



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
September 13, 2018

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

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the July 26, 2018 meeting

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

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board – Unfinished**

1. Exterior Lighting – 5545 N. High St. (Meghan Colleli/Villa Nova) **AR 30-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

Villa Nova Ristorante was started in 1978. The building and site have been renovated over the years, including the addition of parking to the south with the demolition of the former Just Pies building. Existing light poles in that lot remained as part of the project.

Recently, a company affiliated with AEP Ohio, Lime Energy, replaced all interior and exterior lighting fixtures for Villa Nova to improve energy efficiency. **Complaints were received about**

**the brightness of the lights on the site, and the ARB discussed the issue at its April 26, 2018 hearing. With this submittal modifications to the light fixtures are proposed.**

**Project Details:**

1. Pole lights and building lights that illuminate the parking lot, building and sign were all part of the project. Lime Energy's documents show that 8 parking lot fixtures, 3 wall packs, 3 flood lights, 1 barn light, 9 canopy lights and 2 sign lights were replaced. The old fixtures were mainly metal halide. The newly installed fixtures are LED, with 5000K being the predominant color temperature. **The installer is now proposing 4000K fixtures.**
2. **There will be an attempt to angle the fixtures down to hide the light sources as much as possible.**
3. **At the meeting, it was noticed that several parking lot trees were missing. With the advice of a City arborist, the owner has planted trees in the tree lawn area, at the rear of the parking, and at the southwest corner to make up for those that were gone.**

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Avoid lighting fixtures mounted high above the ground and excessive brightness. Watch for excessive "spilling" of light onto adjacent properties. Typically a view of the light source from off of the property is not desired. Use of fairly small lighting fixtures, and as few as possible, is recommended.

**Recommendation:**

**Staff recommended approval of this application, as the proposed lighting color is typical for the District. Modification of the fixture angle should also be an improvement. The change to the landscape plan was acceptable.**

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Meghan Colleli, 669 Farrington Dr., Worthington, Ohio, said they tried to do everything the Board members asked them to do, and that Lime Energy would try to angle the lights to a better position when they come out to replace the lights. Mr. Coulter said he appreciated the work that was done. Mr. Schuster said he also appreciated the work that was done, but in the event if the lighting is still too bright, they may need to revisit the issue. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE VILLA NOVA RISTORANTE FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE LIGHTING AT 5545 N. HIGH ST. AS PER CASE NO. AR 30-18, DRAWINGS NO. AR 30-18, DATED JULY 10, 2018, 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. Coulter, aye; Mr. Reis, aye;

Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**2. Signage & Awnings – 918 High St. (Tracey Diehl/CVS) AR 67-18**

**&**

**C. Municipal Planning Commission**

**2. Amendment to Development Plan**

**a. Signage – 918 High St. (Tracey Diehl/CVS) ADP 07-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

**CVS Pharmacy was approved in 2007 with the signage that is there today, including wall signs in the sign bands facing High St. and North St. and above the rear entrance, and directional signs for the pharmacy drive thru. Although originally proposed to be aluminum, the wall signs were required to be routed wood as part of the approval.**

**In 2008, CVS submitted applications for additional signs facing High St. on the southern part of the building, and wanted to add a sign on the south side of the building pointing to the drive thru. The request met with resistance and was tabled until finally withdrawn by staff.**

**The applicant is now requesting approval to replace the existing signs, install additional wall signs, and replace the awnings. These applications were on the July 26, 2018 ARB & MPC agendas, but the applicant asked for tabling before the meeting due to the staff recommendation of denial. Revised drawings are now included with the packet.**

**Project Details:**

- 1. Replacement of the three existing routed wood wall signs is proposed with signs that are described as “1” deep acrylic letters on 2” deep sand blasted material with raised borders and letters”. It is not clear how that would look, so a sample is needed. The background is proposed to be painted with a faux wood finish and a “heart” shaped logo and lettering would be red. The existing signs are 3’ high x 18’3” wide; the proposed signs would be the same size. Due to the location of “pharmacy” extending lower than “CVS” in the proposed signs, the lettering height would be 2’ 2 ¾” total rather than the 2’ height for the current lettering. The proposed font appears bolder than the existing lettering.**
- 2. Retrofitting the gooseneck lamps with LED lighting is proposed. The color temperature has not been specified.**
- 3. Minute clinic signs that are 42” wide x 29 ½” high with a red background and white logo and lettering are proposed to be mounted on the inside of the High St. window adjacent to the entry, and on the window north of the rear entry.**

4. The existing sign on the south side of the pharmacy drive-thru canopy consists of 9” tall red individually mounted letters. Proposed to replace that sign are 9” letters in lower case rather than all capitals, with the “p” and “y” extending below creating a taller sign. A clearance sign is proposed at the bottom right. The other directional signs on the drive-thru are proposed for removal.
5. An 18” high x 24” wide red aluminum sign is proposed for the entry door on the south side of the building identifying “receiving entrance” in white.
6. An 18 9/16” high x 14 1/2” wide sign is proposed to the left of both entrances, made of aluminum with red and white vinyl. Apparently the sign would have changeable inserts for the hours. Removal of some internal signs is proposed.
7. Variances required with the proposed signage:
  - ~~Additional area for the replacement wall signs.~~ Now same size
  - ~~Additional minute clinic wall signs.~~ Now internal
  - Excessive directional signage area.
  - Changeable copy for the proposed “hours” signs.
8. Replacement of the burgundy fabric awnings with new burgundy covers is proposed. The proposed material has not been identified.

#### Land Use Plan:

#### Worthington Design Guidelines and Architectural District Ordinance

- The Worthington Design Guidelines recommend signs be efficient - try to use as few and as small signs as are necessary to get the business message across to the public.
- 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. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve.
- Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
- Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

#### Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

#### Staff Analysis:

- A better understanding of the acrylic letters on sand blasted material is needed. Individually mounted letters like installed on the buildings to the south may be a better alternative.
- Mounting the Minute Clinic signs on the inside of windows is appropriate.
- The drive-thru signage is now appropriate.
- If a sign is really needed for the receiving entrance, it may be more appropriate without the CVS name and logo.
- The signs to identify the hours of business are not appropriately designed to be on the exterior of a building.

- **If the replacement awnings would be the same fabric, they are appropriate.**

**Recommendations:**

**Staff recommended approval of these applications when the ARB and MPC were comfortable with the proposal, and based on the staff analysis above.**

**Discussion:**

Mr. Coulter asked if the applicant was present. Ms. Tracey Diehl, 6487 Hilliard Dr., Canal Winchester, Ohio, said this has been a very stressful process for CVS. She said their overall intent is to bring the CVS logo to the current trademarked logo. CVS is changing their logo all across the country. Ms. Diehl said when they run into unique situations such as Worthington where the standard channeled letter will not suffice there was a lot of information going back and forth and she apologized to City staff and thanked them for their patience.

The proposed color was not clearly defined because there was nothing said about what specific color of red they can have. Ms. Diehl said there is some flexibility as to what color of red the Board would prefer. Staff conveyed to her their concern about the bright red color so Ms. Diehl was able to confirm they can match the existing color. Ms. Diehl said the backer panel was another issue for discussion. She explained City staff would like to see individual letters on the wall but they have not firmly said no backer panel, only gentle suggestions were made. Ms. Diehl said the purpose for the backer panel was because the letters are red. The red letters on the wall would be muted and lost next to the brick. The backer panel would match what is across the street in the shopping center where the Subway restaurant is located, and the letters would not be lost amongst the brick wall. The letters have not been manufactured yet, so there is some flexibility. The letters can be made with the wood grain which is a layering and lengthy process and the corners can be scalloped as requested. The color of the backer panel can also be matched to the existing panel. The illuminated window signs have been removed, but there is currently a vinyl Minute Clinic sign on the window. Ms. Diehl said the argument for the Minute Clinic sign is because this is a health care facility and typically CVS wants to go on record as saying this is a health care service that is being provided and a non-illuminated sign is not as visible and not all CVS facilities have the Minute Clinic service. Their logic behind the illuminated sign was simply to make people aware of their facility, but if the signs are not allowed then they are not allowed. CVS will comply with whatever staff has approved for the awning colors. The size of the signs is compatible with what is already in place and the font has not changed.

Mr. Coulter asked to confirm if the three main building signs and the drive-thru signs were going to be changed and Mrs. Bitar said, "Yes." Mrs. Bitar said if the Board wanted to get lettering on the backer panel that is deeper so the letters stand out more the Board could ask for that. Mrs. Holcombe said she liked the lower case letters for the drive-thru sign, but had concerns about the blue letter for the Minute Clinic on the back door. Ms. Diehl said the current lettering would be removed from the exterior of the door. Mrs. Holcombe agreed that they should be removed from the exterior of the door. Mrs. Bitar said CVS was allowed to have a non-illuminated Minute Clinic sign in a size that would fit in within one of the panes, and that it would need to be on the interior side of the glass. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward. There was additional discussion concerning the Minute Clinic lettering being on the inside of the window so no variance would be necessary. The

applicant agreed that they would not move forward with a variance for this site.

**ARB Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY TRACEY DIEHL ON BEHALF OF CVS PHARMACY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AND AWNINGS AT 918 HIGH ST. AS PER CASE NO. AR 67-18, DRAWINGS NO. AR 67-18, DATED AUGUST 14, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITIONS THAT THE SIGNS WILL BE OF THE SAME COLOR, WITH SCALLOPED CORNERS, SIMILAR TO THE EXISTING SIGN, AND THAT THE LETTERING BE LAYERED TO GIVE THE NEW LETTERING DEPTH.**

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

**C. Architectural Review Board - New**

1. Siding, Roofing & Gutters – **6184 Maxton Pl.** (Rob Moses and Jennie Vargas) **AR 70-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This property is on the north side of the Maxton Place cul-de-sac, backing up to the rear of the properties on Granville Square. The two-story house was constructed in 1993, and has an asphalt shingle roof and aluminum siding. The owners are asking for approval to replace the siding, roof and gutters.

**Project Details:**

1. The existing 3-tab asphalt shingle roof was to be replaced with a dimensional shingle roof in a similar color. The contractor felt it should be replaced sooner rather than later due to wind damage and age, so the work has likely been completed. The new gutters were to be installed with the roof, and be 1” wider and 2 shades darker than the previous gutters.
2. New siding is proposed to replace the existing, which is Dutch lap aluminum in beige. The proposed siding is double 5” straight lap vinyl siding. The exact color has not been determined, but is supposed to be close to the existing tan. A picture of sample has been requested.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

New siding should match the thickness and width of the old as closely as possible.

When installing a new roof on a building that currently has asphalt shingles, avoid shingle patterns that try to create an older look. Avoid very light-colored shingles. When replacing gutters or downspouts, duplicate the existing as closely as possible. As with other building elements, the simplest design is usually the best.

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff recommended approval of this application, as the proposed changes are appropriate.

**Discussion:**

Mr. Coulter asked if the applicant is present. Mr. Jason Parsons, representing Storm Guard Restoration, 3260 Henderson Rd., Columbus, Ohio. Mr. Parsons shared a sample of the siding with Board members and City staff. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY ROB MOSES AND JENNIE VARGAS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE SIDING, ROOFING AND GUTTERS AT 6184 MAXTON PL. AS PER CASE NO. AR 70-18, DRAWINGS NO. AR 70-18 DATED JULY 16, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**2. Planter and Lighting – 184 E. Granville Rd. (Brad and Emily Bocook) AR 73-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This house was originally built in 1930 and is two-stories with a gabled roof and a one-story addition to the rear. In June of 2015, approval was granted to construct a 9' x 9' addition with a deck at the northeast corner of the house, and amendments were approved later that year and in March of 2016. This request would allow retention of a planter built on the eastern edge of the deck, and string lighting for the deck.

**Project Details:**

1. The 4' tall x 14' wide x 2' deep planter is constructed of wood planks placed horizontally. On the outside edge there are three 6' high posts connected with a wood rail at the top, and

- wood planks placed about 4 ½' high.
2. String lights have been strung from the house to the top rail.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for additions and decks to be located as far to the rear as possible. Design and materials should be compatible with the existing structure.

**Recommendation:**

Staff recommended approval of this application, as the planter and lights are complimentary to the deck and house.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Brad Bocook, 184 E. Dublin-Granville Rd., Worthington, Ohio. Board members had no questions or concerns. Mrs. Holcombe asked if the neighbors were fine with the changes. Mr. Bocook stated that the neighbors were fine with the modification. Mr. Schuster stated that since the planter/fence was behind the house, that he was ok with the modification. The height seemed to be high at 6-feet, but we have approved small sections of 6-foot fences, just never the entire yard. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY BRAD AND EMILY BOCOOK FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A PLANTER AND STRING LIGHTS ON THE REAR DECK AT 184 E. GRANVILLE RD. AS PER CASE NO. AR 73-18, DRAWINGS NO. AR 73-18, DATED AUGUST 18, 2018 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. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Addition Modifications – **565 Hartford St.** (Sally and Ian Sheldon) **AR 74-18** (Amendment to AR 84-17)

Mrs. Bitar reviewed the following from the staff memo:

**Findings of fact & Conclusions**

**Background & Request:**

This 1,784 sq. ft. bungalow was built in 1920 in Old Worthington. The house is a contributing structure in the Worthington Historic District. The lot is approximately 0.20-acres and 54± feet in width. The rear of the parcel abuts the Methodist Church Parking Lot. A request to demolish the

existing rear deck on the house, and construct a new family room/garden room addition, covered porch, deck, detached garage and fence were approved at the November 2017 meeting. This application is a request to modify the previously approved plans.

**Project Details:**

1. East elevation – Two windows with a panel and separated by columns are now proposed as two double-hung windows with a column at the corner of the addition.
2. West elevation – Previously 7 windows were proposed and now 6 are shown.
3. North elevation – A double door with a window was replaced with a larger double door.
4. South elevation – There were 7 paneled areas with transom windows above, and now there are 4 areas with transoms, and a larger paneled area in the middle.
5. Siding and trim are shown modified to accommodate the window changes.
6. As before, the new windows and doors would be Anderson “Woodright” vinyl clad wood.
7. A change to the roofline at the southeast corner was made.

**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. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff recommended approval of this application, as the changes provide more symmetry and are appropriate.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Sally Sheldon, 565 Hartford St., Worthington, Ohio. Board members had no comments or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY SALLY & IAN SHELDON TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 84-17 WITH CHANGES TO THE ADDITION AT 565 HARTFORD ST. AS PER CASE NO. AR 74-18, DRAWINGS NO. AR 74-18, DATED AUGUST 27, 2018, 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

4. Entrance Improvements – **663 High St.** (Legacy Custom Homes & Renovations, LLC/ The Old Bag of Nails) **AR 75-18**

Mrs. Bitar reviewed the following from the staff memo:

### **Findings of Fact & Conclusions**

#### **Background & Request:**

This building was originally constructed in 1875 and remodeled in the late 1900's. Much of the building was home to Worthington Hardware for many years, but was divided to accommodate various businesses such as Sassafras Bakery, Grid Furnishings, Igloo Letterpress, SNAP Fitness and COHatch in 2015. The Old Bag of Nails has operated at the north end of the building since 1995.

This application involves changing the light fixtures above the sign, and repairs to the area around the entry door of The Old Bag of Nails.

#### **Project Details:**

1. Replacement of the storefront glass is proposed. It is not clear if the existing muntin pattern would be retained.
2. New light fixtures are proposed above the sign. The existing pair of fixtures are a smooth, half round white fixture; the new fixtures would also be white and round, but layered as they get wider. The type of light source has not been identified. The curved metal arms would be similar to the existing arms which are rusted.
3. The brick molding around the door is proposed for replacement with new wood painted white, and the door would also be repainted white.

#### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial buildings in Worthington. Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

#### **Recommendation:**

Staff recommended approval of this application, as the proposed changes are appropriate.

#### **Discussion:**

Mrs. Bitar asked for this application to be tabled until the applicant arrived. Mr. Reis moved to table the application, seconded by Mr. Schuster. All members voted, "Aye," and the motion was tabled. Mr. Mark Toot, the applicant for 663 High St., Worthington, Ohio, arrived at 8:04 p.m., and was sworn in. Mr. Toot said he was representing Legacy Homes and his address is 5651 Piermont Ct., Westerville, Ohio. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application.

Ms. Alivia Clark, 7828 Katies Way Lane, Worthington, Ohio, said she had a question regarding two of the replacement light fixtures, and whether the lights on the side of the building or in the back of the building would be replaced as part of this project. Mr. Coulter explained only the two front lights would be replaced. Mr. Coulter asked if there was a reason Ms. Clark was asking and she replied she worked in the building next door and the alleyway lights are rusted and the light bulbs are broken. Mr. Toot stated that he would work on getting the light bulbs replaced, and stated that the alleyway sees a lot of vandalism.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY LEGACY CUSTOM HOMES & RENOVATIONS, LLC ON BEHALF OF ZBP-W2 LLC FOR A CERTIFICATE OF APPROPRIATENESS TO REPAIR THE ENTRANCE AND REPLACE THE LIGHTS IN BRACKETS AT WITH SIMILAR COLOR IN FINISH TO THAT WHICH THE IGLOO FIXTURES ARE EXISTING AT 663 HIGH ST. AS PER CASE NO. AR 75-18, DRAWINGS NO. AR 75-18, DATED AUGUST 28, 2018, 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.

5. Sign Replacement – **2155 W. Dublin-Granville Rd.** (Lehner Signs/Suites of Linworth Salon & Spa) **AR 76-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This shopping center was originally constructed in the 1950's, with a major addition and renovation completed in the late 1980's. At that time, the storefronts and signs were approved in a uniform manner. Over the years, many amendments have been approved including the addition of a gable at the east end, multiple sign changes and most recently a change to the color scheme. In 2008, the eastern half of the building was approved for a facelift including new fascia and a change to the sign styles. The Rick Young Hair Studio sign is now proposed for replacement.

**Project Details:**

1. The new sign would have a 2' high x 8' wide background of 1 ½" thick cedar painted white wash.
2. Lettering is proposed as black ½" thick PVC mounted to the board identifying "Suites of Linworth Salon & Spa" with a logo on the left side.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Colors for signs should be chosen for compatibility with

the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building.

**Recommendations:**

Staff recommended approval of this application, as the proposed sign is appropriate.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Greg Bunger, representing Lehner Signs, 2983 Switzer Ave., Columbus, Ohio. Mr. Bunger said the sign will basically be the same design, PVC letters with a white wash background. Mr. Foust asked if there could be a boarder around the sign that would help frame the sign. The letters will be a half inch thick with a half inch standoff. The cedar will be one and a half inches thick, basically is the same size of what is there now. Board members had no concerns. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY LEHNER SIGNS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN FOR THE SUITES OF LINWORTH SALON AND SPA AT 2155 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 76-18, DRAWINGS NO. AR 76-18, DATED AUGUST 28, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AMENDED TO INCLUDE A DECORATIVE PAINTED STRIPE/EDGE LINE THAT WOULD FRAME THE SIGN WITH ONE OF THE EXISTING COLORS ON THE SIGN.**

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

6. Revisions to Previously Approved Garage – **802 Evening St.** (Jenna Scholl Reik) **AR 77-18** (Amendment to AR 44-18)

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This house sits on a property that is 50’ wide and 150’ deep, located across from the Evening Street Elementary School playground. The former one-story house (constructed in 1950) was of Colonial Revival influence and approximately 1300 square feet in area. In 2015, the ARB approved the addition of a second story, which doubled the size of the house and altered the style.

A proposal to demolish the existing garage and construct a new one was approved on May 24, 2018. Now the homeowner would like to change the design of the garage.

**Project Details:**

1. An existing single car garage is located to the rear of the house, and very near to the south property line. The building has a gable roof and is sided with vertical wood siding. It is approximately 240 square feet in area.
2. Placement of the proposed garage would be in the location approved by the Board of Zoning Appeals, which was 31' east of the house and 3' from the south property line. The garage is proposed 24' wide and 22' deep. Previously approved was a single stall garage and an attached carport. Proposed now is a double garage. There is an existing Sycamore tree east of the garage that the owners were trying to protect, so planned to construct the carport with post-frame construction. The tree and type of construction are not mentioned with this revision.
3. The proposed structure would still have a gabled roof, but a shed dormer is no longer proposed on the north side. A window is proposed in the front gable, and a full light door is proposed in the rear gable. Access to the second floor would be by a single flight of stairs heading down to the north from the rear door. Information is needed regarding the proposed material for the stairs.
4. Double 4" vinyl lap siding is proposed for the first floor and 7" wide vinyl board and batten siding is proposed for the gables in "Greystone" to match the house. The house was approved with 8" wide board and batten siding, so the garage siding would be narrower, unless the house siding was modified to be 7" wide. The roof is proposed as Tamko American Heritage Series "Virginia Slate", which would match the house. The trim and gutters would be white to match the house, and the windows would also match.
5. The garage door would now be a double door, with horizontal panels to look like two single doors. Details of garage door are needed.
6. The man door on the north side and the second floor door are proposed as steel with one window each, and would have mini-blinds between the glass panes.
7. Two light fixtures are proposed above the garage door, and one is proposed above the second floor door.

**Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance

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

**Staff Analysis:**

- Measures to save the Sycamore tree should still be taken.
- The garage door should have flat panels with raised trim to add character similar to the

original garage.

**Recommendations:**

Staff recommended approval of this application once the above details are satisfactory.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Jenna Scholl Reik, 802 Evening St., Worthington, Ohio. Mrs. Holcomb and Mr. Foust felt the proposed changes were a great improvement as long as the tree is protected. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Schuster moved:

**THAT THE REQUEST BY JENNA SCHOLL REIK TO MODIFY CERTIFICATE OF APPROPRIATENESS NO. AR 44-18 WITH CHANGES TO THE PROPOSED GARAGE AT 802 EVENING ST. AS PER CASE NO. AR 77-18, DRAWINGS NO. AR 77-18, DATED AUGUST 29, 2018, 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. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**7. Fence – 601 Morning St. (REC Construction/Schaffner) AR 78-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This 60' wide and ~253' deep property is on the west side of Morning St., with a two-story "Colonial Revival Influence" house constructed in 1948 that is a contributing building in the Worthington Historic District. There are existing fences on the north and south property lines. This proposal would add sections of fencing to enclose the rear yard.

**Project Details:**

1. The applicants would like to add a 4' high picket fence with dog-eared pickets spaced 2" apart across the property about 23' back from the garage. Although not stated or shown, it is assumed the pickets are 4". Clarification is needed. Two gates are proposed.
2. Across the rear property line a 6' high privacy fence with dog-eared pickets is proposed.
3. A photograph or sketch of the fencing would be helpful.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

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 this application be amended to meet the Design Guidelines, with at least 3” between pickets for the 4’ fence, and a lower more open style fence at the rear in place of the proposed 6’ fence.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Dick Reis, representing REC Construction and his client, the home owner, 685 Harmon Plaza, Columbus, Ohio. Mr. Reis said he understood the 6 foot privacy fence needed to be changed. The homeowner has approved the possibility of going to a five foot fence spaced fence in the backyard, and if that is not good enough a four foot spaced fence would be acceptable. Mr. Reis said the front fence is a four foot high picket style spaced two inches apart. Mrs. Bitar thought she had an email from the owner who had agreed to three inch picket spacing.

Mr. Foust suggested a line of thick arborvitae or greenery or a double row across the back to create a separation from the neighboring property if they wanted privacy. Mr. Coulter asked if there was anyone present to speak for or against this application.

Ms. Brook Hayes, 1376 Fahlander Dr. N., Columbus, Ohio, said she has had experience with fawns getting caught within the fence when there is a three inch space. The baby fawn gets caught and dies. A smaller width would be beneficial to keep animals from getting caught between the spaces.

Mr. Rob Huffman, 594 Hartford St., Worthington, Ohio, said he is the neighbor in the backyard, and he would prefer the picket fence match with the fence on both sides. Mr. Huffman said he and his wife do not like the idea of privacy fences. We removed all the bamboo along the rear of our property. They moved to old Worthington because of its openness and an old neighborhood. Mr. Huffman said there is a split-rail fence which already exists in the backyard. Mr. Reis said the split-rail fence will be disposed of. There were no other speakers.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY REC CONSTRUCTION ON BEHALF OF JENIFER SPARKS-SCHAFFNER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD FENCING AT 601 MORNING ST. AS PER CASE NO. AR 78-18, DRAWINGS NO. AR 78-18, DATED AUGUST 29, 2018 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE SPLIT-RAIL FENCE BE REMOVED, THE HEIGHT OF THE PROPOSED FENCE WILL BE NO HIGHER THAN FOUR FEET TALL, THAT THE SPACING OF PICKETS WILL ALLOW FOR AT LEAST FIFTY PERCENT OPEN AREA, AND THAT WIRE MAY BE PLACED ON THE INSIDE OF THE FENCE TO RETAIN THE PETS.**

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

8. New Exterior Entrance with Sign – **7227 N. High St.** (Michael Lam/Anthony Vince' Nail Spa) **AR 79-18**

Mrs. Bitar said the applicant has requested to table this application. Mrs. Holcombe moved to table the application, seconded by Mr. Reis. All Board members voted, "Aye," and the application was tabled.

9. Patio, Doors & Sign – **2245 W. Dublin-Granville Rd.** (Blarneystone Tavern/Linworth Crossing) **AR 80-18**

Mrs. Bitar reviewed the following from the staff memo:

### **Findings of fact & Conclusions**

#### **Background & Request**

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Many businesses are operating in Linworth Crossing.

The Blarneystone Tavern operated at 2151 W. Dublin-Granville Rd. (the development to the east) from 2013 until this year, and is now building out the westernmost space in Building #A of Linworth Crossing to accommodate the business. This request would allow for an outdoor seating area and a sign.

#### **Project Details:**

1. The proposed seating area mirrors the area being used by Borgata across the sidewalk. A matching 2-rail black metal railing is proposed at the outside edge, and square black metal tables with chairs would be used. Umbrellas may be used with the tables.
2. Overhead glass and aluminum doors have been installed in place of the storefront windows used in the rest of the building to allow the interior and exterior spaces to combine.
3. In the sign band above the storefront, Green 24" high "Blarney Stone" letters are proposed with smaller "Tavern" letters below. The "o" in Stone would be shaped like a four-leaf clover. The lettering would not be illuminated, except with gooseneck lights above.

#### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines recognizes outdoor seating and tables for use by patrons as giving an open feel and being pedestrian-friendly. Fences and walls are traditionally used as boundary markers and security features. In commercial districts they often are used to separate a storefront or an outdoor seating area from the activity beyond. The Architectural District Ordinance calls for design and materials to be compatible.

## Linworth Crossing Development Plan

### Approved Sign Criteria per the Development Plan:

- Tenants in a space with a smaller sign band are permitted 28 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights will be above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

### **Recommendations:**

Staff recommended approval of this application, as an outdoor seating area in this location is desirable, and meets with the previously approved development plan. The railing style is simple, and complementary to the design of the shopping center. Although the overhead doors are different than the other storefronts, the functionality will provide a good use of the space. The sign is appropriate for this building.

### **Discussion:**

Mr. Coulter asked if the applicant was present. The applicant was not present. Mrs. Bitar urged the Board members to have a discussion about their concerns so their concerns can be passed along to the business owner. Mrs. Holcombe said the business owner needs to know there are guidelines that need to be followed, and the fence should match the other side, unless there is a good reason for the fence not to match. Mr. Coulter said this is not the first time this business has been before the Board. Mrs. Bitar explained there were similar struggles with this business in their previous location, but they eventually got to the point where they knew they needed to have approval for changes. She said the new location is not near residences so there should not be an issue with noise in regards to the speakers. Mr. Coulter said they need to come in to speak with the Board. He had concerns with the height of their fence, and the fence should be lowered to three feet to match the neighboring fence, unless there is a reason as to why the fence should be higher. Mr. Coulter did not feel the fire pit was appropriate, and did not feel the Fire Marshall would approve of the fire pit. He also felt the lime green umbrellas were inappropriate, and the garage doors should be painted to match the store front so when the doors are closed the doors blend better with the building. The business owner will also need permission to add lighting. Mr. Schuster moved to table the application, seconded by Mr. Reis. All Board members voted, “Aye,” and the application was tabled.

10. Loading Door & Awnings – **7227 N. High St.** (Dave Kerr, Architect/Howard Brooks Interiors) **AR 81-18**

Mrs. Bitar reviewed the following from the staff memo:

### **Findings of Fact & Conclusions**

**Background & Request:**

Howard Brooks Interiors is taking over the former Jos. A. Banks space on the west side of The Shops at Worthington Place. To accommodate the business, a loading door and new awnings with signs are proposed.

**Project Details:**

1. The proposed door would be installed in place of the bottom portion of a window on the northwest side of the tenant space. The overhead door would be made of metal, and painted white to match the windows.
2. Green fabric awnings with white lettering identifying “Howard Brooks Interiors” are proposed for the windows around the space.

**Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance

- Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.
- Fabric awnings are appropriate but should have a matte rather than a glossy surface.
- The general guideline approved for the mall property also referred to fabric awnings.
- Signs should be efficient and compatible with the age and architecture of the building.
- Awning signs were allowed as part of a 2012 variance approval, but still need approval from the ARB.

**Recommendations:**

Staff recommended approval of this application, as the door and awnings are appropriate.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Dave Kerr, representing DK Architects, 2960 Columbus Pike, Delaware, Ohio. Mr. Kerr said the awnings are already up, his client thought the replacement of the awnings was just a maintenance issue. The existing frames were taken down and the same exact Sunbrella fabric and color were replaced, and they replaced the Jos A. Banks logo with the Howard Brooks logo. Mr. Kerr said because this is a furniture store, they needed to have a loading door. They discussed using the front doors but they would get beat up from constant use. Mr. Kerr showed a sample of an overhead door to the Board members. Mr. Kerr said his client has had discussions with Mr. Tom Carter regarding this issue. Mr. Brown confirmed that he has also had discussions with Mr. Carter regarding this issue. Mrs. Lloyd asked Mr. Kerr to clarify where the loading area would be. Mr. Kerr clarified where the loading area would be and said only small box trucks would be used, no semi-trailers. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY DAVE KERR, ARCHITECT TO INSTALL A LOADING DOOR AND AWNINGS FOR HOWARD BROOKS INTERIORS AT 7227 N. HIGH ST., AS PER CASE NO. AR 81-18, DRAWINGS NO. AR 81-18, DATED AUGUST 31, 2018, BE**

**APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

11. Revisions to Materials – **697 Wesley Ct.** (Dave Kerr, Architect/Village Green Condominium Association) **AR 82-18** (Amendment to AR 97-17)

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

The Village Green Condominiums were constructed in 1980, with 7 units being in two buildings. A request was approved last December by the ARB to make exterior renovations to the condominiums. This application would amend that approval with detailed specifics on the materials.

**Project Details:**

1. Garage Doors - Clopay Gallery Collection, Ultra-Grain Oak Slate Finish. Windows are no longer included in the doors.
2. Siding – Board and Batten – Allura fiber cement siding in Flagstone and Pewter is to replace the existing wood lap siding. Allura fiber cement siding in Flagstone with a “cedar shake” look is proposed above several of the entrances and below a bay window on Building One.
3. Entry Doors & Storm Doors – Provia Architectural Doors in Rustic Bronze.
4. Light fixtures – Quiozel, CRG8408MB, Mottled Black finish. Proposed in locations adjacent to doors.
5. Brick - Existing brick on the buildings will remain.
6. Roof - Not proposed for replacement.
7. Decorative Brackets - Fypon or Durabrac brackets would be installed in limited locations on both buildings.
8. Gutters & Downspouts - New prefinished aluminum gutters and downspouts are proposed.
9. Window Frames - Existing aluminum window frames are proposed to be painted.
10. Address Numbers – Rejuvenation Hardware Pyramid in Oil Rubbed Bronze.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

It is important that doors be compatible with the style and period of a building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Wood siding is preferred, and should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible.

Paint only surfaces that have been painted before. Stone surfaces were seldom painted originally; brick surfaces sometimes were but usually were not. Poor weather resistance or damage to a wall were the usual reasons for painting brick, though sometimes it was just to change the building's look. Very old Federal or Greek Revival style brick buildings were often painted to protect their soft handmade brick. Brick red or white were typical paint colors. Avoid using too many colors on a building. Late 19<sup>th</sup> century buildings should have a maximum of three different colors (the body color and two trim colors); those from earlier and later periods should have no more than two. Consider using light and dark shades of the same color when choosing body and trim colors.

In selecting new light fixtures, simple designs are usually the best. Avoid overly ornate fixtures and ones that are out of scale with the building. Select fixtures appropriate to the building's character or that are similar to those used on buildings from the same period or style.

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff recommended approval of this application. The proposed changes are appropriate for this property.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. David Kerr, representing DK Architects, 2960 Columbus Pike, Delaware, Ohio. Mr. Kerr said his clients have decided on materials that were submitted at a previous Architectural Review Board (ARB) hearing. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application.

Ms. Lori Chrisman, 699 Wesley Ct., Worthington, Ohio, President of the Village Green Condominium Association, said the reason they made the change for the garage door was because the windows would be blocked by the frame of the door.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY DAVID KERR ARCHITECT, LLC ON BEHALF OF THE VILLAGE GREEN CONDOMINIUM ASSOCIATION TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 97-17 WITH REVISIONS TO MATERIALS AT 697-709 WESLEY CT., AS PER CASE NO. AR 82-18, DRAWINGS NO. AR 82-18, DATED AUGUST 31, 2018, 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

### **12. Revisions to Addition & Renovations Plans – 665 Oxford St. (Lloyd DePew) AR 83-18 (Amendment to AR 96-17)**

Mrs. Bitar reviewed the following from the staff memo:

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This house was constructed in 1949 and is described as being English Revival in the historic district nomination. The house is a contributing building in the Worthington Historic District. The one and one-half story structure has a gabled roof with asphalt shingles, and has stone on the front with the remainder of the walls sided with a composite material in a wide lap pattern. There is a one-car garage to the south of the house that is also a contributing building in the district. The lot slopes down to the west.

Approval was granted by the ARB in December of 2017 to renovate the existing house and garage and construct additions to expand and connect the two. This application would amend the previous approval.

##### **Project Details:**

1. East (Front) Elevation:
  - Rather than changing styles, the windows would now be the same style as the existing, which is casement in the middle on the first and second floor, and double hung for the first floor window on the right.
  - Gable ends are proposed to have 1' overhangs.
  - The new front door is shown in a different style.
  - The dormer on the south side has been modified, so the front view is different.
2. West (Rear) Elevation:
  - On the ground floor, 5 of the 6 doors/fixed windows are now proposed to be double hung windows.
  - On the second floor, 4 of the 6 doors/fixed windows are now proposed to be double hung windows.
  - The cellar door previously shown on the lower level of the garage has been removed.
  - Gable ends are proposed to have 1' overhangs.
3. North Elevation:
  - Black standing seam metal is proposed for the dormer roof.
  - A window was added adjacent to another that was moved west.
4. South Elevation:
  - Removal of a window next to the fireplace is proposed.

- Gable ends are proposed to have 1' overhangs.
5. Information is still needed regarding placement of any condensing units.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

**Additions:**

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. Design and materials should be traditional, and compatible with the existing structure.

Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff recommended approval of this application, as the proposed modifications are appropriate.

**Discussion:**

Mr. Coulter stated Mr. Foust was recusing himself from hearing or voting on this application. Mr. Coulter asked if the applicant was present. Mr. Lloyd DePew, the home owner, said his address is 5400 River Forest Rd., Dublin, Ohio. Mr. DePew said he wanted to make a correction. He did not intend to add a new front door, the front door will not be changed. He said the changes were made to keep the house looking as close to the way the house looked today, and clarified where the new windows would be. The house needed ventilation so that is why double hung windows were chosen, and double hung windows will be consistent all around the house. Two entry doors to the lower level were not needed, so that is why he chose to only have one. The door underneath the single detached garage will be removed. The door led to a small useless storage area and that coupled with the idea of having the grade be consistent across the back of the house the door needs to be removed so the grade can be a couple of feet higher. On the south side view, he eliminated one double hung window due to interior structure changes. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present who wanted to speak either for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY LLOYD DEPEW TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 96-17 WITH MODIFICATIONS TO THE PREVIOUSLY APPROVED PLANS FOR 665 OXFORD ST. AS PER CASE NO. AR 83-18, DRAWINGS NO. AR 83-18, DATED AUGUST 31, 2018, BE APPROVED BASED ON THE FINDINGS**

## **OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

13. Café tables, Chairs, & Umbrellas – **667 High St.** (Brooke Hayes/Speckled Hen Market) **AR 71-18**  
&

### **C. Municipal Planning Commission**

#### **1. Conditional Use Permit**

a. Restaurant Seating in C-5 – **667 High St.** (Brooke Hayes/Speckled Hen Market) **CU 11-18**

Mrs. Bitar reviewed the following from the staff memo:

#### **Findings of fact & Conclusions**

##### **Background & Request:**

Speckled Hen Market opened this year in the former “Finery” space, which is approximately 800 square feet in area. The owner would like approval to place tables and chairs outside of the store for customer seating.

##### **Project Details:**

1. According to the application, four 2 ½’ diameter tables with 2 chairs each are proposed in the area near the seat wall in front of the store. The site plan shows 4 larger tables with 4 chairs each, which would not be appropriate in the given space. An accurate site plan is needed that shows what is proposed and how it would fit in the space.
2. The tables would fold and are described as “Rubbed Brass” in color with a cast-iron look. Two 6’ umbrellas (color unknown) are proposed with weighted stands. Photos and/or catalogue cuts are needed for the furniture and umbrellas w/ stands.
3. Removal of the tables, chairs and umbrellas during the Farmer’s Market is planned.
4. The area must be maintained by the business.

##### **Land Use Plans:**

###### **Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines recognizes seating and tables for use by patrons makes the entire area feel more open and pedestrian-friendly. The Architectural District Ordinance calls for design and materials to be compatible.

###### **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.

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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington.

**Recommendation:**

Staff thinks the seating would likely be acceptable, but an accurate site plan and information about the furniture and umbrellas is needed before a decision should be made. The effect of additional seating should be positive as long as traffic is not obstructed.

**Discussion:**

Mr. Coulter asked if the applicant was present. Ms. Brooke Hayes, 1376 Fahlander Dr. N., Columbus, Ohio. Her tables will not come out as far as the tables from the Bag of Nails. She said she is not committed to having four tables, but she would like permission to have up to four tables. If she felt the area was too cluttered she may have only two or three tables. Mr. Foust said the walkway needed to be clear and the tables should not be up against the buildings. Mr. Foust asked Mrs. Bitar if the tables in the background were approved and Mrs. Bitar replied, "Yes." Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**ARB Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY BROOKE HAYES FOR A CERTIFICATE OF APPROPRIATENESS TO PLACE OUTDOOR SEATING FOR THE SPECKLED HEN MARKET AT 667 HIGH ST. , AS PER CASE NO. AR 71-18, DRAWINGS NO. AR 71-18, DATED JULY 27, 2018, 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**MPC Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY BROOKE HAYES FOR A CONDITIONAL USE PERMIT TO PLACE OUTDOOR SEATING FOR THE SPECKLED HEN MARKET AT 667 HIGH ST., AS PER CASE NO. CU 11-18, DRAWINGS NO. CU 11-18, DATED JULY 27, 2018, 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. Reis, aye; Mrs. Holcombe, aye; and Mr. Foust, aye. The motion was approved.

b. Recreational Facility in C-5 – **661 High St., Suite B.** (Amy Picknell/Movewell) **CU 12-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This building was originally constructed in 1875 and remodeled in the late 1900's. The building currently houses Sassafras Bakery, Igloo Letterpress, Grid Furnishings, CoHatch, Snap Fitness and the Old Bag of Nails.

This is request to have a Pilates and Yoga studio, Movewell, in the rear portion of the space currently occupied by Igloo Letterpress.

**Project Details:**

1. Most of the daily business would involve private and semi-private (max 4 clients) Pilates sessions. Yoga classes with up to 20 clients would be held on Sunday mornings and Wednesday evening.
2. Hours of use would be 10:00 am – 6:00 pm.
3. Clients would use available public parking in Old Worthington lots.
4. The only sign would be on the interior of the glass door to Igloo.

**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.

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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Worthington Design Guidelines, Architectural District Ordinance and Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington according to the Comprehensive Plan. Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio. It remains a key retail location for the City with the result being a vibrant and successful retail node that invites the community to gather and is the envy of other authentic town centers. If the buildings and area continue to be well-maintained, the restaurants are supported, and retail zoning in the area closely guarded, Old Worthington should continue to thrive. Focus retail and office uses to the High Street corridor with particular attention on retail for first floors in Old Worthington. Market to desired retail users that are targeting the authentic town center with pedestrian-oriented store plans and products.

**Recommendation:**

Staff recommended approval of this application, as the business is appropriately located to the rear of a retail space along High St., and no negative effects have been identified.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Allison Chapman, 661 High St., Worthington, Ohio, said she is the owner of Igloo Press. Ms. Chapman explained Ms. Picknell was on vacation and unavailable to come to the meeting. Board members had no concerns. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY AMY PICKNELL FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY IN THE C-5 ZONING DISTRICT AT 661 HIGH ST., AS PER CASE NO. CU 12-18, DRAWINGS NO. CU 12-18, DATED AUGUST 29, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

c. Research & Development in I-2 – **6155 Huntley Rd.** (Shui Lau/ZShot, Inc.) **CU-13-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

The Worthington Commerce Center was developed on a ~13.5 acre parcel in the I-2, General Industrial Zoning District in the late 1990's. The owner was granted a blanket Conditional Use Permit for offices associated with warehouse and distribution activities, and ancillary retail of not more than 10%. The development has been referred to as "Flex Space" as many different business can be accommodated. The property houses three buildings, and this application regards Suite D in the building at the southeast corner of the site. The suite is approximately 6966 square feet in area.

The proposed business, ZShot Inc., conducts research and development, and manufactures prototypes for the firearms industry.

**Project Details:**

1. The business is in the process of obtaining a Federal Firearms License and would conform to all laws and regulations dictated by the Bureau of Alcohol, Tobacco, Firearms and Explosives.
2. An area 228 square feet in area is designated for retail sales, although the ZShot Inc. does not intend to conduct such sales. The space would fall within the already approved 10% allowable ancillary retail for the development.
3. Firearms would not be operated or discharged on or near the premises. Firearm related components would be stored in a secured location.
4. Business hours would be 9:00 am to 5:00 pm.

**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.

**Worthington Code 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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities

4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

#### Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed. In any case it is critical that the City protect the industrial corridor as an employment center.

#### **Recommendation:**

Staff recommended approval of this application, as the proposed use is appropriate in the I-2 Zoning District. The effect on traffic patterns, public facilities, sewerage and drainage facilities and utilities should be minimal. No safety or health considerations or noise, odor or noxious elements have been associated with this business.

#### **Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Shui Lau, 6155 Huntley Rd., Worthington, Ohio. Mr. Reis asked Mr. Lau what type of research would be done. Mr. Lau replied they will be working on new product development and accessories for firearms. They can test firearms without using ammunition, but if they have a need to test the firearm with ammunition they can go to a nearby shooting range that will allow them to do that. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

#### **Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY SHUI LAU FOR A CONDITIONAL USE PERMIT TO CONDUCT RESEARCH & DEVELOPMENT IN THE I-2 ZONING DISTRICT AT 6155 HUNTLEY RD., SUITE D, AS PER CASE NO. CU 13-18, DRAWINGS NO. CU 13-18, DATED AUGUST 31, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- d. Automotive Service – Major in I-2 – **6280 Huntley Rd.** (James Monsul/Huntley Road Collision Center) **CU 14-18**

Mrs. Bitar reviewed the following from the staff memo:

### **Findings of Fact & Conclusions**

#### **Background & Request:**

A Conditional Use Permit was granted in 2007 for the Lane & Kenny Body Shop to operate an Automotive Service – Major business at this location. The business, called Huntley Road Collision Center, is operating in the existing 6392 square foot building and would like to construct a 3200 square foot addition for its use.

#### **Project Details:**

1. The proposed addition would expand the 40' wide rear of the building 80' to the east. The new structure would be 30' from the rear property line and 20'4" from the side property line, meeting the setbacks required by the Code.
2. With the previous approval, damaged vehicles were to be kept to the rear of the site with a solid gate to screen damaged vehicles from the street, which is in place.
3. Hours of operation are stated as generally 8:00 am to 5:00 pm.
4. The business must comply with federal and state requirements for health and safety concerns and potential environmental hazards.

#### **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.

Worthington Code 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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

##### Code Section 1123.06

“Automotive service major” means the repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning of vehicles.

**Recommendation:**

Staff recommended approval of this application, as the proposed location is appropriate for expansion of this business as long as there continues to be sufficient room to store damaged vehicles out of site from the front. The effect on traffic patterns, public facilities, sewerage and drainage facilities and utilities should be minimal with the addition.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Jim Monsul, 592 Office Parkway, Westerville, Ohio, said he received a Conditional Use Permit years ago, but because they added on to the building they need to ask for permission. Mr. Coulter asked if the City had any issues with noise, or the expansion of the business and Mrs. Bitar explained there has never been a complaint regarding this property. Both neighboring businesses are fine with the expansion. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY JAMES A. MONSUL FOR A CONDITIONAL USE PERMIT TO EXPAND AN AUTOMOTIVE SERVICES – MAJOR BUSINESS IN THE I-2 ZONING DISTRICT AT 6280 HUNTLEY RD., AS PER CASE NO. CU 14-18, DRAWINGS NO. CU 14-18, DATED AUGUST 31, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND 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. Reis, abstained; Mrs. Holcombe, aye; and Mr. Foust, aye. The motion was approved.

**2. Amendment to Development Plan**

- a. Signage – **918 High St.** (Tracey Diehl/CVS) **ADP 07-18**

Mrs. Holcombe moved to withdraw this motion, seconded by Mr. Foust. All Board members voted, “Aye,” and the application was withdrawn.

**D. Other**

There was no other business to discuss.

**E. Adjournment**

Mrs. Holcombe moved to adjourn the meeting, seconded by Mr. Foust. All Board members voted, “Aye,” and the meeting adjourned at 9:04 p.m.