

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

September 12, 2013

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: James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; Thomas Reis; and Amy Lloyd. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Richard Hunter, Chair and Jo Rodgers were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of July 25, 2013

Mr. Coulter moved to approve the minutes, and Mr. Reis seconded the motion. All members said, “aye”.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Unfinished – no business

2. New

- a. Wheelchair Ramp – **910 Hartford St.** (William McReynolds) **AR 62-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Ms. Claire Brill approached the microphone, stated her address is 910 Hartford St., Worthington, Ohio, and said she is representing the applicant, Mr. McReynolds. Mr. Sauer asked Ms. Brill if there was anything she would like to say or clarify and she said Mr. McReynolds needs the wheelchair ramp to enter and exit his home because he does not feel safe using stairs with a walker. Board members had no questions. Mrs. Bitar said she received a letter from the neighbors to the north in support of the ramp. There were no other speakers.

Findings of fact:

1. The U.S. Department of Veterans Affairs has furnished a ramp for this homeowner so the front door can be accessed by wheelchair. A Temporary Use Permit was issued when the VA's contractor was ready to install the ramp which allowed it to remain until Architectural Review Board approval was obtained.
2. The ramp is aluminum and not attached to the house, so is easily removable if no longer needed.

Conclusion:

1. The ramp is appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY WILLIAM MCREYNOLDS FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW A WHEELCHAIR RAMP AT 910 HARTFORD ST. AS PER CASE NO. AR 62-13, DRAWINGS NO. AR 62-13, DATED AUGUST 13, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- b. Sign – **5858 N. High St.** (Signcom Inc./FC Bank) **AR 63-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Dennis Stillwell approached the microphone and stated his address is 200 Pocono Rd., Columbus, Ohio 43235. Mr. Stillwell said he is a Vice President with FC Bank. They are currently being acquired by a Pennsylvania bank so that is the reason for the logo change. Mr. Sauer asked if just the face would be changing on the existing sign and Mr. Stillwell said that is correct. Mr. Sauer asked if the Board members had any questions and there were none. He also asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This is a request to replace the sign face for an existing freestanding sign. The sign is 30” high by 48” wide, mounted on a brick base that has light fixtures and the address attached. The graphics of the double-sided sign advertise Farmers Citizens Bank with black text and a green and black logo all on a white aluminum background.
2. The new sign faces are proposed with green lettering advertising FC Bank, a gray tag line reading “A DIVISION OF CNB BANK”, and a gray logo at the top on the same background. All lettering is proposed as vinyl, with the logo being ¼” thick PVC.

Conclusion:

1. The proposed sign faces are appropriate.

Mr. Reis moved:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGN FACES AT 5858 N. HIGH ST. AS PER CASE NO. AR 63-13, DRAWINGS NO. AR 63-13, DATED AUGUST 13, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- c. Windows and Front Porch Columns – **575 Evening St.** (Jo & Scott Rodgers) **AR 64-13**
(Extension of AR 69-10 for Windows)

Discussion:

Mrs. Bitar explained that the applicant has requested to table this item. Mr. Coulter moved to table this application and Mrs. Holcombe seconded the motion. All members said, “aye”.

- d. Fence – **116 E. North St.** (Jonathan Whiston) **AR 65-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Jonathan Whiston approached the microphone and stated his address is 116 E. North St., Worthington, Ohio. Mr. Whiston said he has lived in the house for the past year and a half and would like to install a new fence on the east side of his property. He said there is currently a 6’ foot privacy fence there now which runs into a 4’ foot chain link style fence, and prior to the privacy fence there is a 4’ foot picket style fence. There are three variations of fencing currently on the property and he wants to take out all three of the fences and replace with the new 6’ foot privacy style cedar fence. Mr. Whiston would like to maintain the current level of privacy. The house next door to Mr. Whiston is a rental unit, and he said the neighbors do not take care of the yard the way a homeowner would. He said when he moved into his house, the entire area was overgrown with honeysuckle and he has worked hard to clear the area of debris. Mr. Whiston said he has the consent of the owner of the house next door to remove the existing fences. There will only be one fence that replaces the three current fences, and the fence will stop at the edge of the back of the house and will not cover up the windows on the side of the house. Mr. Coulter asked Mr. Whiston if his new fence would skirt past the large tree in the back yard and Mr. Whiston said the large tree is on his neighbor’s property and the fence will go past. Mr. Sauer asked Mr. Whiston if the row of tall shrubbery in the back of the yard provides some of the privacy he is seeking. Mr. Whiston said some of the shrubbery in the back of the yard is

honeysuckle, which he plans to remove, but he also would like to keep the neighbor's dog out of his back yard as well. Board members had no other questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Mr. Fritz Juskalian approached the microphone and stated he lives at 105 W. Clearview Ave., Worthington, Ohio. Mr. Juskalian asked if there was a rental unit in the back of the house and Mr. Whiston said no, there is a rental unit on the east side of his property. Mr. Juskalian asked what was behind Mr. Whiston's house and Mr. Whiston said there is another house. There were no other questions.

Findings of fact:

1. The applicant would like to remove an existing 6' high wood solid fence and some 3' high chain link fencing with a new 6' high mostly solid wood fence. The proposed fence would have horizontal boards at the top and bottom, and vertical boards separated by a small gap.
2. The Design Guidelines for the Architectural Review District state that side yard fences should be open in style and three to four feet in height.

Conclusion:

1. The proposed fence is higher and more solid than is typically approved in the District, but all right in this location due to the nature of the rear of these properties.

Mr. Coulter moved:

THAT THE REQUEST BY JONATHAN WHISTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 116 E. NORTH ST. AS PER CASE NO. AR 65-13, DRAWINGS NO. AR 65-13, DATED AUGUST 29, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

e. Condensing Units – **783 Oxford St.** (Scott & Holly Heitkamp) **AR 66-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Scott Heitkamp approached the microphone and stated he lives at 783 Oxford St., Worthington, Ohio. Mr. Myers said he received a telephone call from a nearby property owner who is in favor of the Heitkamp's screening the condensing unit, but would like there to be screening. Mrs. Bitar said the space between the units and the property line is narrow, making landscape screening difficult. Mr. Sauer said he realizes the location of the driveway places a hardship, and does not think there will be enough room to place both the condensing units and proper screening. Mr. Heitkamp disagreed and said he believes there is plenty of room for both

the condensing units and proper screening. Mrs. Holcombe asked Mr. Heitkamp what he plans to use for screening. Mr. Heitkamp said he plans to keep Rose of Sharon bush which is to the east, and possibly add some Arborvitae. Mr. Sauer mentioned there is a need to also screen the units from the north side. Mr. Heitkamp said he was not aware of that need until coming to the meeting, and adding more screening will not be a problem. Mr. Sauer explained the importance of screening the units from the street and the neighbor's property. Mr. Coulter asked Mr. Heitkamp what the heights of the units are. Mr. Heitkamp said one unit is approximately 42" inches and the other unit is smaller. Mr. Coulter said he likes the idea of the Rose of Sharon staying in the yard, and also suggested adding a 48" fence structure so the neighboring property would not see the unit. Mr. Myers felt that additional landscaping would help to soften the noise. Mr. Heitkamp agreed to add an additional fence structure. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The property owners are making interior renovations and would like to add an additional condensing unit. An existing unit to the rear of the house is proposed to move to the side of the house and be adjacent to the new unit.
2. Both units would be approximately 3' from the north property line, so a variance will be required to place the units in the required side yard. The neighboring property owner's driveway is adjacent. Screening from the front and side is required by Code.

Conclusion:

1. With appropriate screening and a variance in place, placement of the units would be appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY SCOTT AND HOLLY HEITKAMP FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL CONDENSING UNITS AT 783 OXFORD ST. AS PER CASE NO. AR 66-13, DRAWINGS NO. AR 66-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, WITH THE CONDITION A VARIANCE IS GRANTED BY THE BOARD OF ZONING APPEALS AND SCREENING IS INSTALLED AND THAT THE UNITS BE SCREENED FROM THE FRONT WITH THE BUSH THAT IS CURRENTLY THERE AND A 48" INCH FENCE WITH 4" BOARDS, AND WITH 1" INCH SPACING BETWEEN PICKETS BE ADDED TO THE NORTH SIDE.

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

f. Fence – **711 High St.** (Andrew & Amanda Graf) **AR 67-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Andrew Graf approached the microphone and stated he lives at 711 High St., Worthington, Ohio. Mr. Sauer asked for clarification as to where the fence will be located. Mr. Graf said it will be impossible to connect the fence to the garage due to an existing bed and several honeysuckles trees. He plans to run the fence closer to the property line where there is a clear path between the trees. Mr. Sauer asked if the fence will be stained and Mr. Graf said yes, after the wood cures for eight weeks, the fence will be coated with a clear darker stain to protect it. Board members had no other questions. Mr. Sauer asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This application is a request to enclose the rear yard of this house, which is located on the southwest Village Green Dr., with a 4' high wooden picket fence. The proposed fence is designed with 3 ¾" pickets and 3 ¾" between pickets. The picket style is similar to the fence on the neighboring property, and will be shown at the meeting.
2. The Design Guidelines for the Architectural Review District state that side yard fences should be open in style and three to four feet in height.

Conclusion:

1. The proposed fence is appropriate for the District and this property.

Mr. Reis moved:

THAT THE REQUEST BY ANDREW AND AMANDA GRAF FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 711 HIGH ST. AS PER CASE NO. AR 67-13, DRAWINGS NO. AR 67-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

Mr. Sauer noted that several people arrived since the beginning of the meeting so he asked Mrs. Bitar to swear in the additional witnesses.

g. Dormer Extension – **140 W. New England Ave.** (Sean Kocheran/Cooke) **AR 68-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present.

Mrs. Lynn Walter approached the microphone and stated she lives at 6041 Linworth Rd., Worthington, Ohio. Mrs. Walter said she was representing the applicants, Sean Kocheran and Mr. and Mrs. Cooke. Mr. Sauer asked Mrs. Walter if there was anything else she wanted to discuss and she said no. Mr. Sauer asked if all the shutters were going to be taken off of the house or just the shutters on the back. Mrs. Walter said just the shutters in the back. Mr. Sauer asked if shutters would be left elsewhere and Mrs. Walter said that there will be shutters in the front of the house and one on the east side of the house. Mr. Sauer asked why the shutters were being taken off. Mrs. Walter said they are taking the shutters off because they are installing new siding on the house. They want to do a nicer trim all around the new windows. Mr. Sauer asked if there would be new siding on the front of the house and Mrs. Walter said yes, and they will be putting the shutters back on the front of the house. Board members had no other questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowners would like to extend an existing dormer with a shed roof across the remainder of the rear of the house. The roof pitch and materials are designed to match the existing. New double-hung windows are proposed on the rear, and an existing window on the east side is proposed to be replaced with a new egress window.
2. Additional proposed work includes the installation of a door in place of a rear window, removal of shutters, and installation of trim boards for all rear windows.

Conclusion:

1. The proposed changes are appropriate.

Mr. Reis moved:

THAT THE REQUEST BY SEAN KOCHERAN FOR A CERTIFICATE OF APPROPRIATENESS TO EXTEND A DORMER AT 140 W. NEW ENGLAND AVE. AS PER CASE NO. AR 68-13, DRAWINGS NO. AR 68-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

h. Window Replacement & Structural Repair – **677 High St.** (Elaine & David Smith) **AR 60-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. David Smith approached the microphone and stated his address is 960 Evening St., Worthington, Ohio. Sample materials were passed around to the Board members. Mr. Sauer asked which wall needed structural repair and Mr. Smith said the northern corner of the eastern

wall needs repaired. Mrs. Bitar explained the Smiths were going to have the second story windows restored but they could not find anyone to do the work, so they are going to have replacements made that will look similar to what is currently there. They are also planning to paint the fire escape in the back of the building and the rear wall. Mr. Coulter asked how many steel plates will be needed for the repair work and Mr. Smith said six metal plates.

Mr. Smith said the new windows will allow more light because they will not have a mullion pocket in the center, and the Board members said that would be fine. Mr. Sauer asked Mr. Smith if the air conditioner was going to be put back in the window. Mr. Smith said the building is already air conditioned so he is not sure why the air conditioner is in the window. He will try to have the air conditioner removed from the window. Board members had no other questions. Mr. Sauer asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The property owners are planning to replace the second floor double-hung windows with new windows that match the size and style of the existing. The new windows would be aluminum clad wood windows with 3" mullions on the exterior and interior.
2. The other part of this application involves installing anchors to stabilize the north building wall, which is shifting. Seen on the exterior would be six 4" square steel plates, each with a bolt and nut in the middle, installed vertically on the front of the building at the north end. The plates would be painted to match the brick. Photos of a mock-up and of similar installations elsewhere are included in the packet. The work was approved by the Building Department as an emergency to avoid worsening of the condition.

Conclusions:

1. Although restoration of the existing windows is ideal, the proposed replacement windows should provide a very similar look.
2. The proposed structural repair is acceptable. Consideration should be given to installing the exterior treatment at the south end to provide symmetry.

Mr. Coulter moved:

THAT THE REQUEST BY ELAINE AND DAVID SMITH FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AND REPAIR THE STRUCTURE AT 677 HIGH ST. AS PER CASE NO. AR 69-13, DRAWINGS NO. AR 69-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

i. Fence – **676 Oxford St.** (Susan Keaton) **AR 70-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mrs. Bitar said that the applicant was supposed to be present at the meeting but had not shown up yet. She said the matter was up to the Board as to whether they wanted to continue or table the matter, but there is no requirement as part of the Bylaws or in the Code that requires the applicant to be present. It has been the Board's practice in the past to table the matter if the applicant was not present. Mrs. Holcombe said the application is for a very simple matter and the applicant just wants to extend a currently existing fence. Mr. Sauer agreed with Mrs. Holcombe that this matter is very simple and he did not have any concerns and figured that the application would easily pass. Mrs. Bitar said that there have been exceptions in the past where the Board members have approved an application without the applicant being present. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant would like to install a fence along the rear property line, which is approximately 48' in width.
2. A 6' high solid cedar fence is proposed that would match the fence on the property to the north. The design includes horizontal boards at the top and bottom and vertical boards in between. Both properties are adjacent to commercial property.
3. The Design Guidelines for the Architectural Review District state that side yard fences should be open in style and three to four feet in height, except higher fences may be appropriate where a commercial use abuts a residential property.

Conclusion:

1. The proposed fence is appropriate in this location.

Mrs. Holcombe moved:

THAT THE REQUEST BY SUSAN KEATON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 676 OXFORD ST. AS PER CASE NO. AR 70-13, DRAWINGS NO. AR 70-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- j. Front Porch & Rear Addition Amendments – **45 W. Stafford Ave.** (Ross Builders/Jha) **AR 71-13** (Amendment to AR 29-13)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. James Ross approached the microphone and stated his address is 6120 Crystal Valley Dr., Galena, Ohio. Mr. Sauer asked Mr. Ross if he had any questions. Mr. Ross said no. Mr. Sauer said the rail is a nice change. Board members had no questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this matter and no one came forward.

Findings of fact:

1. In May of this year the Architectural Review Board approved additions to the front porch and the rear of the home. Amendments to the previously approved plans are now proposed.
2. Previously, the front porch was proposed with a solid rail. The proposal now calls for spindles. Spindles are currently used on the back porch.
3. The footprint of the addition in the rear is proposed to be reduced, and a small roof is now proposed above the entry.
4. Also proposed are the elimination of a small window on the west side; a style change for a rear second-story window; and a style change for a window in the east side.

Conclusion:

1. The proposed changes are appropriate.

Mrs. Lloyd moved:

THAT THE REQUEST BY ROSS BUILDERS FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS AR 29-13 BY MODIFYING PLANS FOR ADDITIONS TO THE HOUSE AT 45 W. STAFFORD AVE. AS PER CASE NO. AR 71-13, DRAWINGS NO. AR 71-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- k. Rear Addition – **105 W. Clearview Ave.** (Frederick Juskalian) **AR 72-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Fritz Juskalian approached the microphone and stated his address is 105 W. Clearview Ave., Worthington, Ohio. Mr. Sauer asked Mr. Juskalian what he planned to use for the roofing material for the walk out deck. Mr. Juskalian said they will be using a walk on padded roofing material called DecTec. Mrs. Bitar asked if that would protect the roof. Mr. Juskalian's builder approached the microphone and stated his name is Jim Cox and he is representing 105 W. Clearview Ave., Worthington, Ohio. Mr. Cox said this membrane is a walkable roof that will keep out the rain, but is designed for this specific purpose so they will not have to build a deck on top of a flat roof. Mr. Sauer asked what the material is made out of. Mr. Cox read the list of material ingredients that were listed on the label. Mr. Sauer asked if Mr. Cox had ever used this material before and Mr. Cox said no. Mr. Sauer suggested to the owner to find where this material has been used in the past because he is not familiar with the material. Mrs. Lloyd pointed out that the material lists a ten year warranty which is a short period of time for a roofing product. Board members had no other questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowner would like to construct a room addition at the rear of the house. The proposed room would extend 2' back from the existing structure, creating a 12' wall on the west side of the room, and an angled wall on the east side. A basement is proposed beneath the addition, and would include steps up to the rear yard.
2. A flat rubber roof with metal railing is proposed. Proposed installation of a door in place of a second floor window allows the roof to become outdoor living space. The railing would be required to be at least 36" high, and allow no more than a 4" sphere to pass between pickets.
3. Existing windows are proposed to be reused. Siding and trim are proposed to match the existing.

Conclusion:

1. The proposed addition is appropriate.

Mr. Reis moved:

THAT THE REQUEST BY FREDERICK JUSKALIAN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A ROOM ADDITION AT 105 W. CLEARVIEW AVE. AS PER CASE NO. AR 72-13, DRAWINGS NO. AR 72-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

1. Front Porch & Rear Additions – **784 Evening St.** (Jim Saltz/Anderson) **AR 73-13**
(Amendment to AR 18-11)

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Jim Saltz approached the microphone and stated his address is 2667 Charing Rd., Columbus, Ohio. Mr. Saltz explained there are no proposed changes to the deck from the previous approval. Mr. Saltz said the main change is to the bump out on the side of the house and they already received the necessary variance for that last week from the Board of Zoning Appeals. Mr. Coulter asked Mr. Saltz if he checked the clearances from the top of the chimney to the operable windows. Mr. Saltz said yes, the distance is twelve feet from the chimney to the window. Mr. Sauer said he liked what was proposed last time but he has trouble with the new addition because the addition lacks the character and style of the original home. Mr. Sauer said he is looking at what is being proposed for roofing materials, the way the columns are being treated, they are not typical of what is found in a home of the current style. He said it looks like two different styles being thrown together.

Mr. Saltz said they also plan to replace all of the windows in the existing house, and they have changed the style of the windows. Instead of using six over six, they are using two over one window. Mr. Saltz asked Mr. Sauer if he had a problem with the massing of the house. Mr. Sauer said the existing is home is what he would call traditional for the Worthington area. The massing he is seeing is not typical of such a traditional home. He explained that if Mr. Saltz wanted to make changes, he suggested changing the whole house, but he did not see any changes being done to the original part of the house.

Mrs. Heidi Anderson approached the microphone and stated she is the homeowner of 784 Evening St., Worthington, Ohio. Mrs. Anderson said the original Architect she was working with left town and she was forced to find a new Architect to help with the project. She believes there are not many changes being made. Mr. Sauer said the garage roof overhang does not overhang or extend beyond the side of the house. The proposed addition portrays the roof extending over and is exaggerated. Mr. Sauer said these proposed additions are not traditional additions to this style of house. Mr. Coulter said that house projects such as this one have come before the Board in the past and raises the discussion of what can be done to make the addition match the already existing home. He also said when you are trying to bring two different elements together you need something that will bridge the gap together. Mr. Saltz discussed the rest of the project and there were no other questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This application extends and amends the previous approvals for this project, which now involves the addition of a front porch and a two-story rear addition with second floor deck. A new garage was approved and constructed since the previous approval. Existing aluminum siding is proposed for removal with the original wood siding being repaired or replaced as necessary, and new 8” horizontal siding would be added to match. The new roof shingles are proposed to match the existing.

2. The proposed front porch is 8' wide x 6' deep, and is covered with a standing seam metal roof supported by round columns set on brick bases.
3. To the rear, a 400 square foot addition extending a total of 24' from the existing house is proposed. The addition extends slightly south of the existing house. On the second floor, the rear 12' is proposed as a rooftop deck with a rail. Deck and railing material has not been identified in this submittal, but was previously proposed as TimberTech. The railing would be required to be at least 36" high, and allow no more than a 4" sphere to pass between pickets. Due to the proximity to the south property line (closer than 20' to right-of-way (alley) on a corner lot), a side yard setback variance is needed.
4. Previously, stone veneer was proposed for the existing chimneys, but this submittal leaves them brick and adds brick bases to new columns that would match the chimneys.

Conclusion:

1. The proposed work is appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY JIM SALTZ APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS AR 18-11 TO MAKE RENOVATIONS TO THE HOUSE AT 784 EVENING ST. AS PER CASE NO. AR 73-13, DRAWINGS NO. AR 73-13, DATED AUGUST 30, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND AMENDED THAT ANY NEW SIDING TO REPLACE EXISTING WOULD BE HARDI PLANK AND 8" EXPOSURE, AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Other

There was no other business to discuss

D. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 9:10 p.m. Mr. Coulter seconded the motion. Mrs. Bitar called the roll. All members said, "aye".