



MINUTES OF THE REGULAR MEETING  
BOARD OF ZONING APPEALS

November 7, 2019

**A. Call to Order – 7:00 p.m.**

1. Roll Call - the following members were present: Mikel Coulter; D.J. Falcoski; Leah Reibel; Brian Seitz, and Cynthia Crane. Also present was Lee Brown, Director of Planning & Building; and Laney Nofer, Planning & Building Assistant.
2. Pledge of Allegiance
3. Approval of the minutes of October 3, 2019

Ms. Crane said there was a typo for sight lines in two locations that needed to be corrected.

Mr. Coulter moved to approve the minutes as corrected, seconded by Ms. Reibel. All Board members voted, “Aye,” and the minutes were approved.

4. Affirmation/swearing in of witnesses

**B. Items of Public Hearing**

1. **Variance** – Front Yard Setback – Railings – **184 E. Granville Rd.** (Suzanna Spence)  
**BZA 48-19**

Mrs. Nofer reviewed the following from the staff memo;

**Findings of Fact & Conclusions**

**Background:**

This property is approximately 13,000 square feet and is an existing lot of record in the R-10 (Low Density Residential) Zoning District along regional thoroughfare St. Rt. 161. The surrounding properties are single family dwellings zoned R-10. This property is subject to, and the plans have been approved by the Architecture Review Board on October 10, 2019.

The applicant is proposing to add 3-foot-high railings around the outside edge of the front porch and down the sides of the steps. The railings would not extend further than the existing steps. The existing dwelling and front porch are within the required front yard; because of this, the addition of the railings would require approval of a variance.

The applicant is requesting these railings for aesthetic and safety purposes.

**Worthington Codified Ordinances:**

Section 1149.07(b) of the Worthington Codified Ordinances states buildings and accessory buildings along regional thoroughfares must be setback at least 50 feet from the right-of-way.

Section 1149.08 (c) states “no accessory uses or structures, off-street parking facilities, except for single family, or material or equipment storage shall be located in any required front yard, except as otherwise provided herein.”

**Request:**

The applicant is requesting railings to be located approximately 21 feet from the public right-of-way. A variance of 29 feet is required.

**Conclusions:**

The variance request is not substantial as the railings will not extend further than the existing steps.

**Discussion:**

Ms. Crane asked if the applicant was present. Mrs. Suzanna Spence, 184 E. Granville Rd., Worthington, Ohio came forward and confirmed staff’s presentation. Board members had no questions or concerns. Ms. Crane asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY SUZANNA SPENCE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR FRONT PORCH RAILINGS TO BE LOCATED IN THE REQUIRED FRONT YARD AT 184 E. GRANVILLE RD., AS PER CASE BZA 48-19, DRAWINGS NO. BZA 48-19 DATED SEPTEMBER 24<sup>TH</sup>, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

Mr. Falcoski seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Falcoski; aye; Ms. Reibel, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

2. **Variance** – Front Yard Setback – Front Porch Entry – **347 E. Granville Rd.** (Dan & Kristen LaMacchia) **BZA 49-19**

Mrs. Nofer reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background:**

This 12,197 square foot property is zoned R-10 (Low Density Residential). The property is on the corner of E. Granville Road and Andover Street along regional thoroughfare St. Rt. 161. This property is subject to, and the proposed plans have been approved by, the Architectural Review Board on October 10, 2019.

There is an existing stoop and steps within the required front yard that was approved for a variance in 1987 as a part of an addition and renovation to the dwelling. An easement was also granted during this time to allow for the dwelling to remain 2 feet into the public right-of-way along Andover Street.

The applicant is proposing to install a porch roof and columns that will encroach in the required front yard. The proposed roof structure would not extend beyond the existing stoop and steps.

The applicant is requesting this porch roof installation for aesthetic purposes & to enhance property value.

**Worthington Codified Ordinances:**

Section 1149.07(b) of the Worthington Codified Ordinances states buildings and accessory buildings along regional thoroughfares must be setback at least 50 feet from the right-of-way.

Section 1149.08 (c) states “no accessory uses or structures, off-street parking facilities, except for single family, or material or equipment storage shall be located in any required front yard, except as otherwise provided herein.”

**Request:**

The applicant is requesting a front porch addition to be approximately 15.1 feet from the public right-of-way. A variance of 34.9 feet is required.

**Conclusions:**

Although the home is closer to the right-of-way than adjoining properties, the variance request is not substantial as the proposed porch roof is to be no further than the existing front steps. Additionally, many other properties along the regional thoroughfare have similar architectural features within the required front yard.

The essential character of the neighborhood should not be substantially altered as the front stoop and steps have been in place for many years.

The delivery of governmental services should not be affected.

**Discussion:**

Ms. Crane asked if the applicant was present. Mr. Dan LaMacchia, 347 E. Granville Rd., Worthington, Ohio. Mr. Seitz asked if the photos in the application were current and Mr. LaMacchia said no. He said the house was essentially the same except now he has new moldings around the windows. Mr. LaMacchia stated the proposed front porch entry would make a nice extension to the current front façade. Ms. Reibel said the porch was very attractive. Ms. Crane asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Ms. Reibel moved:

**THAT THE REQUEST BY DAN & KRISTEN LAMACCHIA FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FRONT PORCH TO BE LOCATED IN THE REQUIRED FRONT YARD AT 347 E. GRANVILLE RD., AS PER CASE BZA 49-19, DRAWINGS NO. BZA 49-19 DATED SEPTEMBER 26<sup>TH</sup>, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

Mr. Seitz seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Falcoski; aye; Ms. Reibel, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

3. **Variance** – Accessory Building Area – Garage – **6083 Olentangy River Rd.** (William Cooper) **BZA 50-19**

Mrs. Nofer reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background:**

This 4.41-acre lot is located ¼ mile off Olentangy River Road on a private lane and is in the R-10 (Low Density Residential) Zoning District. The lane is shared by 4 other homes. This lot is much larger than the minimum required by code at 10,400 square feet and is

also not seen by any public roadway. There are mature trees, bushes, grasses, and other vegetation surrounding the property.

In 2002, the owner sought a variance for an attached garage to exceed the maximum accessory building area. The total accessory building area of 1,546 square feet was granted and included an existing detached garage and shed, and the approved attached garage.

The applicant is proposing to construct an attached 40' x 40' accessory structure to the current attached garage, totaling 1600 square feet. The structure would be well outside of the required setback for the district and would not be visible from the street or driveway. The structure would also be relatively screened from neighboring properties. An abutting property owner to the north of the proposed accessory structure has submitted a letter of support.

The applicant is proposing the structure for the purpose of storing vehicles on the property. He is a car enthusiast and collects vehicles as a hobby. He stated the proposed space would not be for public auto repair services as he only does auto repairs for himself. The applicant currently stores his vehicles off-site which he deems inconvenient and expensive.

**Worthington Codified Ordinances:**

Section 1149.07(b) of the Worthington Codified Ordinances states, "In any 'R' District the total area for accessory buildings shall be limited to 850 square feet and must be compatible in materials and appearance to the other buildings in the area."

**Request:**

The applicant is requesting a total of 3,146 square feet of accessory building area on the property. A variance of 1,600 square feet is required, as the property is already approved to host 1,546 square feet of accessory building area.

**Conclusions:**

Although the proposed accessory building area is larger than typically found in the district, the size of the lot and vegetative screening should mitigate the impact of the proposed structure.

Having the additional garage and storage area could prevent cars and other material from being stored outside, possibly within public view.

The essential character of the neighborhood may be altered as it is not typical to have this volume of accessory building area in the district.

The delivery of governmental services should not be affected.

**Discussion:**

Ms. Crane asked if the applicant was present. Mr. William Cooper, 6083 Olentangy River Rd., Worthington, Ohio, brought updated photographs to distribute to the Board members. He explained where the garage addition would be located. Ms. Crane said most of the trees on the property looked deciduous and asked how much foliage was left on the trees. Mr. Cooper said there was still quite a bit of foliage left and the only neighbor that would be able to see the addition has already written a letter of support for the project. He said he purchased the land next to his property to protect the land from being developed and he had no plans to move. Mr. Cooper said he hopes to be around for at least the next thirty years. Ms. Crane asked how many cars would be kept on the property and Mr. Cooper said the building is essentially an oversized four-car garage. The existing garage has enough room for three cars. There is also a detached garage that Mr. Cooper said was not convenient to use. Mr. Cooper said the house was constructed in the 1950's and the detached garage was sort of built in a hole and is surrounded by a hill which almost reaches the roof. He said he cannot store cars in the detached garage because of its condition so he only uses it for storing lawn maintenance equipment.

Ms. Crane asked if there was anyone present to speak for or against this application.

Mr. Scott Whitlock, 6081 Olentangy River Rd., Worthington, Ohio, said he has lived next door to the property for forty-eight years. He said he has made a substantial investment in his property just as Mr. Cooper has made for his property. Mr. Whitlock said he noticed in the staff's report that this project might affect the essential character of the neighborhood. Mr. Whitlock was of the opinion that the project would only enhance the character of the neighborhood.

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY WILLIAM COOPER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR AN ATTACHED GARAGE TO EXCEED THE MAXIMUM ALLOWABLE ACCESSORY BUILDING AREA AT 6083 OLENTANGY RIVER RD., AS PER CASE BZA 50-19, DRAWINGS NO. BZA 50-19 DATED OCTOBER 11<sup>TH</sup>, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

Mr. Coulter seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Falcoski, aye; Ms. Reibel, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

**C. Other**

Mr. Brown explained the City would be cancelling out the city email addresses and that notifications would be sent the way they were emailed previously. There will be no BZA meeting for January 2020 since the date falls on January 2<sup>nd</sup>. The first BZA meeting for 2020 would be in February.

**D. Adjournment**

Mr. Seitz moved to adjourn the meeting and Mr. Coulter seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:38 p.m.