

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

May 12, 2011

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

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of April 14 & 28, 2011

Mr. Sauer moved to approve the minutes and Mr. Coulter seconded the motion. All members voted “aye”. Mr. Hunter said they have been approved.

4. Affirmation/swearing in of witnesses.

**B. Architectural Review Board**

1. **New**
  - a. Fence – **50 W. Stafford Ave.** (Buckeye Deck, Fence & Patio for Alyssa Harris)  
**AR 35-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to build a six foot privacy fence in their back yard. Mr. Hunter asked if the applicant was present. Ms. Lindsay Cox of Buckeye Deck, Fence & Patio approached the microphone and stated that her address is 41 Spring Hollow, Westerville, Ohio. There were several pictures of the neighboring properties. One side had tall arborvitae shrubs, another side had a privacy fence that was apparently built without a permit, and looked as if it had been recently repaired. The back of the yard had two different types of partial fencing which had belonged to the previous owner. Mr. Sauer mentioned that the privacy fence next door may be in violation. He also said that he had the

opportunity to speak with Ms. Harris, the home owner, and she told him that she had just moved in.

Mrs. Rodgers asked Mrs. Cox if there a reason for the privacy fence. Mrs. Cox said that a six foot fenced was proposed because it would match the next door neighbor's fence. Mr. Hunter explained to Mrs. Cox that the Architectural Review Board (ARB) does not typically approve of six foot privacy fences unless it is an extreme necessity, such as being adjacent to commercial property. Mr. Hunter said the Board prefers four foot fencing with equal spacing in between pickets.

Mrs. Cox said that she can discuss other ideas with her client to come up with a plan that would be approved by the Board members. Mr. Hunter asked Mrs. Cox if she would like to table her application so she can speak with her client, and Mrs. Cox said yes. Mr. Sauer moved to table the application, and Mr. Coulter seconded the motion. All members voted "aye" and Mr. Hunter said it has been tabled.

b. **Sign & Rooftop Equipment – 2173 W. Dublin-Granville Rd. (Ling Chen) AR 36-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to install fourteen inch letters on the existing sign band with the name of the restaurant, BAMBOO VILLAGE, and also install three fans on the roof on the back side of the building. The font does not match the other fonts that are being used in the center, and only one other sign has a white color. Mr. Hunter asked if the applicant was present. Mr. Ling Chen approached the microphone and stated his address (through an interpreter) as 580 Dark Star, Gahanna, Ohio. Mr. Ling said that the property behind the restaurant is screened with tall arborvitae. Mr. Sauer asked if Mr. Ling could paint the platform and the rails to match the roof, and not paint the fans, leaving them their original metal color. Mr. Hunter asked if you could see the fans from the front side of the building and Mr. Ling said no. Mr. Hunter explained that the fans should not be visible from the street, and Mr. Ling agreed that the fans will not be visible from the street. Mr. Ling indicated he would be all right with having the lettering for the sign off-white.

When questioned, Mrs. Bitar said the temporary sidewalk signs the other stores were using are not allowed, and only 25% of window area can be covered with signage. Mr. Hunter said there is an opportunity for a new establishment to have a temporary permit for a sign special reason, such as a grand opening, but otherwise they are not allowed. Mr. Sauer asked if action would be taken against the other vendors to correct the problem, and Mrs. Bitar said yes.

Mr. Hunter asked if there was anyone present that was either for or against this application and no one came forward.

Findings of fact:

1. This application involves a request to install 14” off-white PVC letters on the existing burgundy sign band identifying “BAMBOO VILLAGE”. The font does not match other fonts in the center.
2. Also, the applicant is requesting approval to install three fans on the back side of the roof to service a new kitchen area for this restaurant. The fans will be placed above the roof on platforms which include guard rails. The top of the fans will be below the roof peak as they are currently proposed. The color of the supporting structures will be painted to match the roof.

Conclusions:

1. The sign is appropriate if the letters are off-white.
2. The supporting structures for the equipment on the roof must match the roof, and the equipment must not be seen from the front of the building.

Mr. Hermann moved:

**THAT THE REQUEST BY LING CHEN FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SIGN AND ROOFTOP EQUIPMENT AT 2173 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 36-11, DRAWINGS NO. AR 36-11, DATED APRIL 29, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, WITH THE CONDITIONS THE COLOR OF THE SIGN LETTERS MATCH THE ADJACENT SIGNS, AND THE FRAME WORK, EVERYTHING EXCEPT THE MECHANICS, WILL MATCH THE COLOR OF THE BUILDING, AND THE HEIGHT OF THE FANS SHALL NOT EXCEED THE ROOF LINE, OR BE VISIBLE FROM THE FRONT OF THE BUILDING,.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

c. Renovations & Additions – **126 W. Dublin-Granville Rd.** (Scott & Debra Volzer)  
**AR 34-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The house is located across the street from the McConnell Arts Center of Worthington, on the northeast corner of Rt. 161 and Evening Street. Several pictures of the house were taken to show where the owner will be making improvements. He has planned several different projects. Mr. Hunter asked if the applicant was present. Mr. Scott Volzer approached the microphone and stated that he lives at 126 W. Dublin-

Granville Rd., Worthington, Ohio. Mr. Volzer said that he and his wife have had a difficult time trying to find red clay roof tiles to match what is currently on his house. He said they did find an alternative material which looks like red clay roof tiles, but is made out of metal. Mr. Volzer brought a sample of the roofing material with him for the Board members to look at. Mr. Volzer also plans to restore the first floor windows, and replace the second story windows with the same type of window. He will also repair the trim and soffit around the roof as necessary.

Another project Mr. Volzer plans to work on is replacing the man door on his one car garage with a carriage style overhead door, and moving the man door to the south side of the structure. The one car garage will also have the same type of new roofing. The two car garage will have a new roof as well, and a higher pitch that will match the house. He plans to have room for storage. Mrs. Bitar said a variance will probably be needed to approve the accessory structure area. Mr. Volzer also plans to enclose the front porch with antique windows. He said the bedrooms above the front porch are very cold and drafty in the winter time. Mr. Volzer also plans to enlarge the back porch area.

Mr. Volzer said that he and his wife took a look at several neighboring houses, took pictures, and took notes on what types of fences had already been approved in the area, and decided on having a scalloped type of fence because that is what the neighbors have. Mr. Volzer submitted several signatures to Mrs. Bitar, from neighbors that have approved of the changes he plans to make. Mr. Volzer made the list available for the Board members.

Mr. Sauer said that did not think the scalloped fencing matched the house. Mrs. Holcombe agreed. Mr. Sauer felt that maybe a fence with stronger lines would look better. Mr. Volzer said that it would probably be easier to build a fence without scalloped edges, and he is looking to the Board members for their advice.

Both Mrs. Lloyd and Mr. Hermann liked the materials that Mr. Volzer has chosen for remodeling. Mr. Hermann said that he appreciated Mr. Volzer's efforts and the pictures that were taken.

Mr. Volzer said he stripped the paint off of the front door and discovered a beautiful wooden door underneath. He found the original glass for the door in the basement and had it restored by Franklin Glass. Mr. Volzer said he is a high school art teacher, and he plans to work on this project over the summer, and visit the architectural salvage store in Grandview to find additional materials.

Mr. Myers asked if the Board members could give Mr. Volzer some leeway on the exact look of the salvage material he finds for the front windows. Board members discussed the design of the front porch enclosure, indicating a preference for the bottom portion to be similar to the style of the existing front door. Mr. Coulter said he thinks these projects may take more than one summer to complete. Mrs. Bitar said that Mr. Volzer will have two summers to complete the projects because he allowed eighteen months for completion, and if necessary he could ask for an extension.

Mr. Hunter asked if there was anyone present that would like to speak either for or against this application. Mr. David Norstrom approached the microphone and stated that he lives at 787 Oxford St., Worthington, Ohio. Mr. Norstrom said he appreciates the thought and efforts Mr. Volzer is putting into this project, and he can tell the house is being remodeled with a lot of love.

Mrs. Holcombe said she appreciated Mr. Volzer doing the due diligence work of talking with his neighbors, and remarked all comments were positive.

Findings of fact:

This application is for the property at the northeast corner of 161 and Evening St. The homeowners are seeking approval to make a number of changes to the house and two garages on the property. In addition to the drawings and photographs for this house, photos of other homes in the district for use as examples are included in the packet. The property owner has divided the request into the following six projects:

Project One – Foundation & Trim, Roof & Windows:

1. The foundation, wood trim, fascia and roof overhangs will be restored.
2. The existing red tile roof is in need of repair and the homeowner has not been able to find matching tile to work with, so replacement is proposed. Rather than using clay tile, which would be very expensive, the owners would like to use a metal roof that is made to look like tile. The roof is proposed for all three structures on the property, and would be a red color close to the existing clay tile.
3. Restoration of the first floor windows is proposed. For the second floor windows, replacement with high end simulated divided light windows, with muntins on the inside and outside, is proposed. The style will match the existing windows as closely as possible, except for the dormer windows are proposed to be changed to a 6 over 1 pattern to match other windows in the house.

Project Two – One-car Garage:

1. The one-car garage along Evening St. will be re-roofed in the same material as the house.
2. A new carriage house style garage door is proposed for the east side of the structure, with a matching door to replace the existing garage door on the west side. The man door will be moved to the south side of the structure.

Project Three – Rear Porch:

1. Removal of the existing enclosed porch and replacement with a larger open version with low walls is proposed.

2. The walls will have the same siding as the house and the roof will be standing seam metal. Wood columns are proposed on top, with stone bottoms to match the house foundation. The skirting for the porch will consist of wood sections with vertical members.
3. A variance will be required for the additional area requested for the porch.

#### Project Four – Front Porch Enclosure:

1. The applicant is proposing to enclose the front porch with a combination of wood and glass. The existing stone foundation and columns will remain, with the new walls placed on the porch, between the columns. An existing wall on the west side of the porch will be replaced to match the other two.
2. Proposed is wood with vertical elements on the bottom, and glass on the top two-thirds. The applicant is proposing the use of vintage materials for this part of the project, so the look may not be exactly as drawn.

#### Project Five – Two-car Garage:

1. A new roof with a pitch to match the other structures, and various trim elements are proposed for the existing two-car garage.
2. The proposed doors are the same carriage house style as was proposed for the one-car garage.
3. A variance may be required for accessory structure area with the addition of storage space created with the proposed higher roof.

#### Project Six – Fence:

1. A scalloped picket fence is proposed to enclose the rear portion of the property. The highest portion of the pickets is proposed to be 4'6", with the bottom of the curve being 36". Posts with decorative caps will be 4'9" high. The spacing between pickets appears equal to the picket width.
2. Gates with 6' high arbors are proposed on the west and north sides of the property.
3. A setback variances will be required because of the proximity to the right-of-way on this corner lot, and to the alley.

#### Conclusions:

1. The proposed restoration of existing elements, including the first floor windows, will be a major improvement for this property. Also, the proposed replacement windows are in character with the house.

2. Although the roofing material is unusual, the look will be similar to the existing clay roof.
3. Enclosure of the front porch and the changes to the rear porch in the manner proposed are appropriate for this house and the district. The front porch infill color will be the same as the window color. Smooth panels are preferred for the bottom, and should extend to the sidelights for the door.
4. The modifications to the garages are complimentary to those structures, the house and property.
5. This is a difficult property for safety and privacy because of its location on a busy intersection. The proposed fence, which is similarly styled and placed as others previously approved in the district, is appropriate

Mr. Sauer moved:

**THAT THE REQUEST BY SCOTT & DEBRA VOLZER FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE MODIFICATIONS AT 126 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 34-11, DRAWINGS NO. AR 34-11, DATED APRIL 29, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE ALLOWANCE FOR THE FRONT PORCH ELEMENTS TO BE DIFFERENT THAN THE DRAWING, DEPENDING ON THE SALVAGE MATERIAL LOCATED.**

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

There was no other business to discuss.

Mr. Coulter moved to adjourn the meeting, and Mr. Hermann seconded the motion. All Board members said aye. The meeting adjourned at 9:00 p.m.