



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
March 14, 2019

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Kathy Holcombe, Secretary; David Foust; and Richard Schuster. Also present were Scott Myers, Worthington City Council Representative to the Municipal Planning Commission and Lynda Bitar, Development Coordinator, and Clerk of the Municipal Planning Commission. Commission members Thomas Reis, Vice-Chair and Edwin Hofmann; and Board member Amy Lloyd were absent.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the February 14 & 28, 2019 meeting

Mr. Schuster moved to approve the minutes, and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

Mr. Coulter explained the applicants for the Goddard School at 6699 N. High St. requested to table their applications so those items would not be discussed at the meeting.

**B. Architecture Review Board**

1. New Garage – **620 Evening St.** (Pat Scales Remodeling/Deaton) **AR 19-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of fact & Conclusions**

**Background & Request:**

This property is roughly  $\frac{1}{3}$  acre in size, being 57.72’ wide by 252.25’ deep. The two-story Colonial Revival house was built in 1941 and a one-story addition was constructed to the rear in the early

1970's. There is an existing ~10' wide concrete drive on the north side of the house leading to a large concrete pad. A detached garage is on the property to the north, and appears to be adjacent to the property line, next to the concrete pad.

The owner would like to construct a freestanding two-car garage to the east of the house on the north side of the property.

**Project Details:**

1. A 24' x 28' garage is proposed 8' from the north property line and ~20' behind the one-story addition at the rear of the house. The structure would be behind the existing concrete pad. The site plan does not accurately show the distance from the property line, but 8' is the proposed dimension.
2. A 5:12 pitched roof is proposed for the garage, with the gable facing north-south. Double 4" vinyl lap siding is proposed in white and would look similar to the house. Timberline HD Oyster Gray Lifetime Architectural Shingles for the roof would reportedly match the house shingles. Gutters would also match the house.
3. A double garage door with horizontal raised panels and divided windows in the top row is proposed. A man door and gable vent would be on the south side of the garage. Light fixtures are proposed on both sides of the garage door and east of the man door.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Worthington Code

1149.08 Special Yard Requirements.

(b) Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line.

**Recommendation:**

Staff recommended approval of this application, as the proposed garage is compatible with the house and appropriately located on the property. Consideration should be given to the addition of windows on the blank walls.

**Discussion:**

Mrs. Bitar pointed out the elevations were labeled incorrectly. Mr. Coulter asked if the applicant was present. Mr. Pat Scales, 5880 Linworth Rd., Worthington, Ohio, brought samples to share with the Board and City staff members. The original shingles were no longer available, so Mr. Scales showed the Board members what he found that was similar to the original materials. The color (Estate Gray) of the shingles would closely match the roof of the house and the garage door would have windows. Mr. Foust said the Board members typically do not like vinyl siding however, since the material would match the house, he felt it would be appropriate. He felt a window could be added on the south or east side facing the yard. Mr. Coulter mention windows

help with ventilation in the summer. Both members that it should be up to the property owner. Mr. Scales said the owner would rather not add windows for security reasons. Mr. Coulter asked if the lights would match the house and Mr. Scales said yes. Mr. Foust pointed out the vent was drawn askew, and Mr. Scales said the vent would be centered in the gable. Mr. Coulter asked if there was anyone who wanted to speak for or against this application.

Mr. Robert Maier, said he and his wife Jennifer live next door at 630 Evening St., Worthington, Ohio, and they came to the meeting to show their support for the neighbor. They had no concerns.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY PAT SCALES REMODELING ON BEHALF OF MARY ANN DEATON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW FREESTANDING GARAGE AT 620 EVENING ST. AS PER CASE NO. AR 19-19, DRAWINGS NO. AR 19-19, DATED FEBRUARY 26, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE ROOF COLOR WILL BE ESTATE GRAY; THE GARAGE DOOR WILL HAVE WINDOWS; AND THE LIGHTING WILL MATCH THE HOUSE LIGHTING.**

Mr. Foust seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; and Mr. Schuster, aye. The motion was approved.

2. New Preschool – **6699 N. High St.** (Samantha Elliot/The Goddard School) **AR 07-19**

**&**

**C. Municipal Planning Commission**

**1. Conditional Use Permit**

a. Preschool in C-3 Zoning District– **6699 N. High St.** (Samantha Elliot/The Goddard School) **CU 02-19**

**&**

**2. Amendment to Development Plan**

a. New Preschool – **6699 N. High St.** (Samantha Elliot/The Goddard School) **ADP 02-19**

**&**

**3. Subdivision**

a. Preliminary & Final Plats – **6699 N. High St.** (Samantha Elliot/The Goddard School) **SUB 01-19**

Mr. Foust moved to table the applications, and Mrs. Holcombe seconded the motion. All Board members voted, "Aye," and the applications were tabled.

**D. Other**

The decision for the glass block windows for Sharon Memorial Hall has been appealed to Worthington City Council, and will be discussed at the next meeting on Monday, March 18, 2019. Also, there will be an Eggs & Issues Breakfast at the end of April and the guest speaker will be the new director for C.O.T.A. The meeting will be held at the J. Lui restaurant on April 25<sup>th</sup> at 7:00 a.m.

Mrs. Holcombe moved to adjourn the meeting, and Mr. Foust seconded. All Board members voted, "Aye," and the meeting adjourned at 7:20 p.m.