



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
September 8, 2016

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: Michael Coulter, Chair; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; and Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Commission member Thomas Reis, and Board members Amy Lloyd and David Foust were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the July 28, 2016 meeting.

Mr. Sauer moved to approve the minutes and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses – Members of the audience were sworn in by Mrs. Bitar.

B. Architectural Review Board

1. New

- a. Sign – **882 High St.** (Greg & Phil Giessler/Cam Taylor) **AR 101-16**

The applicant requested the item be tabled.

Mr. Sauer moved to table the application and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The application was tabled.

b. Sign – **5600 N. High St.** (DaNite Sign Co./Worthington Thrift Shop) **AR 103-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This neighborhood shopping center was built in 1953, with the northern part of the building being in the City of Worthington and the remainder in the City of Columbus. The Worthington Thrift Shop has operated in this location for many years, and is requesting approval to replace the sign face on the wall sign above the storefront.

Project Details:

1. The new 144” wide x 30” high (30 square feet in area) sign face would be installed in the existing internally illuminated sign box above the storefront.
2. A white background with red lettering as in the existing sign is proposed for the sign face. For internally illuminated signs, the background must be opaque.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

Recommendation:

Staff is recommending *approval* of this application if the white background of the sign face is ***not*** illuminated and the sign box is painted. If this proposal were for a new sign, a box sign would not be preferred.

Discussion:

Mrs. Bitar pointed out in the pictures the sign box had recently been painted black. Mr. Coulter asked if the applicant was present. Mr. Mark Rubcich stated he is representing DaNite Sign Company and the address of the business is 1640 Harmon Ave., Columbus, Ohio. Mr. Rubcich said he spoke with the business owner who said the sign has not been lit for quite a while and she does not intend to have the sign lit up. She has agreed to not have the sign turned on. Board members did not have any questions or concerns. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY DANITE SIGN CO. ON BEHALF OF WORTHINGTON THRIFT SHOP FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER THE

WALL SIGN AT 5600 N. HIGH ST., AS PER CASE NO. AR 103-16, DRAWINGS NO. AR 103-16, DATED AUGUST 18, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE UNDERSTANDING THAT THE SIGN WILL NOT BE ILLUMINATED.

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

c. Sign – **693 ½ High St., Suite E.** (College Bound Advantage) **AR 104-16**

The applicant has requested the item be tabled.

Mrs. Holcombe moved to table the application and Mr. Sauer seconded the motion. All Board members voted, “Aye.” The application was tabled.

d. Sign – **693 ½ High St., Suite J.** (Katherine G. Yannucci/Kasa Yoga & Wellness) **AR 106-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This commercial building was constructed in the early 20th century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. The upstairs spaces at 693 ½ have housed a number of users, many of whom has had signage at the first floor level. A Conditional Use Permit was granted to allow the applicant to operate at this location by the MPC in June of this year. This is a request for a new wall sign for the business near the north entrance.

Project Details:

1. The 10” x 22” wall sign is proposed east of the blue door next to the Wren House, and above the Bridges Counseling sign.
2. The sign would be constructed of sandblasted HDU, and would identify the business name, “kasa Yoga and Wellness”, and a logo. The proposed sign would have a white background and include blue, orange and brown for the raised elements. Two shades of brown were originally proposed, but only the lighter shade would be used to meet the Code requirements of no more than 4 colors.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

Recommendation:

Staff is recommending *approval* of the proposed sign. The material will look like wood, and be in character with the building and Old Worthington.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Katherine Yannucci stated her address is 7122 Bluff Stream Ct., Columbus, Ohio. Mrs. Holcombe said she believes this sign will help people find this new business. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY KATHERINE YANNUCCI OF KASA YOGA AND WELLNESS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 693 ½ HIGH ST., AS PER CASE NO. AR 106-16, DRAWINGS NO. AR 106-16, DATED AUGUST 28, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

e. Sign – **689 High St.** (Lindsay Harrington/Birch Boutique) **AR 111-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This commercial building was constructed in the early 20th century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. This space was formerly occupied by La Jeune Mariee Bridal Boutique. Now, a retail clothing store called Birch is locating in the space and would like approval for a wall sign.

Project Details:

1. An 83” wide x 24” high, 1” thick sandblasted HDU sign is proposed. The “BIRCH” lettering and graphic would be 12” high, and a small tagline “FOR THE ADVENTUROUS SOUL” is proposed below.

2. The background would be charcoal, and the raised lettering and trim would be white.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

Recommendation:

Staff is recommending approval of the proposed sign. The material will look like wood, and be in character with the building and Old Worthington.

Discussion:

Mr. Coulter asked how long the lights had been on the building and if the applicant was present. Ms. Lindsay Harrington's mother, Ms. Jacque Harrington, stated she was representing her daughter for 689 High St., Worthington, Ohio. Mrs. Bitar swore in Ms. Harrington. Ms. Harrington said that the lights were already on the building when her daughter signed the lease. Mrs. Bitar displayed some older photographs that showed that the lights have been on the building for quite some time. Mr. Coulter asked Ms. Harrington for color samples and those were shared with the Board members. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY LINDSAY HARRINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 689 HIGH ST., AS PER CASE NO. AR 111-16, DRAWINGS NO. AR 111-16, DATED AUGUST 26, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the role. Mr. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; and Mr. Hofmann, aye. The motion was approved.

- f. Façade, Awnings, Lighting & Signage – **893-905 High St.** (Dennis Meacham/Worthington Center LLC) **AR 105-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This commercial building was constructed in 1965, having a two-story structure to the south and a one-story structure to the north. The only changes that have come to the ARB over the years have involved signage. The applicant is now asking for approval to modify the façade and signage.

Project Details:

1. The applicant plans to paint the façade of the building Bunglehouse Gray (SW2845) and add Fypon cornice and trim painted beige to the top. For the south part of the building, brick columns are proposed and for the north part brick piers with wood or Fypon columns painted beige would be added. Also, a new soffit with lighting would extend between the building and columns. The sign band would be painted beige.
2. Burgundy fabric awnings are proposed above the second story windows and above the entrance to the offices.
3. New signs are proposed in the band above the storefront, and each would have 2 gooseneck lights above. The signs would all be 8’ wide x 2’ high, made of 2” thick routed HDU with raised border and copy. All would have a burgundy background with beige lettering and trim, and make use of similar fonts and letter sizes. Subway is an exception with an italicized bolder font and arrows at the end.
4. For the freestanding sign, re-painting the cabinet, poles, and base burgundy is planned. Replacement of the faces with new acrylic is also planned. For internally illuminated signs, the background must be opaque. Variances for the size, numbers of listings and placement were granted in 2000.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Commercial sites should be developed in a way that is complementary to the architecture and land uses around them. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance. For historic structures, unpainted brick walls that were not painted before should not be painted, however, it may be acceptable to paint newer brick walls.

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building.

Recommendation:

Staff is recommending *approval* of this application, if the freestanding sign backgrounds are opaque. The new design elements proposed for the building would improve the look.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Ed Mershad stated his address is 10334 Wellington Blvd., Powell, Ohio. Mr. Mershad said he would like to address the question about the trim. He said the trim will be painted the same off-white color and they intend to use Fypon material because of maintenance issues. Mr. Coulter asked what type of lamps will be used on the

underside of the canopy. Mr. Mershad said he intends to use warm LED lighting, 2700K, and the same goes for the goose neck lamps.

Mr. Coulter asked what material would be used under the canopy face that the signs are put on and Mr. Mershad said he would be using the same material as the cornice which is Fypon. Mr. Myers asked if Fypon material would be strong enough to hold up the signs and Mr. Mershad said yes. Mr. Hofmann had questions about the brick columns and piers under the canopy and if the new replacement brick will be full brick or brick veneer. Mr. Mershad said he will be using full brick for safety and durability in the event someone runs into the pillars. He said the building currently has brick veneer on the outside from the last time the building was remodeled. The trim on the windows and doors will be painted black. Mr. Sauer asked Mr. Mershad if he planned to paint the whole building and Mr. Mershad said yes. Mr. Sauer asked why some columns has brick for the full height and others were just part way. Mr. Mershad said they thought it would be nice to differentiate based on the roof lines. Mrs. Holcombe said she noticed the fascia board behind the signs is a bit warped and Mr. Mershad said the fascia board will be replaced.

Mrs. Holcombe and Mr. Sauer felt there was too much burgundy on the freestanding sign. They believed the sign was a bit overpowering. Mr. Mershad said he was okay with painting the brick base of the sign Bunglehouse Grey to match the building. Mr. Hofmann wondered what color the columns should be. Mr. Sauer thought they should match the base to simplify the sign. Mr. Mershad said he is open-minded about the sign colors. Mr. Sauer thought maybe the sign cabinet should also be grey. After discussion, it was decided the framework should match the burgundy sign panels. Mr. Coulter asked Mr. Mershad if the sign will be illuminated at night and Mr. Mershad said yes. The light will shine through the letters, the background will be opaque.

Mr. Sauer asked if the cornice work goes all around the building or just on the front of the building. Mr. Mershad said the cornice work will only be on the front of the building. Mr. Coulter suggested wrapping the cornice around the building sides. Mr. Mershad said he would take care of that. Mr. Hofmann said he would prefer to see wood columns as opposed to Fypon and Mr. Mershad agreed to use wood for the columns.

Mr. Sauer asked about existing window signage and Mrs. Bitar explained the Code requirement. Mr. Mershad said some of his tenants would prefer to have their own font or logo. Board members thought that would be fine, and that the panels on the freestanding sign should have a consistent look. Mr. Myers was thrilled that all of the burgundy signs would match for the first time in many years. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY DENNIS MEACHAM ON BEHALF OF WORTHINGTON CENTER LLC FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES TO THE BUILDING AND SIGNAGE AT 893-905 HIGH ST., AS PER CASE NO. AR 105-

16, DRAWINGS NO. AR 105-16, DATED AUGUST 24, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- That the brick base and columns of the freestanding sign be painted to match the building field color;
- That the cornice returns on the north and south elevations of the facade end with the brick;
- That the columns to the right side of the façade be wood;
- That the logos (different fonts) are okay for use in the signage with the proposed coloration and that the signage matches the character on the freestanding sign;
- That the lighting be of a warm LED temperature such as 2700 Kelvin;
- That the windows, mullions and casings be painted black.

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

- g. Front Porch with Canopy, Rear Screened Porch, Side Porch Railing & Fence – **59 W. New England Ave.** (Richard K. Stovall) **AR 107-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Bungalow was originally constructed in the early 1900's and is a contributing building in the Worthington Historic District. In late 2012 a new front porch and rear addition were approved for the house. With that approval, a roof and wider stoop were proposed for the front porch, and a covered patio was proposed at the rear. During construction the owner decided to eliminate the front porch changes and amend the rear porch to be a deck with a smaller roof over the entrance.

This application would allow similar changes as were previously approved for the front porch; conversion of the rear deck to a screened porch; and retention of the deck and railing at the east side entrance plus the addition of steps. Also, a fence is proposed to enclose the yard.

Project Details:

1. Replacement of the front 4'9" wide stoop with a new 9' wide concrete stoop is proposed. The stoop would include a wrought iron railing around the edge, and new wrought iron railings would be added to the steps. There is a similar railing on the existing stoop and steps. A gabled roof structure with a pitch to match the front dormer is proposed. The proposed material for the gable and decorative brackets is wood painted white; the roof wood be covered with asphalt shingles to match the house roof. Brick veneer is proposed to face the stoop and steps. A light fixture would remain above the door.
2. To the rear, the deck would be removed and a 21'4" x 12' concrete patio would be poured on a foundation with low walls around. The walls are proposed to have brick to match the

house foundation, and be capped with stone. Above the walls would be wood columns painted white to support removable screens and a shed roof structure with dark bronze standing seam metal.

3. A portion of the deck on the east side of the house would be used as a stoop for the side door. Steps already head to the north, and new steps would be added to the south. Existing deck railing would be used along the east side of the stoop and steps.
4. A 3'7" high wood white picket fence is proposed to enclose the side and rear yards of the house. The picket width and openings between pickets would be equal. The initial submittal showed the fence 12' from the house, but the applicant has revised the request to extend another 4' closer to Oxford St., which would line up with the property line. Three gates are proposed.
5. Variances would be needed to extend into the required 20' side yard with the fence and screened porch structure, and into the required 30' front yard with the front porch structure.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New porches should be built in a simple design. Look at original porches on similar buildings -- height, materials, roof slope, and width -- and use these to develop a design. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

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. Be sure that window designs are appropriate for the style or time period of the house.

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending approval of this application. The front and side entrance changes are appropriately designed for this house and property, as is the screened porch to the rear. Fencing is not typically desired closer to the street than the house, but the proposed style of fencing is appropriate and matches up with the placement of the fence at the Old Rectory to the north.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Richard Stovall stated he is the new owner of the property at 59 W. New England Ave., Worthington, Ohio. Mr. Sauer wondered why they planned to remove the deck. Mr. Stovall said there are no railings on the deck which is a safety hazard, and he has already fallen off of the deck already. He explained also this property is elevated and on a corner lot and they would prefer a little more privacy. Mr. Stovall said he plans to have the skirt of the deck to match the wired brick on the house foundation and be consistent with the historical scheme and continuity with the house. The screens will be removable, when

seasons would permit. Mr. Sauer asked what seasons will the screens be removed and Mr. Stovall said the screens would likely be removed in the fall and in the early spring.

Mr. Sauer noticed there were several thick columns going across the porch, and frames on the screen, thinking there would be not be big enough openings. Mr. Coulter suggested using less columns in order to have more visibility. Mr. Stovall said he liked the suggestion and agreed the number of columns made the structure seem rather heavy in terms of the view. Mr. Stovall said he will talk with his contractor about making the revision. In response to Mr. Sauer's question, Mr. Stovall said he will be putting a stone cap on top of the brick wall.

Mr. Sauer asked for clarification of how the brick veneer will look on the top and steps of the front porch. Mr. Stovall said the existing stoop will be removed, and replaced with new concrete and brick veneer would be replaced on the front of the wall and the sides. Mr. Hofmann suggested stone caps for the stoop and steps. Mr. Coulter suggested over pouring the concrete to cover up the top of the veneer brick. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY RICHARD K. STOVALL FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE FRONT AND SIDE ENTRANCES TO THE HOUSE, CONSTRUCT A SCREENED PORCH, AND ADD A FENCE AT 59 W. NEW ENGLAND AVE. AS PER CASE NO. AR 107-16, DRAWINGS NO. AR 107-16, DATED AUGUST 26, 2016 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- That four total columns will be removed from the enclosed porch to help declutter the elevation, one from each elevation, and one from each side of the door;
- That the detail is reconciled from the top of the exposed brick veneer at the front stoop either by over pouring the concrete to capture the top of the brick or utilizing a stone cap with similar steps to match such as the ones on the rear porch.

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

h. Addition – **112 W. Stafford Ave.** (Alison & Taylor Lies) **AR 108-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

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ARB/MPC Meeting September 8, 2016

Minutes

The structure at 112 W. Stafford Ave. is an English Cottage Revival Style house that was originally constructed in 1924, and is a contributing building in the Worthington Historic District. Additions were added to the rear in the late 1980's and 1990's, and more recently the front porch was changed from screened to open in 2014. This request is to add onto the east side of the house to enlarge the kitchen area.

Project Details:

1. There is an existing area on the east side of the house that extends out 2' to accommodate a side entrance and the kitchen. The outside wall is about 9' from the side property line. This proposal would extend that area approximately 10' to the north, in line with the existing, to accommodate an expanded kitchen that would be combined with the dining area.
2. Existing cedar shake siding would be matched on the addition, with vertical cedar louvers installed at the foundation. Roofing materials, trim and gutters would also match the existing on the 2' bumped out area. The project would include relocation of a window further north, removal of the existing kitchen casement windows, and installation of a new window above the relocated kitchen sink. The style of the new window would match the existing windows in the 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. Be sure that window designs are appropriate for the style or time period of the house.

Recommendation:

Staff is recommending *approval* of this application. Although the addition extends out from the main house it would not extend further than the existing addition and would not be easily seen from the street. The materials are proposed to match the existing.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Alison Lies stated her address is 112 W. Stafford Ave., Worthington, Ohio. Mr. Coulter asked where the vent would be relocated. Ms. Lies stated the vent would move about two feet to the right, as would the existing generator. Board members did not have other questions or concerns. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this motion and no came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY ALISON & TAYLOR LIES FOR A CERTIFICATE OF APPROPRIATENESS TO ADD ONTO THE EAST SIDE OF THE HOUSE AT 112 W.

STAFFORD AVE. AS PER CASE NO. AR 108-16, DRAWINGS NO. AR 108-16, DATED AUGUST 26, 2016 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- i. Windows & Screened Porch – **52 W. North St.** (James Ross/Musto) **AR 109-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Cape Cod was built in the early 1950's and is a contributing property in the Worthington Historic District. In January, the owner received approval to construct a rear addition and replace the freestanding garage. The applicant would now like to construct a screened porch at the northeast corner of the house, change the windows and remove the shutters.

Project Details:

1. With one exception on the east side, the existing side windows in the original part of the house are proposed to have a second window added adjacent to the originals. Upstairs, the two side by side double-hung windows would be centered in the gables. On the first floor the double banks of windows are proposed centered on the rooms. Reuse of existing windows that would be removed from the front and rear of the house is proposed. The windows are supposed to match the existing.
2. On the front of the house, the applicant plans to remove the 2 individual double hung windows and install 3 new adjacent double hung windows. The windows would be all vinyl to match the others approved for the rear addition.
3. The owner would like to remove all shutters on the front and sides of the house. The existing shutters are dark green.
4. A 15' x 12'8" screened porch is proposed at the northeast corner of the rear addition. The structure is proposed with a flat roof with a material that has not been identified. Construction of the walls is proposed with wood painted white. A door would exit to the rear.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Be sure that window designs are appropriate for the style or time period of the house. Character defining features for Cape Cod homes included three-bay facades, and multiple-paned windows with shutters.

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.

Recommendation:

Staff is recommending partial approval of this application. The screened porch addition is appropriately sized and to the rear, and the design seems to be complementary. The front of the Cape Cod house is more appropriate with the current configuration of the windows and retention of the shutters than it would be with the proposed change.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. James Ross stated his address is 6120 Crystal Valley Dr., Galena, Ohio. Mrs. Bitar swore in Mr. Ross. Mr. Ross said he understood the concept that Mrs. Bitar described regarding the three-bay façade for Cape Cod style homes but he is not sure that this home is a traditional Cape Cod style of home because there are no dormers on the front part of the house and the porch is on the right side of the house. He said he is not opposed to trying to put shutters on the three windows, and that he would also welcome any suggestions to get more natural light into the front room. Mr. Ross said the current windows are very short at only four feet in height. The front room is his client's family room and the room is very dark. He said they are open to suggestions to get more natural light into the area. Mr. Ross said his client got the idea of having three large windows across the front of the house from a neighboring home on New England Avenue.

Mr. Sauer asked if Mr. Ross considered using two pairs of windows where only one window exists now. Mr. Ross said he did not believe there would be room for shutters if he installs two sets of two windows. Mr. Hofmann asked the other Board members how they felt about the shutters. Mr. Sauer said he does not like when houses have shutters only on the front. Mrs. Holcombe asked if the windows could be made larger, and Mr. Ross felt the sashes would be too heavy if the windows were taller and wider. Mr. Ross said he would talk to the homeowner about adding additional windows on the front, removing the shutters and doing nothing to the third window. Mr. Hofmann pointed out that the sills for the taller windows to the left would not match the existing to the right. Mr. Ross did not think that would matter as they are different rooms. Mr. Hofmann said the option to keep or change the window to the right could be given. Mr. Ross felt without shutters they may want to add window trim in the future, and would come back for approval for that change or other potential changes. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF LYNNE MUSTO FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SCREENED PORCH AND CHANGE WINDOWS AT 52 W. NORTH ST. AS PER CASE NUMBER AR 109-16, DRAWINGS NUMBER AR 109-16, DATED AUGUST 26, 2016 BE APPROVED, BASED

ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENT:

- That the front elevation be changed to two pairs of taller windows that match the outside width of the existing shutters and that the window to the right of the entryway can match the same height of the new windows if the home owner chooses.

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

C. Municipal Planning Commission

1. Conditional Use

a. Recreational Facility in the I-1 Zoning District – **402 E. Wilson Bridge Rd., Suite A.** (Carney Ranker Architects/Topline Ballroom) **CU 15-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This building was constructed in the early 1980's and houses a variety of tenants. The building is at the front of a 9.4 acre parcel with 4 buildings. A business called Topline Ballroom was approved to operate in Suite C earlier, but is now planning to occupy Suite A. Approval of this application would allow for the location change.

The dance studio would offer group and private ballroom dancing instruction, with private lessons (up to 8 participants) generally between 5:00 pm and 9:00 pm, and group lessons (maximum of 15 participants) usually at 7:00 pm.

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 – Parking is provided adjacent to the building, and should be ample to accommodate the use.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
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 – The business would operate every day from 1:00 pm to 10:00 pm.
8. Shielding or screening considerations for neighbors – No change to building or site.

9. Appearance and compatibility with the general neighborhood – A sign band above the entrance would provide a space for a sign to match others in the complex.

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.

Recommendation:

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jennifer Carney stated her address is 5925 Wilcox Pl., Suite E, Dublin, Ohio. Mrs. Bitar swore in Ms. Carney. Board members had no concerns. Mr. Coulter acknowledged there were no audience members present.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY CARNEY RANKER ARCHITECTS FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 402 E. WILSON BRIDGE RD., SUITE A, AS PER CASE NO. CU 15-16, DRAWINGS NO. CU 15-16, DATED AUGUST 26, 2016, 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. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye and Mr. Hofmann, aye. The motion was approved.

C. Other

There was no other business to discuss.

D. Adjournment

Mr. Hofmann moved to adjourn the meeting at 8:30 p.m., and Mrs. Holcombe seconded the motion. The meeting was adjourned.