



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
November 8, 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; Edwin Hofmann; and David Foust. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Architectural Review Board members Amy Lloyd and Richard Schuster were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes of the October 25, 2018 meeting

Mr. Hofmann moved to approve the minutes and Mr. Foust seconded the motion. All members voted “Aye” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Unfinished

1. Demolition & New Dwelling – **155 W. Dublin-Granville Rd.** (Schumacher Homes/Tschofen) **AR 97-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

This parcel was established in 1957 as part of the Kilbourne Village subdivision. The existing 1740 square foot split-level house was constructed in 1960. Last year there was a request to demolish the existing house and construct a new 2400 square foot single-story residence. In May of 2018, the homeowner gained approval to renovate and add onto the existing house. Now, the

owner would like to go back to the original plan of demolition and building new, except with some design modifications.

At the last meeting, the ARB discussed the sides of the house, the color, and the landscape plan. Changes are proposed with this submittal.

Project Details:

1. Site Plan:

- The proposed house would be constructed in approximately the same location as the existing house, but extend further to the rear. The existing house is situated 51' from the front property line; 7' from the west property line; 10.7' from the east property line; and ~93' from the rear. The proposed house would be the same distance from the front property line; ~8.3' from each side property line; and ~70' from the rear. The garage would extend in front of the house by 4'.
- A landscape plan is included with the application, showing retention of existing trees in the front and rear yards, and proposed bushes, shrubs and perennials. A more detailed landscape plan has been submitted.

2. Building:

- Proposed is a one-story structure with a gable roof running east and west. Gables are proposed above the garage and front entrance, and a shed roof dormer is proposed on the front of the roof between the two gables.
- Double 4" traditional lap Georgian Gray vinyl siding is proposed around the entire house, and white vinyl shakes are proposed in the gables. A trim board is now proposed to frame the side gables on the bottom. The shakes on the side gables would only extend about 1/3 of the way down the gables. A sample of Georgian Gray has been requested for the meeting. Pewter colored dimensional asphalt shingles are proposed for the roof.
- Vinyl clad wood Andersen windows are proposed for the house. The main openings would consist of paired double hung windows with muntins between the glass in a 4 over 1 pattern. Pairs of smaller windows with 4 lights each are proposed for the dormer and in the gable above the garage. The rear windows are proposed without muntins, and include picture and double-hung windows. On the west side, 3 double hung windows are proposed, as is a window with 8 lights which appears to be a smaller version of the windows in the front gable and dormer. Two double hung windows are proposed on the east side, with one matching smaller window between. Side windows would have divided lights in the top panes.
- A fiberglass door with the look of vertically oriented planks is proposed. The door is shown in the elevation with sidelights and a transom.
- A white steel garage door with 32 square raised panels is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the

demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?)

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Building placement and orientation are important design considerations. There are two primary considerations: 1) most main entrances should face the street; and 2) garages should avoid facing the street. The City of Worthington wants to avoid new development that turns main entrances inward or away from the street, and it wants to avoid dominance of the streetscape by garage doors.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around

windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;

10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Staff Analysis:

- The proposed house has a more traditional look than the previously proposed new house at this location due to the gabled roof, simpler application of siding, and fenestration. Many features are similar to other houses in Kilbourne Village. The proposed treatment on the sides of the house is in line with ARB recommendations. The change to the proposed siding color is appropriate.
- Although it is typical for garage doors to face the street in this area, having the garage closer to the street than the house is not preferred.
- The proposed single story house would be more age-friendly and accessible than the existing split-level.

Recommendation:

Staff recommended approval of this application based on the analysis above.

Discussion:

Mr. Coulter asked for the applicants and Pete Tschofen, 155 W. Dublin-Granville Rd., Worthington, Ohio, and Joe Young, 8573 Leader Dr., Galloway, Ohio came forward. Mr. Tschofen said he plans to remove the picture window in the rear of the home so there would only be two double-hung windows on that wall. He showed a revised elevation. Mr. Coulter asked if there were any other changes and Mr. Tschofen said, "No." Mr. Tschofen shared color samples of the siding with the Board members. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SCHUMACHER HOMES ON BEHALF OF PETER TSCHOFEN FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE HOUSE AT 155 W. DUBLIN-GRANVILLE RD. AND CONSTRUCT A NEW HOUSE AS PER CASE NO. AR 97-18, DRAWINGS NO. AR 97-18, DATED OCTOBER 30, 2017, AS AMENDED THAT THE PICTURE WINDOW BETWEEN THE TWO DOUBLE-HUNG WINDOWS WILL BE ELIMINATED, 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. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

C. Architectural Review Board - New

1. Roof – 142 E. South St. (Pioneer Roofing/Otto) AR 100-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Colonial Revival style house and detached garage on this 50' wide property were constructed in 1950. In 2004 the Architectural Review Board approved a front porch addition for the existing house, and fencing was approved in 2014 & 2015. In September, a contractor applied to replace the roof, saying it was an emergency repair. This is a request for approval of the new roofing material.

Project Details:

1. The existing gray roof shingles were the interlocking diamond pattern (Art-Loc) installed by the Sheriff-Goslin Roofing company.
2. The newly installed roofing is an architectural shingle in gray.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, “staggered-butt” design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or black shingles may also be appropriate, depending on the building’s predominant colors. 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. The proposed shingle style was appropriate for the house.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jason Lee, 908 Wellsley Way, Plain City, Ohio, said both the house and the detached garage rooftops were replaced with the same material. He said there was a large gaping hole in the roof of the home which the homeowner covered with a tarp. Mr. Foust said he was fine with the new roof, but asked if the material with the diamond pattern was still available and Mrs. Bitar said, “Yes.” Mr. Lee explained the homeowners had problems with the previous type of roofing so they wanted a material with a better performance record. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY PIONEER ROOFING FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW ROOFING AT 142 E. SOUTH ST. AS PER CASE NO. AR 100-18, DRAWINGS NO. AR 100-18, DATED OCTOBER 15, 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. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

2. Ice Cooler, Propane Tanks, Air Dispenser – **911 High St.** (Manas 99 LLC/Marathon)
AR 101-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Marathon station was constructed in 1971, and has always operated as a gas station/convenience store under different names and owners. The building was remodeled in the early 1980's, and in the late 1990's to better accommodate the convenience store. The current owner purchased the building in 2016, keeping the Marathon brand that was in place at the time. The owner claims the items being stored on the outside of the building that are part of this request were present when the property was purchased.

An investigation was started earlier this year and property maintenance, building and zoning code violations were found.

- The property maintenance violations included accumulated trash, and storage of crates and other materials. All of these issues have since been resolved. The freestanding sign numbers are modified with the use of duct tape to hold them in place, but nothing has been done to correct that issue.
- Building Code violations regarded the canopy. The structure had been struck by a vehicle and was in need of repair, and the light fixtures were replaced without a permit. At last contact, a permit application was to be filed for the canopy repair, and the light fixtures were going to be switched back to the original. If the lighting remains as is, ARB approval would be needed for the change to LED (5000K). More recently, damaged was found on the southwest corner of the building.
- For the zoning violations, the property needed to return to compliance with the landscape plan last approved by the ARB; internal signage was in place covering more than 25% of the window area; and outside storage of materials and equipment was happening without ARB approval. The landscaping has been restored; the amount of window signage has been reduced; and this application is a request for approval of the items on the outside of the building.

Project Details:

1. An ice cooler has been located adjacent to the front of the building since at least 1999, per photographs from that time. The previous cooler was all white, without signage. The current cooler is white with silver metal doors, and has a logo in blue on the front that identifies “Home City Ice”. Also, there is a sign on top of the cooler. Additional signage would need a variance to remain.
2. Propane tanks stored in metal cages first appeared in photographs in 2011, located on the sidewalk in front of the building at the south end. The cages have since been moved to the south side of the building. Both of the cages have signage on them. Additional signage would need a variance to remain, except safety information is exempt.
3. A new air dispenser was installed on the south side of the building, between the parking blocks and the building.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Have a regular maintenance program for landscaping, paving, and other elements. Small details such as weed-filled planters or accumulated litter can give a strong negative impression. Fences may be helpful for screening transformers, gas meters, and communication equipment. Also consider using plantings for this purpose, but be sure they do not interfere with meter-reading or maintenance of equipment. Keep functional items such as trash containers, transformers and electrical boxes orderly and well screened.

Recommendations:

Staff recommended the following:

- Any signs that advertise a vendor be removed. These signs make the site feel more cluttered, and do not warrant the granting of variances.
- The freestanding sign must be repaired or replaced to comply with the former ARB approval.
- Repairs be made to the canopy and building.
- The lighting for the canopy be restored to the color and level previously in place.
- There does not appear to be enough room to screen the propane tanks.

Discussion:

The applicants Akhil Patel, Attorney for Manas 99 LLC, 6516 Ballantrae Pl., Dublin, Ohio, and Sagar Patel, 911 High St., Worthington, Ohio introduced themselves. Mr. A. Patel said the propane container holder and the ice bag holder were already in place when his client purchased the property. He said Mr. S. Patel has moved the propane cylinders to the southwest corner of the property. There are parking protectors in place to keep people from running into the containers. Mr. A. Patel said with respect to the air dispenser, the work was done professionally and the unit was inspected and sealed by Franklin County. The damage to the back of the building was done recently and will be repaired. The landscaping has been restored to match the previously approved plan. Mr. A. Patel said his client can remove the additional advertisement signs from the ice cooler and the propane cages, but the safety signs would have to stay. He said they are working with the City in regards to the canopy damage and the lights would be returned to the previous fixtures. The new issue with the duct tape on the freestanding sign would be addressed.

Mr. Coulter said the Board has approved LED lights in other places in the city. The light fixtures might not need to be changed, it could be only the lamp that needs to be replaced. Mrs. Bitar explained ARB approval would be needed, and the Board has typically approved of 3500-4000K for the color temperature of other LED lights. Mr. A. Patel said a photometric drawing would cost about \$10,000.00, so changing the fixtures or lamps back to what was previously there would be cheaper. Several members thought that would not be the price for such work.

Mr. Hofmann said this is a prominent location at the edge of Old Worthington and would like to see the site bettered maintained. Mr. Foust said he did not have a problem with the air dispensing machine, and he felt the machine should be marked, but he felt the advertisements should be taken off the propane storage and ice containers. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MANAS 99 LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CONTINUE TO STORE ICE AND PROPANE TANKS, AND RETAIN AN AIR DISPENSER OUTSIDE OF THE BUILDING AT 911 HIGH ST. AND THAT AS PER CASE NO. AR 101-18, DRAWINGS NO. AR 101-18, DATED OCTOBER 16, 2018, 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 SIGNAGE ON THE ICE AND PROPANE STORAGE TANKS BE REMOVED;**
- **THAT THE DAMAGED ROOF AND FRONT GAS PRICE SIGN BE REPAIRED;**
- **THAT THE UNDERCANOPY LIGHTING BE REPLACED AS TO REDUCE THE BRIGHTNESS;**

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

3. **Front Porch Columns – 881 High St. (Mary Jo Marraffa DC) AR 102-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This circa 1870's building was likely constructed as a farmhouse, but has been used as office space for many years. It is a contributing building in the Worthington Historic District. The applicant would like approval to replace the columns holding up the front porch roof.

Project Details:

1. The existing 5" x 5" columns are white, and in poor condition. The posts are square at the tops and bottoms, and turned in the middle with circular designs.

2. Proposed are posts of the same dimension that would also be painted white. The only difference is that the turned area is of a simpler style.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Simple square or tapered columns were common for front porches. 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.

Recommendation:

Staff recommended approval of this application, as the proposed posts are similar to the existing, and would not detract from the building.

Discussion:

Mrs. Bitar said the applicant was unable to attend the meeting this evening, but because this was a simple matter the applicant requested to have the Board discuss this item for approval in her absence. Mr. Foust believed the columns were original. He said due to the amount of damage and the number of times the columns had been repainted, he felt they were an original part of the building. Mr. Foust said he did not measure the columns but he felt the 5" x 5" size is what is there. The only question he wanted to point out was concerning the railing, and the need to make sure it is similar to what is there now. Mr. Foust asked if there was anyone present who wanted to speak for or against this matter but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY MARY JO MARAFFA DC FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT PORCH COLUMNS AT 881 HIGH ST. AS PER CASE NO. AR 102-18, DRAWINGS NO. AR 102-18, DATED OCTOBER 16, 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. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

4. Sign Replacement – **890 Proprietors Rd.** (W3 Financial Group) **AR 103-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 2005 as part of the Worthington Station office condominiums. In 2012, a freestanding sign was added to identify Schiffman Grow & Co. Now the business has become W3 Financial Group, and would like to change signage.

Project Details:

1. New faces are proposed for the existing internally-illuminated ground sign, which is 6’ tall, including an 18” high brick base, and 6’ wide. The 31 ¾” high x 55 ⅝” wide faces would be aluminum with a white overlay and routed out graphics. A W3 logo in black and blue is proposed at the top with “Financial Group”, and “ACCOUNTING·TAX· FINANCIAL SERVICES” in black below. The logo and lettering would be internally illuminated and appear white at night.
2. A 3’6” high x 4’10” wide non-illuminated W3 logo is proposed for the gable on the rear of the building.

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. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. 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.

Recommendation:

Staff recommended approval of this application, as the proposed signs are appropriate for the site and the Architectural District.

Discussion:

Mr. Bill Schiffman, 452 Overbrook Dr., Columbus, Ohio said as part of their succession plan they have merged with another company and that is the reason for the name change. The original building owners are still the same. 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 but no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY THE W3 FINANCIAL GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIGNS AT 890 PROPRIETORS RD., AS PER CASE NO. AR 103-18, DRAWINGS NO. AR 103-18, DATED NOVEMBER 8, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

5. Garage/Carriage House – **1 Kenyon Brook Dr.** (Robb Best) **AR 104-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property is roughly 0.6 acres in area on the north side of Kenyon Brook Dr. and adjacent to N. High St. The 1 ½ story house was constructed in 1923 and was one of 3 original houses that were later part of the Kenyon Brook Dr. subdivision. The owners would like to construct a freestanding two-car garage/carriage house to the east of the house.

Project Details:

1. The proposed 24' wide x 28' deep structure would be about 9' from the side property line and about 18' from the rear property line at the northeast corner of the property. The property slopes down dramatically from the house to the street, making the proposed placement the logical spot for a new garage. The garage would be 5' from the existing attached one-car garage.
2. A two-story structure is proposed that would allow for two cars on the first level and a studio for woodworking on the second level. A variance to exceed the allowable 850 square foot limit for accessory structure area would be needed from the Board of Zoning Appeals for this project.
3. The garage would have a gable roof with a shed style dormer on the east side and a cupola in the middle. LP SmartSide lap siding is proposed for the building, which would be painted Dover Gray to match the color that was likely on the house originally. The trim would be white, and Hearthstone Gray asphalt shingles are proposed for the roof. The owner has plans to paint the house and replace the roof to match this building in the next few years. Two single garage doors are proposed, and two different styles are depicted. A specification sheet shows doors with four windows across the top and sixteen framed panels below. The rendering shows more of a carriage style garage door. Windows are proposed on the front, rear and right side of the garage, and show as divided light in the rendering and with no grids on the specification sheet. A man door with grids is shown on a specification sheet. Clarification as to window and door styles is needed. One light fixture is proposed above each garage 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.

Recommendation:

Staff recommended approval of this application. The proposed garage was complimentary to the house and appropriately placed on the site.

Discussion:

Robb Best, 1 Kenyon Brook Dr., Worthington, Ohio spoke as the applicant. Mr. Coulter asked what type of material was going to be used for the siding and Mrs. Bitar explained the siding is LP fiber-cement product. Mr. Coulter asked if there was anyone present who wanted to speak either for or against this application.

Mr. Joe Foust, 30 Kenyon Brook Dr., Worthington, Ohio, said he is the adjacent neighbor, and wanted to say he is in favor of the improvement project.

Mr. Coulter mentioned the applicant would still need to seek a variance from the Board of Zoning Appeals for an accessory structure.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ROBB BEST FOR A CERTIFICATE OF APPROPRIATENESS CONSTRUCT A GARAGE/CARRIAGE HOUSE AT 1 KENYON BROOK DR., AS PER CASE NO. AR 104-18, DRAWINGS NO. AR 104-18, DATED OCTOBER 25, 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. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

D. Other

Mr. Hofmann provided the ARB/MPC with an update regarding the Bike & Pedestrian Committee. He felt there has been good outreach to the community and wanted to make sure that opportunity had been extended to the Board. Mr. Hofmann said the next draft plan the steering committee would be reviewing is expected later this month, and a finished plan would likely be presented to the public in the spring.

E. Adjournment

Mr. Hofmann moved to adjourn the meeting, and Mrs. Holcombe seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:53 p.m.