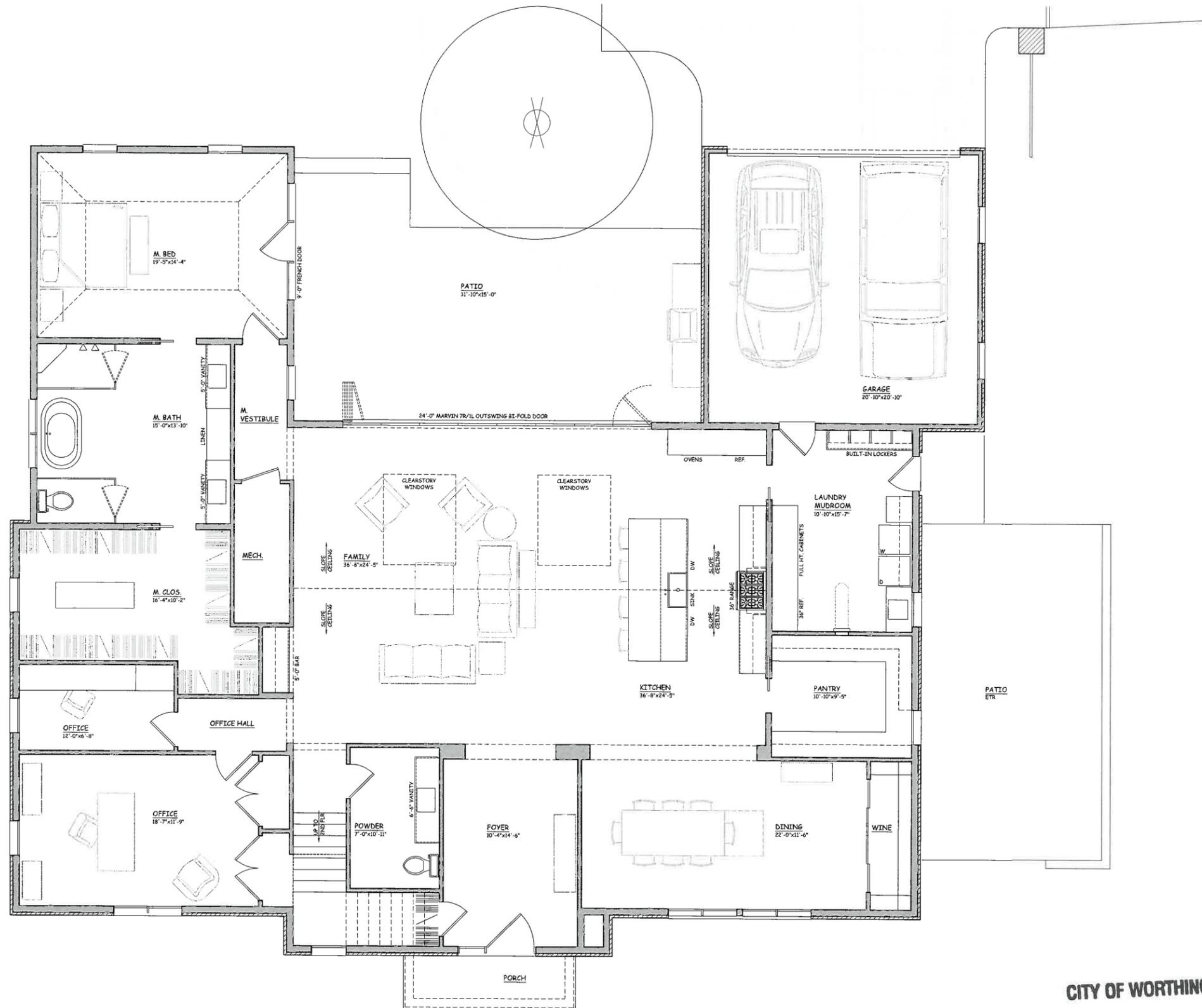
**CITY OF WORTHINGTON**  
DRAWING NO. AR-82-17  
DATE 10/31/17

A(N)  
REMODEL / ADDITION  
TO THE  
GASSER RESIDENCE  
158 MEDICK WAY  
WORTHINGTON, OHIO 43085



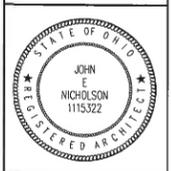
APPROVED BY/DATE:  
DRAWN BY:  
E.M.  
CHECKED BY:  
B.M. / J.N.  
SHEET NO.:

**SD01**  
WORTHINGTON ARB SET: 09-28-17  
**BIA** The Home Builders  
**NARI**




 CONCEPTUAL 1ST FLOOR  
 1/4" = 1'-0"

CITY OF WORTHINGTON  
 DRAWING NO. AR 82-17  
 DATE 10/31/17



APPROVED BY/DATE:  
 DRAWN BY:  
 E.M.  
 CHECKED BY:  
 B.M. / J.N.  
 SHEET NO.:

**A101**

WORTHINGTON ARB SET: 09-28-17



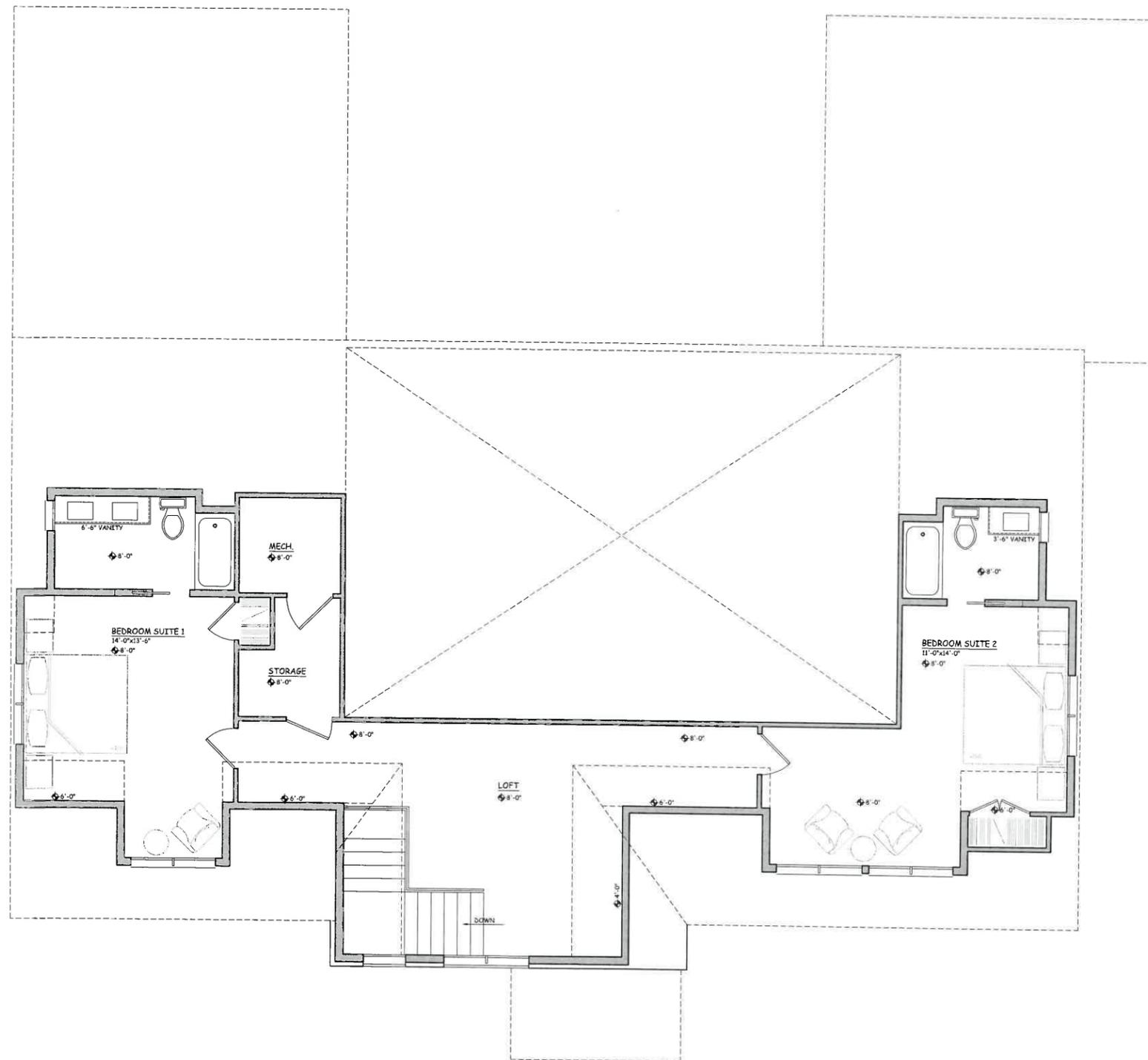
A(N)  
 REMODEL / ADDITION  
 TO THE  
**GASSER RESIDENCE**

158 MEDICK WAY

WORTHINGTON, OHIO 43085

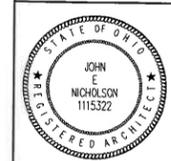
**NICHOLSON**  
 BUILDERS  
 DESIGN • BUILD • REMODEL

6925 Bueth Blvd., Columbus, Ohio 43229 (614) 846-7398 Fax: (614) 846-7390  
 All drawings are the property of Nicholson Builders Inc. and may not be altered or reproduced without  
 written consent. Nicholson Builders Inc. shall not be held liable for the unmonitored use of these plans for  
 any project.




 CONCEPTUAL 2ND FLOOR  
 1/4" = 1'-0"

CITY OF WORTHINGTON  
 DRAWING NO. AR82-17  
 DATE 10/31/17



APPROVED BY / DATE:  
 DRAWN BY:  
 E.M.  
 CHECKED BY:  
 B.M. / J.N.  
 SHEET NO.:

A102

WORTHINGTON ARB SET: 09-28-17



A(N)  
 REMODEL / ADDITION  
 TO THE  
 GASSER RESIDENCE

158 MEDICK WAY

WORTHINGTON, OHIO 43085

**NICHOLSON**  
**BUILDERS**  
 DESIGN • BUILD • REMODEL  
 6225 Bunch Blvd., Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390  
All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without permission. Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any project.



○ SOUTH (MEDICK WAY) ELEVATION  
1/4" = 1'-0"



○ EAST (EVENING ST.) ELEVATION  
1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 82-17

DATE 10/31/17

**NICHOLSON**  
BUILDERS  
DESIGN • BUILD • REMODEL

6525 Busch Blvd., Columbus, Ohio 43229 (614) 846-7388 Fax: (614) 846-7390  
All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without permission. Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any projects.

WORTHINGTON, OHIO 43085

A(N)  
REMODEL / ADDITION  
TO THE  
GASSER RESIDENCE

158 MEDICK WAY



APPROVED BY/DATE:

DRAWN BY:  
E.M.

CHECKED BY:  
B.M. / J.N.

SHEET NO.:

A301

WORTHINGTON ARB SET: 10-27-17





CITY OF WORTHINGTON

DRAWING NO. AR82-17

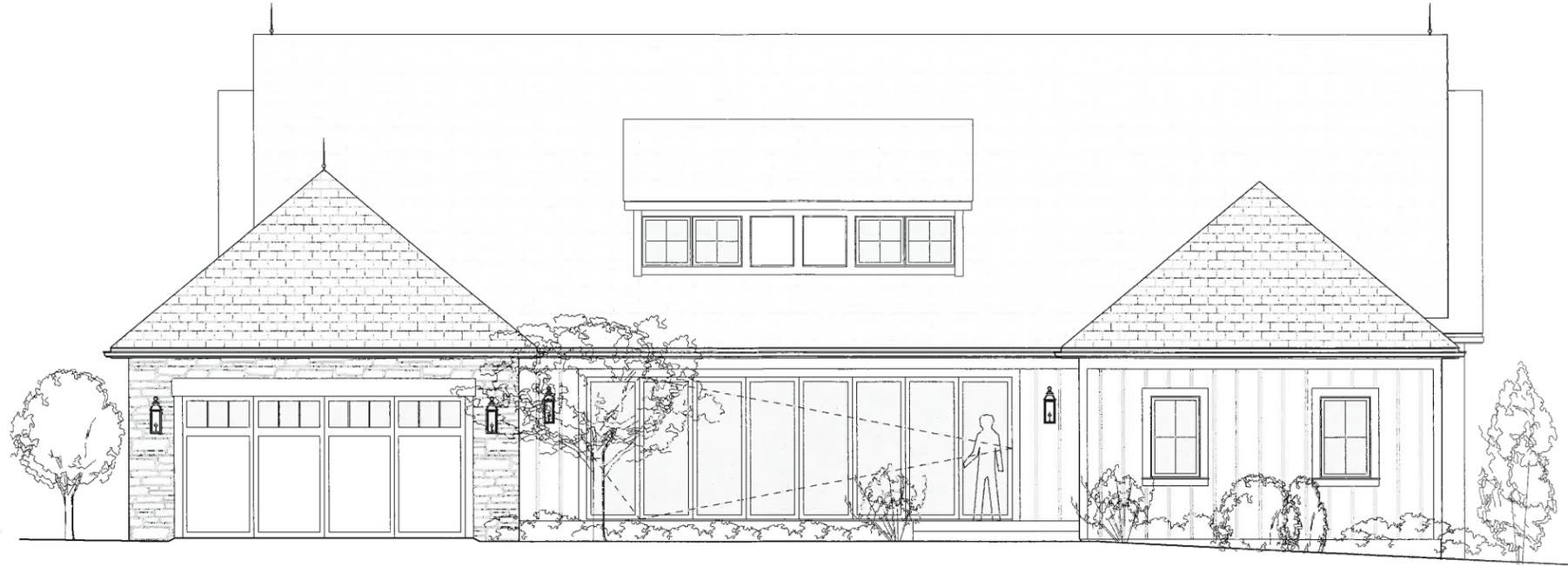
DATE 10/31/17



CITY OF WORTHINGTON

DRAWING NO. AR-82-17

DATE 10/31/17



NORTH ELEVATION  
1/4" = 1'-0"



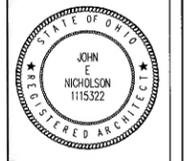
WEST ELEVATION  
1/4" = 1'-0"

**NICHOLSON**  
BUILDERS  
DESIGN • BUILD • REMODEL  
6252 Burch Blvd., Columbus, Ohio 43229 (614) 462-7388 Fax: (614) 466-7390  
www.nicholsonbuilders.com  
©2017 Nicholson Builders Inc. All rights reserved. Nicholson Builders Inc. shall not be held liable for the architectural use of these plans for any project.

WORTHINGTON, OHIO 43085

A(N)  
REMODEL / ADDITION  
TO THE  
GASSER RESIDENCE

158 MEDICK WAY



APPROVED BY/DATE:

DRAWN BY:  
E.M.

CHECKED BY:  
B.M. / J.N.

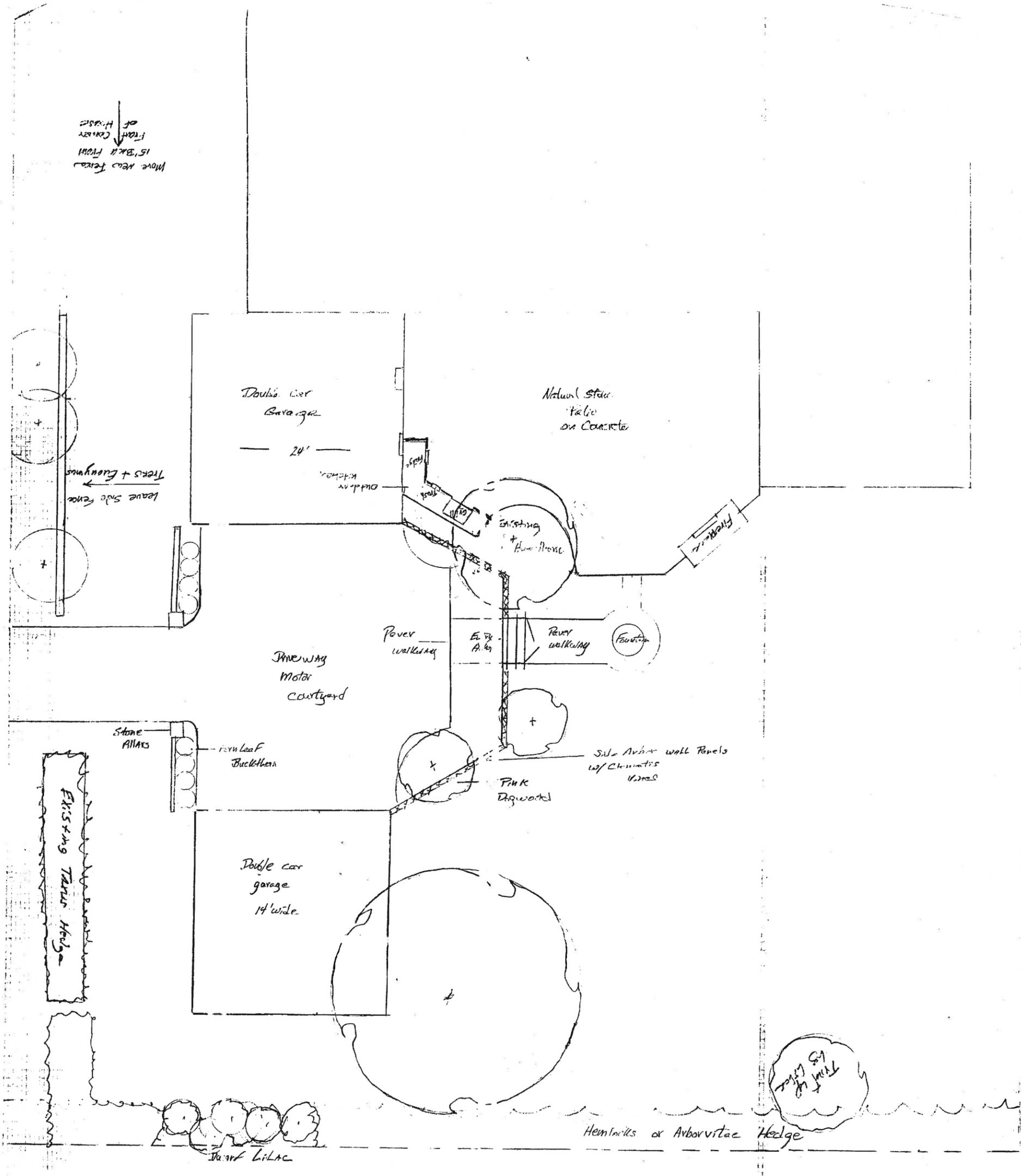
SHEET NO.:

CITY OF WORTHINGTON  
DRAWING NO. AR 82-17  
DATE 10/31/17

A302

WORTHINGTON ARB SET: 09-28-17





CITY OF WORTHINGTON  
 DRAWING NO. AR 82-17  
 DATE 10/31/17

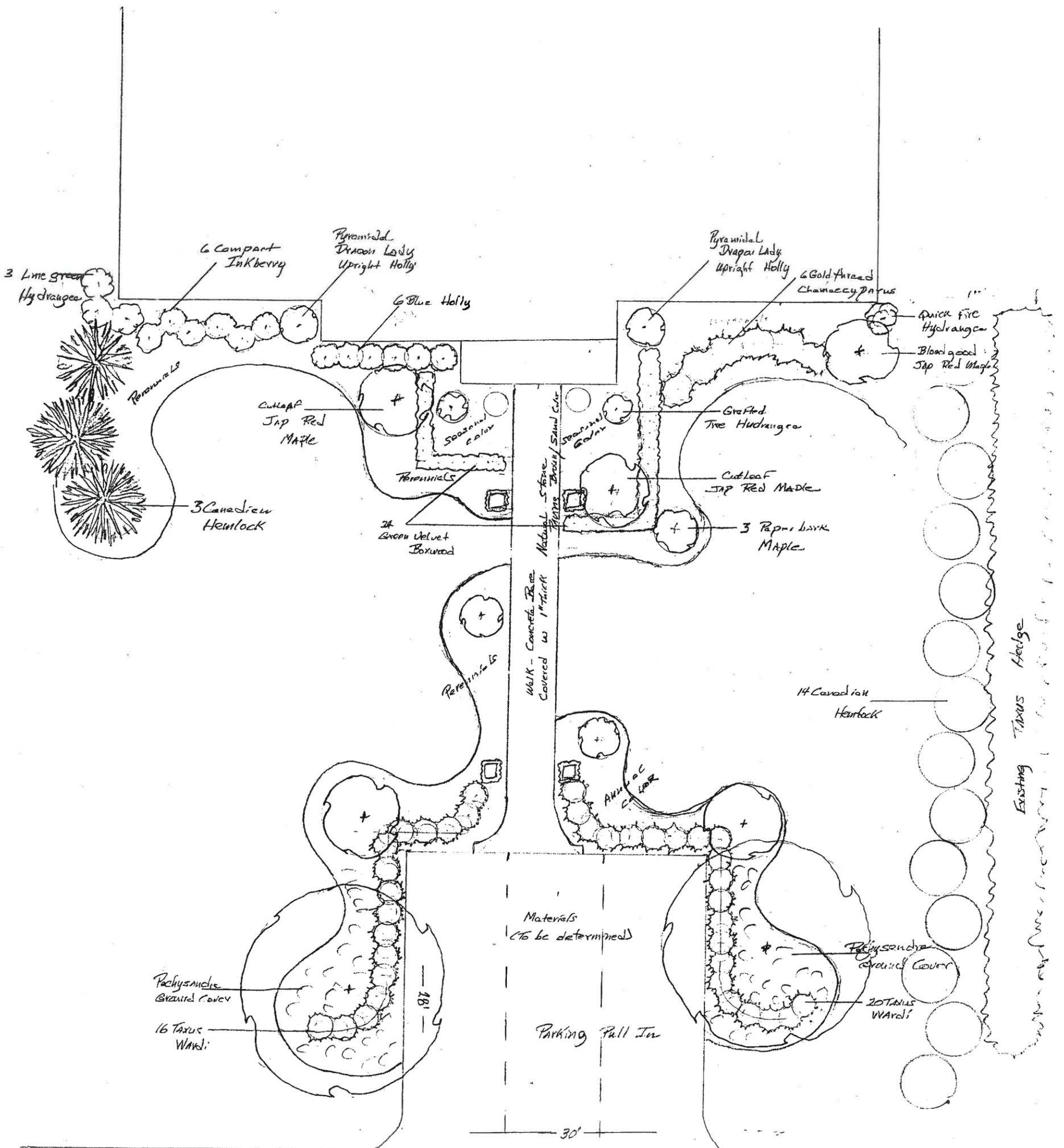
2-1451

MIKE-JAN GASSER  
RESIDENCE

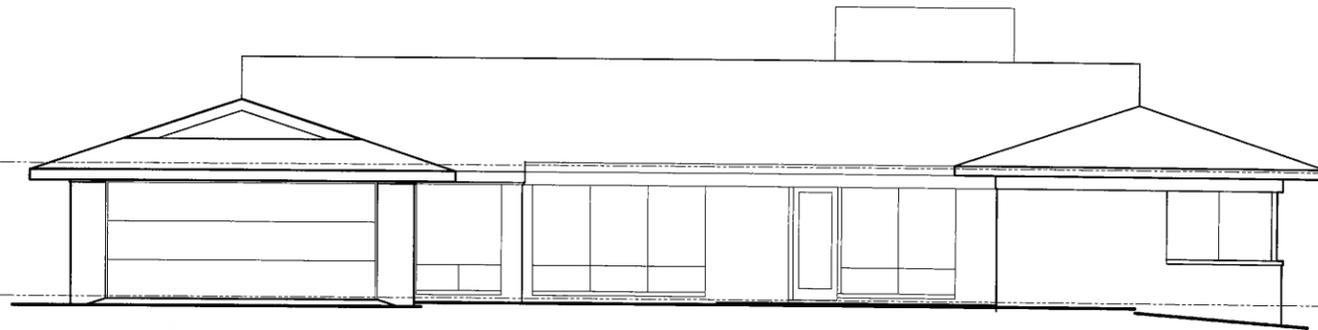
SCALE 1"=5'



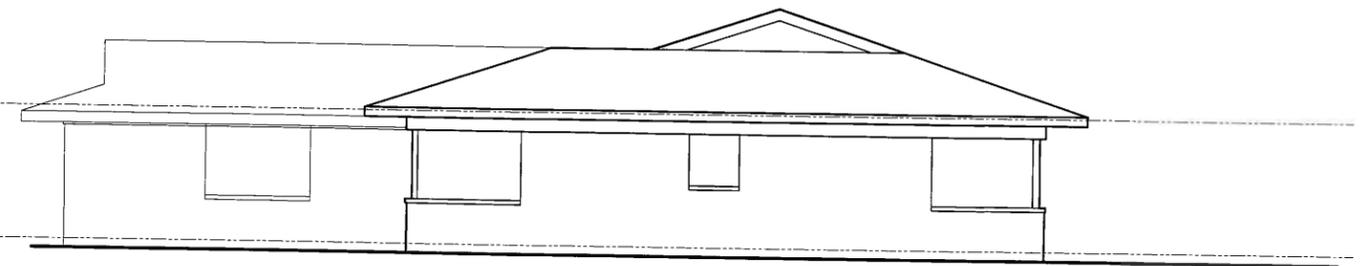
By Cedar Brook  
NURSERY INC  
LARRY BUSHFIELD



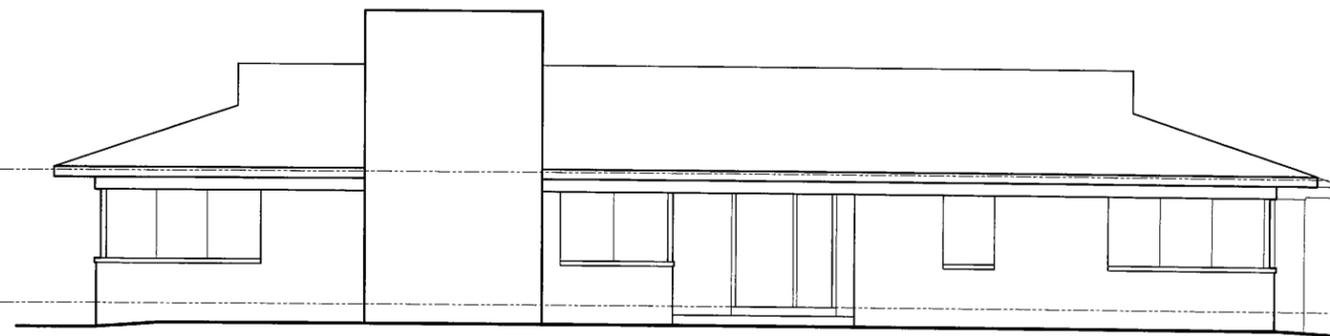
CITY OF WORTHINGTON  
DRAWING NO. AP 82-17  
DATE 10/31/17



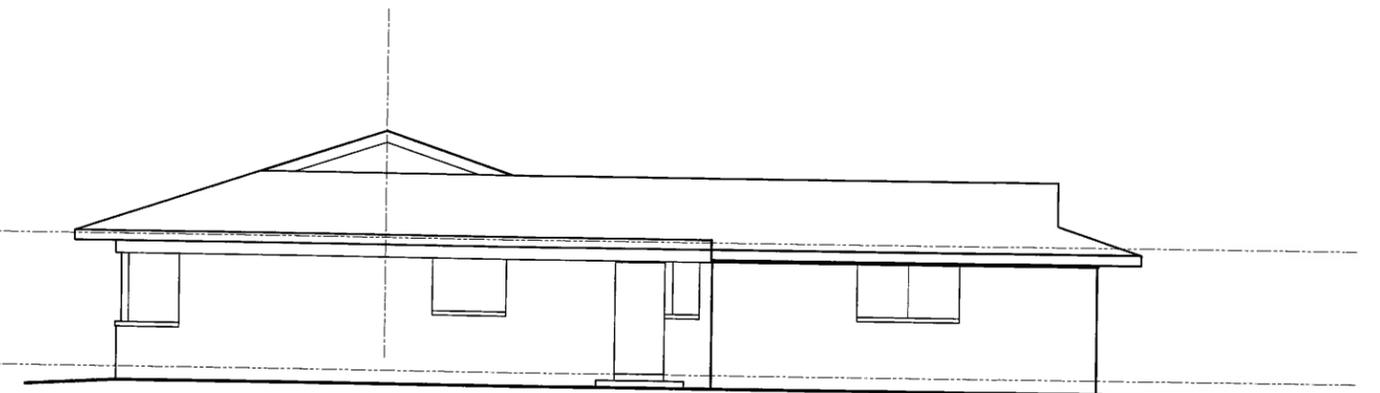
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

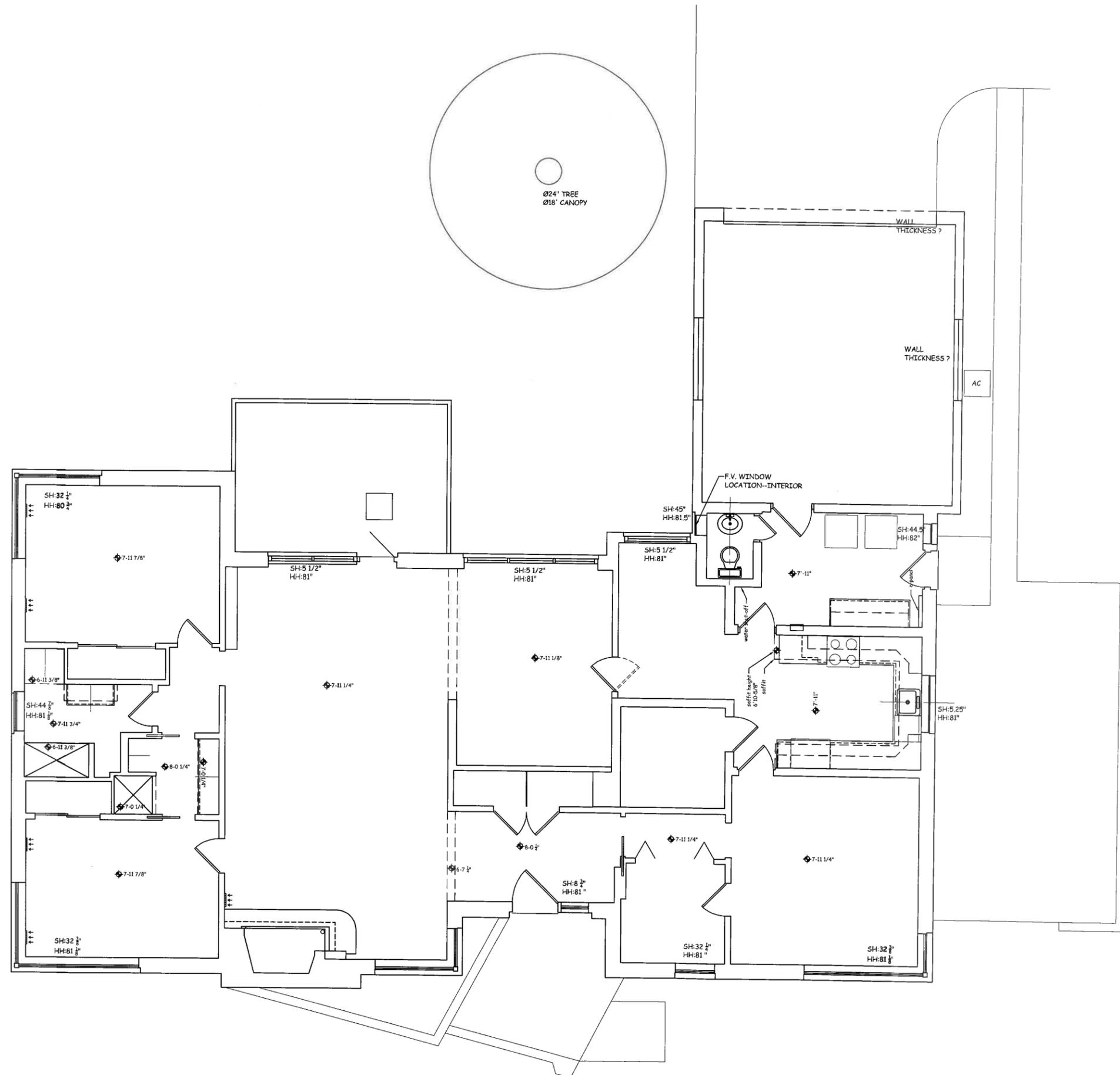
CITY OF WORTHINGTON

DRAWING NO. AR82-17

DATE 10/31/17

**GASSER RESIDENCE**

AS-BUILT ELEVATIONS  
SCALE - NOT TO SCALE



CITY OF WORTHINGTON

GASSER RESIDENCE

DRAWING NO. AR02-17

AS-BUILT PLAN  
 SCALE - 1/8" = 1'-0"

DATE 10/31/17



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 84-17
Date Received	10/4/17
Fee	\$100
Meeting Date	10/24/17
Filing Deadline	10/24/17
Receipt #	LA38X/7

1. **Property Location** 565 Hartford Street

2. **Present/Proposed Use** Single Family Residential

3. **Zoning District** R-10

4. **Applicant** Peter Lenz AIA

**Address** 515 Hartford Street, Worthington Ohio 43085

**Phone Number(s)** (614) 840-0844 (614) 301-6166 cell

5. **Property Owner** Ian & Sally Sheldon

**Address** 565 Hartford Street, Worthington, Ohio 43085

**Phone Number(s)** (614) 848-4867 (614) 633-8189 cell

6. **Project Description** Add Family Room, New Deck and 2 car garage , paving & fencing

7. **Project Details:**

a) **Design** One Story Family Room addition

b) **Color** Match existing building, and trim colors

c) **Size** 337 sf addition to Family Rm, 103 sf enclosed porch, 467sf open deck replacement and 500sf Garage + storage

d) **Approximate Cost** \$100,000 **Expected Completion Date** Early Spring 2018

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

*Peter Lenz*  
 Applicant (Signature)

10/05/2017  
 Date

*Sally A. Sheldon*  
 Property Owner (Signature)

10/05/2017  
 Date

*Tabbed 10/24/17*

ABUTTING PROPERTY OWNERS  
FOR  
565 Hartford St.

Kevin & Bonnie Guthrie	573 Hartford St.	Worthington, OH 43085
Worthington United Methodist Church	600 High St.	Worthington, OH 43085
Joan Zeller	48 E. South St.	Worthington, OH 43085
Barbara Danielson	52 E. South St.	Worthington, OH 43085
Terence Dritz	58 E. South St.	Worthington, OH 43085
Brian Dressel & Jennifer Rieman	550 Hartford St.	Worthington, OH 43085
Brant & Suzanne Gipson	570 Hartford St.	Worthington, OH 43085

# LENZ Architecture

Revised 11/01/17  
October 22, 2017

City of Worthington  
Architectural Review Board  
374 Highland Avenue  
WORTHINGTON OH 43085

Re: Mr. and Mrs. Ian Sheldon  
565 Hartford Street  
Accessory Building Setbacks

Dear Architectural Review Board,

I am in receipt of Staff notes regarding our submittal. This letter in response to Lynda's questions.

Item 1. Metal Standing seam roof. It is our intent to install a standard 2" deep flat pan 18" wide with concealed fasteners. Color to match Slate Grey sample submitted. See Attachment #1.

Item 2. Patio Doors and Windows are Anderson "Woodright" Vinyl Clad wood windows to match the existing windows previously replaced. Doors to match existing 15 panel Breakfast Room door. See Attachment #2.

Item 3. The existing house siding is painted the Slate Grey color attached to the color board. The off White trim color shown on the color board is also the paint color used on the existing trim. It is our intention to use the existing colors on the new addition as well as the new garage. The color scheme is subdued to respect the historical nature of the house. Materials for Siding & Trim include "Hardieplank" Wood fiber cement board and wood molding trim.

Item 4. The Deck will be built entirely of pressure treated wood and match the existing deck that will be demolished with the new addition. The depth of the new deck has been cut back to 15'-8".

Item 5. The garage will be built to match the existing siding and trim of the main house. The photo submitted was from yellow pine, however we will option for siding material readily available in the local lumberyard. It may be another available species painted to match the residence.

## LENZ Architecture

Item 6. Overhead Garage Craftsman style residential sectioned door painted to match the trim. We will use a single full width door with continuous glass lites in the top panel. The door will be a reinforced plastic, metal faced, insulated panel overhead garage door. Pattern as shown on Attachment #3. Exterior Garage swinging doors will be Craftsman style 3 panel steel doors. See attachment #4

Item 7. Garage Lights See attachments #5 & #6

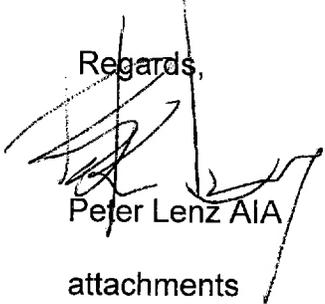
Item 8. Cut sheet for the Fan & Light under the new covered Porch.

Item 9. Garage Square Lite fixed glass window.  
(Both items added after staff coordination meeting)

### Clarifications on fencing:

It is not our intention to remove and replace the existing North property line privacy fence. We have deleted the 6' North P/L privacy fence extension previously submitted and replace it with inset pavers. The rear yard fence, screening the public parking lot behind, will match the recently erected fences to the north. See attachment #7. There will be a latching access gate, accessible from the House side only.

Regards,



Peter Lenz AIA

attachments

## LENZ Architecture

October 5, 2017

City of Worthington  
Architectural Review Board  
374 Highland Avenue  
WORTHINGTON OH 43085

Re: Mr. and Mrs. Ian Sheldon  
565 Hartford Street  
Accessory Building Setbacks

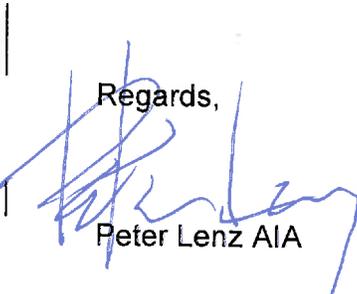
Dear Architectural Review Board,

My Client, Sally and Ian Sheldon live in the Historic Part of Worthington in an R-10 Zone. These lots, because of their prized location, have been subdivided over the years and their lot is a part of lot 150, just 53 feet wide with a shared driveway. Historically a building built in the early part of the last century has a typical large front porch and appears to be a "Craftsman Style". Many of these houses were sold as packages by companies like Sears & Roebuck, and in this block on South Street you can see a number of identical units that over time have been modified to create the charm and ambiance we have come to admire in "Old Worthington". Because they were pre-cut packages to be sold for a reasonable price to the original buyer, other than the street front curb appeal (front porch), the rooms are small, the windows minimum and the interior spaces often cramped and dark.

Sally and Ian have lived in this property for 27 years and raised their family in this house. Sally wants a larger, and light filled room and attached outdoor deck to enjoy their off spring's growing families when they come to visit. Consistent with an enclosed light filled "garden room" that was often a desired space in many European houses, Sally asked for us to design a light and airy addition to their house. In this part of "Old Worthington" we have several examples of this kind of an indoor space in a number of recent remodellings.

Colors and finishes were chosen to blend with the existing home. The addition of a standing seam metal roof adds interest to the elevations.

Regards,

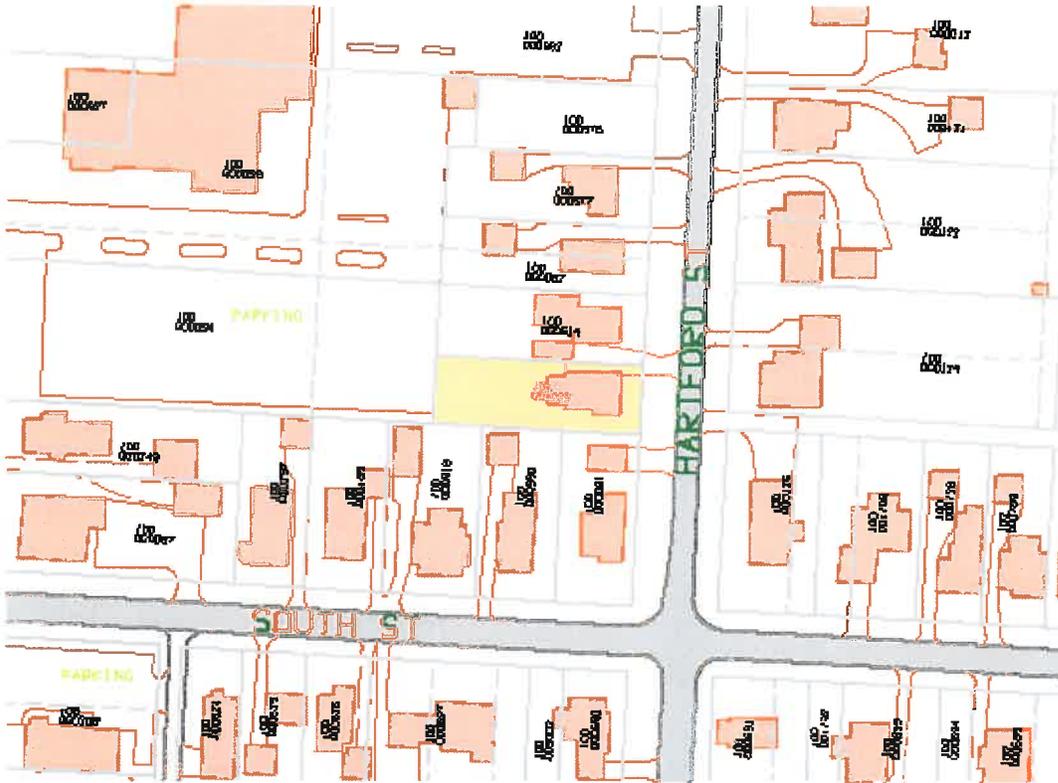


Peter Lenz AIA

515 Hartford Street  
Worthington, Ohio 43085-4101

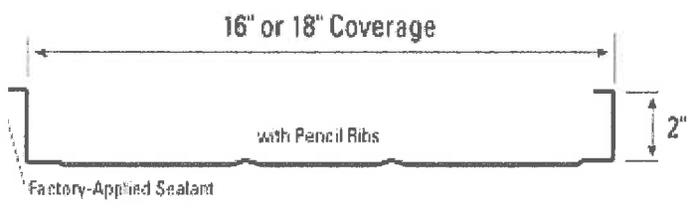
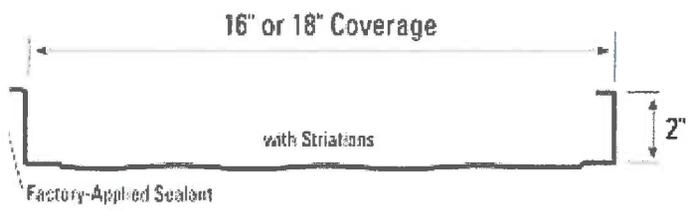
(614) 840 - 0844 voice  
(614) 301-6166 cell  
LenzGroup@gmail.com

# 565 Hartford St.



100-000095-00 04/08/2008

ROOF



# Magna-Loc 180 Aluminum

[View Product Details >](#)

**Categories:** Roofing Systems, Structural Standing Seam Panels, Concealed Fastened Panels

**Panel Coverage:** 16", 18"

**Rib Height:** 2"

**Substrate(s):** Open Framing, Solid Substrate

**Fastener(s):** Standing Seam Roof, Concealed Fastened

**Minimum Slope:** 1/2:12

**Related Resources:**



ATTACHMENT #1

CITY OF WORTHINGTON

DRAWING NO. AR 84-17

DATE 10/4/17



## HINGED INSWING PATIO DOORS

Andersen® 200 Series hinged patio doors give you traditional French styling with the convenience and durability of fiberglass door panels. Low-maintenance aluminum protects the frame and sill from the elements. For added style there is a wide range of grille, hardware and patterned glass options.

### DURABLE

- Virtually maintenance-free
- Sturdy fiberglass construction provides long-lasting performance\*
- Frame exteriors are protected by aluminum to maintain an attractive appearance while minimizing maintenance
- Anodized aluminum sill design funnels water away from door

### ENERGY EFFICIENT

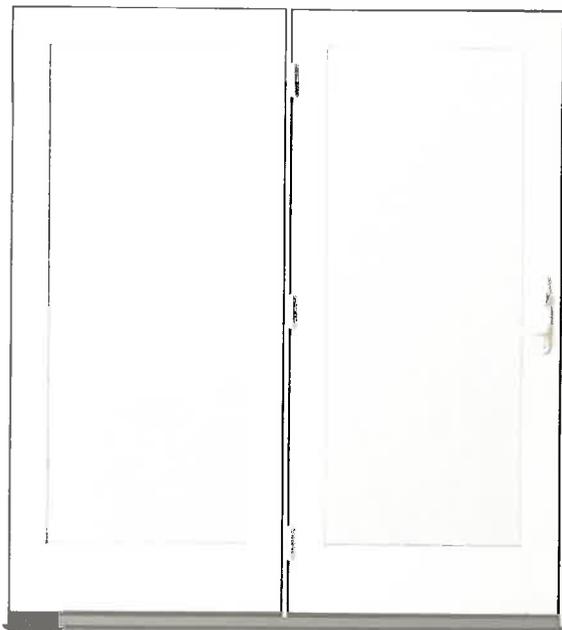
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E tempered glass options are available to control heating and cooling costs in any climate
- Many 200 Series hinged patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U. S.



### BEAUTIFUL

- Three exterior color options with a low-maintenance white interior
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass
- Exterior trim available in 11 colors

### EXTERIOR COLORS



CITY OF WORTHINGTON

DRAWING NO. AR 84-17

DATE 10/4/17



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.  
 "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

ATTACHMENT #3



Wayne Dalton Steel Carriage Door 6600 18' (color white)



ATTACHMENT #4

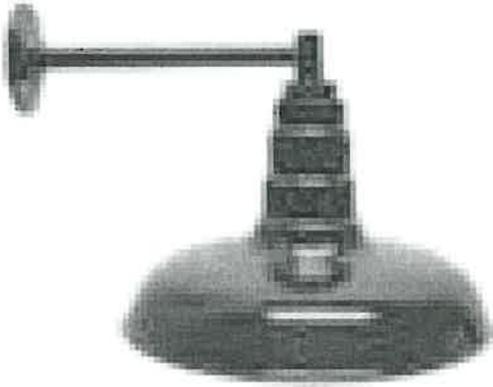
JELD-WEN 3-Panel Craftsman Primed Prehung Right-Hand Inswing Steel Front Door

CITY OF WORTHINGTON

DRAWING NO. AR 84-17

DATE 10/4/17

ATTACHMENT #5



**Straight Stem Barn Light**

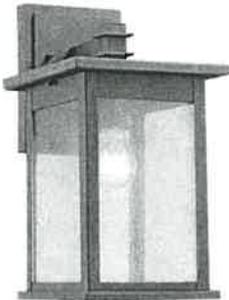
Manufactured By  
Steel Lighting Co.

Size/Weight  
W 17.75" / D 14" / H 10.75" / 13 lb.

Color  
Powder-Coated Black

Materials  
Steel

ATTACHMENT #6



**Tristan Outdoor Wall Sconce, Blac**

CHLOE Lighting, Inc.

Size/Weight  
W 6" / D 6.89" / H 12.4" / 3.25 lb.

Color  
Textured Black

Materials  
Aluminum, glass & electrical components

CITY OF WORTHINGTON

DRAWING NO. AR 84-17

DATE 10/4/17



CITY OF WORTHINGTON  
DRAWING NO. AR 81-17  
DATE 10/4/17

ATTACHMENT #7

Item # 8



Hunter Fan Company 59315 Seahaven Ceiling Fan Hunter Light with Handheld Remote, 52", Noble Bronze

Item # 9



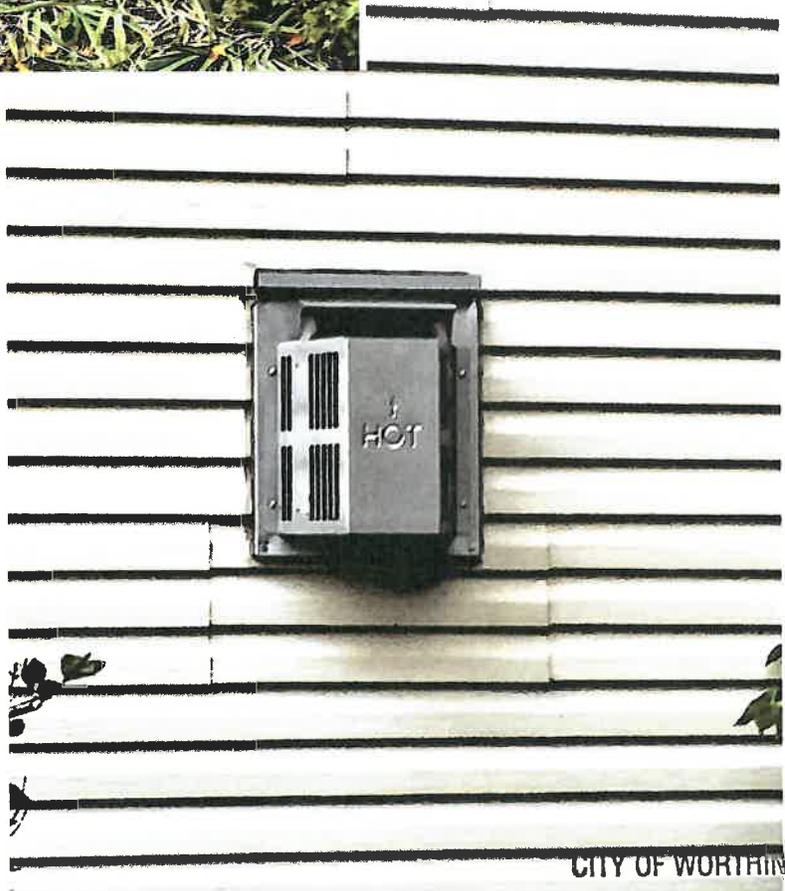
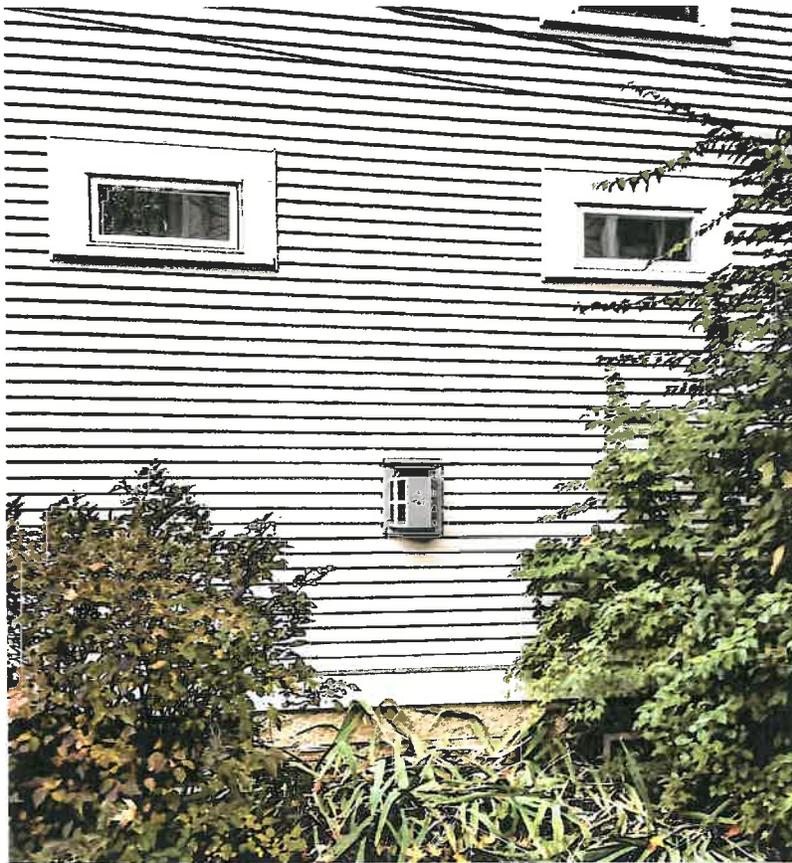
JELD-WEN V-4500 Square New Construction Window (Rough Opening: 24.0-in x 24.0-in; Actual: 23.5-in x 23.5-in)

Fixed picture window with grilles between glass - white (vinyl)

CITY OF WORTHINGTON

DRAWING NO. AR 84-17

DATE 10/4/17



CITY OF WORTHINGTON

DRAWING NO. AR 84-11

DATE 10/4/17



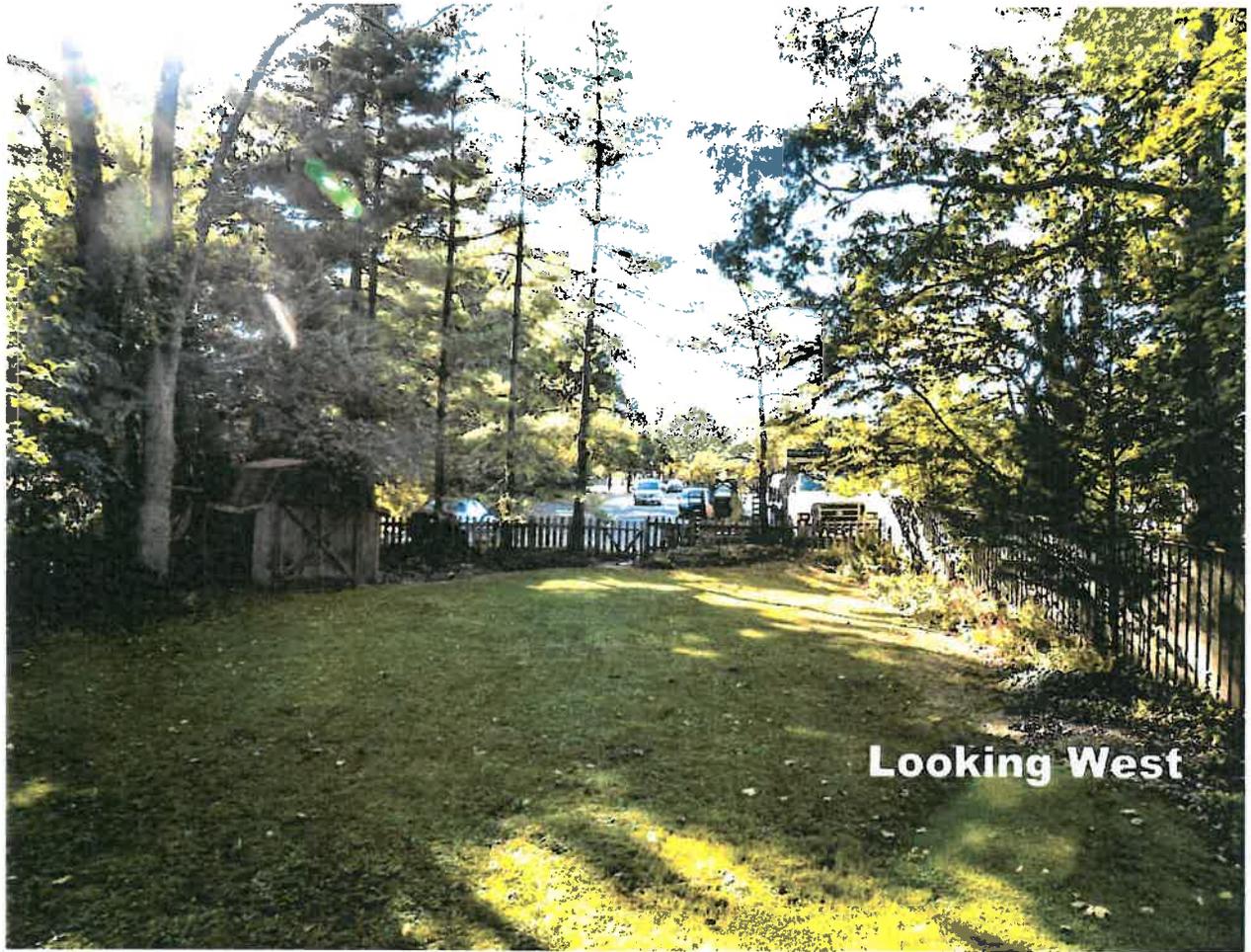
CITY OF WORTHINGTON  
DRAWING NO. AR84-17  
DATE 10/4/17



CITY OF WORTHINGTON

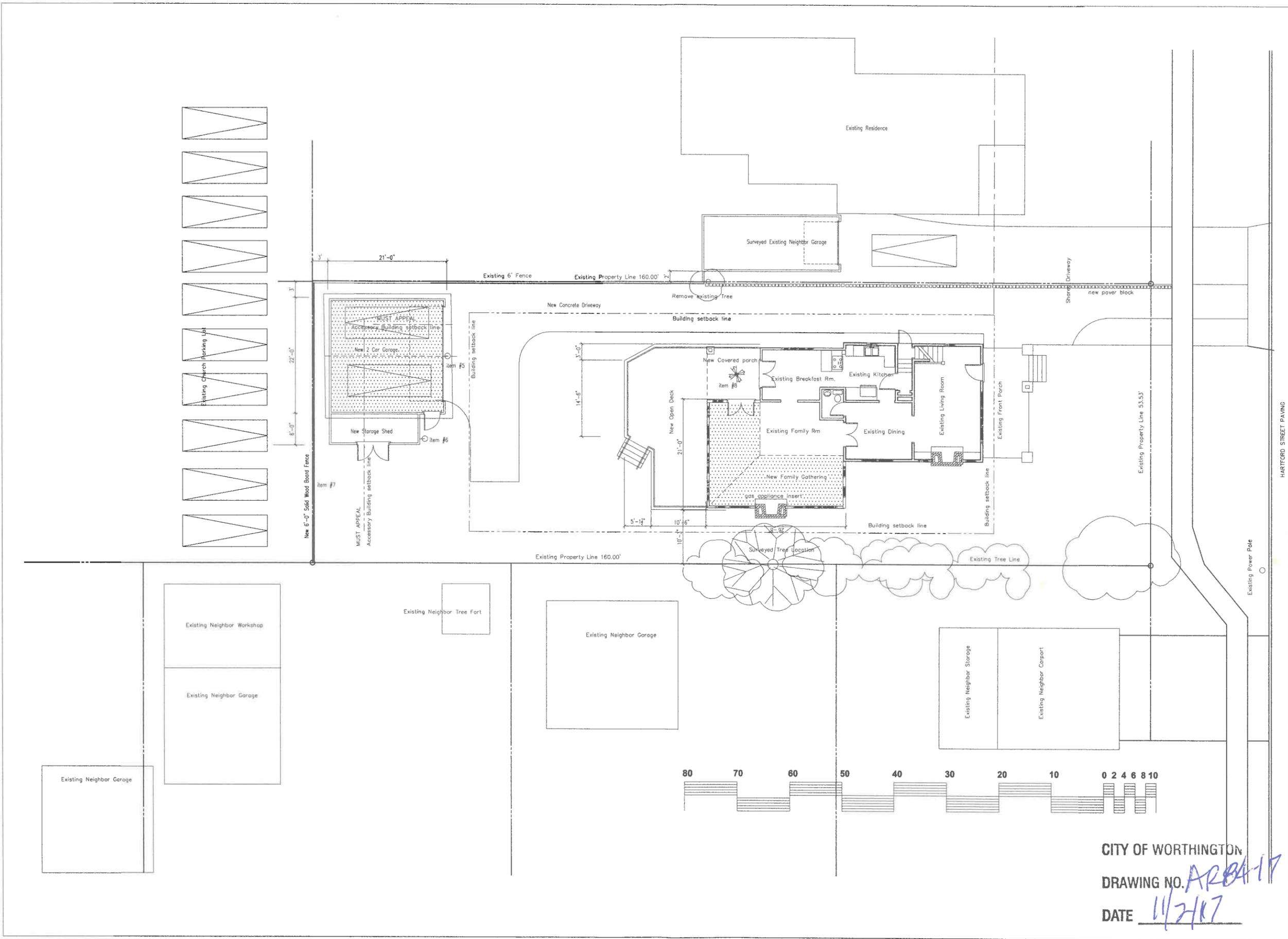
DRAWING NO. AR 84-17

DATE 10/4/17



Looking West

CITY OF WORTHINGTON  
DRAWING NO AR 84-17  
DATE 10/4/17



project title  
 ADDITION TO 565  
 HARTFORD STREET  
 WORTHINGTON, OH  
 for  
 IAN & SALLY SHELDON

# SITE PLAN

COPYRIGHT  
 THIS DRAWING AND DESIGN REPRESENT  
 THE UNPUBLISHED WORK OF A. PETER  
 LENZ, AIA, ARCHITECT. REPRODUCTION  
 OR RE-USE OF ANY PART OF THESE  
 DRAWINGS WITHOUT WRITTEN PERMISSION  
 BY THE ARCHITECT IS AGAINST THE COMMON  
 LAW COPYRIGHT.

A. PETER LENZ, AIA  
 ARCHITECT  
 515 Hartford Street  
 Worthington, Ohio 43085  
 614-840-0844 voice  
 614-841-0814 fax

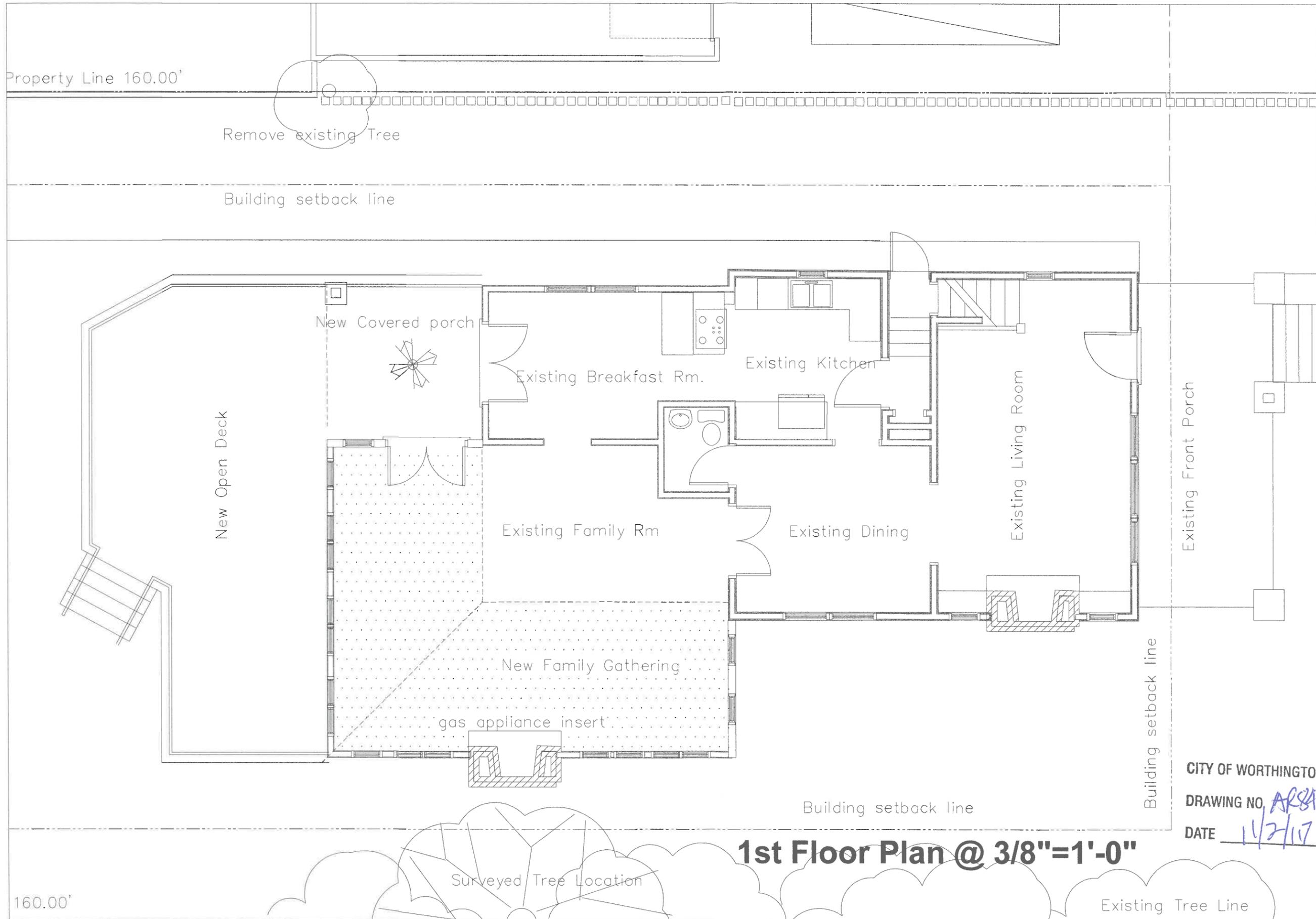
Architecture Space Planning



date	revisions
01 19	PERMIT SET
10 02	revision
11 01	revision

project number  
 01-017  
 sheet number  
 A-1 of 4  
 date

CITY OF WORTHINGTON  
 DRAWING NO. ARB-17  
 DATE 11/2/07



# 1st Floor Plan @ 3/8"=1'-0"

CITY OF WORTHINGTON  
 DRAWING NO. ARSA-17  
 DATE 11/2/17

project title  
 ADDITION TO 565  
 HARTFORD STREET  
 WORTHINGTON, OH

for  
 IAN & SALLY SHELDON

# House Plan

COPYRIGHT  
 THE DRAWING AND DESIGN REPRESENT  
 THE UNPUBLISHED WORK OF A. PETER  
 LENZ, AIA ARCHITECT. REPRODUCTION  
 OR RE-USE OF ANY PART OF THESE  
 DRAWINGS WITHOUT WRITTEN PERMISSION  
 OF THE ARCHITECT IS AGAINST THE COMMON  
 LAW COPYRIGHT.

A. PETER LENZ, AIA  
 ARCHITECT  
 515 Hartford Street  
 Worthington, Ohio 43085  
 614-840-0844 voice  
 614-841-0814 fax

Architecture Space Planning

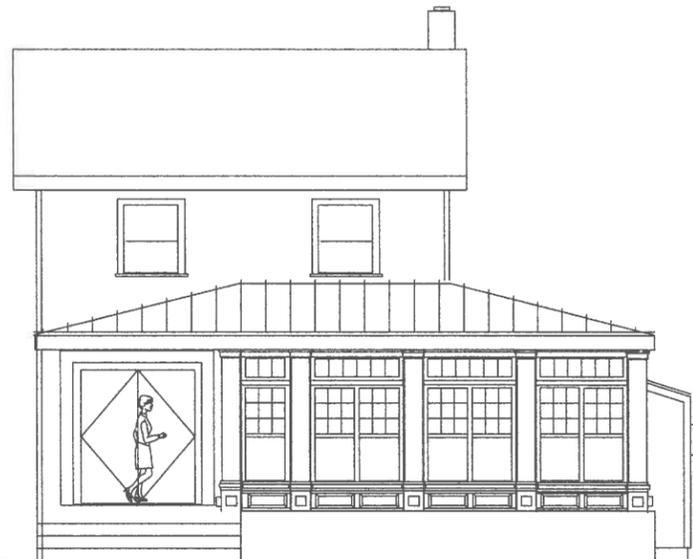
seal  
 STATE OF OHIO  
 ARTHUR  
 PETER  
 LENZ  
 4530  
 REGISTERED ARCHITECT

date	revisions
01 19	PERMIT SET
10 02	revision
11 01	revision

project number  
 01-017

sheet number  
 A-2 of 4

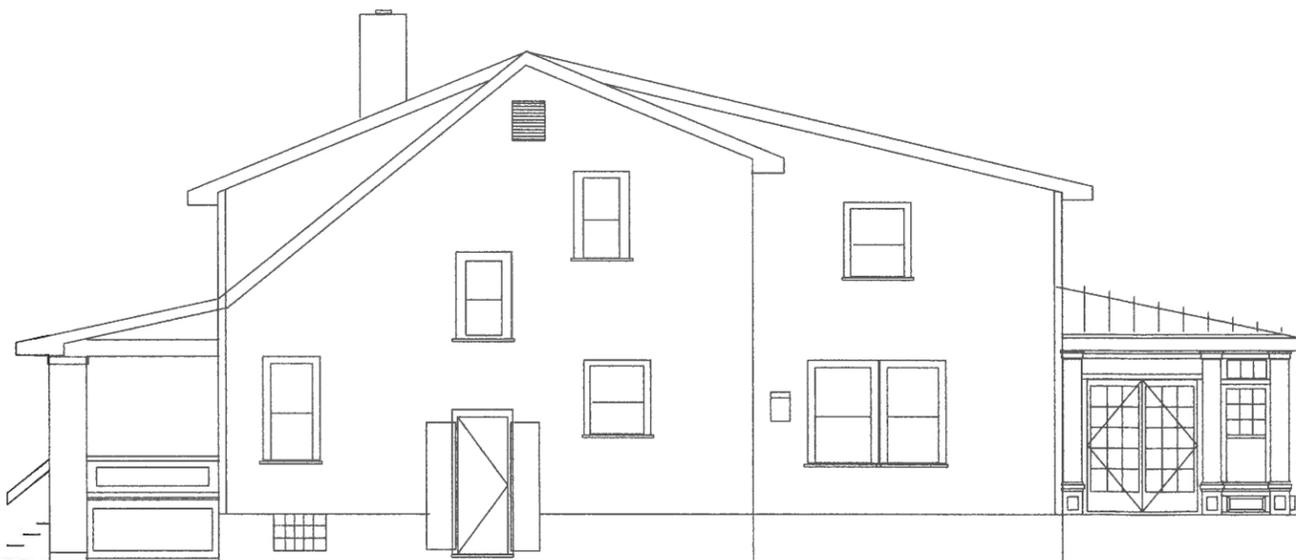
date



West Elevation



South Elevation



North Elevation



Street Front elevation (East)



project title

ADDITION TO 565  
HARTFORD STREET  
WORTHINGTON, OH

for  
IAN & SALLY SHELDON

# ELEVATIONS

COPYRIGHT  
THIS DRAWING AND DESIGN REPRESENT  
THE ORIGINAL WORK OF ARCHITECT  
A. PETER LENZ, AIA. ANY REPRODUCTION  
OR USE OF ANY PART OF THESE  
DRAWINGS WITHOUT WRITTEN PERMISSION  
BY THE ARCHITECT IS A VIOLATION OF THE  
LAW OF COPYRIGHT.

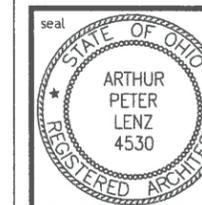
CITY OF WORTHINGTON

DRAWING NO. *ARSA-17*

DATE *11/2/17*

A. PETER LENZ, AIA  
ARCHITECT  
515 Hartford Street  
Worthington, Ohio 43085  
614-840-0844 voice  
614-841-0814 fax

Architecture Space Planning



date	revisions
01/19	PERMIT SET
10/02	revision
11/01	revision

project number  
01-017

sheet number  
**A-3 of 4**

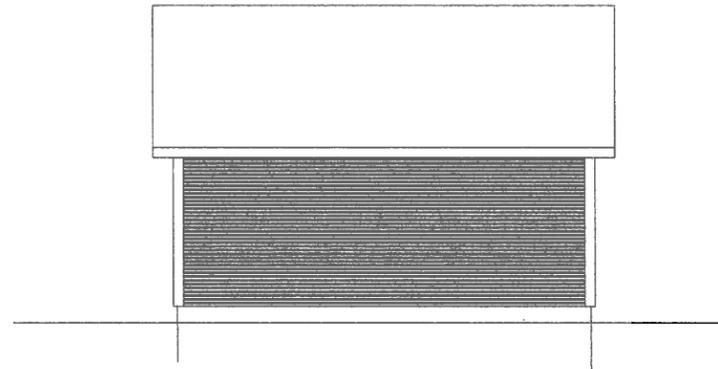
date



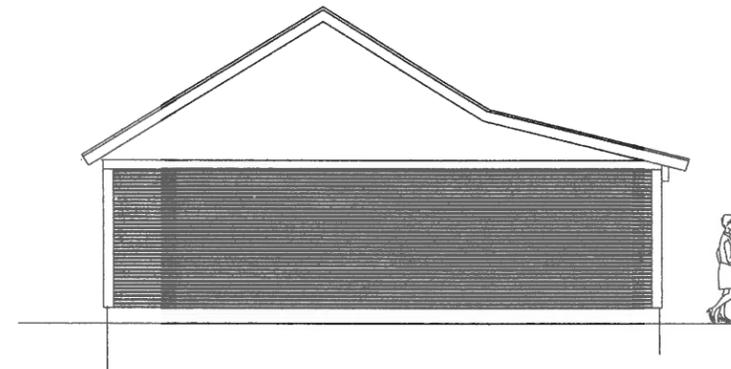
Garage South Elevation



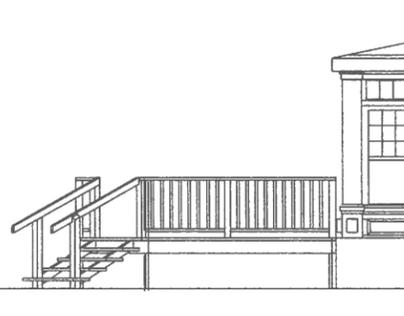
Garage East elevation



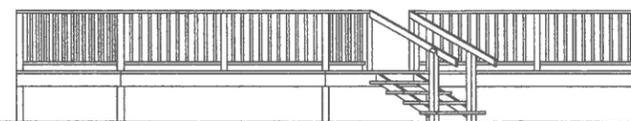
Garage North Elevation



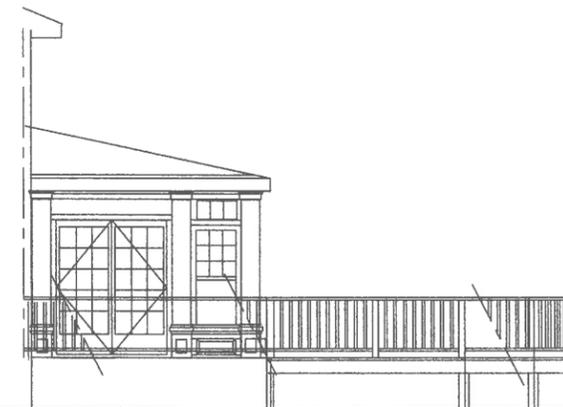
8/12 roof Garage West elevation



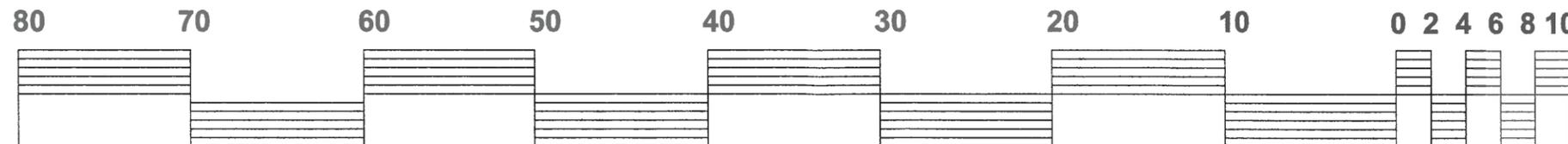
Deck South Elevation



Deck West Elevation



Deck North Elevation



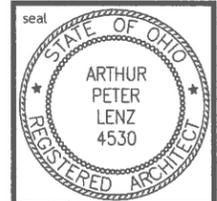
project title  
 ADDITION TO 565  
 HARTFORD STREET  
 WORTHINGTON, OH  
 for  
 IAN & SALLY SHELDON

# ELEVATIONS

COPYRIGHT  
 THIS DRAWING AND DESIGN REPRESENT  
 THE ORIGINAL AND SOLE PROPERTY OF  
 PETER LENZ, AIA ARCHITECT. NO PART OF THIS  
 DRAWING OR DESIGN IS TO BE REPRODUCED  
 OR TRANSMITTED IN ANY FORM OR BY ANY  
 MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE AND  
 RETRIEVAL SYSTEM, WITHOUT WRITTEN  
 PERMISSION BY THE ARCHITECT OR OWNER.  
 ALL RIGHTS RESERVED.

A. PETER LENZ, AIA  
 ARCHITECT  
 515 Hartford Street  
 Worthington, Ohio 43085  
 614-840-0844 voice  
 614-841-0814 fax

Architecture Space Planning



date	revisions
01 19	PERMIT SET
10 02	revision
10 31	revision

CITY OF WORTHINGTON

DRAWING NO. *ARC-4*

DATE *11/2/17*

project number  
 01-017  
 sheet number  
**A-4 of 4**  
 date



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 86-17
Date Received	10/13/17
Fee	\$200.00 pd
Meeting Date	10/26/17
Filing Deadline	
Receipt #	64422

1. Property Location 232 DUBLIN GRANVILLE ROAD EAST

2. Present/Proposed Use RESIDENTIAL - SINGLE FAMILY HOME

3. Zoning District R-10

4. Applicant STORY BUILT HOMES / OWNER SCOTT THOMPSON

Address 6560 WORTHINGTON GALENA RD.

WORTHINGTON, OHIO 43085

Phone Number(s) 614-623-4630 or 614-746-3559

5. Property Owner ZACHARY JOSEPH

Address 6580 WORTHINGTON GALENA RD.

WORTHINGTON, OHIO 43085

Phone Number(s) 614-937-3174

6. Project Description SECOND STORY ADDITION AND FIRST FLOOR EXPANSION AND NEW GARAGE. ADDING THREE BEDROOMS, TWO FULL BATHS, FAMILY ROOM, KITCHEN, MUDROOM, LAUNDRY ROOM.

7. Project Details:

a) Design TWO STORY WITH CRAFTSMAN DETAILS

b) Color WHITE BATTEN BOARD SIDING WITH GREY SHUTTERS,

GREY ROOF,

c) Size NEW ADDITION: 1456 SQ FT. TOTAL: 2320 SQ. FT.

d) Approximate Cost \$200,000 Expected Completion Date SPRING 2018

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

*Taken 10/26/17*

*Scott Thompson*  
 Applicant (Signature)

10/12/2017  
 Date

*Zachary Joseph*  
 Property Owner (Signature)

10/12/2017  
 Date

Abutting Property Owners List for  
232 E. Granville Rd.

Gary & Kathryn Schmidt	263 Franklin Ave.	Worthington, OH 43085
Richard & Karen Altomare	281 Franklin Ave.	Worthington, OH 43085
Walter & Laurie McEnery	397 Pingree Dr.	Worthington, OH 43085
Craig Eugene Hackman & Diane Marsicano	242 E. Dublin-Granville Rd.	Worthington, OH 43085
Martin & Mary Walsh	219 E. Dublin-Granville Rd.	Worthington, OH 43085
Earl N Metz Tr.	226 E. Dublin-Granville Rd.	Worthington, OH 43085
Daniel & Kathryn Kort	253 Franklin Ave.	Worthington, OH 43085

## 232 East Dublin Granville Road / Worthington, OH

### Supporting Statement from Story Build Homes: (for addition & variance)

Living on E. Dublin-Granville Road has a number of great advantages and is walking distance to uptown Historical Worthington. This small ranch home located on 232 is in need of both love and attention (the home and the lot) – we felt there was a story to be told with this project. Our desire is to increase the property value while boosting the livability for a family and curb appeal for the neighborhood. Our request for a variance to the front of this property is all about the addition of the front covered porch and the welcoming feature this adds to this new home. We have designed a 2-story addition with craftsman details to take advantage of this spacious back lawn with large trees – we think it's a great place to raise a family (this is the logic behind a 2-story vs. larger ranch addition to the back of the lot). We are also building a 2-car garage with storage that will increase the amenities and livability of this property. The addition will add character/charm to this simple ranch layout. Addition specifics to include: 3 new bedrooms, 2 new full bathrooms, new family room, new kitchen with eat-in area, new laundry/mudroom, new front porch and a new 2-car garage (24x20). This will take the current 860 sq./ft. home to 2320 sq./ft. of livable space (1456 sq./ft. new). The proposed new home will have a total of 4 bedrooms and 3 full bathrooms, 2 family rooms and large family kitchen.

Proposed finishes to include: all new exterior siding (smart siding with natural wood grain / 7" reveal on lap siding and batten-board siding will be a wood finish), new soffits and roof (architectural shingles). The entire home will be painted a Benjamin Moore color (Sea Pearl – White) with light gray wood shutters. We will be adding a welcoming 5x12 covered front porch (wood decking materials and corrugated painted metal roof). The new garage will mimic the homes exterior features. We will also be pouring a new concrete driveway and turn-around area in the back to increase the aesthetic and functionality of this new home.

# 232 E. Granville Rd.



100-000423 04/22/2017

CERTIFIED TO <u>TALON TITLE AGENCY</u>		COUNTY OF <u>FRANKLIN</u>	
<u>ALLEY 20' 51.00'</u>			
LENDER <u>THE ARLINGTON BANK</u>	P.B. <u>5</u>	PG. <u>390</u>	OR./D.B. _____ PG. _____
BUYER <u>JOSEPH</u>	SCALE <u>1" = 30'</u>	DATE <u>10-17-16</u>	DRN <u>KB</u> CH <u>DEM</u>

LOT NO. 15  
GRISWOLDS EAST SIDE ADDITION  
WORTHINGTON, OHIO

We have received a copy of this survey & find the conditions acceptable.

*[Signature]*



EXISTING PLOT

14

260.00'

DRIVE 16' OVER PZ.

BLACKTOP DRIVE

DRIVE 5' OVER PZ.

15

FRAME SHED NO FOUNDATION

CONCRETE

BLACKTOP

1 STORY FRAME

232

CONCRETE

40.1'

SLUG

16

260.00'

6.5'

POWER DRIVE

## E. DUBLIN-GRANVILLE ROAD 60'

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-21, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-31, Ohio Administrative Code. This plot is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purpose.

THIS PROPERTY IS LOCATED IN

FLOOD ZONE X

COMMUNITY PANEL 39049C

PAGE 0159-K DATE 6-17-08

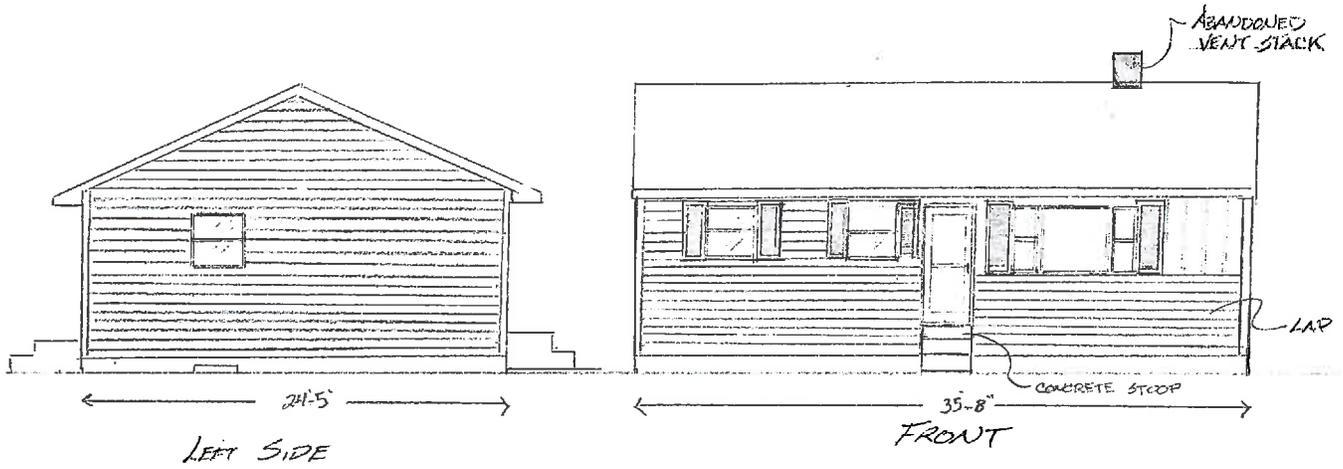
CITY OF WORTHINGTON

DRAWING NO. AR80-17

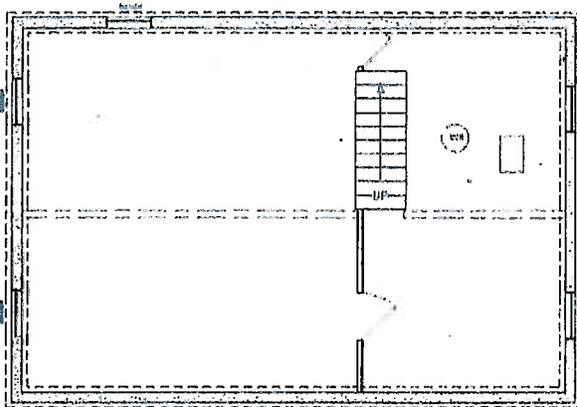
DATE 10/31/17



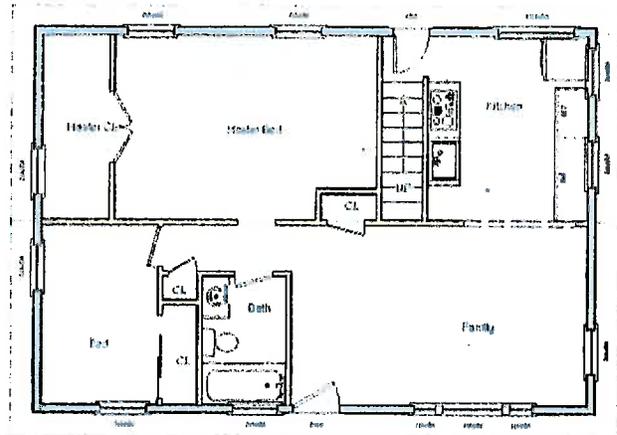
*David B. McLaughlin*



EXISTING  
1/8" = 1'



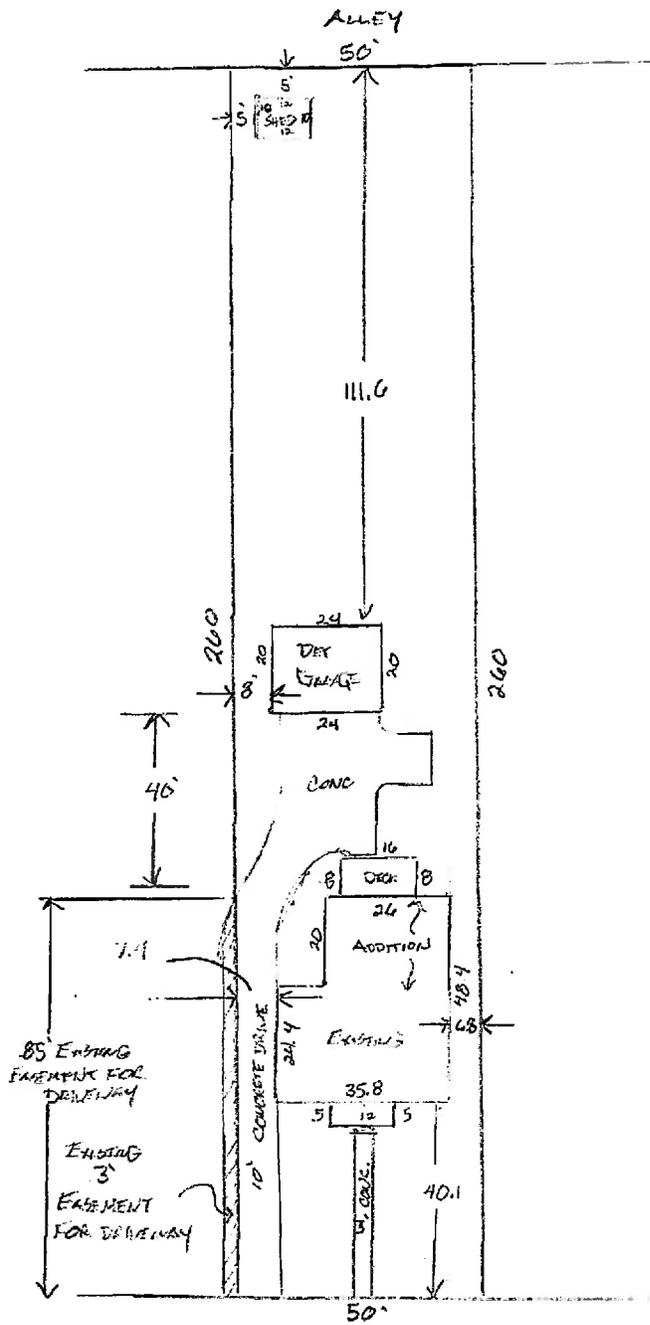
Existing Foundation Plan  
LIVING AREA  
192 S.Q. FT.



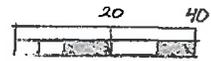
Existing Floor Plan  
LIVING AREA  
192 S.Q. FT.

# Existing House

CITY OF WORTHINGTON  
DRAWING NO. AR8617  
DATE 10/31/17



PROPOSED  
PLOT



1/40" = 1'

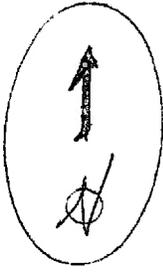
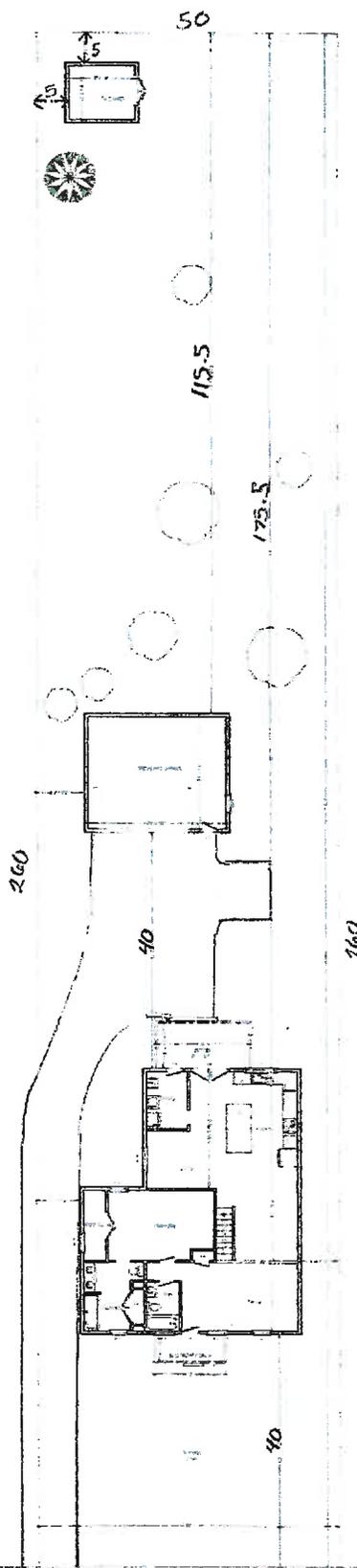
E DUBLIN GRANVILLE RD 60'

232

CITY OF WORTHINGTON

DRAWING NO. AR 86177

DATE 10/31/17



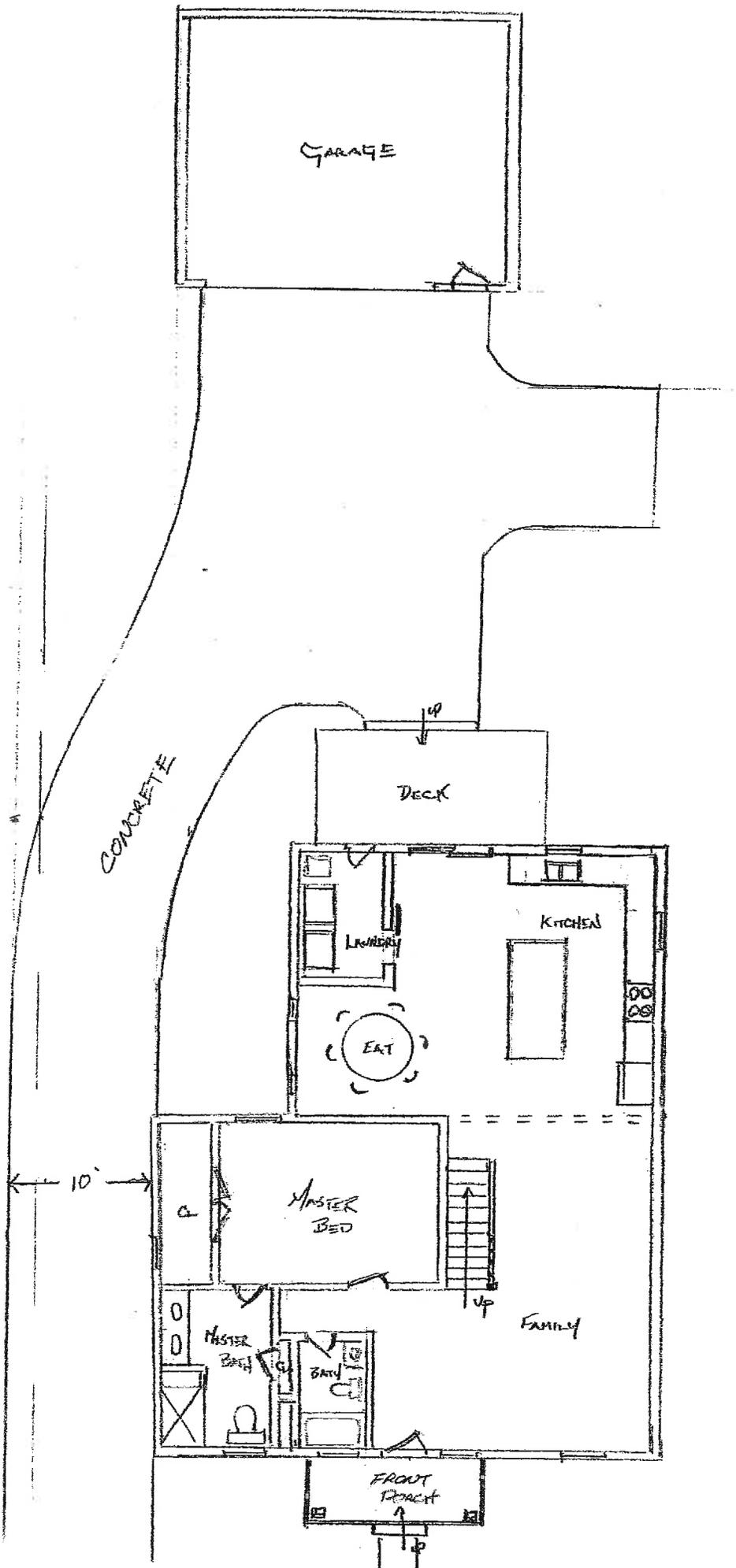
PROPOSED PLOT  
1" = 30'

CITY OF WORTHINGTON

DRAWING NO.

DATE \_\_\_\_\_

50  
232 E. DUBLIN GRAWILLE RD 60'



CITY OF WORTHINGTON

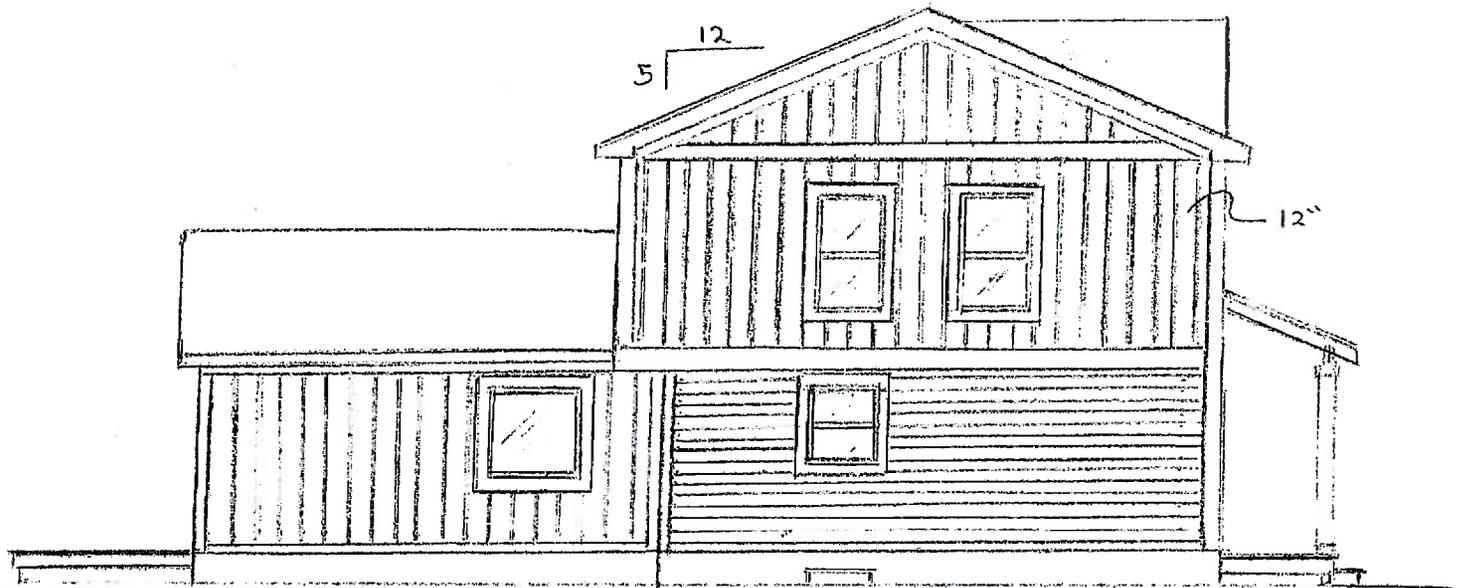
DRAWING NO. AL-86-17

DATE 10/31/17



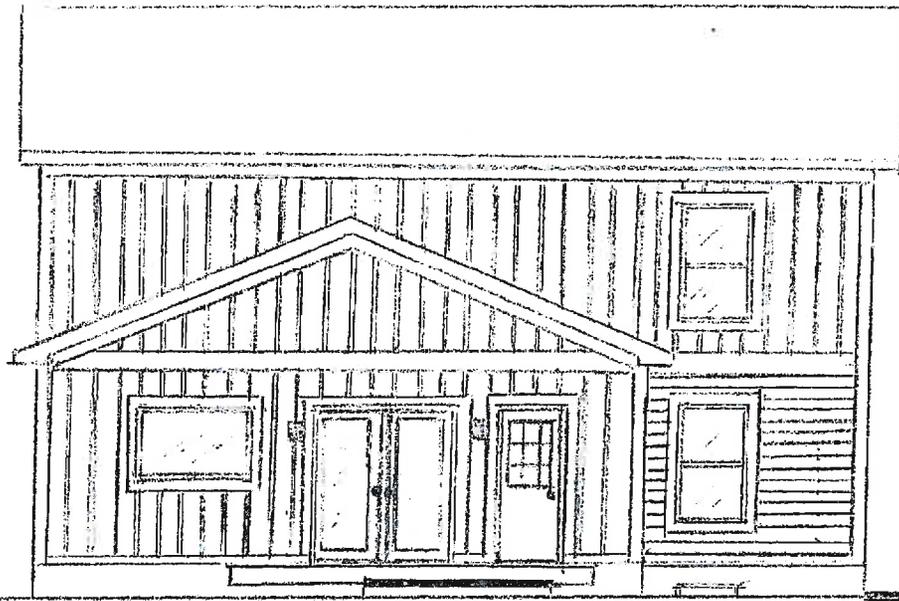
FRONT  
1/8" = 1'

CITY OF WORTHINGTON  
DRAWING NO. AR 8617  
DATE 10/31/17



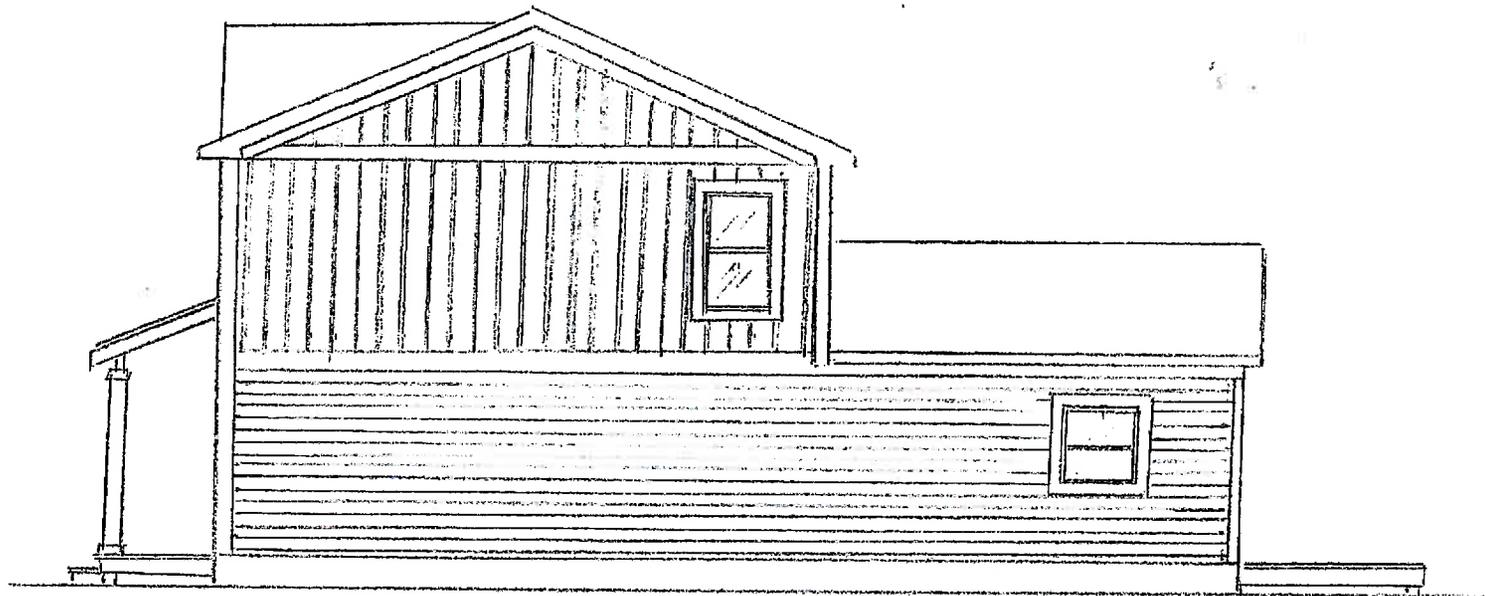
LEFT SIDE  
 $\frac{1}{8} = 1'$

CITY OF WORTHINGTON  
DRAWING NO. AR86-17  
DATE 10/31/17



REAR  
1/8" = 1'

CITY OF WORTHINGTON  
DRAWING NO. AR8617  
DATE 10/31/17



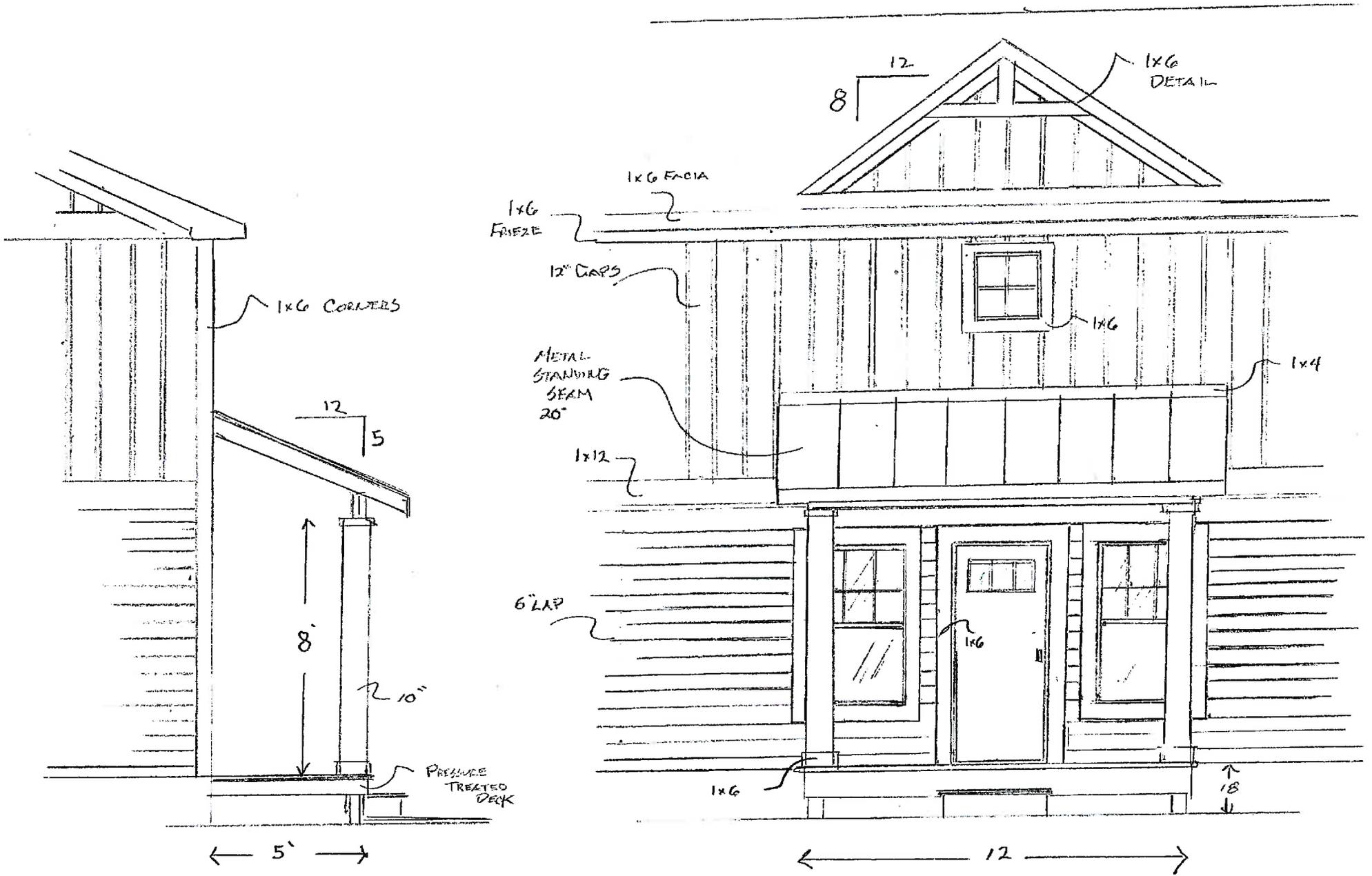
RIGHT SIDE

$\frac{1}{8}'' = 1'$

CITY OF WORTHINGTON

DRAWING NO. AR 8617

DATE 10/31/17



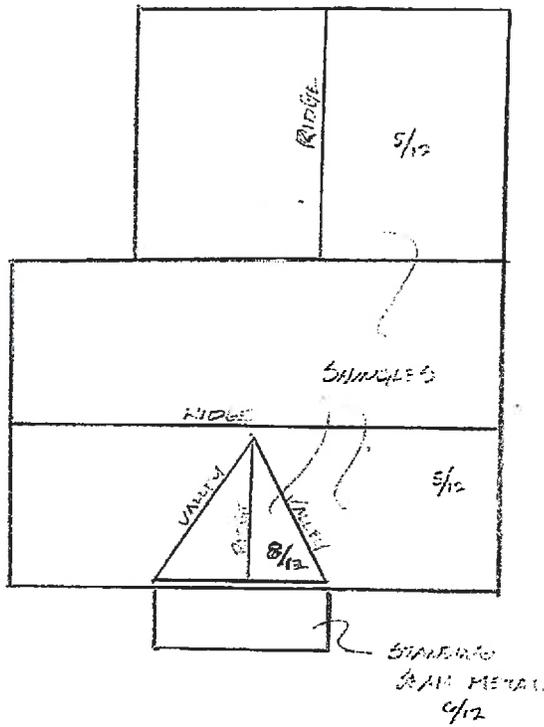
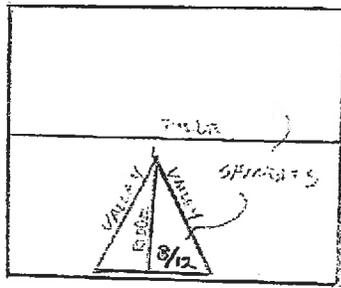
PORCH ELEVATIONS

1/4" = 1'

CITY OF WORTHINGTON

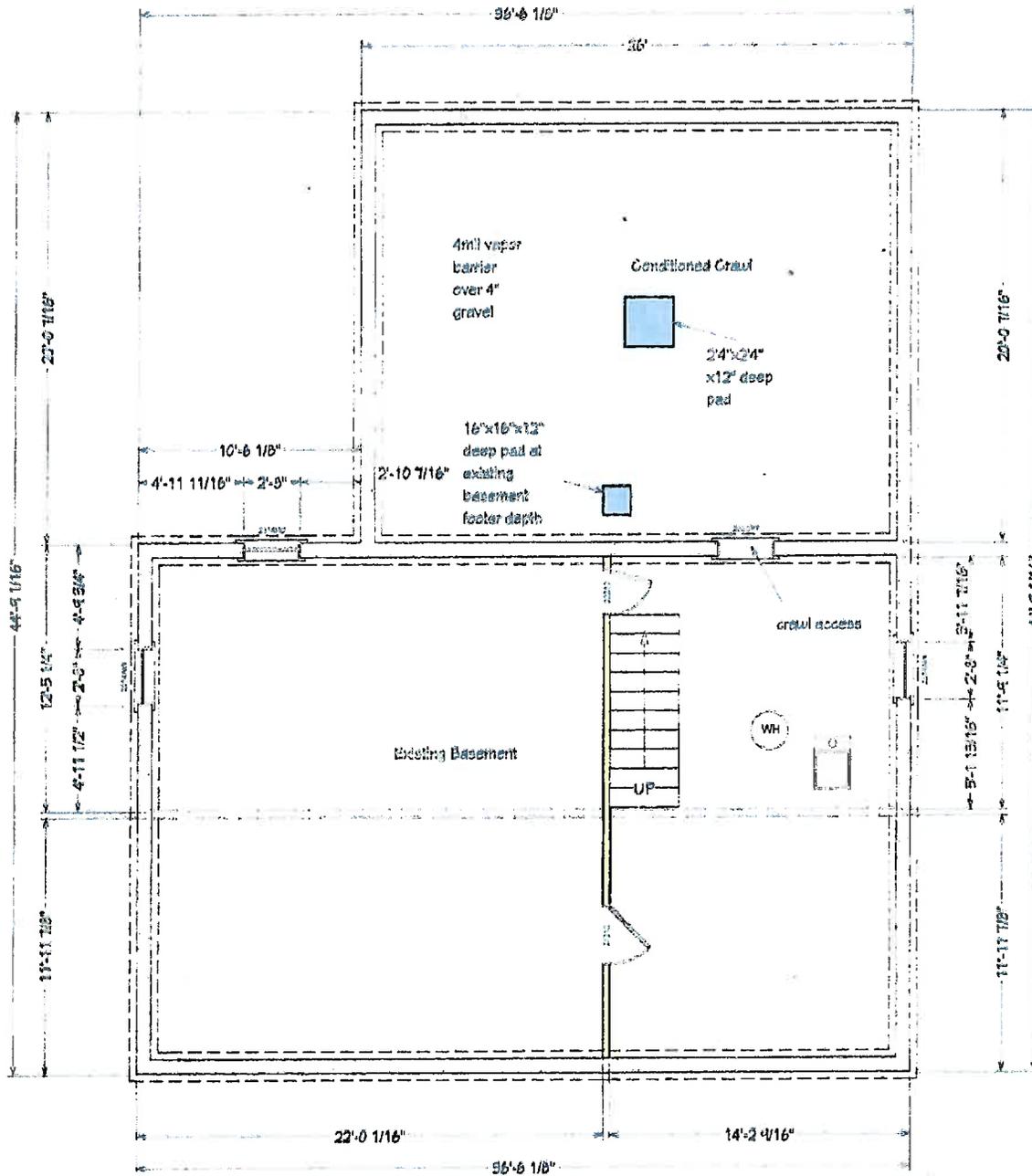
DRAWING NO. AR 8617

DATE 10/31/17



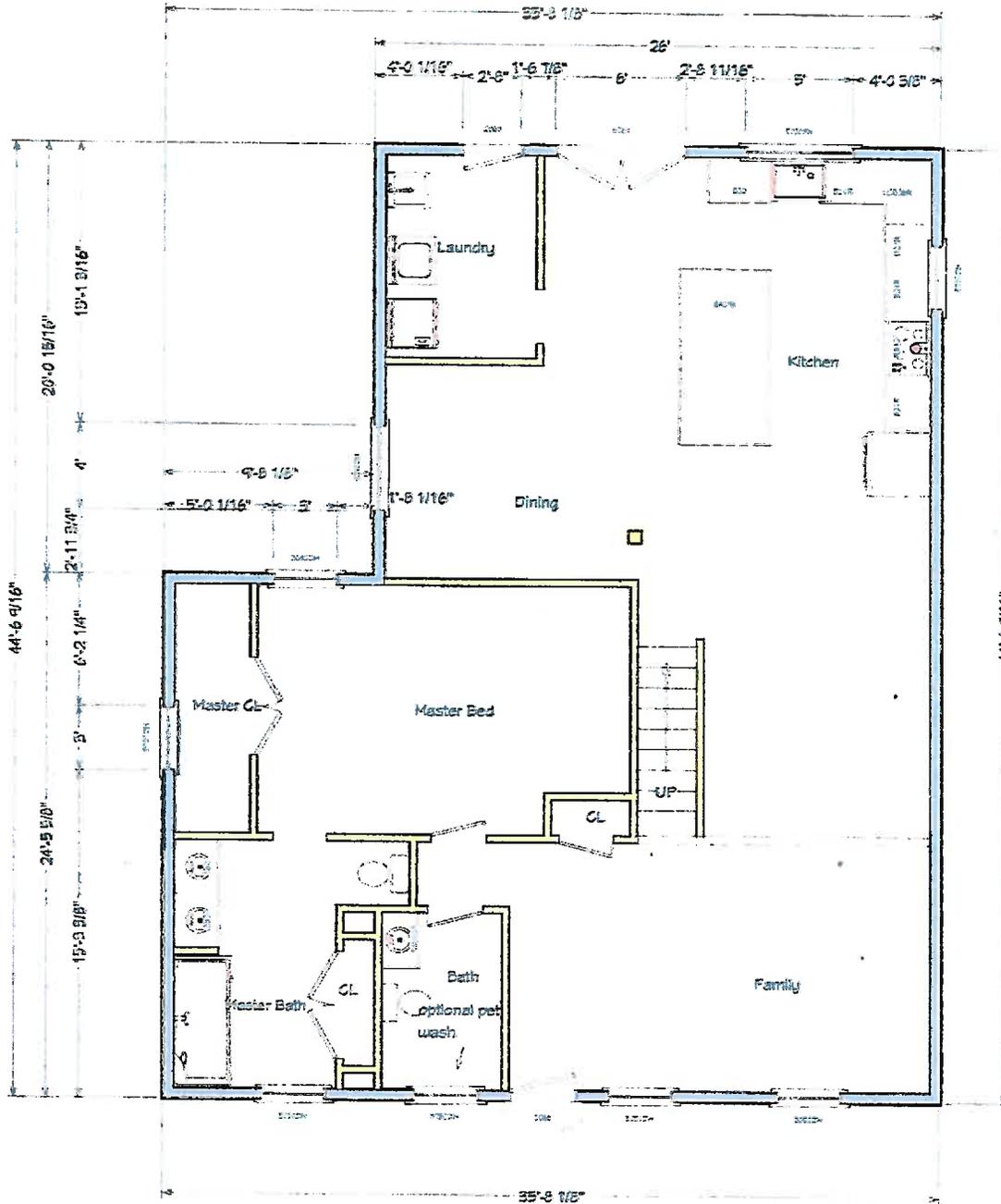
ROOF PLAN  
 $\frac{3}{32} = 1'$

CITY OF WORTHINGTON  
 DRAWING NO. AR8617  
 DATE 10/31/17



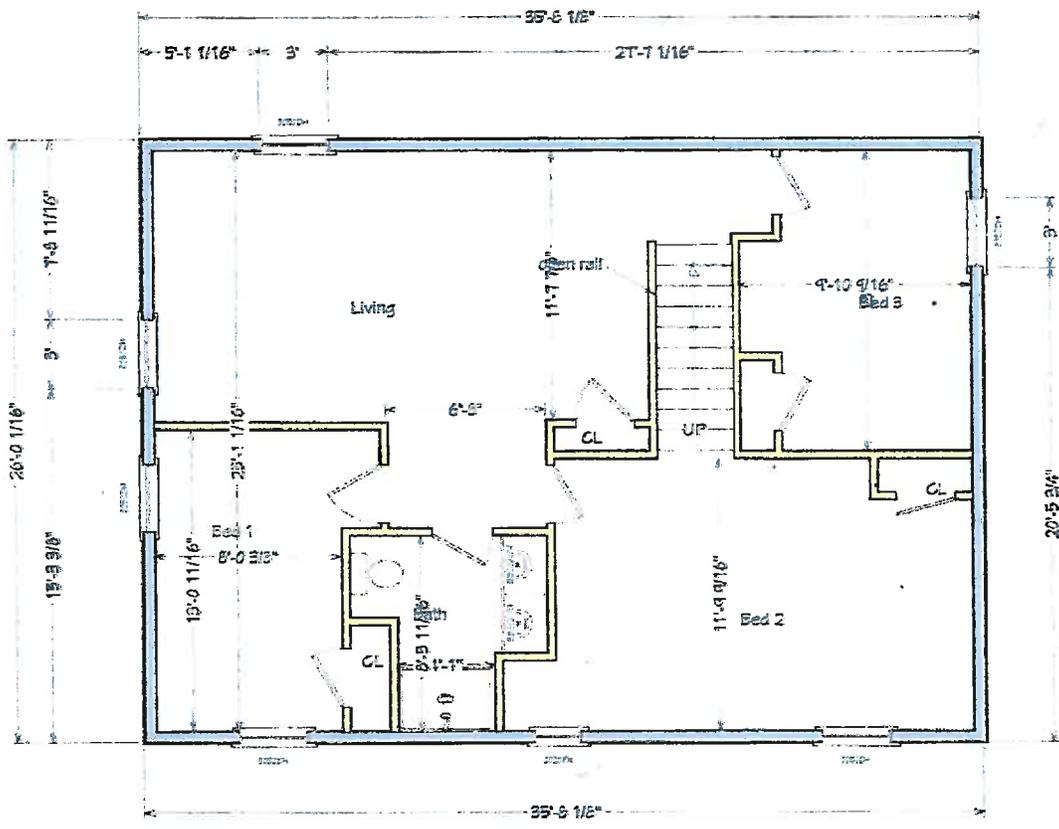
FOUNDATION PLAN  
1/8"=1'

CITY OF WORTHINGTON  
DRAWING NO. *AR 86-17*  
DATE *10/31/17*



1st FLOOR PLAN  
1/8"=1'

CITY OF WORTHINGTON  
 DRAWING NO. AR 86-17  
 DATE 10/31/17



2nd FLOOR  
 PLAN  
 1/8"=1'

CITY OF WORTHINGTON

DRAWING NO. AR 86-17

DATE 10/31/17

Window/ Header Schedule

Room	Type	RO Size	Header
Master Bed	DH-1	3x5	DBL 2x12
Master CL	Existing DH-3	n/a	n/a
Master Bath	DH-2	3x5	DBL 2x12
1 <sup>st</sup> floor bath	DH-2	3x5	DBL 2x12
Family room	(2)DH-2	3x5	DBL 2x12
Kitchen	(re-used) fixed-3	4x4	DBL 2x12
Kitchen	DH-3	3x3	DBL 2x10
Kitchen Sink	Fixed-2	5x3	DbI 2x10
Bed 1	DH-2	3x5	DBL 2x10
Bed 2	DH-2	3x5	DBL 2x10
Bed 2	Fixed -1	2x2	DBL 2x10
Bed 3	DH-4	3x5	DBL 2x10
2 <sup>nd</sup> floor living	(2)DH-4	3x5	DBL 2x10
Garage	DH-3	3x3	DBL 2x10

1. DH-1 double hung 3x5 no grid
2. DH-2 double hung 3x5 grid
3. DH-3 double hung 3x3 no grid
4. DH-4 double hung 3x5 no grid
5. Fixed-1 fixed glass 2x2 with grid
6. Fixed-2 fixed 5x3
7. Fixed-3 fixed 4x4

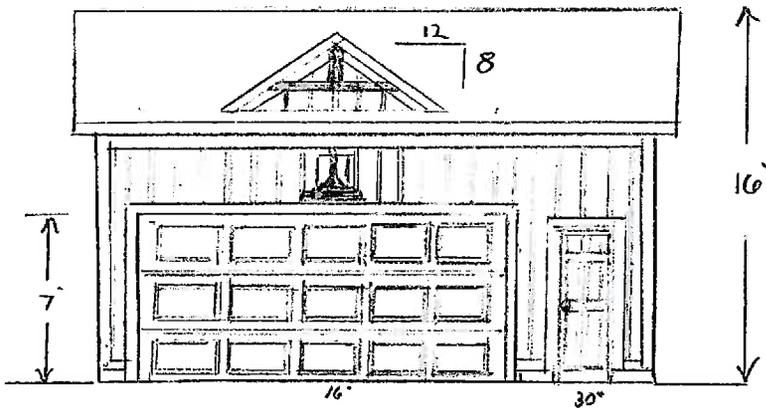
Door/ Header Schedule

Room	Type	RO	Header
Foyer	Existing Front Door 36"	n/a	DbI 2x12
Kitchen	6' hinged glass	6'-2"x72"	DbI 2x10
Laundry	32" ½ glass	34"x72"	DbI 2x8
Garage	16' garage door	16x7	DbI 2x12 (sheer wall)
Garage	30" entry 6 panel	32"x 72"	DBL 2x12 (sheer wall)
Master bed	30" interior	existing	DbI 2x6
Master bath	30" barn	28"x6'8	DbI 2x6

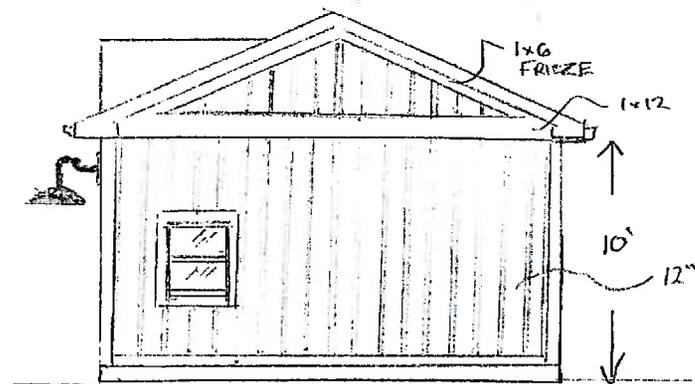
CITY OF WORTHINGTON

DRAWING NO. AR 86-17

DATE 10/31/17



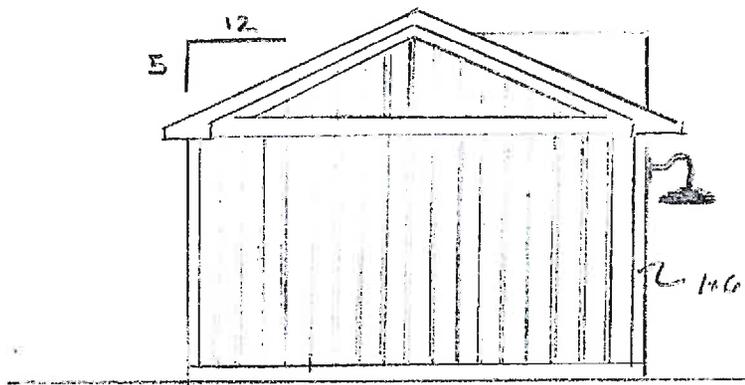
FRONT



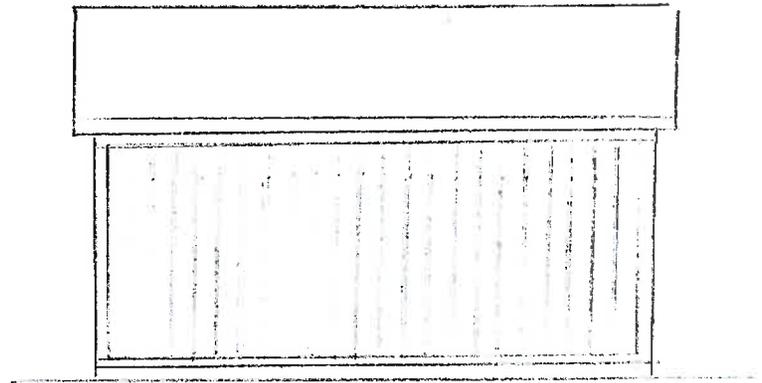
RIGHT SIDE

DETACHED GARAGE  
 $\frac{1}{8} = 1'$

CITY OF WORTHINGTON  
 DRAWING NO. AP 86-17  
 DATE 10/31/17



LEFT SIDE

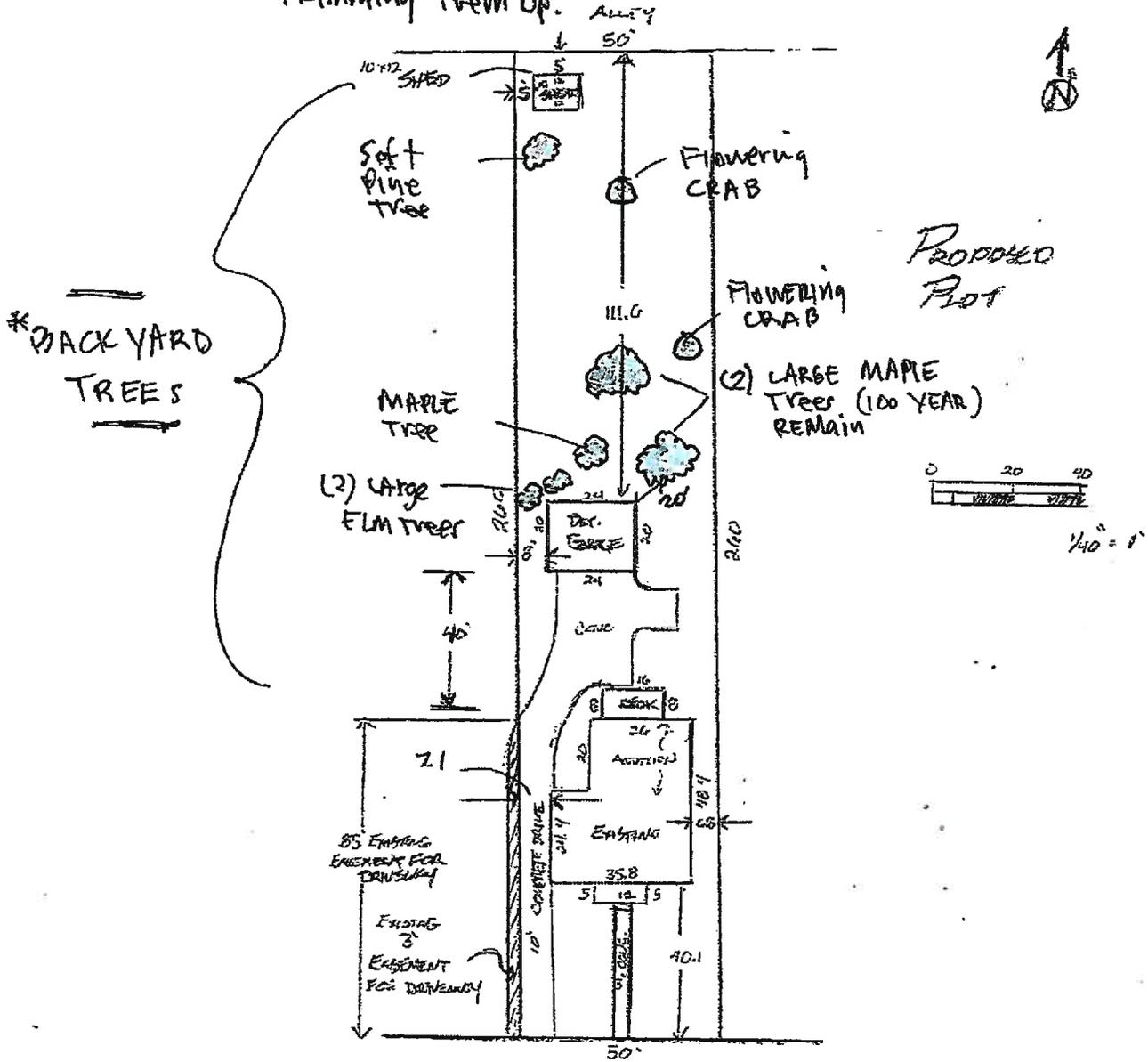


REAR

DETACHED GARAGE  
1/8" = 1'

CITY OF WORTHINGTON  
DRAWING NO. AR 9617  
DATE 10/31/17

\* Note: Back YARD, we are not planning on removing any of the large trees - only trimming them up.



\* BACKYARD TREES

PROPOSED PLOT

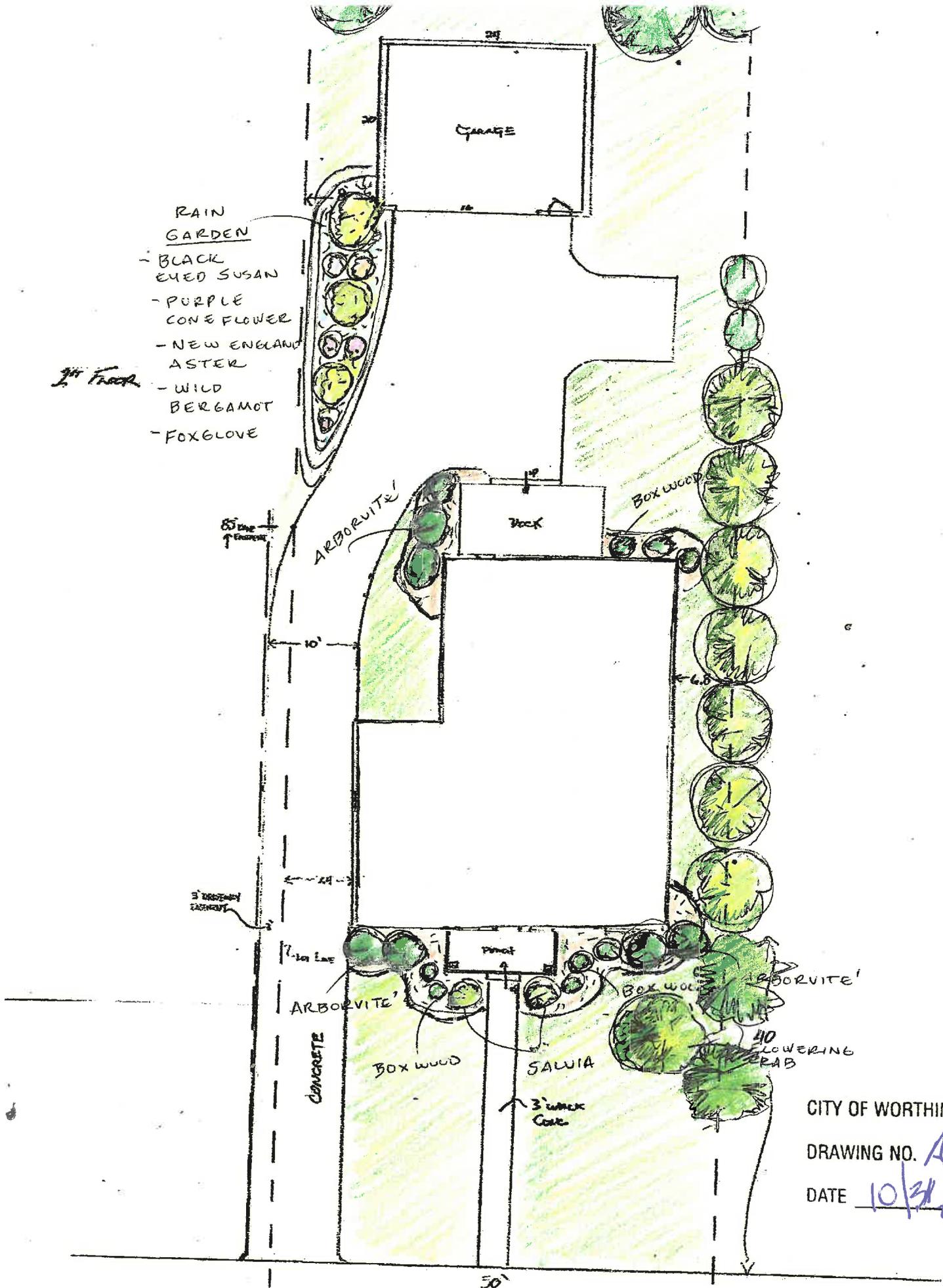
E DUELL GRANVILLE RD 60'

232

CITY OF WORTHINGTON  
 DRAWING NO. AR 86-17  
 DATE 10/31/17

- RAIN GARDEN
- BLACK EYED SUSAN
  - PURPLE CONE FLOWER
  - NEW ENGLAND ASTER
  - WILD BERGAMOT
  - FOXGLOVE

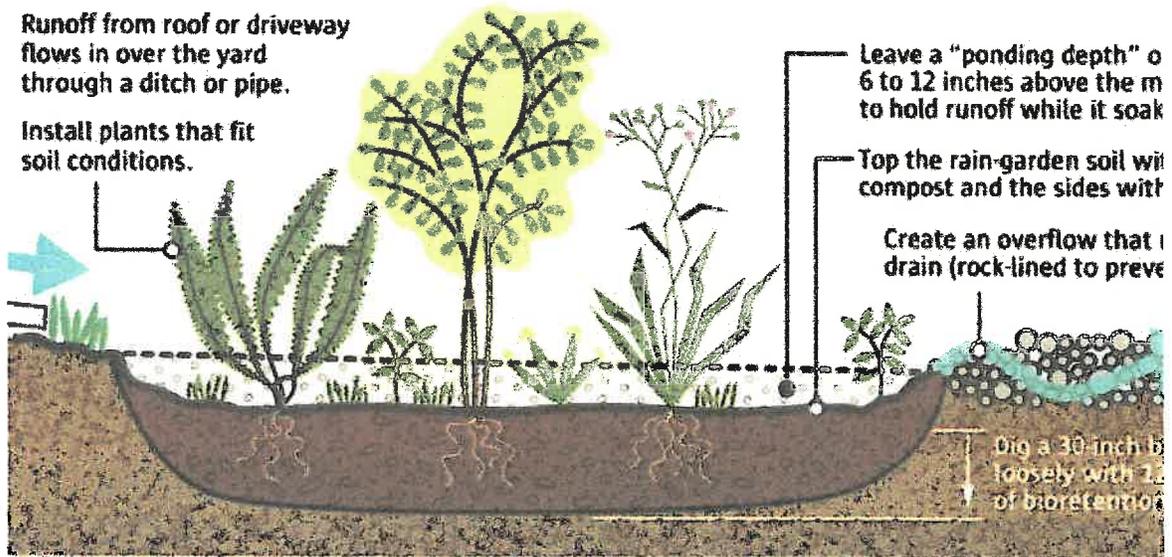
*1st Floor*



CITY OF WORTHINGTON  
 DRAWING NO. APC 86-17  
 DATE 10/31/17

# Building a rain garden

Rain gardens are designed to hold and filter diverted runoff protecting streams and reducing sewer overflows an



CITY OF WORTHINGTON

DRAWING NO. AR-86-17

DATE 10/31/17

# 232 Dublin-Granville Rd/Worthington – Style Guide

Story Built Homes

Roof Shingle:  
Timberline HD  
Pewter (Gray)  
Lifetime Architectural



Front Shutter  
Detail: Wood



## Exterior Lighting

Home Front  
(ceiling light)



Home Back  
Matte Black



Garage  
Matte Black



Front Windows  
JELD-WEN® Best Series 36"W  
x 54"H Vinyl Single Hung  
Window - White/White



Exterior  
Paint



Home Body Color:  
BM-Sea Pearl

Front Shutter Color:  
BM-Field Stone

Exterior Trim Color:  
BM-Sea Pearl

Front Door Color:  
BM-Kendall Charcoal

Kitchen Patio Door  
Mastercraft® Premier Primed  
Steel 72" x 80" External 15-  
Lite Center-Hinge Patio Door



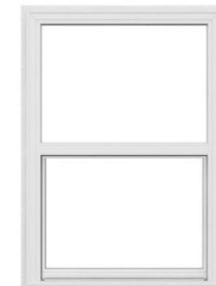
Rear  
Door  
(steel)



Garage  
Door  
(steel)



Side/Rear Windows  
JELD-WEN® Better Series  
24"W x 36"H Vinyl Single  
Hung Window -White/White



# 232 Dublin-Granville Rd/Worthington – Style Guide

*Story Built Homes*

Wayne Dalton 16' Garage Door  
White 8000 series



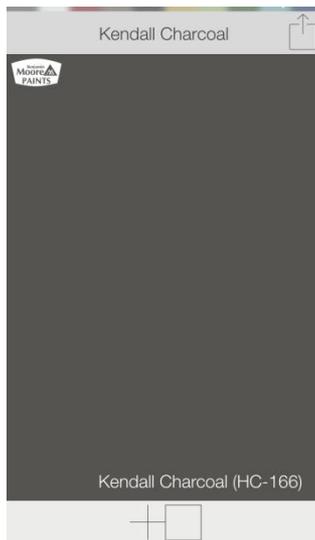
Metal Roof Color (front porch):  
Burnished Slate – Standing Seam



Home/Garage Body Color:  
BM-Sea Pearl



Front Door Color: (keeping the existing door)  
BM-Kendall Charcoal



Front Shutter Color:  
BM-Field Stone





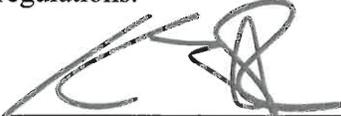
**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 89-17
Date Received	10/12/17
Fee	\$200
Meeting Date	
Filing Deadline	
Receipt #	

1. Property Location 41 West New England
2. Present/Proposed Use Commercial
3. Zoning District C-5
4. Applicant Kevin Rohyans  
 Address 634 High Street Suite A Worthington, OH 43085  
 Phone Number(s) 614-332-9237
5. Property Owner Snow House Partnership  
 Address 45 North Fourth Street Columbus, OH 43215  
 Phone Number(s) 614-332-9237
6. Project Description Expand existing parking lot to add (6) additional parking spots
7. Project Details:
  - a) Design \_\_\_\_\_
  - b) Color \_\_\_\_\_
  - c) Size \_\_\_\_\_
  - d) Approximate Cost \$800 Expected Completion Date Nov 2017

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

  
 Applicant (Signature)

10/13/17  
 Date

*Deleted 10/26/17  
 Request to Reconsider  
 10/13/17 for 10/10/17*

**Submitted on behalf of the owner, The Snow House Partnership**

\_\_\_\_\_  
 Property Owner (Signature)

\_\_\_\_\_  
 Date

Abutting Property Owners List  
41 W. New England Ave.

Michael & Luanne Clevenger	46 W. New England Ave.	Worthington, OH 43085
Nancy Merrill	649 High St., #101	Worthington, OH 43085
Clayton Thomas Cookerly	649 High St., #201	Worthington, OH 43085
Daniel Sedmak	649 High St., #203	Worthington, OH 43085
Irene Zahm	649 High St., #301	Worthington, OH 43085
Lori Sayre Short	649 High St., #302	Worthington, OH 43085
May Apple Properties Ltd	25 W. New England Ave,	Worthington, OH 43085
Ripley Partners	623 High St.	Worthington, OH 43085
CBRS Worthington LLC	400 W. Wilson Bridge Rd.	Worthington, OH 43085

---

---

**SUPPORTING STATEMENT**

---

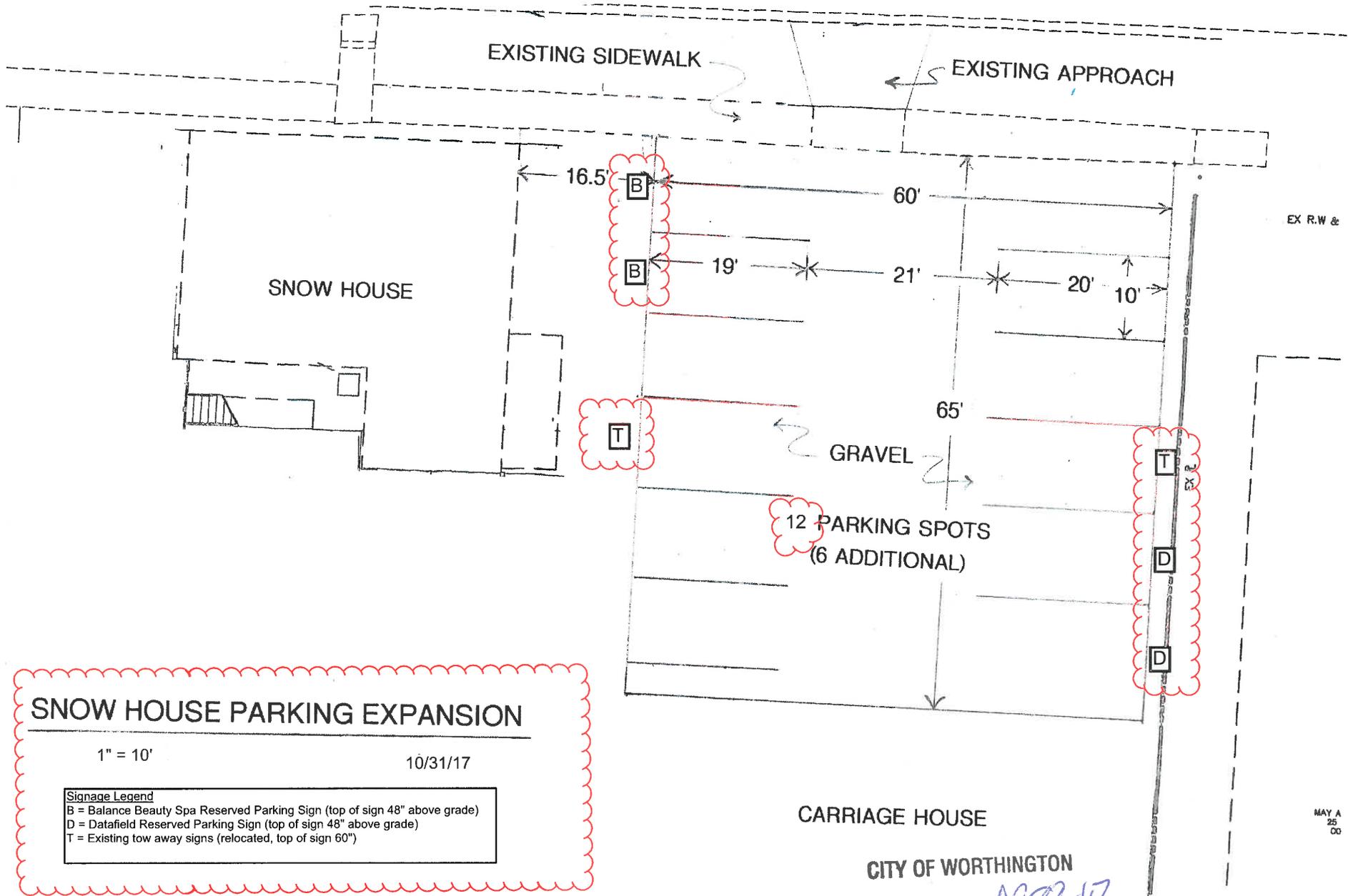
---

**TO:** LYNDA BITAR, DIVISION OF PLANNING, CITY OF WORTHINGTON  
**FROM:** NEW ENGLAND DEVELOPMENT CO. ON BEHALF OF THE SNOW HOUSE  
PARTNERSHIP  
**SUBJECT:** SNOW HOUSE PARKING LOT EXPANSION – REVISED SUBMISSION  
**DATE:** OCTOBER 27, 2017

---

Please refer to the attached drawing that details a proposal to add (6) additional parking spots to the existing (6) for a total of (12) parking spots to better serve the needs of the existing tenants. As you know, parking in the downtown area is limited and this would allow us to better utilize this lot and reduce the strain on the existing public lots and street parking. The existing surface of the parking area, gravel, would remain. Additionally, the existing approach will also remain as is. The plan also shows the parking spots that will be reserved for our existing tenants of the Carriage and Snow House. Proofs of the existing tenant signage has also been included for your review and consideration. Please note that we are seeking a variance to install these signs so the top of the signs would be at 48" above the grade.





## SNOW HOUSE PARKING EXPANSION

1" = 10'

10/31/17

### Signage Legend

- B = Balance Beauty Spa Reserved Parking Sign (top of sign 48" above grade)
- D = Datafield Reserved Parking Sign (top of sign 48" above grade)
- T = Existing tow away signs (relocated, top of sign 60")

CARRIAGE HOUSE

CITY OF WORTHINGTON

DRAWING NO. AR89-17

DATE 10/31/17

MAY A  
25  
00

**PLEASE CHECK YOUR PROOF CAREFULLY**

FASTSIGNS will not be responsible for Errors or Omissions after your proof is approved.

Proofing is designed to reduce your final cost.

\*Should you require a specific color, please specify a Pantone Color (PMS) or come by our showroom and choose one from our color pallet.



Make sure bolt holes are not in text.  
KJR 8/23/17

- White reflective background
  - (2) signs one sided
  - 12 x 18 x 0.08
  - furnish posts
  - provide price to possibly install
- KJR 8/23/17

CITY OF WORTHINGTON

DRAWING NO. AR 89-17

DATE 10/31/17

The monitor uses a resolution of 72 dpi and is RGB based, while printing uses 300 dpi and is CMYK based. The colors on the monitor are different than they will appear when they print.

Before approving, please examine all proofs carefully for the information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. The final examination for accuracy is your responsibility.

Our normal production cycle will begin from the date approval is received. We cannot accept changes or approvals verbally.

**INV. 108435**

COST	REVISION #	REVISION DATE	DESIGNER
FREE	1	08/16/17	am
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

*[Handwritten Signature]*

DATE

10/23/17

APPROVED

APPROVED WITH NOTED CHANGES

**PLEASE CHECK YOUR PROOF CAREFULLY**

FASTSIGNS will not be responsible for Errors or Omissions after your proof is approved.

Proofing is designed to reduce your final cost.

*\*Should you require a specific color, please specify a Pantone Color (PMS) or come by our showroom and choose one from our color pallet.*

Color Logo



Blue Logo



12" w x 18" h x .080 white reflective aluminum  
Traffic Blue (057) standard vinyl lettering  
Single-Sided / Qty: 2

CITY OF WORTHINGTON

DRAWING NO. *AR89-17*

DATE *10/31/17*

The monitor uses a resolution of 72 dpi and is RGB based, while printing uses 300 dpi and is CMYK based. The colors on the monitor are different than they will appear when they print.

Before approving, please examine all proofs carefully for the information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. The final examination for accuracy is your responsibility.

Our normal production cycle will begin from the date approval is received. We cannot accept changes or approvals verbally.

**107364**

COST	REVISION #	REVISION DATE	DESIGNER
FREE	1	05/16/2017	JWW
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

DATE

*5/16/17*

APPROVED



APPROVED WITH NOTED CHANGES





**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 91-17
Date Received	10/26/17
Fee	\$150.00
Meeting Date	11/9/17
Filing Deadline	
Receipt #	64486

1. **Property Location** 93 W. Dublin Granville Road, Worthington, Ohio 43085

2. **Present/Proposed Use** Single-family

3. **Zoning District** R-10

4. **Applicant** Heidi Bolyard

**Address** 75 South High Street, Suite 4, Dublin, Ohio 43017

**Phone Number(s)** 614.774.2490

5. **Property Owner** Lesley + Matt Welch

**Address** 93 W. Dublin Granville Road, Worthington, Ohio 43085

**Phone Number(s)** 740.225.0416

6. **Project Description** Front and rear addition to the home.

7. **Project Details:**

a) **Design** To match existing

b) **Color** Exterior Paint + Material Selections - See Attached

c) **Size** 79.4 square feet at the front and 302.2 square feet at the rear

d) **Approximate Cost** \$150,000      **Expected Completion Date** May 1, 2018

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

  
 Applicant (Signature)

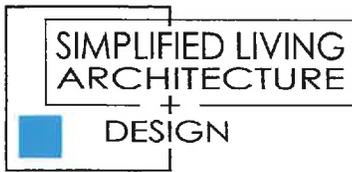
10/25/2017  
 Date

  
 Property Owner (Signature)

Oct 25, 2017  
 Date

Abutting Property Owners List for  
93 W. Granville Rd.

Benjamin & Amy Struewing		109 W. Granville Rd.	Worthington, OH 43085
Molly & Sharney Koch		100 W. Granville Rd.	Worthington, OH 43085
Matthew & Olivia Hower		94 W. Granville Rd.	Worthington, OH 43085
William & Lauren Porteus		88 W. Granville Rd.	Worthington, OH 43085
Gloria Mayton		75 W. Granville Rd.	Worthington, OH 43085
Pamela Woods		703 Oxford St.	Worthington, OH 43085
James DePaul	Nancy & Angela Husted	695 Oxford St.	Worthington, OH 43085
Joseph & Sarah Ziems		689 Oxford St.	Worthington, OH 43085
Mikel & Brenda Coulter		686 Evening St.	Worthington, OH 43085



## SUPPORTING STATEMENT

93 W. Dublin-Granville Rd., Worthington, Ohio 43085

The rear 1-1/2 story addition will include a kitchen with access to a rear patio on the first floor with a master bathroom and a walk-in-closet above. The addition will have a stone water table, painted board and batten siding on the first floor, and painted cedar shingle siding on the second floor and on the dormers.

The one-story addition at the front of the home will include a full bath and mudroom. The addition will infill the space between the existing main house and garage, and the existing roof will extend down to align with the existing garage.

Due to the house being raised so far above grade, a new stone veneer water table will be added around the perimeter of the existing structure to improve the look of the home. The same stone veneer will be used for the water table on the additions. The existing cedar shingles are deteriorating at some sections of the home, so they will be replaced to match existing as needed.

A brick retaining wall will be built on the front property line to transition the grade between the sidewalk and front yard. The wall will be 3'-0" in height and will span 39'-0" +/-, the width of the main house.

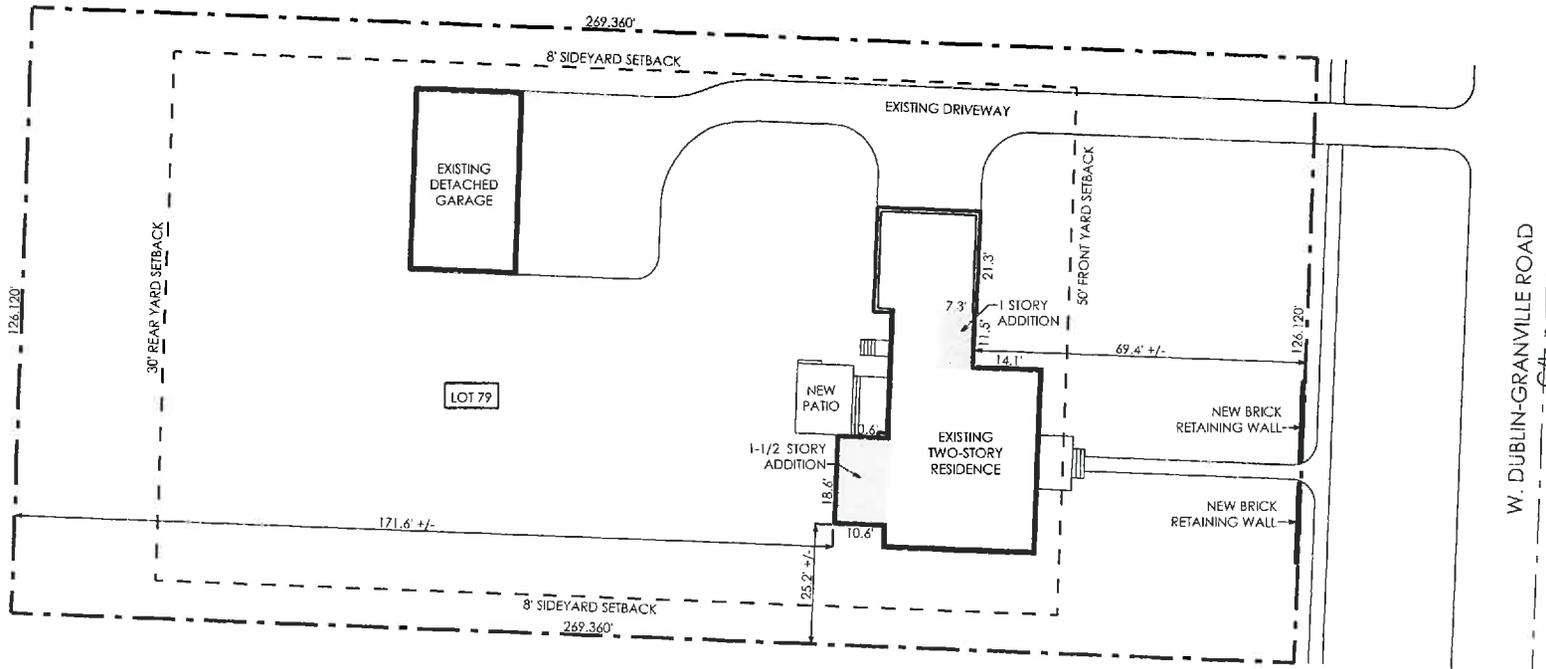
### Exterior colors and materials:

- The existing brick, existing cedar shakes, new cedar shakes, board and batten siding, trim, windows and doors will be painted Sherwin Williams, Extra White #SW 7006.
- Shutters will be added to existing windows and the new window on the front elevation. The shutters will be painted Sherwin Williams, Black Magic #SW 6991.
- The new patio, exterior landings and steps at the rear of the home, and the existing front porch, steps and sidewalk will be Mission Split, Tumbled Clay Brown Flash Pavers.
- The new retaining wall will be brick; Pine Hall Brick, Old Dutch II.
- The new water table will be stone veneer from Natural Stone Veneer International, Westminster.
- New windows and doors to be Jeld-Wen Clad Wood, or similar.

# 93 W. Dublin-Granville Rd.



100-000216 04/18/2017



 **SITE PLAN**  
 NORTH SCALE: 1" = 40'-0"

**CITY OF WORTHINGTON**

**DRAWING NO.** AR 9/17

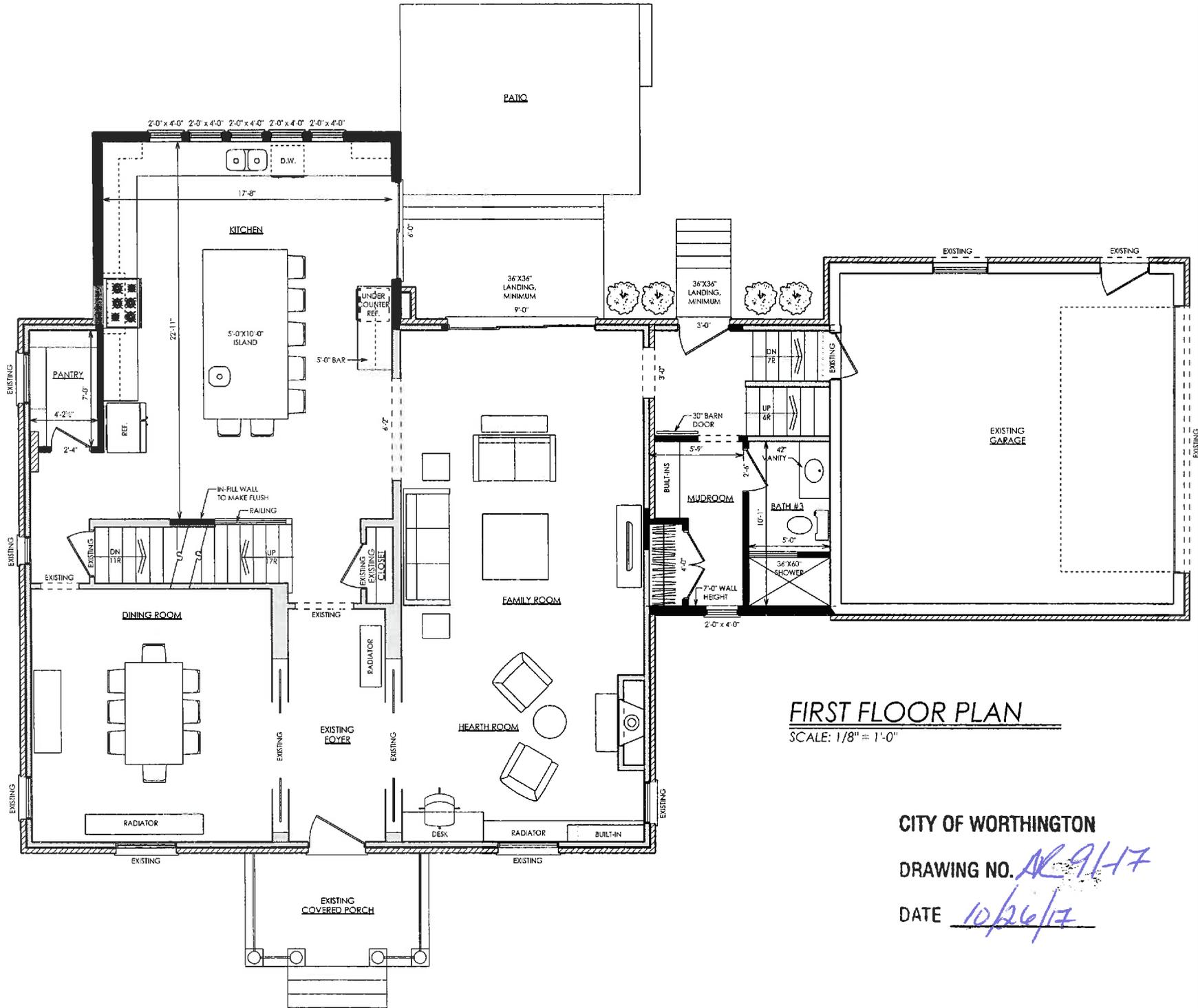
**DATE** 10/26/17

**SIMPLIFIED LIVING  
 ARCHITECTURE**  
 +  
**DESIGN**

75 S. High Street . Suite 4  
 Dublin, Ohio 43017  
 614.774.2490 Phone  
 614.633.1053 Fax  
 simplifiedarchitecture.com

Lesley + Matt Welch  
 93 W. Dublin Granville Rd.  
 Worthington, Ohio 43085

102317	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. *AR 91-17*

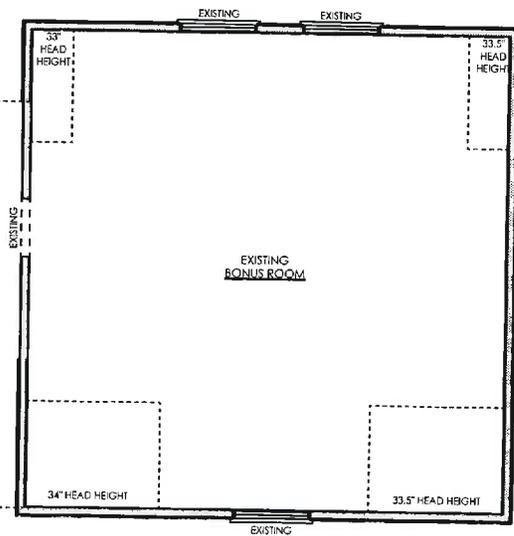
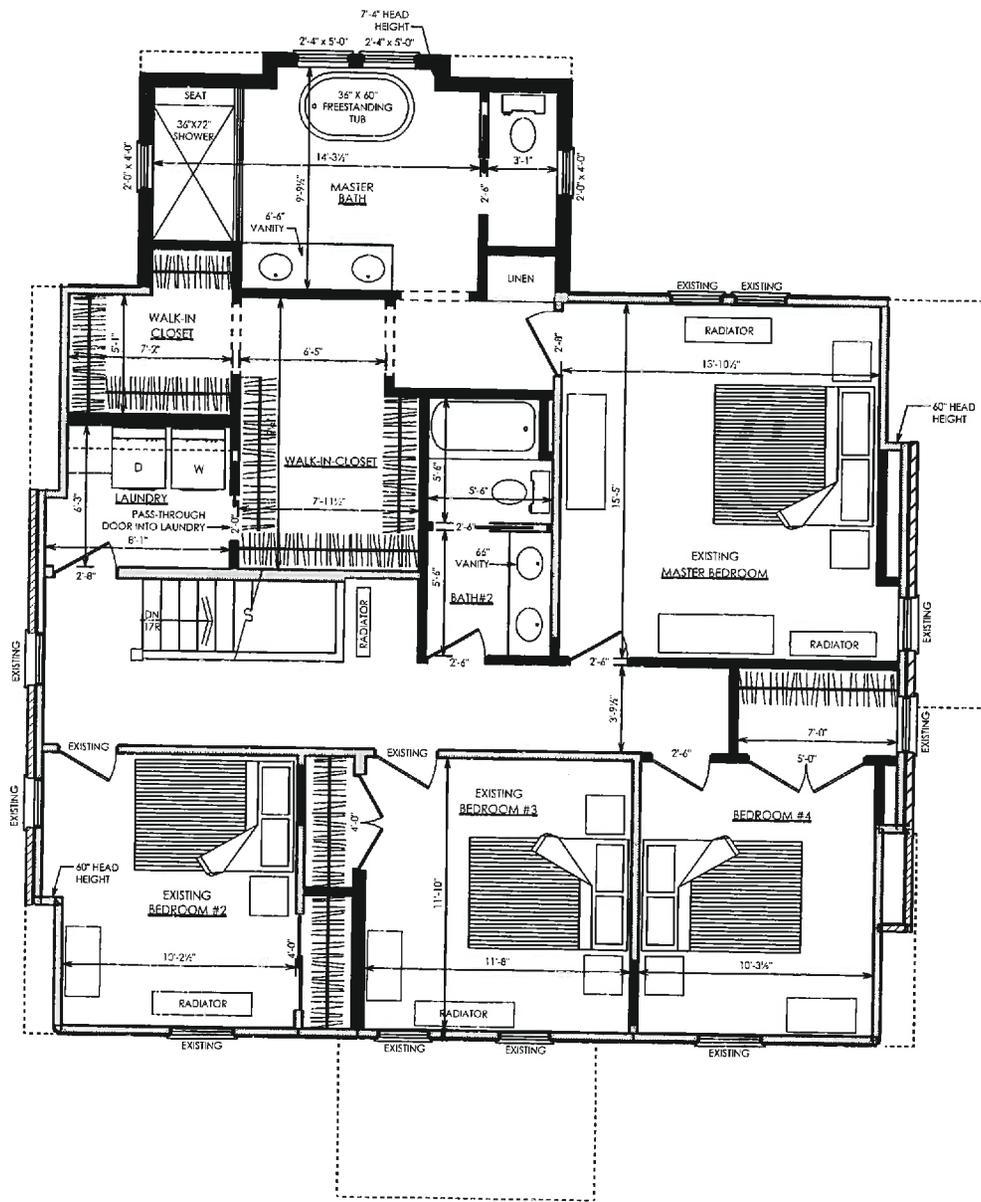
DATE *10/26/17*

102317	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch  
 93 W. Dublin Granville Rd.  
 Worthington, Ohio 43085



75 S. High Street . Suite 4  
 Dublin, Ohio 43017  
 614.774.2490 Phone  
 614.633.1053 Fax  
 simplifiedarchitecture.com



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. *AR 91-17*

DATE *10/26/17*

	PRELIMINARY
102317	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch  
 93 W. Dublin Granville Rd.  
 Worthington, Ohio 43085



75 S. High Street, Suite 4  
 Dublin, Ohio 43017  
 614.774.2490 Phone  
 614.633.1053 Fax  
 simplifiedarchitecture.com

Existing Photos



Existing Front Elevation



Existing Front Elevation



Existing Rear Elevation



Existing Rear Elevation



**CODED NOTES**

①	EXISTING BRICK	⑥	STONE VENEER	⑪	ASPHALT SHINGLES, MATCH EXISTING
②	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	⑦	1X6 TRIM, MATCH EXISTING	⑫	BRICK LANDING AND STEPS
③	EXISTING HORIZONTAL SIDING	⑧	NEW WINDOW	⑬	BLACK METAL RAILING
④	CEDAR SHAKE SIDING, MATCH EXISTING	⑨	NEW DOOR	⑭	WOOD 5 1/2" X 24" WOOD BRACKET
⑤	HARDIE BOARD AND BATTEN SIDING	⑩	NEW SHUTTER	⑮	NOT USED

**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. *AR 91-17*

DATE *10/26/17*

102317	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch  
93 W. Dublin Granville Rd.  
Worthington, Ohio 43085

SIMPLIFIED LIVING  
ARCHITECTURE  
+  
DESIGN

75 S. High Street, Suite 4  
Dublin, Ohio 43017  
614.774.2490 Phone  
614.633.1053 Fax  
simplifiedarchitecture.com



**CODED NOTES**

1	EXISTING BRICK	6	STONE VENEER	11	ASPHALT SHINGLES, MATCH EXISTING
2	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	7	1X4 TRIM, MATCH EXISTING	12	BRICK LANDING AND STEPS
3	EXISTING HORIZONTAL SIDING	8	NEW WINDOW	13	BLACK METAL RAILING
4	CEDAR SHAKE SIDING, MATCH EXISTING	9	NEW DOOR	14	WOOD S 1/2" X 2" WOOD BRACKET
5	HARDIE BOARD AND BATTEN SIDING	10	NEW SHUTTER	15	NOT USED

**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

**CITY OF WORTHINGTON**

DRAWING NO. *AC 91-17*

DATE *10/26/17*

102317	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch  
93 W. Dublin Granville Rd.  
Worthington, Ohio 43085



75 S. High Street, Suite 4  
Dublin, Ohio 43017  
614.774.2490 Phone  
614.633.1053 Fax  
simplifiedarchitecture.com

102317	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch  
 93 W. Dublin Granville Rd.  
 Worthington, Ohio 43085



75 S. High Street . Suite 4  
 Dublin, Ohio 43017  
 614.774.2490 Phone  
 614.633.1053 Fax  
 simplifiedarchitecture.com



**CODED NOTES**

1	EXISTING BRICK	6	STONE VENEER	11	ASPHALT SHINGLES, MATCH EXISTING
2	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	7	1X6 TRIM, MATCH EXISTING	12	BRICK LANDING AND STEPS
3	EXISTING HORIZONTAL SIDING	8	NEW WINDOW	13	BLACK METAL RAILING
4	CEDAR SHAKE SIDING, MATCH EXISTING	9	NEW DOOR	14	WOOD 5 1/2" X 2" WOOD BRACKET
5	HARDIE BOARD AND BATTEN SIDING	10	NEW SHUTTER	15	NOT USED

**REAR ELEVATION**

SCALE: 1/8" = 1'-0"

**CITY OF WORTHINGTON**

DRAWING NO. *AL 91-17*  
*10/26/17*



**CODED NOTES**

1	EXISTING BRICK	6	STONE VENEER	11	ASPHALT SHINGLES, MATCH EXISTING
2	EXISTING CEDAR SHAKE SIDING, REPLACE AS NEEDED	7	1X6 TRIM, MATCH EXISTING	12	BRICK LANDING AND STEPS
3	EXISTING HORIZONTAL SIDING	8	NEW WINDOW	13	BLACK METAL RAILING
4	CEDAR SHAKE SIDING, MATCH EXISTING	9	NEW DOOR	14	WOOD S 1/2" X 24" WOOD BRACKET
5	HARDIE BOARD AND BATTEN SIDING	10	NEW SHUTTER	15	NOT USED

**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

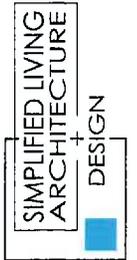
**CITY OF WORTHINGTON**

**DRAWING NO. AC 91-17**

**DATE 10/26/17**

102317	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

Lesley + Matt Welch  
93 W. Dublin Granville Rd.  
Worthington, Ohio 43085



75 S. High Street . Suite 4  
Dublin, Ohio 43017  
614.774.2490 Phone  
614.633.1053 Fax  
simplifiedarchitecture.com



## Westminster

### Architectural Specifications:

Heights:	2"-8"
Lengths:	6"-18"
Depths:	3/4" to 1-1/4"
Weight:	12.4 pounds per square ft
Colors:	Buff, Gray - Grey, Lavender
Flats:	10 s/f Box, 100 s/f Crate, 180 s/f Crate
Corners:	10 l/f Box, 100 l/f Crate

CITY OF WORTHINGTON

DRAWING NO. *AR91-17*

DATE *10/26/17*

Model # EHD0810399    Internet #204994648



[Share](#)    [Save to List](#)    [Print](#)

### SBC 5 in. x 16 in. Natural Kiln Dried Eastern White Cedar Shingle Siding

★★★★★ (36)    [Write a Review](#)    [Questions & Answers \(30\)](#)

- Ideal material for outside siding
- Can be easily nailed without cracking
- Stable and extremely long-lasting wood

**\$75<sup>26</sup>** /box

CITY OF WORTHINGTON

DRAWING NO.

*1091-17*  
*10/26/17*

Quantity    -    **1**    +

**Not in Your Store -  
We'll Ship It There**

**We'll Ship It to You**

**Add to Cart**

**Add to Cart**

We'll send it to Grove City for  
**free pickup**

**Free Shipping**

Get it by  
**October 31**

Available for pickup  
**November 2 - November 7**

[See Shipping Options](#)

[Check Nearby Stores](#)

Or buy now  
with

We're unable to ship this item  
to:  
AK, AL, GU, HI, PR, VI

**Easy returns in store and  
online**  
[Learn about our return policy](#)

## Product Overview

---

- Ideal material for outside siding
- Can be easily nailed without cracking
- Stable and extremely long-lasting wood

**Model #:** EHD0810399

**Internet #:** 204994648

**CITY OF WORTHINGTON**

DRAWING NO. *AP 81-17*

DATE *10/26/17*

SBS Resquared and Rebutted (R&R) natural kiln dried eastern white cedar shingles (16 in.) enhance your house beauty and perfectly match with the environment. No other exterior siding can rival with real wood. Cedar's unique aspect and advantageous properties, such as its durability and excellent insulating factor, make it a choice material. Cedar shingles provide a warm cachet while being a great match for other noble materials, such as stone and brick. Even left untreated, kiln-dried cedar shingles naturally age with time and develop a wonderful silvery gray color,

- Warranty: None - wood specie renowned properties only
- Shingles grade: Clear B resquared and rebuted (No imperfections on exposed surface)
- Usage: Siding material
- Sold by the box: 1-box of shingles covers 25 sq. ft. at 5 in. exposure (Number of pieces vary)
- Eastern white cedar
- Install shingles up to 3 times faster using the SBC installation tool - search for item # 203522233 shingle and shake easy installation tool

## Specifications

---

### Dimensions

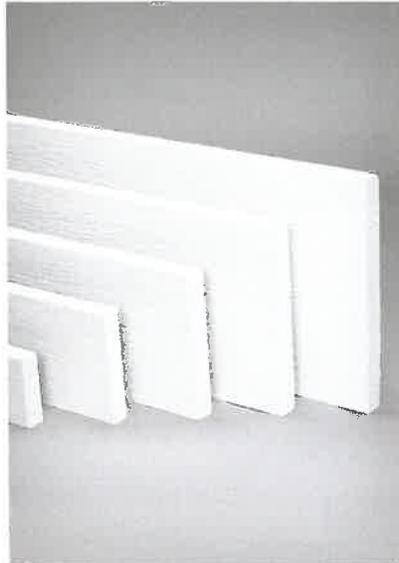
Product Depth (in.)	0.375
Product Height (in.)	15.75
Product Length (in.)	15.75
Product Width (in.)	5
Thickness (In.)	.75

### Details

Color Family	Cedar
Material	Wood
Pressure Treated	No
Returnable	90-Day
Siding Features	Ready to Paint, Wood Grain Surface
Siding Type	Shake

### Warranty / Certifications

CITY OF WORTHINGTON  
 DRAWING NO. AP-9/17  
 DATE 10/26/17



[Share](#)    [Save to List](#)    [Print](#)

## James Hardie Installed Fiber Cement Board and Batten Siding

★ ★ ★ ★ ★    [Write the first Review](#)    [Questions & Answers \(8\)](#)

Get a quote during a FREE in-home consultation

### How to Buy

During your free, in-home consultation one of our professional contractors will assess your home, discuss product and extended service options that best fit your needs and budget. Our expert will review financing options and provide a total project cost estimate. Your quote will include product, labor, and any additional parts or extended service options. Product availability may be limited.

CITY OF WORTHINGTON

DRAWING NO. DC-117

DATE 10/26/17

## What to expect

1. Set up a free, in-home consultation for a quote
2. A licensed, local expert will come out for your consultation to make recommendations and schedule the installation if you're ready to move forward
3. An expert installer will deliver materials, install your custom siding and properly clean up and dispose of debris

## Request a Quote

Or call 888-326-1288

## Product Overview

---

**Model #:** HSINSTJHCBBB

**Sku #:** 1002078696

**Internet #:** 300175882

HardieTrim is decorative, non-load bearing trim. It can be used to construct light blocks, column wraps and decorative scroll work. James Hardie offers a variety of product colors and accessories. During your consultation, an expert will visit your home to: determine the best way of replacing your existing siding, professionally measure for premium house wrapping, help you choose the best siding and extended service options that best fit your needs and budget, review financing options, provide a total project cost estimate and identify installation date for your new siding. California residents: see [Proposition 65 information](#) ➤

- 15-Year limited warranties
- James Hardie boards are better than wood and provide long-lasting protection from the elements
- Available in a variety of colors
- Resists mold damage

**CITY OF WORTHINGTON**

**DRAWING NO.** *AK-91-17*

**DATE** *10/26/17*

# Specifications

## Details

Color Family	10-23 colors depending on trim type
Features	Wood Grain, Smooth, Crown Moulding
Material	Cement
Profiles	Trim
Returnable	90-Day

[How can we improve our product information? Provide feedback.](#)

## Recently Viewed Items



James Hardie  
Installed Fiber  
Cement Board and

(0)



JELD-WEN 72 in.  
x 80 in. V-4500  
White Prehung

(0)

\$**1451**<sup>44</sup> /each



JELD-WEN 72 in.  
x 80 in. V-4500  
White Prehung

(0)

\$**1451**<sup>44</sup> /each



11/16 in. x 8 in. x  
96 in. Wood Cedar  
Bevel Siding

(5)

\$**67**<sup>98</sup> /bundle



JELD-WEN  
72 in. x 80 in.  
V-4500 White Prehung

\$**122**

CITY OF WORTHINGTON

DRAWING NO. AK91-17

DATE 10/26/17

Model # JW1446-00171    Internet #206540278



[Share](#)    [Save to List](#)    [Print](#)

### JELD-WEN 33.375 in. x 60 in. W-2500 Double Hung Clad Wood Window

★★★★★ (3)    [Write a Review](#)    [Questions & Answers \(15\)](#)

**\$339<sup>66</sup>** /each

#### Choose Your Options

White



Width (in.) x Height (in.)

OF WORTHINGTON  
DRAWING NO. AK6947  
DATE 10/26/17

**Not in Your Store -  
We'll Ship It There**

**We'll Ship It to You**

**Add to Cart**

**Add to Cart**

We'll send it to Grove City for  
**free pickup**

Standard shipping

Get it by  
**December 15**

Available for pickup  
**December 20 - December 26**

[See Shipping Options](#)

[Check Nearby Stores](#)

Or buy now  
with

We're unable to ship this item  
to:  
AK, GU, HI, PR, VI

**Easy returns in store and  
online**  
[Learn about our return policy](#)

## Product Overview

---

**Model #:** JW1446-00171

**Internet #:** 206540278

The JELD-WEN W-2500 wood window combines the beauty of wood with affordability and features narrow stiles and rails with a large glass viewing area to bring more of the outdoors into your home. The W-2500 Double Hung wood window is best suited for traditional architectural styles and features upper and Low-Er sashes that slide up and down for varying ventilation. Each sash also tilts for simple cleaning and locks securely in place when done. It is a popular choice for multi-level houses because you can clean your windows safely and easily from inside your home.

- Energy efficient low-E 366 coated window glass helps keep your home cool in the summer and warm in the winter

CITY OF WORTHINGTON  
DRAWING NO. AL-91-17  
DATE 10/26/17

- BetterVue screen included and features a durable, fine, black fiberglass mesh that is less intrusive to your view
- Cam-lock has a simple, elegant and secure design
- Low-maintenance exterior aluminum cladding has a baked-on color finish
- Natural pine wood interior adds warmth and beauty to any home
- Ideal for new construction or replacement window projects

## Specifications

---

### Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	4.563
Product Depth (in.)	4.563
Product Height (in.)	60
Product Width (in.)	33.375
Rough Opening Height (In.)	60.75
Rough Opening Width (In.)	34.125

### Details

Exterior Color/Finish Family	White
Features	Argon Gas Insulated, Integrated Nail Fin, Low-E Glass, Screen Included
Frame Material	Wood
Glazing Type	Double-Pane
Grid Pattern	None
Hardware Color/Finish Family	Bronze

CITY OF WORTHING FOR  
 DRAWING NO. ARC91-17  
 DATE 10/26/17

Interior Color/Finish Family	Unfinished Wood
Lock Type	Cam Action
Number of Locks	1
Product Weight (lb.)	53.43lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.22
U-Factor	0.28
Window Type	Double Hung
Window Use Type	New Construction

### Warranty / Certifications

Energy Star Qualified	North-Central, South-Central, Southern
Manufacturer Warranty	Limited Lifetime

### Recently Viewed Items

CITY OF WORTHINGTON

DRAWING NO. AL-91-17

DATE 10/20/17



JELD-WEN 38.125 in. x 48.75 in. W-2500 Double Hung



JELD-WEN 33.375 in. x 60 in. W-2500 Double Hung



Veneerstone Stacked Stone Villa Elite 150 sq ft



Veneerstone Stacked Stone Cascade Elite 150 sq ft

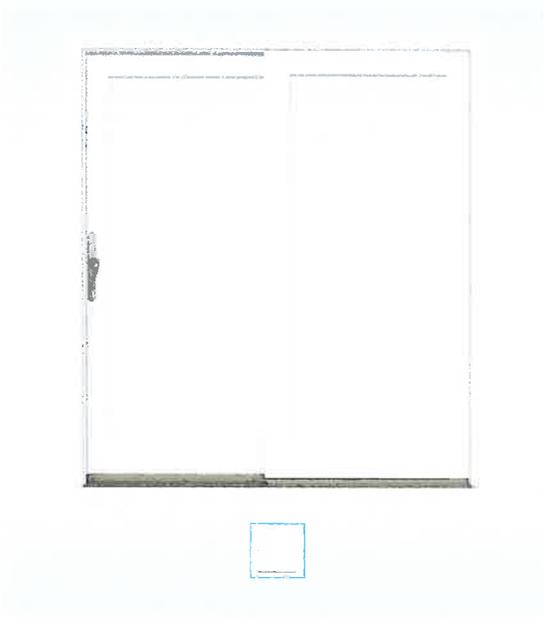


Veneerstone Stacked Stone Elite 150 sq ft



Home » Patio Doors » W-4500 Clad-Wood » W-4500 Clad-Wood Sliding Patio Doors

**W-4500 CLAD-WOOD SLIDING PATIO DOORS**



Options [View product details for more options](#)    Price Range: \$5

Model:



WAYS TO BUY THIS PRODUCT

[FIND A STORE](#)

[Product Overview](#)    [Design Options](#)    [Glass Options](#)    [Build & Installation](#)

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Options include 9 clad colors, grilles, and ENERGY STAR®.

**FEATURES**

- Configuration Summary: Narrow Stile is standard with Wide Stile optional, includes 2-panel up to 4-panel and bi-parting
- Divided Lites: simulated divided lites, full-surround wood grilles, grilles between the glass, 3 grille designs
- ENERGY STAR® Qualified Options: yes
- Glass Options: energy efficient, protective, textured, tinted, blinds between the glass
- Interior Wood Options: 10 wood finishes
- Maintenance Level: moderate
- Project Type: new construction and replacement, QP 40 is standard
- Sustainable Solutions: AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood
- Warranty: 20 year general warranty & lifetime limited warranty against rot and termites

[Back to Top](#)

**HAVE A QUESTION?**

Our customer service team is happy to assist you

[CONTACT US](#)



CITY OF WORTHINGTON

DRAWING NO. AK-5117

DATE 10/26/17

SW 7006  
Extra White

257-C1



CITY OF WORTHINGTON

DRAWING NO. NC-91-17

DATE 10/26/17

Model # 073632408    Internet #204297476



 Live Chat

[Share](#)    [Save to List](#)    [Print](#)

### Mission Split 8 in. x 4 in. x 1.63 in. Tumbled Clay Brown Flash Paver

★★★★★ (1)    [Write a Review](#)    [Questions & Answers \(17\)](#)

- Hard and durable, low maintenance and long lasting
- Used alone or accompanied with additional product offerings
- Covers 56 sq. ft. per pallet

**\$790<sup>00</sup>** /pallet(unit load)

CITY OF WORTHINGTON

DRAWING NO. AC 91-17

DATE 10/26/17

Quantitv    -    **1**    +

**Not in Your Store -  
We'll Ship It There**

**We'll Ship It to You**

**Add to Cart**

**Add to Cart**

We'll send it to Grove City for  
**free pickup**

Standard shipping

Available for pickup  
**November 2 - November 7**

Expect it  
**November 1 - November 7**

[Check Nearby Stores](#)

[See Shipping Options](#)



Or buy now  
with

We're unable to ship this item  
to:  
AK, GU, HI, PR, VI

**Easy returns in store and  
online**

[Learn about our return policy](#)

## Product Overview

- Hard and durable, low maintenance and long lasting
- Used alone or accompanied with additional product offerings
- Covers 56 sq. ft. per pallet

**Model #:** 073632408

**Internet #:** 204297476

CITY OF WORTHINGTON

DRAWING NO. AR-91-17

DATE 10/26/17

Pacific Clay Product's Pavers are hard and durable, low maintenance and long lasting. With Pacific Clay's Pavers, a variety of patterns can be created to reflect contrast or unity. Use our pavers on sidewalks, streets, patios or pool decks. Pacific Clay's pavers provide a wide range of colors, sizes and textures (wire cut and smooth) which can be matched in dimension and color or mixed in variegated patterns.

# Specifications

## Dimensions

Actual Product Length (in.)	8.00
Actual Product Width (in.)	4.00
Length (in.) x Width (in.)	8 x 4
Nominal Product Length (in.)	8
Nominal Product Width (in.)	4
Product Depth (in.)	8
Product Height (in.)	1.63
Product Width (in.)	4



## Details

Base Required	No
Color Family	Brown
Color/Finish	Brown Flash
Concrete Type	Not Concrete
Landscape Supply Type	Paver
Material	Clay
Packaging Type	Pallet
Paver Size	Large
Returnable	90-Day

CITY OF WORTHINGTON

DRAWING NO. AC91-17

DATE 10/26/17

Shape	Rectangle
Square Feet per Piece	4
Textured	No
Vehicular Traffic Rated	No

[How can we improve our product information? Provide feedback.](#)

Live Chat

## Recently Viewed Items



Mission Split 8 in. x  
4 in. x 1.63 in.  
Tumbled Clay

(1)

**\$790**/pallet



SBC 5 in. x 16 in.  
Natural Kiln Dried  
Eastern White

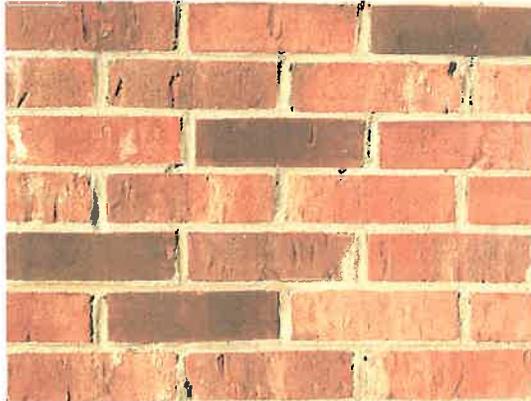
(35)

**\$75<sup>26</sup>**/box

CITY OF WORTHINGTON

DRAWING NO. 10-51-17

DATE 10/26/17



## Old Dutch II

NORTH CAROLINA  
PLANT

# 1922

Founded in 1922, we've made billions of brick. Styles will come and go but this color has stood the test of time.



## YOU MAY ALSO LIKE...



**OLD  
CHARLESTON**



**SPEKTRA  
CHARCOAL**

[Facebrick FAQ](#)

[TN 28B: Brick Veneer/Steel Stud Walls](#)

**CATEGORIES:** Facebrick, Classic

**TAGS:** 1922, nc plant

## ADDITIONAL INFORMATION

CITY OF WORTHINGTON

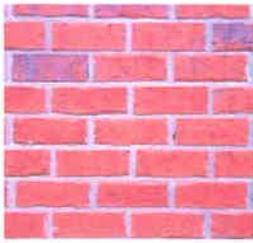
PLANT OF  
MANUFACTURE

Madison,  
NC

DRAWING NO. *NC-91-17*  
SIZES

DATE *10/26/17*





**HAMPSHIRE**



**SPEKTRA  
LIGHT  
GRAY**

**POPULAR  
MORTAR**

Modular - 7-5/8" x 2-1/4" by 3-1/2" Mod Thin - 7-5/8" x 2-1/4" by 1/2"
Gray

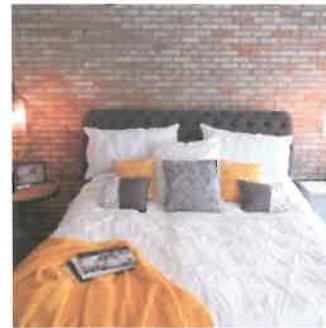
## RELATED POSTS



A practical approach to selecting brick



Brick: A better choice for fire safety



A bedroom gets an industrial chic makeover with the help of ThinClad brick

CITY OF WORTHINGTON

DRAWING NO. *AL 91-17*

DATE *10/26/17*



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

Case #	AR 93-17
Date Received	10/26/17
Fee	\$200 pd
Meeting Date	11/9/17
Filing Deadline	
Receipt #	64491

1. Property Location 820 HIGH STREET, WORTHINGTON 43085
2. Present/Proposed Use LIBRARY | LIBRARY
3. Zoning District S-1
4. Applicant CYP STUDIOS | EUGENIA MARTIN, FRILA  
 Address 148 E NORTH ST WORTHINGTON 43085  
 Phone Number(s) 614.556.4042
5. Property Owner WORTHINGTON PUBLIC LIBRARY  
 Address 820 HIGH STREET, WORTHINGTON 43085  
 Phone Number(s) 614.807.2600
6. Project Description PUBLIC SCULPTURE GARDEN WITH SEATING AREAS AND NEW PLANTINGS (SEE SUPPORTING STATEMENT)
7. Project Details:
  - a) Design SCULPTURE GARDEN
  - b) Color VARIES; SEE PLANS
  - c) Size ± 5000 SF
  - d) Approximate Cost \$235,000 Expected Completion Date MAY 2018

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Eug M. M  
 Applicant (Signature)

10.27.17  
 Date

Samuel P. Kealy  
 Property Owner (Signature)

10/26/2017  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
820 High St.

Carol Durell		470 Highgate Ave.	Worthington, OH 43085
Alto Inc.	Barrister's Inc.	3363 Tremont Rd	Columbus, OH 43221
Jeffrey & Jane Bringardner Tr.		2926 Redding Rd.	Columbus, OH 43221
Resident		48 E. Stafford Ave.	Worthington, OH 43085
Resident		50 E. Stafford Ave.	Worthington, OH 43085
Resident		54 E. Stafford Ave.	Worthington, OH 43085
Resident		56 E. Stafford Ave.	Worthington, OH 43085
J Four Properties Ltd		364 Highland Way	Worthington, OH 43085
Resident		58 E. Stafford Ave.	Worthington, OH 43085
Resident		60 E. Stafford Ave.	Worthington, OH 43085
Shelley Ridenour		398 Highgate Ave.	Worthington, OH 43085
National Church Residences		2245 North Bank Dr.	Columbus, OH 43220
Worthington Board of Education		200 W. Wilson Bridge Rd.	Worthington, OH 43085
Victoria Brankamp		782 Hartford St.	Worthington, OH 43085
David & Malayna Chadwell		PO Box 434	Worthington, OH 43085
Huntington National Bank	Bank Property Division	PO Box 182334	Columbus, OH 43218
825 N. High Holdings LLC		6104 Langston Cir	Westerville, OH 43082



## Cypripedium Landscape Architecture Studios

Columbus 614.556.4042 | Dayton 937.660.9155

www.cypstudios.com

## ARCHITECTURAL REVIEW BOARD | SUPPORTING STATEMENT

---

### OLD WORTHINGTON LIBRARY SCULPTURE GARDEN

Located on the High Street side of the library, the Old Worthington Library Sculpture Garden is a public garden space which highlights the sculpture, "Reading with Friends", commissioned by The Friends Foundation of Worthington Libraries. Sculptor Mike Tizzano was commissioned to create a piece which features the Summer Reading Program woodland characters Ricky (a raccoon), Asparagus (a fox) and Winston (an owl) sharing books on a log.

The overall design of the sculpture garden plays off the theme of the sculpture as well as of one of the woodland characters, Winston, the owl, through an interpretation of his eyes. A four-foot wide brick walkway leads visitors into and through the space, winding past seating areas and connecting to the public walkway along High Street. Two circular spaces provide alternate seating areas; one to view the sculpture and one for reading/rest/reflection. Decomposed granite will be used as a paving material in these spaces, providing an accessible route that also complements the character (woodland theme) of the sculpture. Curved concrete and wood benches provide seating in the spaces and are in keeping with the character of the overall design theme.

Located in the northern seating area, the sculpture is set in from the brick walkway, providing access up to and around the sculpture. Upright Hornbeams planted along the building facade provide a backdrop and height to the space. The southern seating area is a more contemplative space for visitors, with Serviceberry along the southern edge of the space to provide a sense of privacy from the adjacent property. Flagstone stepping stones follow the curve of both seating areas, providing an additional exploratory path for visitors.

The plant material selected for the garden is in keeping with the library's sustainability and educational initiatives. Native plants as well as adaptive plants were selected for their seasonal interest, tactile character, scent and contribution to supporting pollinators. Steppable, low-growing fragrant perennials are planted around the stepping stone pathway to provide an additional sensory experience for visitors who want to get a closer look at the plantings in the garden space.

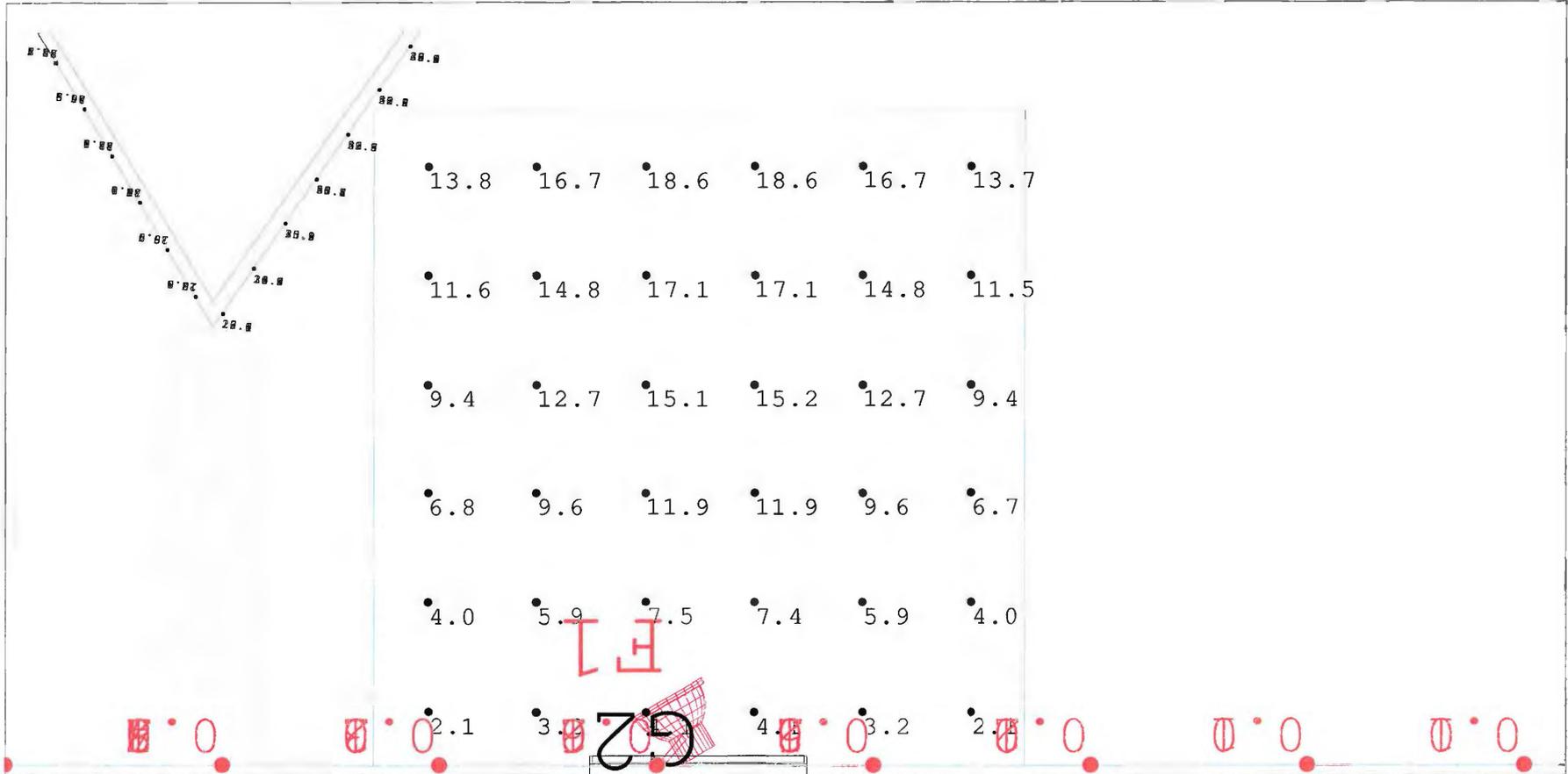
Site lighting for the garden is designed to provide ambiance and highlight certain features in the space. The trees and the sculpture will be up-lit while the curved benches have lighting on the underside of the bench, providing a downlight on the ground plane. The two existing wall sconces on the west building facade will be removed and electric capped.

New concrete walkways provide a connection from the existing walkway on the north side of the library to the existing public walkway along High Street as well as the existing public walkway along East Stafford Avenue.

# 820 High St.



100-000386 04/10/2014



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	14	F1	SINGLE	N.A.	0.920	LumenBeam LBS-120-27K-FN-BRZ-NO-SK
⊙	181	B1	SINGLE	11	0.920	Tokistar LS-150-PLED_IW3000 V 1
⊙	1	G2	SINGLE	N.A.	0.920	Lumen Facade LOI HO-24V-24-27K-WW-TS20-NO-ASL

Notes.  
1. Fixture G2 has 20 degree tilt

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bench_Area 1	Illuminance	Fc	0.61	5.2	0.0	N.A.	N.A.
Bench_Area 2	Illuminance	Fc	0.59	4.8	0.0	N.A.	N.A.
Sculpture_Area	Illuminance	Fc	10.26	18.6	2.1	4.89	8.86
Tree 1_Side1	Illuminance	Fc	31.25	55.1	11.1	2.82	4.96
Tree 1_Side2	Illuminance	Fc	34.02	56.2	13.5	2.52	4.16
Tree 2_Side 1	Illuminance	Fc	33.27	54.0	13.5	2.46	4.00
Tree 2_Side 2	Illuminance	Fc	33.18	56.6	10.9	3.04	5.19

CITY OF WORTHINGTON

DRAWING NO.

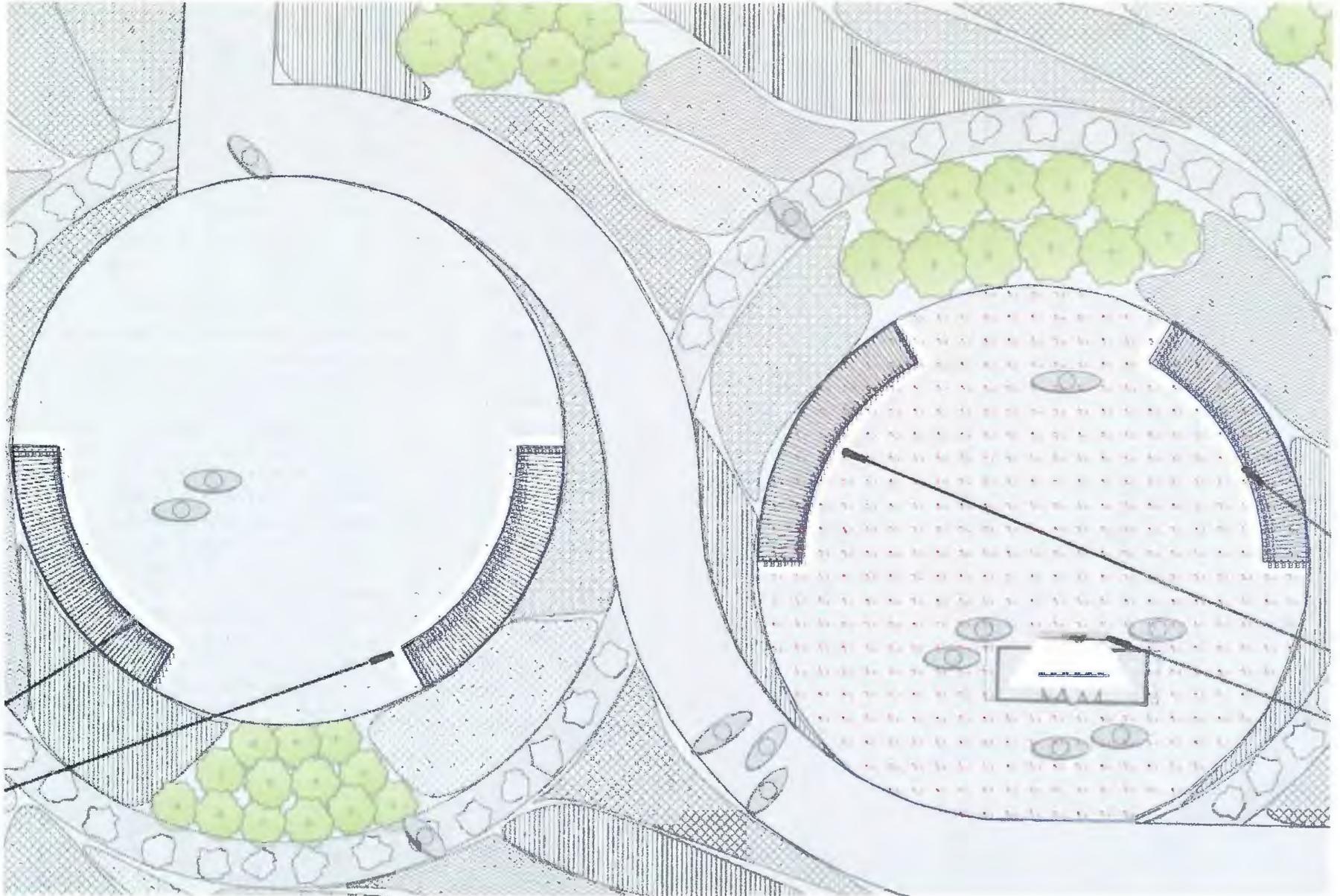
DATE AR 93-17



8877 Whitney Drive  
Lewis Center, Ohio 43035  
614-876-6722  
www.lightingsystemscol.com

LSC Contact: Gordon Vink  
Prepared by: Stacey Popp  
Date: 10/27/2017

**Worthington Library Garden**



8877 Whitney Drive  
Lewis Center, Ohio 43035  
614-876-6722  
[www.lightingsystemscol.com](http://www.lightingsystemscol.com)

LSC Contact: Gordon Vink

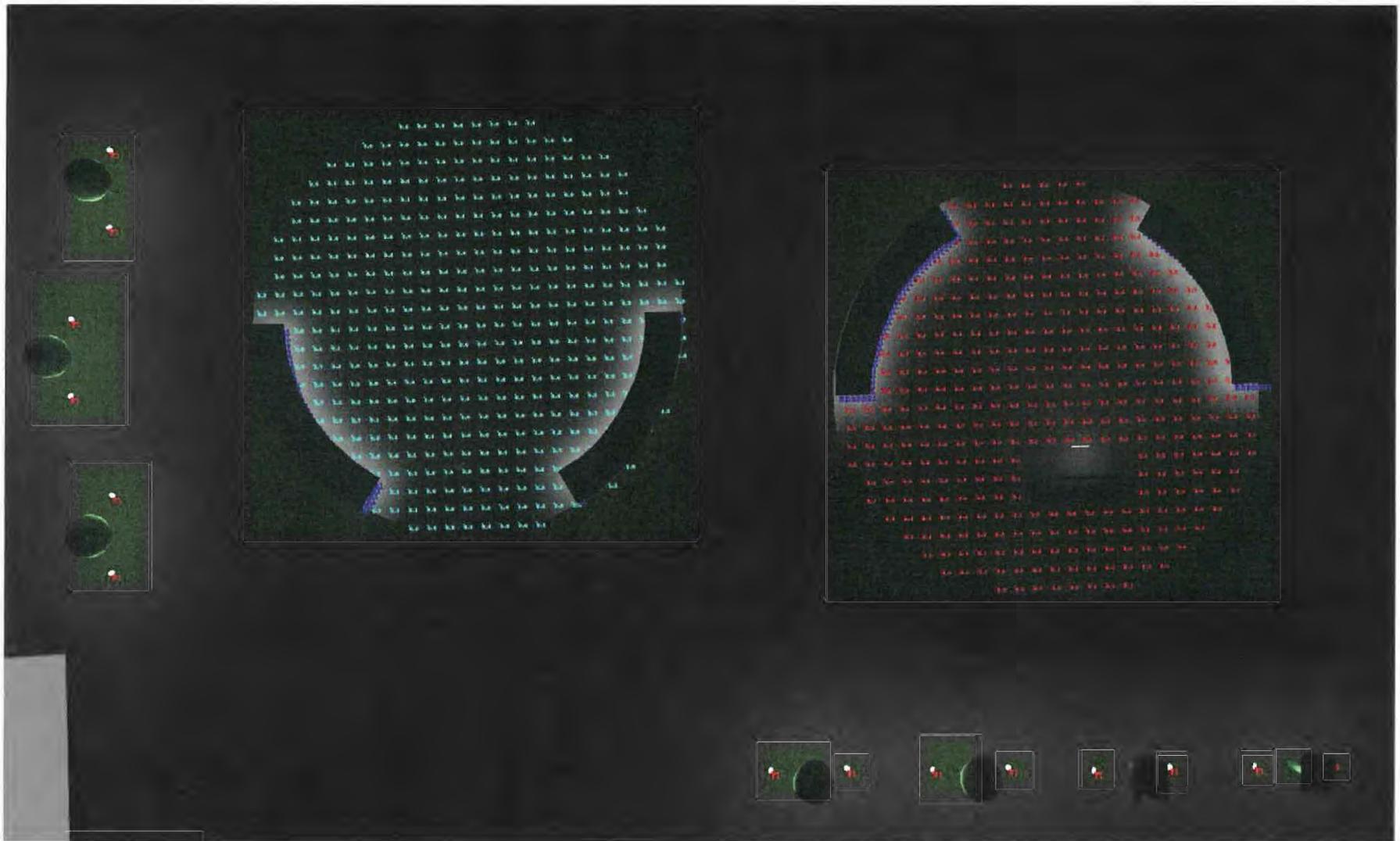
Prepared by: Stacey Popp

Date: 10/27/2017

# Worthington Library Garden

CITY OF WORTHINGTON

AR 93-17



8877 Whitney Drive  
 Lewis Center, Ohio 43035  
 614-876-6722  
[www.lightingsystemscol.com](http://www.lightingsystemscol.com)

LSC Contact: Gordon Vink  
 Prepared by: Stacey Popp  
 Date: 10/27/2017

# Worthington Library Garden

CITY OF WORTHINGTON

DRAWING NO.

DATE AR 93-17



8877 Whitney Drive  
 Lewis Center, Ohio 43035  
 614-876-6722  
 www.lightingsystemscol.com

LSC Contact: Gordon Vink

Prepared by: Stacey Popp

Date: 10/27/2017

# Worthington Library Garden

CITY OF WORTHINGTON

DRAWING NO.

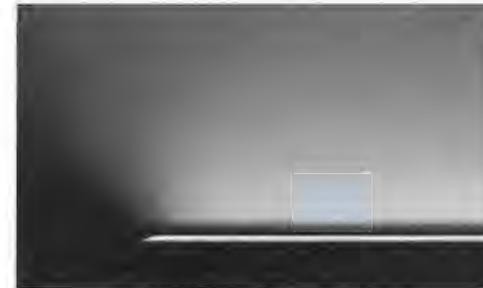
DATE AR 93-17



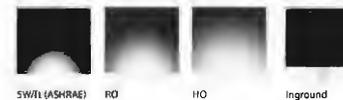
## lumenfacade™ inground

LINEAR GROUND-RECESSED LIGHTING

The Lumenfacade™ Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wallwashing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. The Lumenfacade Inground is available in four different lengths (1, 2, 3 and 4')\*, with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls.



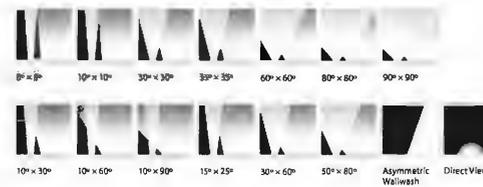
### Power



### Mounting

**Tilt options**  
0°, 2.5°, 5°, 20°  
Optical tilt options are factory-set and cannot be adjusted in the field.

### Optics



- Plug and play installation**  
Push-lock connectors simplify installation and connection with no need to compromise IP68 sealed design
- Exceptional uniformity**  
Asymmetric wallwash capabilities allowing very uniform illumination (up to 3.2:1 max./min.)
- Unequaled versatility**  
Choice of sizes, outputs, beams, color temperatures, colors and controls
- Best-in-class performance**  
59,238 peak candelas, achieving minimum 1 fc (10.7 lx) at 243 ft. (74 m) (Estimated, LOI HO, 4', 4000K, 8° x 8°, 0° tilt setting)
- Durable solution**  
Sturdy construction; lumen maintenance: 80,000 hours (L70 at 25° C). 5-year warranty

### Technical data

SW/ft 6W/ft 8.5W/ft 15.25W/ft 17.25W/ft	80+	100V- 277V	IP 68	0/1/0V DMX/RDM DALI EcoSystem® Luminaire™ Dim to Warm
Watts/Foot	CR	Power Range	IP Rating	Control

### Colors

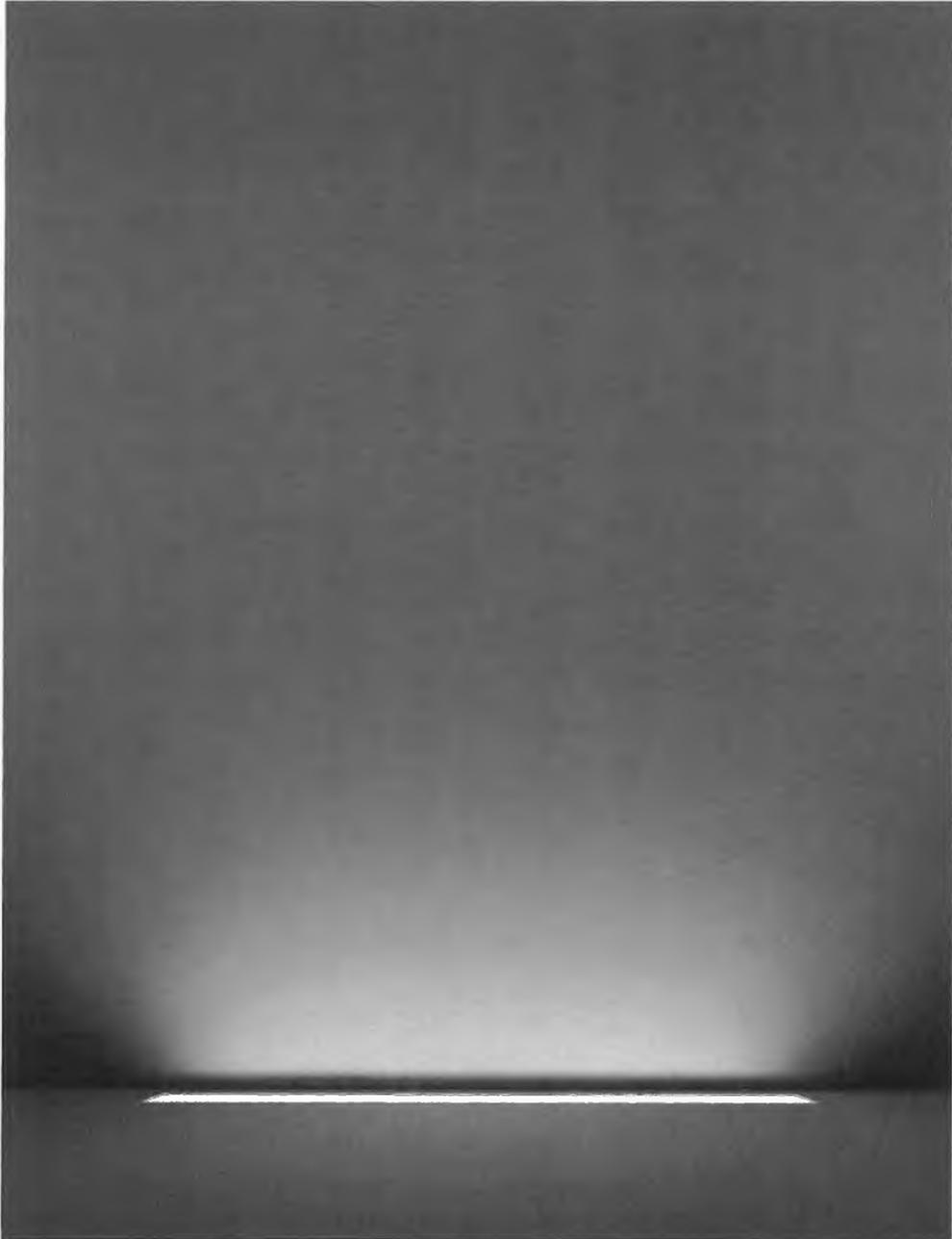


\* See overview for imperial and metric measurements  
† Direct View RGB only

CITY OF WORTHINGTON

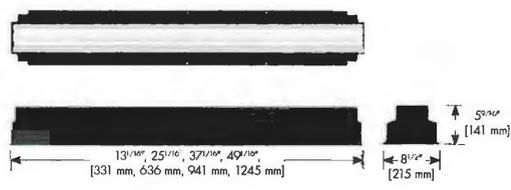
DRAWING NO.

DATE AR 93-17



Luminaire

**lumen**acade luminaire  
 SYMBIOTIC DESIGN & ENGINEERING



**Specifications**

Features	Optics <sup>1</sup>	8° x 8°	10° x 10°	30° x 30°	35° x 35°	60° x 60°	80° x 80°	90° x 90°
		10° x 30°	10° x 60°	10° x 90°	15° x 25°	30° x 60°	50° x 80°	Asymmetric wall wash
Lumen maintenance	80,000 hrs [L70 @ 25°C] / 60,000 hrs [L70 @ 50°C]							
Color temperature mix	2200K, 2700K, 3000K (Dynamic Warm, DWW) 2700K, 4000K, 6500K (Dynamic White, DWH)							
Electrical	Power consumption	17.25W/ft.						
	Voltage input	15V DC luminaire						
	Remote power & control box (PACBOX)	Quick-connect 100-277V power supply and control box, one required per fixture						
	Control methods	DIM/DIV, DMX/RDM1, DMX/RDM, Lumentek						
Physical	Overall dimensions with blackout (height x depth x length)	1 ft.	5 <sup>5/16</sup> x 8 <sup>1/2</sup> x 13 <sup>1/16</sup> / 141 mm x 215 mm x 331 mm					
		2 ft.	5 <sup>5/16</sup> x 8 <sup>1/2</sup> x 25 <sup>1/16</sup> / 141 mm x 215 mm x 636 mm					
		3 ft.	5 <sup>5/16</sup> x 8 <sup>1/2</sup> x 37 <sup>1/16</sup> / 141 mm x 215 mm x 941 mm					
		4 ft.	5 <sup>5/16</sup> x 8 <sup>1/2</sup> x 49 <sup>1/16</sup> / 141 mm x 215 mm x 1245 mm					
	Optical chamber	Aluminum extrusion / anodized flush trim						
	Blockout housing	Polymer, recycled PVC (black) reinforced with a stainless steel frame						
	Blockout installation type	Ground recessed						
	Static load	Walk-over compliant up to 500 kg, self-supported; walk-over compliant up to 1000 kg, concrete-supported <sup>2</sup>						
	Factory set optical aiming	0°, 2.5°, 5° or 20° (Not available for asymmetric wallwash)						
	lens	Tempered glass lens 8 mm						
	Connectors	IP68 Push-lock connector						
	Options	Anti-slip lens, internal bouver						
	Operating temperatures	-40°C to 50°C / -40°F to 122°F						
	Environment	Dry / damp / wet locations						

<sup>1</sup> Please consult website for latest IES/DTI files detailing performance  
<sup>2</sup> See installation instructions for details.

IP68 IK10 LL cUL CE RoHS

CITY OF WORTHINGTON

DRAWING NO.

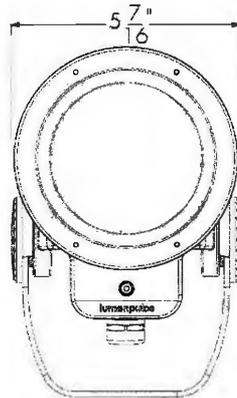
DATE AR 93-17

# Specification sheet

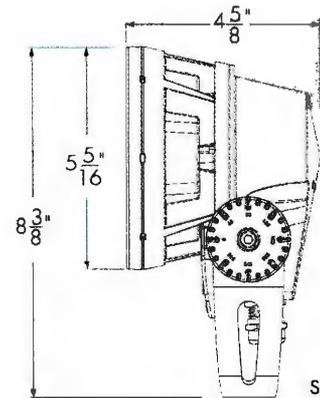
**lumenbeam**  
Small  
 WHITE AND STATIC COLORS

Client \_\_\_\_\_ Project name \_\_\_\_\_

Order# \_\_\_\_\_ Type \_\_\_\_\_ Qty \_\_\_\_\_



Front view



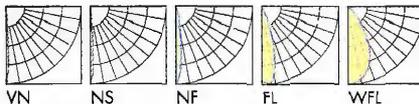
Side view

## Photometric Summary

4000K	Delivered output (lm)	Intensity (peak cd)
VN	853	37,291
NS	750	23,839
NF	668	4,235
FL	639	1,770
WFL	660	664

Photometric performance is measured in compliance with IESNA LM-79-08.

## Optics



## Control

ON/OFF 0-10V DALI DMXRDM

## Rating



## Description

The Lumenbeam Small is a high-performance, 14W luminaire for lighting landscapes, trees, columns, monuments and architectural details. It offers a flexible package of options: a choice of optics for flood or accent lighting; a number of color temperatures and colors; various mounting options, accessories and spread lenses; and control via DMX/RDM, DALI or 0-10V.

## Features

<b>Color and Color Temperature</b>	2200K, 2700K, 3000K, 3500K, 4000K, 5700K, Red, Green, Blue
<b>Optics</b>	6°, 10°, 20°, 40°, 60°, Elliptical distribution on 10° to 40° optics
<b>Optical Option</b>	Linear spread lens horizontal distribution, Linear spread lens vertical distribution
<b>Mounting Option</b>	Stake Mounting, Knuckle Mounting, Canopy Cover Mounting
<b>Options</b>	3G ANSI C136.31 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environments
<b>Power Consumption</b>	14 W
<b>Warranty</b>	5-year limited warranty
<b>Performance</b>	
<b>Delivered Output</b>	853 lm (4000K, VN optic)
<b>Delivered Intensity</b>	37,291 cd at nadir (4000K, VN optic)
<b>Illuminance at Distance</b>	Minimum 1 fc at 193 ft distance (4000K, VN optic)
<b>Color Consistency</b>	2 SDCM
<b>Color Rendering</b>	CRI 80+
<b>Lumen Maintenance</b>	L70 120,000 hrs (Ta 25 °C)

**lumenpulse™**

1220 Marie-Victorin Blvd., Longueuil, QC J4G 2H9 CA T 1.877.937.3003 | 514.937.3003 F 514.937.6289  
 info@lumenpulse.com www.lumenpulsegroup.com

Lumenpulse reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately  
 2017.08.30 copyright © 2017 lumenpulse  
 MG - R18

**CITY OF WORTHINGTON**

DRAWING NO.

DATE AR 93-17

## Physical

Housing Material	Low copper content high pressure die-cast aluminum
Yoke material	Heavy aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
Gaskets	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	5.2 lbs
EPA	Front = 0.35 sq ft, Side = 0.31 sq ft

## Electrical and control

Voltage	100 to 277 volts
Fixture Cable	Power and data in 1 cable, 3 ft cord standard (#16-5), other lengths available
Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit
Control	On/off control, 0-10V dimming, DALI dimming, DMX/RDM enabled, Lumentalk system is enabled with LDB accessory - see typical wiring diagrams for details

## Environmental

Operating Temperature	-13 °F to 122 °F
IP Rating	IP66
IK Rating	IK07

## Accessories (order separately)

Control Boxes	Power and control box - daisy chain configuration, Power and control box - star configuration, Lumentalk Data Bridge
Control Systems	Lumentouch 2.0™, Lumencue, Lumentone, Pharos® TPC, Pharos® LPC X, Pharos® LPC
Diagnostic and Addressing Tools	LumenID, LumentalkID



# LS Series

LS Series Tapelight is the ideal choice for exterior applications and projects with heavier loads.

UV-stabilized cables with larger conductors extend operating life and minimize voltage drop. These features offer many benefits in large-scale perimeter lighting and indirect applications with closer socket spacing.



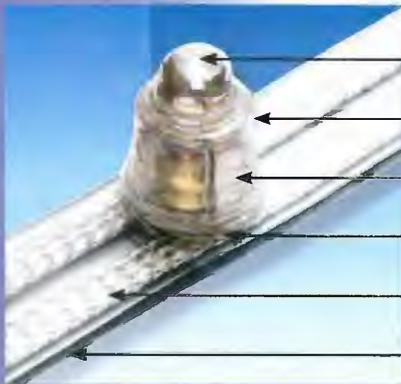
Design: Mitsubishi Jisho Sekkei Inc.

Lighting Design: sola associates



LS Series Tapelight with TokiLeds includes silicone caps for protection in all environments.

## Specifications



**Light Sources** include incandescent lamps and LEDs

**Polycarbonate Sockets** with flammability rating UL 94V-0

**Silicone Caps** provide protection in all environments

**Sockets** are soldered and ultrasonically bonded to cable

**Flexible Braided Conductors** are plated copper and rated 12 amps

**Insulation** is UV-stabilized flexible PVC with flammability rating UL 94 HB



Intertek  
Wet-Location  
Listed  
with LEDs Only





## LSW - 30 - WH-HB - WP

### How to Specify

Select TokiLeds or Incandescent Lamps as the light source, and refer to the appropriate chart.

Next, decide on cable color and the suitable socket spacing. For indirect applications, closer socket spacing provides a more uniform wash of light. When accenting with distinct points of light, wider socket spacing is the best choice. For perimeter lighting on buildings viewed from greater distances, 6" or 12" spacing are the most popular selections.

Series		Socket Spacing		TokiLeds			
Code	Cable Color	Code	Inches (mm)	Code	Color	Style	Watts/Volts
<b>LSW</b>	White	<b>15</b>	0.6" (15 mm)	<b>LW</b>	2000K White	Standard	0.10 W / 8VDC
<b>LSC*</b>	Clear	<b>30</b>	1.2" (30 mm)	<b>WW</b>	2400K White	Standard	0.10 W / 8VDC
<b>LSB*</b>	Brown	<b>50</b>	2.0" (50 mm)	<b>IW</b>	3000K White	Standard	0.10 W / 8VDC
		<b>80</b>	3.0" (80 mm)	<b>WH</b>	6500K White	Standard	0.10 W / 8VDC
	* Clear and brown available in 4", 6" and 12" spacing only.	<b>100</b>	4.0" (100 mm)	<b>LW-HB</b>	2000K White	High Brightness	0.20 W / 8VDC
		<b>150</b>	6.0" (150 mm)	<b>WW-HB</b>	2400K White	High Brightness	0.20 W / 8VDC
		<b>300</b>	12.0" (300 mm)	<b>IW-HB</b>	3000K White	High Brightness	0.20 W / 8VDC
				<b>WH-HB</b>	6500K White	High Brightness	0.20 W / 8VDC
				<b>LW-UB</b>	2000K White	Ultra-Bright	0.40 W / 8VDC
				<b>WW-UB</b>	2400K White	Ultra-Bright	0.40 W / 8VDC
				<b>IW-UB</b>	3000K White	Ultra-Bright	0.40 W / 8VDC
				<b>WH-UB</b>	6500K White	Ultra-Bright	0.40 W / 8VDC
				<b>KLED-WW-SF</b>	2400K White	Slow Flashing	0.20 W / 8VDC
				<b>KLED-WW-CF</b>	2400K White	Cross-Fading	0.20 W / 8VDC
				<b>KLED-IW-FF</b>	3000K White	Fast Flashing	0.20 W / 8VDC
				<b>KLED-IW-SF</b>	3000K White	Slow Flashing	0.20 W / 8VDC
				<b>KLED-IW-CF</b>	3000K White	Cross-Fading	0.20 W / 8VDC
				<b>KLED-WH-ST</b>	6500K White	Strobe	0.27 W / 8VDC
				<b>AM</b>	Amber	Standard	0.10 W / 8VDC
				<b>BL</b>	Blue	Standard	0.10 W / 8VDC
				<b>GR</b>	Green	Standard	0.10 W / 8VDC
				<b>MG</b>	Magenta	Standard	0.10 W / 8VDC
				<b>PL</b>	Purple	Standard	0.10 W / 8VDC
				<b>RD</b>	Red	Standard	0.10 W / 8VDC

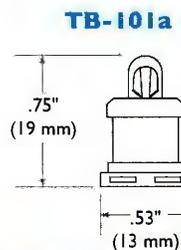
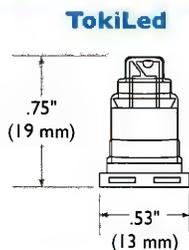


Cable color is available in white, clear or brown.

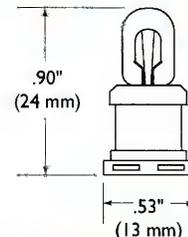
## LSW - 80 - 106a

Series		Socket Spacing		Incandescent		
Code	Cable Color	Code	Inches (mm)	Code	Style	Watts/Volts
<b>LSW</b>	White	<b>30</b>	1.2" (30 mm)	<b>101a</b>	Outdoor	0.9 W / 24VAC
<b>LSC*</b>	Clear	<b>50</b>	2.0" (50 mm)	<b>105a</b>	Outdoor	1.8 W / 24VAC
<b>LSB*</b>	Brown	<b>80</b>	3.0" (80 mm)	<b>106a</b>	Outdoor	2.8 W / 24VAC
		<b>100</b>	4.0" (100 mm)	<b>101</b>	Indoor	0.9 W / 24VAC
	* Clear and brown available in 4", 6" and 12" spacing only.	<b>150</b>	6.0" (150 mm)	<b>105</b>	Indoor	1.8 W / 24VAC
		<b>300</b>	12.0" (300 mm)	<b>106</b>	Indoor	2.8 W / 24VAC

### Sizes and Lengths



### TB-105a / TB-106a



### Fixture Length

To minimize voltage drop and keep conductors safely within their rating, do not exceed the maximum lengths shown for each independent length of Tapelight.

Spacing	LED			Incandescent		
	0.1 Watt	0.2 Watt	0.4 Watt	0.9 Watt	1.8 Watt	2.8 Watt
0.6" (15 mm)	20' (6.0 M)	10' (3.0 M)	5' (1.5 M)	N/A	N/A	N/A
1.2" (30 mm)	40' (12.0 M)	20' (6.0 M)	10' (3.0 M)	30' (9.1 M)	15' (4.5 M)	10' (3.0 M)
2.0" (50 mm)	66' (20.0 M)	33' (10.0 M)	16' (5.0 M)	40' (12.2 M)	26' (7.9 M)	16' (5.0 M)
3.0" (80 mm)	88' (26.8 M)	50' (15.2 M)	25' (8.0 M)	50' (15.2 M)	34' (10.3 M)	28' (8.5 M)
4.0" (100 mm)	98' (30.0 M)	66' (20.0 M)	33' (10.0 M)	56' (17.0 M)	40' (12.2 M)	30' (9.1 M)
6.0" (150 mm)	120' (36.6 M)	90' (27.4 M)	50' (15.0 M)	72' (21.9 M)	48' (14.6 M)	39' (11.9 M)
12.0" (300 mm)	164' (50.0 M)	126' (38.4 M)	82' (25.0 M)	100' (30.4 M)	72' (21.9 M)	55' (16.7 M)

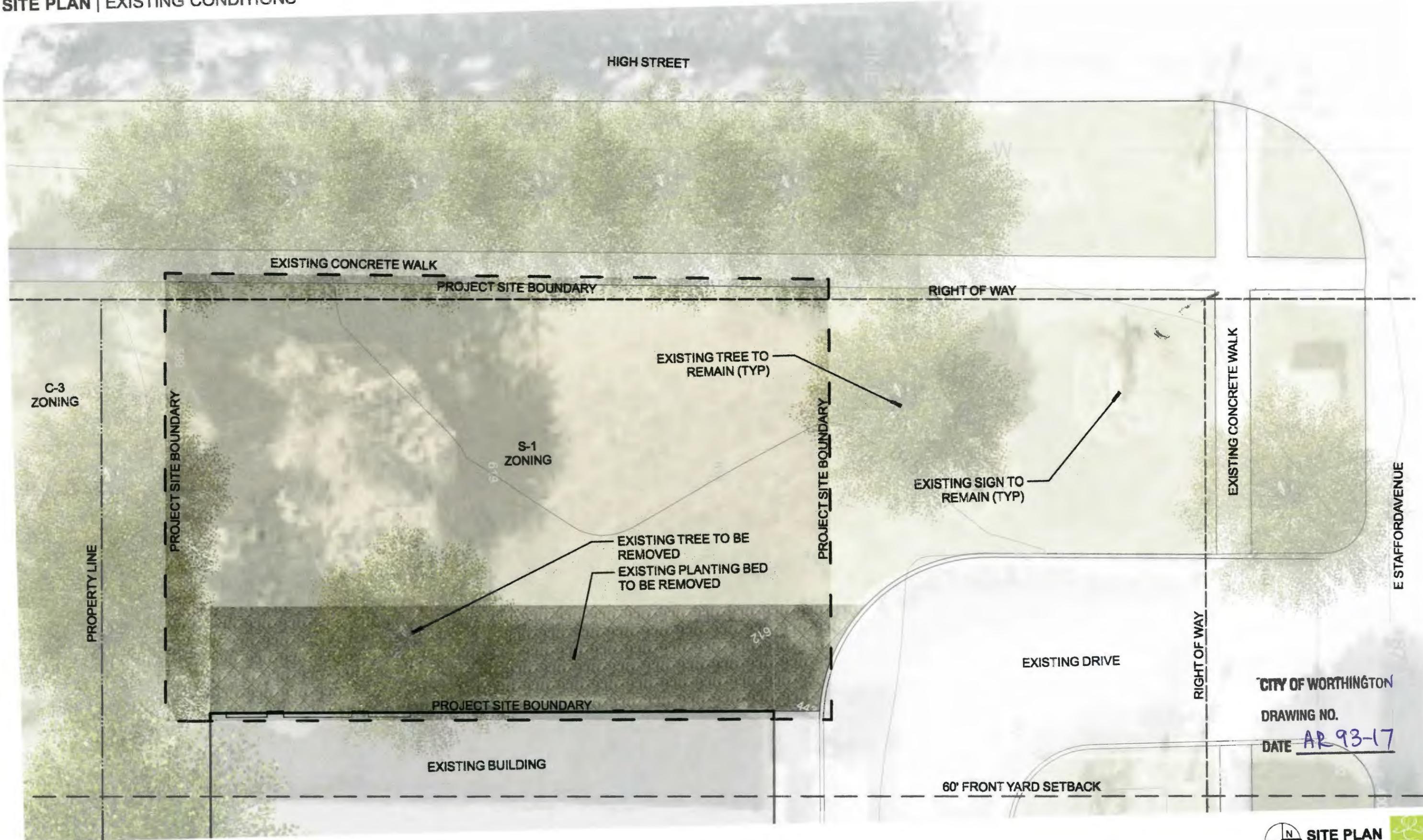
Note: In accordance with Class 2 requirements, incandescent fixtures must not exceed 96 Watts.

CITY OF WORTHINGTON

DRAWING NO.

DATE AR 93-17

SITE PLAN | EXISTING CONDITIONS

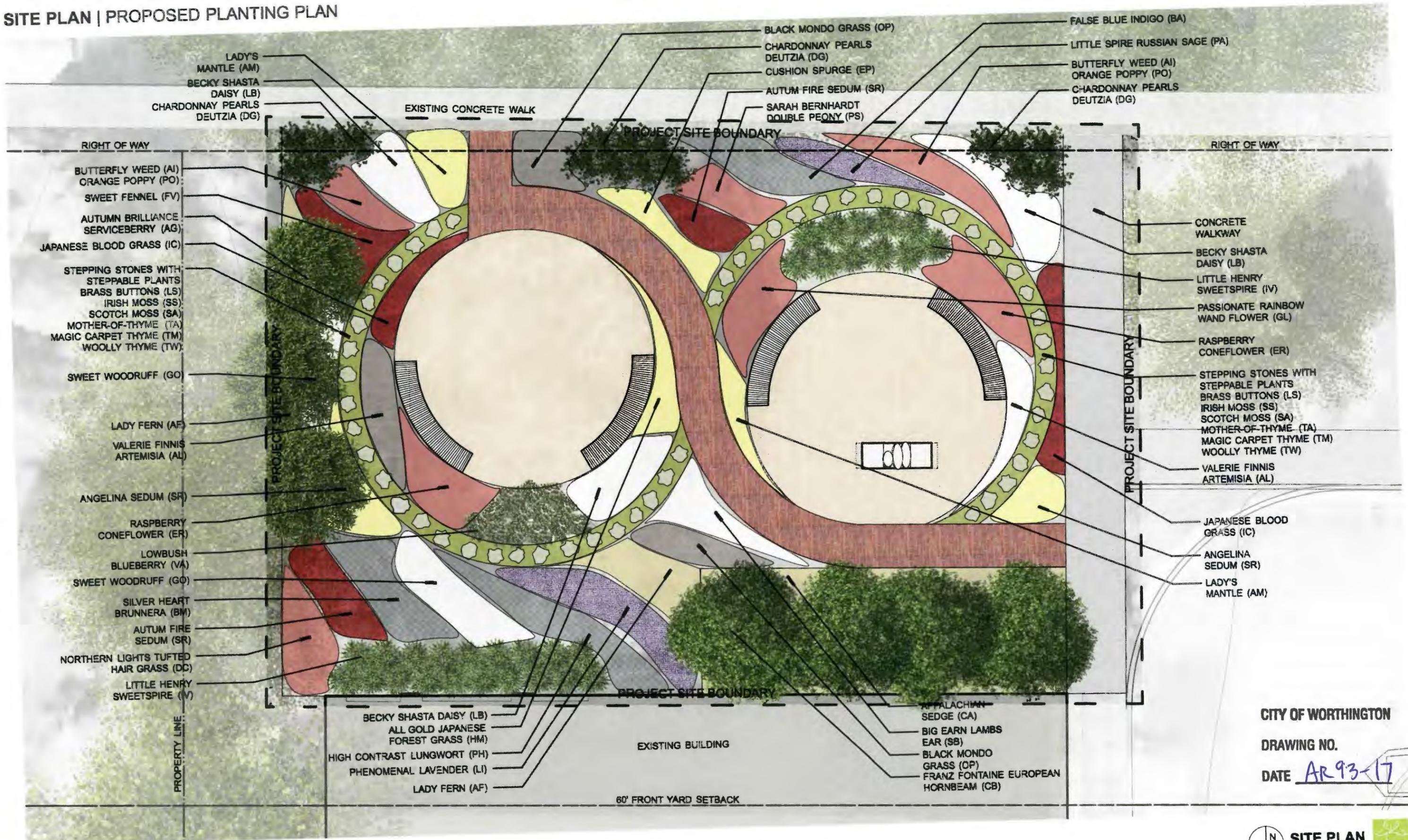


SITE PLAN | PROPOSED HARDSCAPE



CITY OF WORTHINGTON  
 DRAWING NO.  
 DATE AR 93-17

# SITE PLAN | PROPOSED PLANTING PLAN



CITY OF WORTHINGTON

DRAWING NO.

DATE AR 93-17



SITE PLAN | PROPOSED LIGHTING PLAN



LUMENBEAM SMALL UPLIGHT  
2700K, NARROW FLOOD 20°  
TOKISTAR LS SERIES  
3000K WHITE

TOKISTAR LS SERIES  
3000K WHITE  
LUMENFACADE INGROUND  
3000K, 35° X 35° OPTIC  
LUMENBEAM SMALL UPLIGHT  
2700K, NARROW FLOOD 20°

CITY OF WORTHINGTON  
DRAWING NO.  
DATE AR 93-17

PRECEDENT IMAGES | SITE FURNISHINGS

CONCRETE  
WALK



BRICK  
WALKWAY



DECOMPOSED  
GRANITE



SCULPTURE



CONCRETE + WOOD  
CURVED BENCH



CONCRETE + WOOD  
CURVED BENCH



BENCH LIGHTING +  
TREE UPLIGHTING



CURVED BENCH  
LIGHTING



TREE  
UPLIGHTING



CITY OF WORTHINGTON  
DRAWING NO.  
DATE AR 93-17

PRECEDENT IMAGES | TREES + GRASSES + SHRUBS

AUTUMN BRILLIANCE  
SERVICEBERRY



FRANS FONTAINE  
HORNBEAM



CHARDONNAY PEARLS  
DEUTZIA



LITTLE HENRY  
DWARF SWEETSPIRE



SARAH BERNHARDT  
DOUBLE PEONY



LOWBUSH  
BLUEBERRY



CITY OF WORTHINGTON

DRAWING NO.

DATE AR 93-17

APPALACHIAN  
SEDE



NORTHERN LIGHTS  
TUFTED HAIR GRASS



ALL GOLD JAPANESE  
FOREST GRASS



JAPANESE  
BLOOD GRASS



BLACK  
MONDO GRASS



FEATHER REED  
GRASS



PRECEDENT IMAGES | PERENNIALS (FOLIAGE)

BRASS  
BUTTONS



IRISH  
MOSS



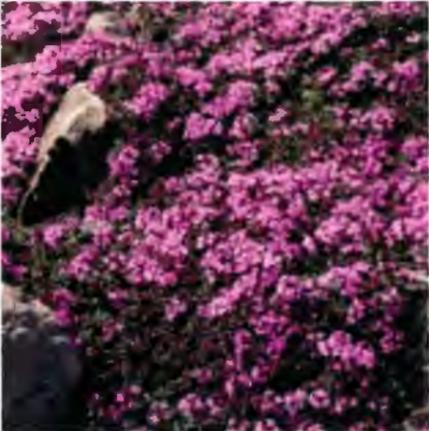
SCOTCH  
MOSS



MOTHER-OF-  
THYME



MAGIC CARPET  
THYME



WOOLLY  
THYME



VALERIE FINNIS  
ARTEMISIA



CITY OF WORTHINGTON  
DRAWING NO.  
DATE AR93-17

LADY  
FERN



SWEET  
FENNEL



SWEET  
WOODRUFF



ANGELINA  
STONECROP



BIG EARS  
LAMBS EAR



PRECEDENT IMAGES | PERENNIALS

THRILLER  
LADY'S MANTLE



SWAMP  
MILKWEED



PURPLE SMOKE  
FALSE INDIGO



SILVER HEART  
BRUNNERA



DOUBLE SCOOP  
RASPBERRY CONEFLOWER



CUSHION  
SPURGE



PASSIONATE RAINBOW  
WAND FLOWER



PHENOMENAL  
LAVENDER



BECKY  
SHASTA DAISY



PRINCE OF ORANGE  
POPPY



LITTLE SPIRE  
RUSSIAN SAGE



HIGH CONTRAST  
LUNGWORT



AUTUMN FIRE  
SEDUM

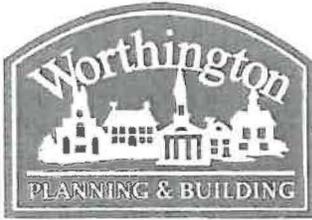


CITY OF WORTHINGTON

DRAWING NO.

DATE AR 93-17





# City of Worthington

## CONDITIONAL USE PERMIT APPLICATION

Case #	CU 16-17
Date Received	10/11/17
Fee	\$25.00 Pd
Meeting Date	11-9-17
Filing Deadline	#64468

- Property Location 10306B Proprietors Rd, Worthington, OH 43085
- Zoning District I-1
- Applicant Deborah Hitt, Reflexology Certification Institute  
Address 10306B Proprietors Rd, Worthington, OH 43085  
Home Phone \_\_\_\_\_ Work Phone 614-565-1047
- Property Owner Morris Co Properties LLC (Attn: Lynn Sullivan)  
Address 1886 Jewett Rd, Powell, OH 43065  
Home Phone \_\_\_\_\_ Work Phone 614-846-1305
- Business Name Reflexology Certification Institute
- Type of Business/Conditional Use Vocational Instruction & Personal Services (Ancillary)

### PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Deborah Hitt  
Applicant (Signature)

Lynn Sullivan  
Property Owner (Signature)

Abutting Property Owners List for  
6300 Proprietors Rd.

Rainbow Development Corp.  
Diamond Innovations Inc.  
Hoskinson Investments LLC  
Worthington Village Apartments

865 King Ave.  
6325 Huntley Rd.  
6264 Proprietors Rd.  
1967 Sawbury Blvd.

Columbus, OH 43212  
Columbus, OH 43229  
Worthington, OH 43085  
Columbus, OH 43235

**RCI**  
**REFLEXOLOGY CERTIFICATION INSTITUTE**

6300 Proprietors Rd,  
Worthington, OH 43085  
614-565-1047

October 8, 2017

City of Worthington  
Planning & Building  
274 Highland Ave.  
Worthington, Ohio 43085

RE: Certificate of Occupancy and Appropriateness  
Reflexology Certification Institute - 6300 Proprietors Rd., Worthington, OH 43085

Dear Sir or Madam:

I am providing this letter in support of my application for a Certificate of Occupancy and Certificate of Appropriateness, Application to allow the conditional uses of Vocational Instruction and Ancillary Services at 6300 Proprietors Rd., Worthington, Ohio 43085 (the "Premises"), which is zoned I-1 Restricted Light Industrial.

Please note that no new exterior work to the existing building is being proposed and the interior shall be maintained in its existing configuration, floor plan is attached, of which includes the space to be utilized for the Vocational Instruction and the Ancillary Services.

The proposed Business shall not adversely affect the existing traffic patterns, public facilities, or City's utilities previously established. The surrounding neighborhood's health, safety and welfare shall not be diminished as the Business only promotes Vocational Instruction and the Ancillary Services which are both intended to support individuals in their personal development and wellbeing. The industrial/commercial feel of the surrounding area shall support the appearance and compatibility of the proposed Business. Hours of operation are limited to 9:00 am to 7:30 pm, Monday through Friday, and limited weekend hours on an exception basis from 8:30 am to 5:00 pm. Off street parking provided on-site is sufficient and compatible with other Businesses on the Premises.

VOCATIONAL INSTRUCTION

The applicant, Reflexology Certification Institute ("RCI"), is an educational institute focused on offering the highest level of Reflexology training since 2001. RCI is staffed by highly qualified

faculty with years of training and experience. We support our students through the Reflexology Certification course program to become a Certified Reflexologist. The course includes practicum hours in which students receive hands-on practice of their technique.

Our ultimate goal at RCI is preparing students to sit for the National Reflexology Certification Exam administered through the American Reflexology Certification Board. Additionally, we support students beyond certification to provide them with information, additional training and networking opportunities.

As the Executive Director of RCI, I am engaged in the reflexology community, and have served on the board of the Reflexology Association of Ohio. I have also served on the board of the Reflexology Association of America. In 2015, I was reelected to serve on the board of the Reflexology Association of America, and currently serve as President. I remain committed to raising the awareness and professionalism of reflexology.

RCI is registered with the Ohio State Board of Career Colleges and Schools, Registration No. 12-05-1992T, and is an approved provider of continuing education by the American Reflexology Certification Board.

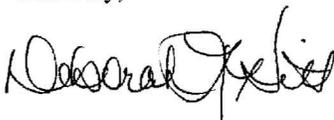
#### ANCILLARY SERVICES

As an educator and President of the Reflexology Association of America, I am committed to my own professional development. I continue my own education with hands-on training, online training, self-study, and learning from my colleagues and other educators. In connection with my professional development, I have a small private practice where I provide reflexology services to continue to develop my technique and client skills. The experience I gain from my private practice is invaluable, and permits me to provide real life situations and experiences to my students, in addition to continually elevating my skillsets.

The ancillary personal services I provide at RCI comprise roughly 11 percent of the net revenue of total of professional activities at the Premises. Further, as depicted in the floor plan that accompanies my application, the total square footage of my facility used for personal services is 9.92 percent. Importantly, that area is also used during the vocational instruction I provide at the Premises.

Thank you for consideration of my application. You may contact me directly at 614-565-1047 if you have any questions or if you need any further clarification.

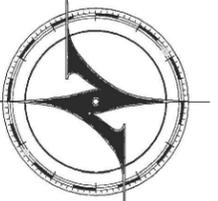
Sincerely,



Deborah L Hitt  
Executive Director, NBCR, APP, RMT

# 6300 Proprietors Rd., Suite B





**PROJECT TABULAR DATA**

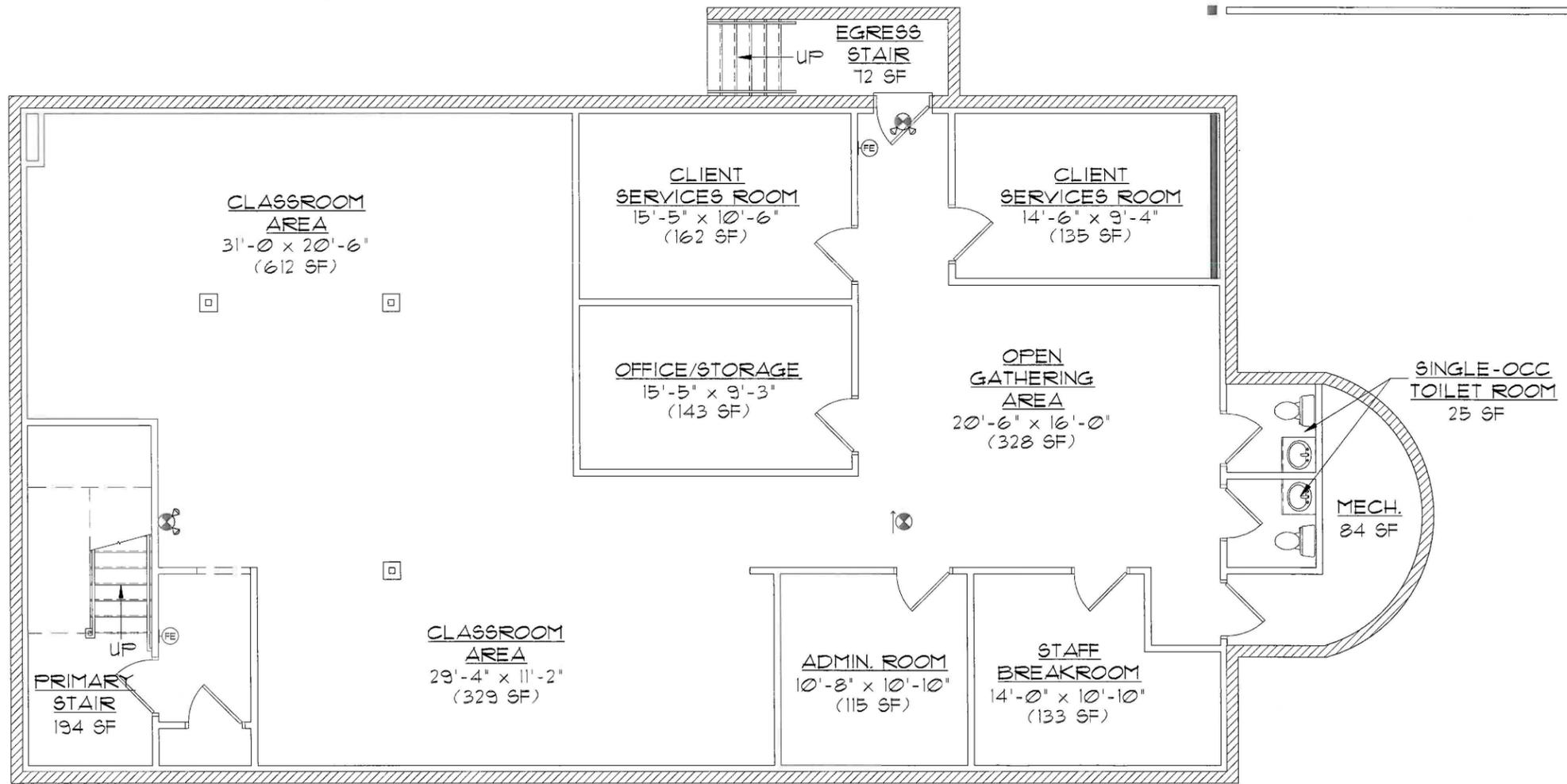
PROJECT ADDRESS: AHH REFLEXOLOGY CENTER  
6300 PROPRIETORS ROAD  
WORTHINGTON, OH 43085

PARCEL ID: 100-002182

ZONING DISTRICT: I-1 (RESTRICTED LIGHT INDUSTRIAL)

AREA CALCULATIONS:  
- LOWER LEVEL TENANT (TOTAL): 2,994 SF (GROSS)

AREA CALCULATIONS (BY USE):  
- ADMINISTRATIVE OFFICE 547 SF  
- VOCATIONAL INSTRUCTION 2,150 SF  
- ANCILLARY RETAIL/SERVICE: PERSONAL SERVICES 297 SF (9.92%)



PROJECT  
TENANT- AHH REFLEXOLOGY CENTER  
6300 PROPRIETORS RD  
WORTHINGTON, OH 43085  
OWNER: MORRISCO PROPERTIES

PROJ. NO. 17-0111  
DRAWN KAS  
DATE 09-22-2017  
SHEET NUMBER  
**1 OF 1**

CITY OF WORTHINGTON  
DRAWING NO. CA 16-17  
DATE 10/11/17

LOWER LEVEL FLOOR PLAN - 6300 PROPRIETORS RD.  
SCALE: 1/8" = 1'-0"





# City of Worthington

## PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION

Case #	PUD 01-17
Date Received	9/29/17
Fee	475 pd
Meeting Date	10/12/17
Filing Deadline	10/30/17

- Property Location 800/900 Proprietors Road, Worthington, Ohio 43085
- Present Zoning I-1, Restricted Industrial Present Use Undeveloped
- Proposed Use Alzheimer's/Dementia/Memory Care facility.
- Applicant The Griffin 105 Group, LLC, c/o David Hodge  
Address Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
Home Phone \_\_\_\_\_ Work Phone 614.335.9320
- Property Owner 900 Proprietors LLC  
Address 261 South Front Street, Columbus, Ohio 43215  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_
- Project Description Alzheimer's/Dementia/Memory Care facility.  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

By: David Hodge - attorney 10/3/17  
Applicant (Signature) Date

By: David Hodge - attorney 10/3/17  
Property Owner (Signature) Date

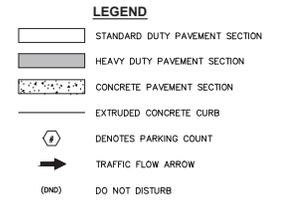
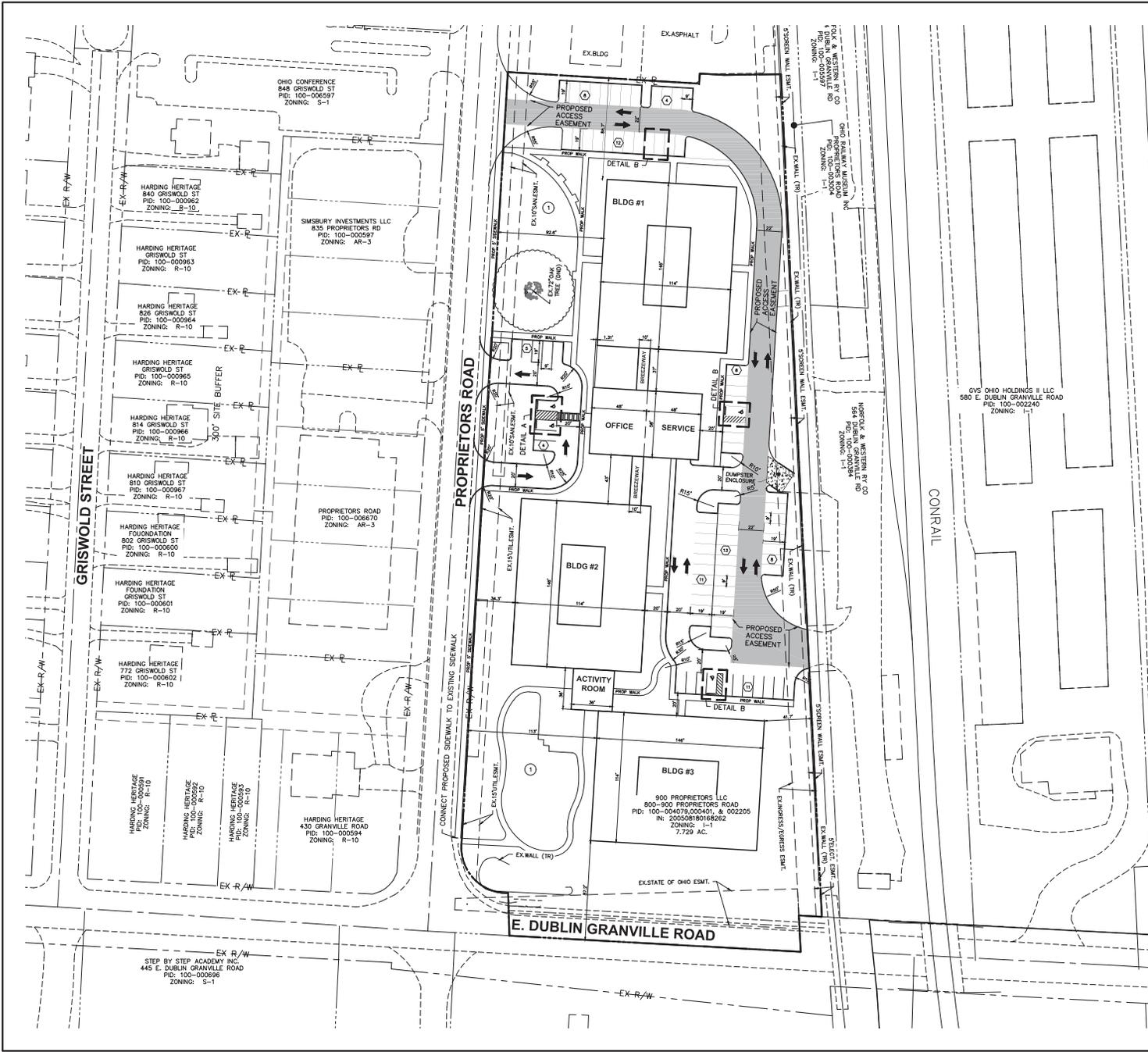
Abutting Property Owners List for  
800 Proprietors Rd.

Step by Step Academy	445 E. Granville Rd.	Worthington, OH 43085
Ohio Conference Association	Seventh Day 385 E. Granville Rd.	Worthington, OH 43085
WFP Properties LLC	874 Proprietors Rd.	Worthington, OH 43085
BCR Worthington LLC	5763 Rushwood Dr.	Dublin, OH 43017
Harding Heritage Foundation	430 E. Granville Rd.	Worthington, OH 43085
Simsbury Investments LLC	110 Polaris Parkway	Westerville, OH 43082
Ohio Railway Museum, Inc.	990 Proprietors Rd.	Worthington, OH 43085
GVS Ohio Holdings II LLC	c/o World Cl: 401 Congress Ave., 33rd Floor	Austin, TX 78701
Silcott Railway Equipment Ltd.	564 E. Granville Rd.	Worthington, OH 43085
Norfolk Southern Railway	Tax Departm 3 Commercial Pl., Box 209	Norfolk, VA 23510

# 800 Proprietors Rd.



2:17-0021-14(VMS)PRODUCTION DRAWINGS PREPARED BY DEVELOPMENT PLAN 2021-414 FDP\_Site\_Plan.dwg 3 SITE PLAN No. 03, 2017 - 10:08:23am ccsd/ary



### CODED NOTES

① FOR COURTYARD DETAILS SEE LANDSCAPE PLANS

### SITE PLAN NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

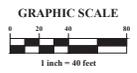
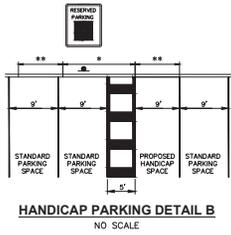
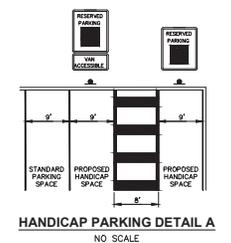
ALL DISTURBED AREAS ARE TO RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

CURB RADII NOT LABELED ARE 3' UNLESS OTHERWISE SHOWN OR ONE-HALF THE WIDTH OF CURB ISLAND.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

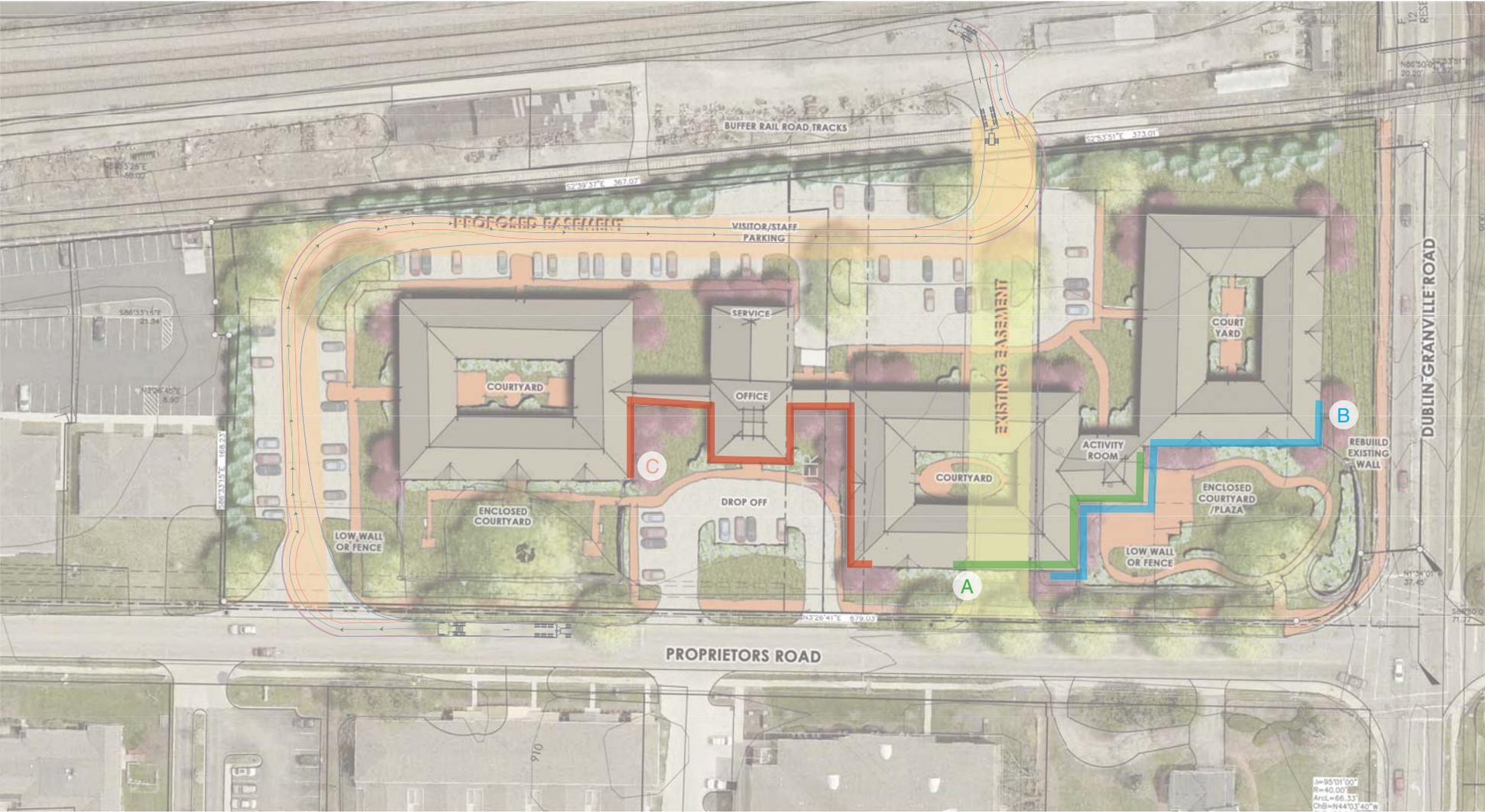


PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 INC. OF N. E. R. S. U. S. V. E. R. S. I. T. Y.  
 422 Beecher Road  
 Columbus, OH 43220  
 Tel: 614.432.7200  
 Fax: 614.432.7205

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO  
**KEMPER HOUSE OF WORTHINGTON**  
**PRELIMINARY DEVELOPMENT PLAN**  
**THE GRIFFIN 105 GROUP LLC**  
**THE GRIFFIN 105 GROUP LLC**  
**SITE PLAN**

Date: 10/17/2017  
 Scale: 1" = 40'  
 Drawn By: CLE  
 Checked By: TWR  
 Project Number: 17-0021-414  
 Drawing Number: 3 / 5

KEMPER-WORTHINGTON



JONES

KEMPER-WORTHINGTON



JONES

KEMPER-WORTHINGTON



JONES

KEMPER-WORTHINGTON



JONES

KEMPER-WORTHINGTON



-  PT-1  
BENJAMIN MOORE 968 - DUNE WHITE
-  PT-2  
MAIN ENTRY BUILDING  
BENJAMIN MOORE HC-143 - WYTHE BLUE
-  R-1  
GAF TIMBERLINE HD - OYSTER GRAY
-  R-2  
STANDING SEAM METAL ROOF
-  S-1  
PAINTED BRICK
-  S-2  
CONNECTOR BUILDING  
BOARD AND BATTEN SIDING
-  S-3  
SECONDARY MASSES  
GLEN-GERY BELGIUM BRICK
-  W-1  
WINDSOR WINDOW LEGEND SERIES

EXTERIOR COLOR SCHEME INSPIRATION



WINDSOR WINDOW LEGEND SERIES



JONES

**Kemper House of Worthington**  
**Assisted Living Memory Care Community**

**Development Text**

November 3, 2017

**I. Introduction**

The subject property is 4.84 +/- acres located northeast of the intersection of East Dublin-Granville Road and Proprietors Road in the City of Worthington (the “Property”). The Property is bordered on the east by a railroad track and consists of three separate parcels: 100-002205 (2.272 acres), 100-000401 (0.907 acre), and 100-004709 (1.662 acres), all currently zoned I-1 “Restricted Light Industrial”. No structures are presently located on the subject property.

The property immediately to the north consists of 1-1.5 story office buildings with parking in the rear, similar to the development form proposed here. The property across Proprietors Road to the west has 2-story multi-family buildings with a mix of brick and siding facades.

The request is to rezone the property from the I-1, Restricted Light Industrial District, to the PUD, Planned Unit Development District, as provided by Chapter 1174 of the Codified Ordinances of the City of Worthington (the “Code”). The proposed use is an Alzheimer’s, Dementia and Memory Care Facility with four (4) primary buildings, interconnected by interior walkways, totaling 49,657 square feet. The Building Area covers 1.140 acres of the site, or 23.5%, and the walkways cover 0.257 acre, or .053%, of the site. The layout, as shown on various Exhibits throughout this Preliminary Development Plan, will provide a “neighborhood” of 54 private and semi-private rooms which average 399 square feet for each resident with Alzheimer’s disease and related dementia.

The proposed community is designed incorporating the “household” concept of care, the approach one of purpose – the thoughtful accommodation of residents needing memory care and assistance. The entry home is a warm and welcoming two-story home where first-time visitors, resident family and friends, and associated business professionals may meet and spend quality time together for personal or business reasons. The community will provide residents with a full range of congregate services. It will address the needs of seniors with memory impairment, offering special features designed to energize and promote health and wellness, memory functions, and improved quality of life. Activity programs are offered daily. The environment is designed, exterior and interior, to provide the comforts of home with soft colors, comfortable finishes, variable light levels, large windows to accommodate substantial sunlight, all promoting less stressful stimuli for residents. “Nesting areas” are provided where furnishings are kept in familiar settings to help with recognition of surroundings. Specially trained and certified staff are on duty around the clock to provide loving support, empathetic care, and attend to general health concerns – all in an enriched environment.

## II. Development Standards

### A. Proposed Uses:

1. Senior Citizen Development as defined by Code Section 1123.641(a) as follows, “[s]enior assisted living” means facilities for ambulatory or non-ambulatory residents age fifty-five or over (or profoundly disabled persons of any age) personally assisted by staff. The average unit size is smaller than the typical apartment and parking demand for individual residents is limited.

a. 49,657 SF building footprint with 54 resident rooms of varying sizes, averaging 399 square feet.

b. Facility programming space throughout the interior to accommodate full range of congregate services, dining, health and wellness, memory functions.

c. Secure enclosed courtyard patio.

### B. Design Regulations

#### 1. Character

a. The proposed architectural character of the subject property is to be reflective of Worthington’s tradition of quality and history, blending residential and commercial design elements. Kemper House is designed with three (3) one-story pods each housing eighteen (18) resident rooms, with a two-story entry home structure housing the office and service component of the community. Because of the proximity to the area railroad facilities, and the Ohio Railway Museum to the north, the architecture is inspired in part by a train depot concept, as well as the historical nature of Worthington generally.

b. The predominate building materials will be brick, hardi-plank, and board and batten.

c. The architectural character is provided in an Architectural Character Exhibits included with the Preliminary Development Plan materials. This project requires review and approval of the Worthington Architectural Review Board (the “ARB”), and the applicant is committed to working collaboratively with the ARB to achieve the desired aesthetic and quality for this important corner in the City. The Exhibits reflect the central house featuring elements of Foursquare Architecture (Boxy Form, Simple Ornamentation, and Front Porches) with a touch of Italianate with details that mimic the old Township Hall at 67 East Granville Road. This style is complimentary to the early railroad theme inspiring the design for the property.

d. The Property shall be developed in substantial conformity with the setbacks and other standards depicted on the Site Plan, included herewith as **Exhibit D-1**.

e. A feature unique to Worthington – a replica clock from an old train station – will be incorporated to add interest and character to the corner and to provide a recognizable feature for future generations. This clock satisfies one of the many Public Amenity requirements for development of the Property.

f. There are three (3) points of access to the property from Proprietor's Road. The centrally located one-way loop access at the entry home is to accommodate first-time visitors, visiting medical professionals, and limited guests. The northern access point also accommodates guest parking and staff parking. The northern access is further planned to accommodate the relocation of an easement to the benefit of Norfolk Southern Railroad (NS Corp.) and the Ohio Railway Museum, to allow continued access to their facilities to the east.

g. A variance from Section 903.10 of the Codified Ordinances of the City of Worthington will be required to allow the width of the northern curb-cut to exceed 45 feet, up to 65 feet, to accommodate the limited use by NS Corp. and Ohio Railway Museum for access to their facilities.

## 2. Screening

Landscaping and screening shall be installed in substantial compliance with the Landscape Plans included herewith as **Exhibits D-2 through D-6**.

## 3. Tract coverage

Total tract coverage will be in substantial compliance with the Site Plan attached as **Exhibit D-1**.

## 4. Lighting

All parking lot lights and building wall-mounted lights shall be in substantial compliance with **Exhibit D-8** included herewith. Decorative light poles shall be not higher than eighteen (18) feet, and the concrete bases shall not be exposed.

## 5. Graphics / Signage

A ground sign shall be provided within the landscaped entry feature within the centrally located access drives, as shown on the Illustrative Site Plan attached as **Exhibit D-10** and further detailed on **Exhibit D-8**.

## C. Traffic & Parking

### 1. Traffic

a. Access to the property shall be as depicted on the Site Plan, **Exhibit D-1**. There is a centrally located one-way access point at the "entry home" to be used primary for resident pick-up and drop-off, first-time visitors, and visiting medical professionals. The north access point is to be used by staff and guests, and further provides limited access by NS Corp. and the Ohio Railway Museum to their facilities to the east. Sidewalks shall be installed throughout the Property as depicted on **Exhibit D-10**. This sidewalk provides for pedestrian connectivity to an existing sidewalk at the southwest corner and continues along Proprietor's Road at the frontage of the Property, with connectivity provided to and through the property in various locations.

b. Service and delivery to the property will be limited to the northern access point.

c. The proposed development is very low-impact from a traffic generation perspective. No access

or impact study is warranted.

## 2. Parking

The parking areas shall be located and developed in substantial compliance with the setbacks and other standards depicted on the Site Plan attached as **Exhibit D-1**.

### D. General Requirements

#### 1. Environment

##### a. Stormwater Drainage

Preliminary engineering and feasibility studies were conducted for the proposed development of the Property, attached as **Exhibit E-1** is a Preliminary Grading Plan. Stormwater runoff will be mitigated in accordance with all Worthington requirements, and approved by its engineering or consulting engineering staff.

##### b. Utilities & Facilities

The development will be serviced by the existing available City of Worthington water and sewer lines, **Exhibit E-2**.

##### c. Natural Features

d. With one notable exception, this property is without significant natural features, as depicted on **Exhibit C-3** attached hereto. Existing evergreen trees along the southeastern corner of the property will be maintained and preserved. There is an existing historic seventy-two (72") inch Swamp White Oak located to the west of the northern building. This Oak will be maintained and preserved and incorporated as a feature along with newly installed landscaping and public amenity space at that location, **Exhibit D-7**. Joseph Tree Service was engaged to analyze the present condition of the Oak, and to advise as to its protection during construction and post-development by providing a long-term maintenance plan to care for the tree into the future. Joseph Tree Service is one of few TCIA Accredited companies in the State of Ohio.

##### e. Public Area Payments

Section 1174.05(c)(3)(B) and (C) are inapplicable, this Planned Unit Development proposes neither commercial or industrial space nor Dwelling Units as that term is defined by the Codified Ordinances of the City of Worthington.

##### f. Public Space Amenities

i. Section 1174.05(c)(4) is inapplicable, public space amenities are provided however at the southwest corner of the Property, and along the northwest portion of the property around the Swamp White Oak being preserved and incorporated as an amenity. Sidewalks interconnected with the new sidewalk being installed along Proprietor's Road, will meander into the Property, as depicted on **Exhibits D-1, D-2, D-3, D-6, D-7 and D-10**.

ii. Other Public Amenities that may be implemented:

1. An accessible plaza and leisure path sidewalk.
2. Public sitting place.
3. Decorative landscaping.
4. Bicycle Parking
5. Decorative pedestrian lighting.
6. Decorative waste receptacles.



# Kemper House

## Kemper House of Worthington-Landscape Inspirations





# Kemper House

