



BOARD OF ZONING APPEALS
-AGENDA-
Thursday, December 5, 2019 at 7:00 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the November 7, 2019 meeting
4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

1. **Variance** – Side Yard Setback – Porte Cochere – **197 Winter Dr.** (Dan & Erin Arrasmith) **BZA 51-19**
2. **Variance** – Alley Setback – Fence/Gate – **75 W. Stanton Ave.** (Adam Lynch) **BZA 52-19**
3. **Extension of Construction Completion Period** – Alterations – **5759 Indianola Ave.** (MaryAnn Ogle) **BZA 53-19**
4. **Temporary Use Permit** – Temporary Signs – **7007 N. High St.** (The Witness Group/He Hari, Inc.) **TUP 02-19**
5. **Variance** – Sign Area – **6580 Huntley Rd.** (Super Games) **BZA 54-19**
6. **Variance** – Front Yard Setback – **276 E. South St.** (Douglas and Christina Beech) **BZA 55-19**

C. Other

D. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Laney Nofer, Planning and Building Assistant
R. Lee Brown, Director of Planning and Building

DATE: November 22, 2019

SUBJECT: Staff Memo for the Meeting of December 5, 2019

Items of Public Hearing

1. **Variance** – Side Yard Setback – Porte Cochere – **197 Winter Dr.** (Dan & Erin Arrasmith)
BZA 51-19

Findings of Fact & Conclusions

Background:

This property is an existing lot of record in the R-10 (Low Density Residential) Zoning District with the dwelling being built in 1952. The lot is approximately 9,225 square feet in area, 124.9 feet in length and 63.5 feet in width. The surrounding properties are also zoned R-10 and host single family dwellings. Winter Drive has a higher elevation as it draws closer to High Street. The grade for this particular property sits higher than the properties to the west.

The applicant is proposing to construct a porte cochere along the side of the existing dwelling and within the required western side yard. The structure is proposed to be 16 feet in width, and 45 feet in length and would be between 1.68 feet – 1.38 feet from the side yard property line. It was stated there is an existing 8' x 10' shed on the property as well, however staff did not receive an overall site plan with this application. The total square footage for the existing and proposed addition bring the accessory area for the property to 800 square feet, making it below the maximum allowable area of 850 square feet.

The applicant is requesting this structure in order to have covered parking and an outdoor entertainment space. In addition, there would be a newly paved concrete driveway and a front porch installed as part of this project.

Worthington Codified Ordinances:

Section 1149.01 states dwellings and structures accessory to dwellings must be at least 8 feet from wither side yard property line with sum of the side yards being 20 feet.

Request:

The applicant is requesting a porte cochere to be approximately 1.38 feet from the side yard property line at its closest point, and 1.68 at its furthest. A variance of 6.62-6.32 feet is required for the side yard. A variance of approximately 9 feet is required from the sum of side yards.

Conclusions:

Staff does not typically support a structure located this close to side yard property line. There is the potential for challenges in maintaining the strip of land between properties. The contractor stated there is a retaining wall on the side of the property between the proposed structure and property line. The structure will also be open to the side allowing for access to the strip of land between properties. These facts could mitigate the nature of variance request. Staff would still recommend there be a minimum of 3 feet from the western side yard property line to allow easier maintenance and space between the two lots and the neighboring house & structures.

The property does not currently have a garage or parking structure on site. In addition, the property is smaller in both lot area and width than typically seen in the district, limiting the location where this structure can be located.

The essential character of the neighborhood will not be substantially altered with the construction of the porte cochere as there are other surrounding properties with similar parking structures.

The delivery of governmental services should not be affected.

Motion:

THAT THE REQUEST BY DAN AND ERIN ARRASMITH FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PORTE COCHERE TO BE LOCATED IN THE REQUIRED SIDE YARD AT 197 WINTER DRIVE., AS PER CASE NO. BZA 51-19, DRAWINGS NO. BZA 51-19 DATED NOVEMBER 1, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. **Variance – Alley Setback – Fence/Gate – 75 W. Stanton Ave. (Adam Lynch) BZA 52-19**

Findings of Fact & Conclusions**Background:**

This 6,875 square foot property is an existing lot of record in the R-10 (Low Density Residential) Zoning District. The property abuts an unimproved alley that runs between Stanton Avenue and Cemetery Drive. The alley is being used by homeowners as a gravel driveway and point of entry to the lot.

The applicant has installed a 6 foot high fence and gate between the alley right-of-way and required building line, and across the unimproved alley. It connects with the side of the house and meets with an existing fence along the side property line of the adjacent property. The fence is approximately 8 feet 8 inches in length on private property and 18 feet in length across the alley.

There is an existing chain link fence enclosing the remainder of the yard. The purpose of the fence is to allow children to safely play in the rear yard.

There is an existing storm drain within the alley that will need to be accessible at any time by the Service and Engineering Department. The Director of Service and Engineering has stated he will permit the fence and gate to remain within the public (alley) right-of-way if the variance is approved. The applicant states the gate will not have a lock and entry will be allowed to the entities who need it. The City is not responsible for any damage to the fence or driveway.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30 feet from the public right-of-way.

Section 1149.08(a) states “At corner lots, no accessory uses, or accessory structures shall be located in any required front yard. Side yards fronting adjacent streets can be reduced to two-thirds of the required front yard setback from the right-of-way of the adjacent street.” Making the side yard setback for this case 20 feet.

Section 1180.02(a) states “In any ‘R’ District, no fence or wall shall be erected in the area between the right-of-way line and the building setback line”.

Request:

The applicant is requesting to retain the fence within the required front yard along the side of the dwelling and across the public (alley) right-of-way. A variance of 11 feet 4 inches is required.

Conclusions:

Although the fence and gate are within a public right-of-way, the alley is unimproved and not used for through traffic. The entities who need access would have that ability if needed. These factors can mitigate the substantial nature of this variance request.

The homeowner was unaware of the unimproved alley abutting his property at the time of the fence and gate installation.

The essential character of the neighborhood should not be substantially altered as other neighboring properties also have fences that connect from the side of the house to the side yard.

The delivery of governmental services should not be affected as long as access to any easement can be maintained.

Motion:

THAT THE REQUEST BY ADAM LYNCH FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE AND GATE TO BE LOCATED IN THE REQUIRED FRONT YARD AT 75 W. STANTON AVE., AS PER CASE NO. BZA 52-19, DRAWINGS NO. BZA 52-19 DATED OCTOBER 21ST, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. **Extension of Construction Completion Period – Alterations – 5759 Indianola Ave.**
(MaryAnn Ogle) **BZA 53-19**

Findings of Fact & Conclusions

Background:

Building Permit #24192 was issued on March 26th, 2018 to conduct interior alterations to the dwelling. The scope of work included Electrical, Plumbing, and HVAC work. A resubmittal for the work was submitted on April 23rd, 2018 and was approved. The permit expired on September 26, 2019.

The applicant states the contractor stopped coming to the job in August of 2018. He sporadically came back during Spring of 2019, but ceased work again in May. The applicant states they have another contractor who will finish the job; they plan to stop for the winter and finish the living room & kitchen this coming Spring.

The applicant states the remaining work to be done is to finish the kitchen, basement, bedroom closet, laundry room, and bathroom.

Worthington Codified Ordinances:

Section 1305.06(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

Section 1305.06(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said eighteen-month period or additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

Request:

The applicant is requesting a 1 year extension from the Board of Zoning Appeals to complete the project and close the permit.

Conclusions:

It is reasonable for the Board to consider extending the completion period for a longer period due to the contractor's inactivity on the project. With a new contractor, the project should be completed in a timely manner.

The work is all interior, and likely won't be a nuisance to neighboring properties with the continued alterations. The appearance of the exterior is to remain the same.

There have not been any concerns expressed to staff about the status of the project.

Motion:

THAT THE REQUEST BY MARYANN OGLE FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD FOR ONE YEAR AT 5759 INDIANOLA AVE., AS PER CASE NO. BZA 53-19, DRAWINGS NO. BZA 53-19 DATED OCTOBER 22ND, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. **Temporary Use Permit** – Temporary Signs & Fence – **7007 N. High St.** (The Witness Group/He Hari, Inc.) **TUP 02-19**

Findings of Fact & Conclusions

Background:

The property was recently rezoned as a Planned Unit Development (PUD) to allow for a mixed use development called “The Worthington Gateway”.

The applicant has installed two temporary signs on a temporary fence for the purpose of advertising the coming development and space available to lease. The signs have been in place for approximately a month. One sign is along W. Wilson Bridge Road, and the other along N. High Street. While having slightly different designs, both signs include the wording “Worthington Gateway” with an accompanied rendering of the building(s). There is also a number to call for leasing inquiries.

The sign along W. Wilson Bridge is 5.5 feet tall and 50 feet long for a total of 275 square feet. The sign along N. High Street is 5.5 feet tall and 25 feet long for a total of 137.5 square feet. The total temporary sign area on the property is 412.5 square feet. Both signs are made with a 70/30% mesh material that are secured with zip ties.

The temporary fence runs along the perimeter of the parcel and has been in place for approximately a year. The fence is in place for privacy and safety reasons to avoid trespassing on the site, which is under construction.

Temporary signs and temporary fences are prohibited except with the issuance of a Temporary Use Permit and can be granted for up to a period of 6 months.

Worthington Codified Ordinances:

Section 1170.02 (n) states. “A ‘Temporary Sign’ means a sign associated with a temporary activity, not permanently attached to a building or permanently embedded on a site. Temporary Signs shall be prohibited except for the issuance of a Temporary Use Permit as per Section 1129.05(b)(5).”

Section 1129.05 (b)(5) states, “A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed.” It goes on to say, “A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to six months’ renewal”.

Request:

The applicant requests two temporary signs and a temporary fence to be retained at the proposed Worthington Gateway site (formerly Holiday Inn: 7007 N. High St.) for a period of 6 months from the approval date. If the applicant is interested in a longer duration than what is granted, they will have to re-apply to the Board of Zoning Appeals in 6 months.

Conclusions:

Staff has the ability to grant and issue a 90-day Temporary Use Permit. These are typically a single banner, generally conforming with signage requirements, and for a reasonable amount of time. In this particular case, the applicant is requesting a longer duration to allow for ample advertising of the property; therefore, a Temporary Use Permit issued by the Board of Zoning Appeals is necessary.

The retention of the temporary fence could enhance safety on the site by preventing people from entering the construction area.

The retention of the temporary signs promote the future of the project and economic development endeavors on the site.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Motion:

THAT THE REQUEST BY THE WITNESS GROUP ON BEHALF OF HE HARI, INC. FOR A TEMPORARY USE PERMIT TO ALLOW FOR TWO TEMPORARY SIGNS TO BE RETAINED AT THE WORTHINGTON GATEWAY FOR A PERIOD OF SIX MONTHS, AS PER CASE NO. TUP 02-19, DRAWINGS NO. TUP 01-19 DATED OCTOBER 29TH, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. Variance – Sign Area – 6580 Huntley Rd. (Super Games) BZA 54-19

Findings of Fact & Conclusions

Background:

This property is in the I-2 (General Industrial) Zoning District. The property was formerly Tropical Nut and Fruit, and is now transitioning into the new space for Super Games.

The applicant is requesting to retain a 100 square foot wall sign on the property that exceeds the maximum sign area allowed per business. There is an existing freestanding sign on the property for the same business totaling 46.67 square feet that has been approved by staff. Tropical Nut and Fruit previously had both a wall sign and freestanding sign on the property as well.

The wall sign was previously used at the Lakeside Plaza location for Super Games. Now that the entity has relocated, the owner moved the sign to the new business location. This was preferred by the owner rather than having a new sign to be made and installed.

In 2009, the Municipal Planning Commission & City Council approved an Amendment to Development Plan for the sign location and size at the former Super Games site at 535 Lakeview Plaza Blvd. At the time, the sign included a “.org” section that exceeded the 100 square foot maximum. That part of the sign was later omitted, making the total sign area 100 square feet.

Worthington Codified Ordinances:

Section 1170.05(a) states. “The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.”

Request:

The applicant is requesting to exceed the maximum sign area for a business in a commercial or industrial district. A variance of 46.67 square feet is required.

Conclusions:

The two signs would help provide wayfinding to patrons who may be travelling by the building from multiple angles.

The essential character of the neighborhood should not be substantially altered, as there was previously a wall sign in place in the same location.

The delivery of governmental services should not be affected.

Motion:

THAT THE REQUEST BY SUPER GAMES FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A SIGN TO EXCEED THE MAXIMUM ALLOWABLE SQUARE FOOTAGE AT 6580 HUNTLEY ROAD., AS PER CASE NO. BZA 54-19, DRAWINGS NO. BZA 54-19 DATED NOVEMBER 1ST, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

6. **Variance** – Front Yard Setback –**276 E. South St.** (Douglas and Christina Beech)
BZA 55-19

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District in Rush Creek Village; Rush Creek runs through the rear of this property. The dwelling was built in 1953.

The existing garage on the property has a cornered off section that makes it an irregular shape. The applicant is requesting to add 20 square feet of garage area to square out the room. In doing this, the garage will be within the required front yard.

The additional space would allow the existing 1-car garage to host 2 cars. The applicant states this would add value and usability to the property.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30 feet from the public right-of-way.

Request:

The applicant is requesting to construct a 20 square foot addition to the existing garage in the required front yard which would be 25.4 feet from front yard property line. A variance of 4.6 feet is required.

Conclusions:

The addition to the garage could help with storage of additional vehicles other equipment.

The variance request is not substantial.

The essential character of the neighborhood should not be substantially altered with the garage addition.

The delivery of governmental services should not be affected.

Motion:

THAT THE REQUEST BY DOUGLAS AND CHRISTINA BEECH FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE ADDITION TO BE IN THE REQUIRED FRONT YARD AT 276 E. SOUTH ST., AS PER CASE NO. BZA 55-19, DRAWINGS NO. BZA 55-19 DATED NOVEMBER 5TH, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

1129.05 POWERS AND DUTIES.

(a) Generally. The Board of Zoning Appeals shall have the following powers, and it shall be its duty to: hear and decide appeals where it is alleged there is an error of interpretation made by the Building Inspector in the enforcement of this Zoning Ordinance, the Building Code, or the Property Maintenance Code, or any amendment thereto.

(b) Exceptions. In hearing and deciding appeals, the Board shall have the power to grant an exception in the following instances:

(5) Temporary use permits. A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed for a purpose or use that does not conform to the regulations prescribed elsewhere in this Zoning Ordinance for the district in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to a six months' renewal and such conditions as will safeguard the public health, safety, convenience and general welfare.

(6) Extension and construction completion periods. The Board may authorize, for good cause shown, extension of the time period provided for the completion of structures in the Building Code. However, the Board may not authorize extension of the period for greater than a one-year extension of time subject to one-year renewals and such conditions as well safeguard the public health, safety, convenience and general welfare.

Review Criteria for Granting Area Variances by the Board of Zoning Appeals:

(c) Area Variances. The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(2) Whether the variance is substantial;

(3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).

(5) Whether the property owner purchased the property with knowledge of the zoning restriction;

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and,

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

November 7, 2019

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Mikel Coulter; D.J. Falcoski; Leah Reibel; Brian Seitz, and Cynthia Crane. Also present was Lee Brown, Director of Planning & Building; and Laney Nofer, Planning & Building Assistant.
2. Pledge of Allegiance
3. Approval of the minutes of October 3, 2019

Ms. Crane said there was a typo for sight lines in two locations that needed to be corrected.

Mr. Coulter moved to approve the minutes as corrected, seconded by Ms. Reibel. All Board members voted, "Aye," and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

1. **Variance** – Front Yard Setback – Railings – **184 E. Granville Rd.** (Suzanna Spence)
BZA 48-19

Mrs. Nofer reviewed the following from the staff memo;

Findings of Fact & Conclusions

Background:

This property is approximately 13,000 square feet and is an existing lot of record in the R-10 (Low Density Residential) Zoning District along regional thoroughfare St. Rt. 161. The surrounding properties are single family dwellings zoned R-10. This property is subject to, and the plans have been approved by the Architecture Review Board on October 10, 2019.

The applicant is proposing to add 3-foot-high railings around the outside edge of the front porch and down the sides of the steps. The railings would not extend further than the existing steps. The existing dwelling and front porch are within the required front yard; because of this, the addition of the railings would require approval of a variance.

The applicant is requesting these railings for aesthetic and safety purposes.

Worthington Codified Ordinances:

Section 1149.07(b) of the Worthington Codified Ordinances states buildings and accessory buildings along regional thoroughfares must be setback at least 50 feet from the right-of-way.

Section 1149.08 (c) states “no accessory uses or structures, off-street parking facilities, except for single family, or material or equipment storage shall be located in any required front yard, except as otherwise provided herein.”

Request:

The applicant is requesting railings to be located approximately 21 feet from the public right-of-way. A variance of 29 feet is required.

Conclusions:

The variance request is not substantial as the railings will not extend further than the existing steps.

Discussion:

Ms. Crane asked if the applicant was present. Mrs. Suzanna Spence, 184 E. Granville Rd., Worthington, Ohio came forward and confirmed staff’s presentation. Board members had no questions or concerns. Ms. Crane asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY SUZANNA SPENCE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR FRONT PORCH RAILINGS TO BE LOCATED IN THE REQUIRED FRONT YARD AT 184 E. GRANVILLE RD., AS PER CASE BZA 48-19, DRAWINGS NO. BZA 48-19 DATED SEPTEMBER 24TH, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Falcoski seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Falcoski; aye; Ms. Reibel, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

2. **Variance** – Front Yard Setback – Front Porch Entry – **347 E. Granville Rd.** (Dan & Kristen LaMacchia) **BZA 49-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This 12,197 square foot property is zoned R-10 (Low Density Residential). The property is on the corner of E. Granville Road and Andover Street along regional thoroughfare St. Rt. 161. This property is subject to, and the proposed plans have been approved by, the Architectural Review Board on October 10, 2019.

There is an existing stoop and steps within the required front yard that was approved for a variance in 1987 as a part of an addition and renovation to the dwelling. An easement was also granted during this time to allow for the dwelling to remain 2 feet into the public right-of-way along Andover Street.

The applicant is proposing to install a porch roof and columns that will encroach in the required front yard. The proposed roof structure would not extend beyond the existing stoop and steps.

The applicant is requesting this porch roof installation for aesthetic purposes & to enhance property value.

Worthington Codified Ordinances:

Section 1149.07(b) of the Worthington Codified Ordinances states buildings and accessory buildings along regional thoroughfares must be setback at least 50 feet from the right-of-way.

Section 1149.08 (c) states “no accessory uses or structures, off-street parking facilities, except for single family, or material or equipment storage shall be located in any required front yard, except as otherwise provided herein.”

Request:

The applicant is requesting a front porch addition to be approximately 15.1 feet from the public right-of-way. A variance of 34.9 feet is required.

Conclusions:

Although the home is closer to the right-of-way than adjoining properties, the variance request is not substantial as the proposed porch roof is to be no further than the existing front steps. Additionally, many other properties along the regional thoroughfare have similar architectural features within the required front yard.

The essential character of the neighborhood should not be substantially altered as the front stoop and steps have been in place for many years.

The delivery of governmental services should not be affected.

Discussion:

Ms. Crane asked if the applicant was present. Mr. Dan LaMacchia, 347 E. Granville Rd., Worthington, Ohio. Mr. Seitz asked if the photos in the application were current and Mr. LaMacchia said no. He said the house was essentially the same except now he has new moldings around the windows. Mr. LaMacchia stated the proposed front porch entry would make a nice extension to the current front façade. Ms. Reibel said the porch was very attractive. Ms. Crane asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY DAN & KRISTEN LAMACCHIA FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FRONT PORCH TO BE LOCATED IN THE REQUIRED FRONT YARD AT 347 E. GRANVILLE RD., AS PER CASE BZA 49-19, DRAWINGS NO. BZA 49-19 DATED SEPTEMBER 26TH, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Seitz seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Falcoski; aye; Ms. Reibel, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

3. **Variance** – Accessory Building Area – Garage – **6083 Olentangy River Rd.** (William Cooper) **BZA 50-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This 4.41-acre lot is located ¼ mile off Olentangy River Road on a private lane and is in the R-10 (Low Density Residential) Zoning District. The lane is shared by 4 other homes. This lot is much larger than the minimum required by code at 10,400 square feet and is

also not seen by any public roadway. There are mature trees, bushes, grasses, and other vegetation surrounding the property.

In 2002, the owner sought a variance for an attached garage to exceed the maximum accessory building area. The total accessory building area of 1,546 square feet was granted and included an existing detached garage and shed, and the approved attached garage.

The applicant is proposing to construct an attached 40' x 40' accessory structure to the current attached garage, totaling 1600 square feet. The structure would be well outside of the required setback for the district and would not be visible from the street or driveway. The structure would also be relatively screened from neighboring properties. An abutting property owner to the north of the proposed accessory structure has submitted a letter of support.

The applicant is proposing the structure for the purpose of storing vehicles on the property. He is a car enthusiast and collects vehicles as a hobby. He stated the proposed space would not be for public auto repair services as he only does auto repairs for himself. The applicant currently stores his vehicles off-site which he deems inconvenient and expensive.

Worthington Codified Ordinances:

Section 1149.07(b) of the Worthington Codified Ordinances states, "In any 'R' District the total area for accessory buildings shall be limited to 850 square feet and must be compatible in materials and appearance to the other buildings in the area."

Request:

The applicant is requesting a total of 3,146 square feet of accessory building area on the property. A variance of 1,600 square feet is required, as the property is already approved to host 1,546 square feet of accessory building area.

Conclusions:

Although the proposed accessory building area is larger than typically found in the district, the size of the lot and vegetative screening should mitigate the impact of the proposed structure.

Having the additional garage and storage area could prevent cars and other material from being stored outside, possibly within public view.

The essential character of the neighborhood may be altered as it is not typical to have this volume of accessory building area in the district.

The delivery of governmental services should not be affected.

Discussion:

Ms. Crane asked if the applicant was present. Mr. William Cooper, 6083 Olentangy River Rd., Worthington, Ohio, brought updated photographs to distribute to the Board members. He explained where the garage addition would be located. Ms. Crane said most of the trees on the property looked deciduous and asked how much foliage was left on the trees. Mr. Cooper said there was still quite a bit of foliage left and the only neighbor that would be able to see the addition has already written a letter of support for the project. He said he purchased the land next to his property to protect the land from being developed and he had no plans to move. Mr. Cooper said he hopes to be around for at least the next thirty years. Ms. Crane asked how many cars would be kept on the property and Mr. Cooper said the building is essentially an oversized four-car garage. The existing garage has enough room for three cars. There is also a detached garage that Mr. Cooper said was not convenient to use. Mr. Cooper said the house was constructed in the 1950's and the detached garage was sort of built in a hole and is surrounded by a hill which almost reaches the roof. He said he cannot store cars in the detached garage because of its condition so he only uses it for storing lawn maintenance equipment.

Ms. Crane asked if there was anyone present to speak for or against this application.

Mr. Scott Whitlock, 6081 Olentangy River Rd., Worthington, Ohio, said he has lived next door to the property for forty-eight years. He said he has made a substantial investment in his property just as Mr. Cooper has made for his property. Mr. Whitlock said he noticed in the staff's report that this project might affect the essential character of the neighborhood. Mr. Whitlock was of the opinion that the project would only enhance the character of the neighborhood.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY WILLIAM COOPER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR AN ATTACHED GARAGE TO EXCEED THE MAXIMUM ALLOWABLE ACCESSORY BUILDING AREA AT 6083 OLENTANGY RIVER RD., AS PER CASE BZA 50-19, DRAWINGS NO. BZA 50-19 DATED OCTOBER 11TH, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Falcoski, aye; Ms. Reibel, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

C. Other

Mr. Brown explained the City would be cancelling out the city email addresses and that notifications would be sent the way they were emailed previously. There will be no BZA meeting for January 2020 since the date falls on January 2nd. The first BZA meeting for 2020 would be in February.

D. Adjournment

Mr. Seitz moved to adjourn the meeting and Mr. Coulter seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:38 p.m.

DRAFT



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case # BZA 51-19
Date Received 11-01-19
Fee #25.00 pd
Meeting Date 12-05-19
Filing Deadline 11-08-19
#10 TRAC IVE

NOV 01 2019

- 1. **Property Location** 197 Winter DR. Worthington, OH 43085
- 2. **Present/Proposed Use** R-Residential **BY:**
- 3. **Zoning District** R-10
- 4. **Applicant** Dan & Erin Arrasmith
Address 197 Winter DR. Worthington, OH 43085
Phone Number(s) 1-330-205-4286
- 5. **Property Owner** Dan & Erin Arrasmith
Address 197 Winter DR. Worthington, OH 43085
Phone Number(s) 614-477-9668
- 6. **Action Requested** Side yard step back clearance
(ie. type of variance)

7. Project Details:

- a) **Description** Addition of a Porte Cochere on the west side of the existing house.
- b) **Expected Completion Date** 9-1-20
- c) **Approximate Cost** \$65,000.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]
Applicant (Signature)

10-31-19
Date

[Signature]
Property Owner (Signature)

10-31-19
Date

ABUTTING PROPERTY OWNERS
FOR
197 Winter Dr

Michael Corbett	215 Winter Dr.	Worthington, OH 43085
Steven Carloni	179 Winter Dr.	Worthington, OH 43085
William Ingham	196 Winter Dr.	Worthington, OH 43085
Daniel Grangaard	178 Winter Dr.	Worthington, OH 43085
Megan McGuff	226 Winter Dr.	Worthington, OH 43085
Michael Chadwell	196 Pinney Dr.	Worthington, OH 43085
Michael Ciotola	226 Pinney Dr.	Worthington, OH 43085
Tara McQuade	178 Pinney Dr.	Worthington, OH 43085

197 Winter Dr.



SUPPORTING STATEMENT

Dan & Erin Arrasmith

197 Winter Dr. Worthington, OH 43085

Write a Supporting Statement describing the project and addressing the following factors applicable to the application:

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Due to how the house sits on the property and the distance from the house to the neighboring property (west side), a variance would be required in order to add a porte cochere on the west side. This would significantly increase the value of the house and would provide covered parking with an outdoor living space and newly paved concrete drive.

(2) Whether the variance is substantial;

We do not believe this to be a substantial variance and believe it is more of a functionality for the property.

(3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

The essential character of the neighborhood would not be substantially altered and it would have no impact on the adjoining properties. In fact, it will add to the neighborhood character and increase value.

(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);

This variance, if granted, will in no way affect any governmental services or utilities.

(5) Whether the property owner purchased the property with knowledge of the zoning restriction;

When this property was purchased the owner had no knowledge of the side yard zoning restrictions. The plan all along was to add a porte cochere with covered parking and an outdoor living space.

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

Unfortunately, there is no other area on this property to place this.

(7) Whether the spirit and intent behind the zoning requirement would be

observed and substantial justice done by granting the variance.

Yes, it is in good faith and with the correct intentions.

2. Include a Site Plan drawn to scale. The site plan must show all lot lines with dimensions and building footprints (including sheds, garages and additions) with the size, shape, orientation and dimensions clearly depicted. See attached.

Google Maps 196 Winter Dr

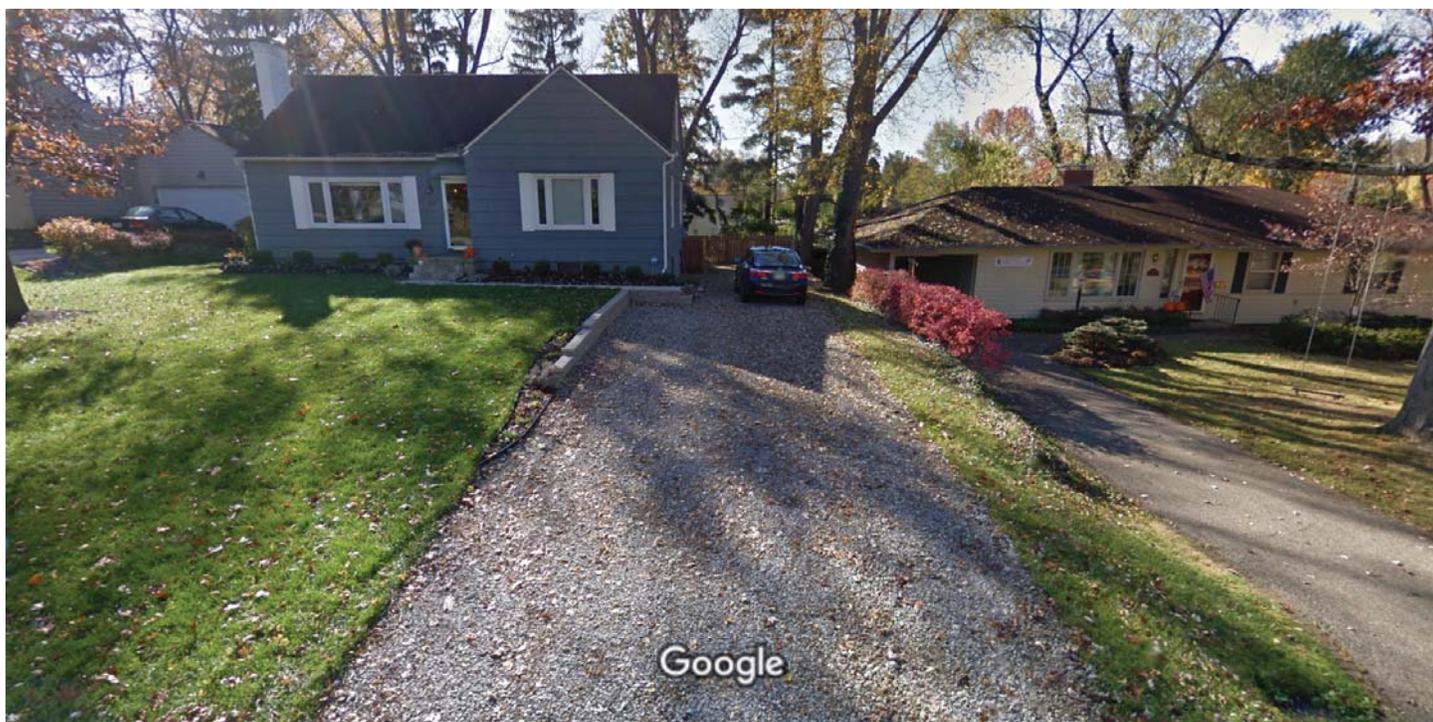


Image capture: Nov 2015 © 2019 Google

Worthington, Ohio

Google

Street View - Nov 2015

CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

DATE 10/16/19

197 Winter

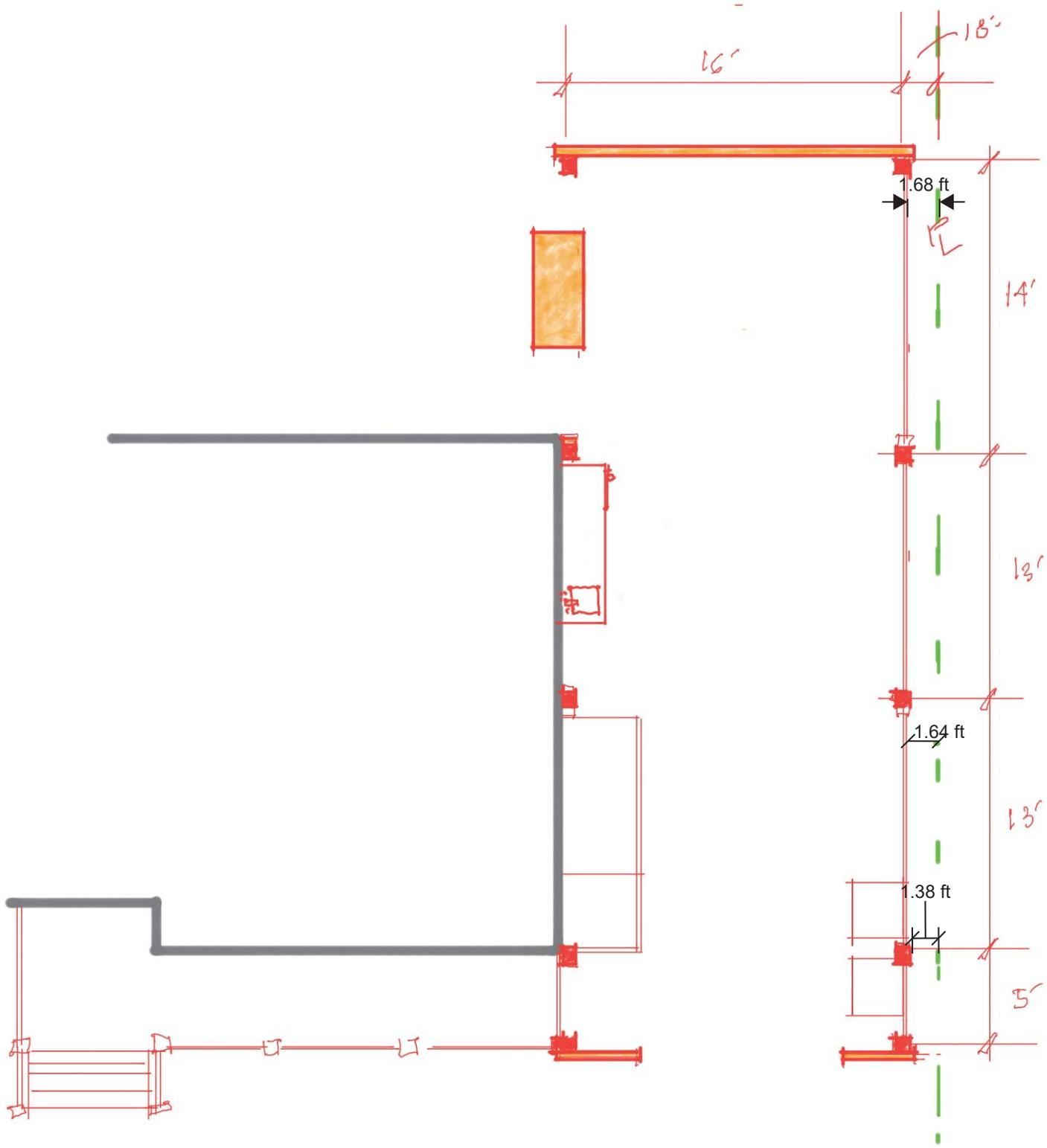


CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

DATE 10/16/19

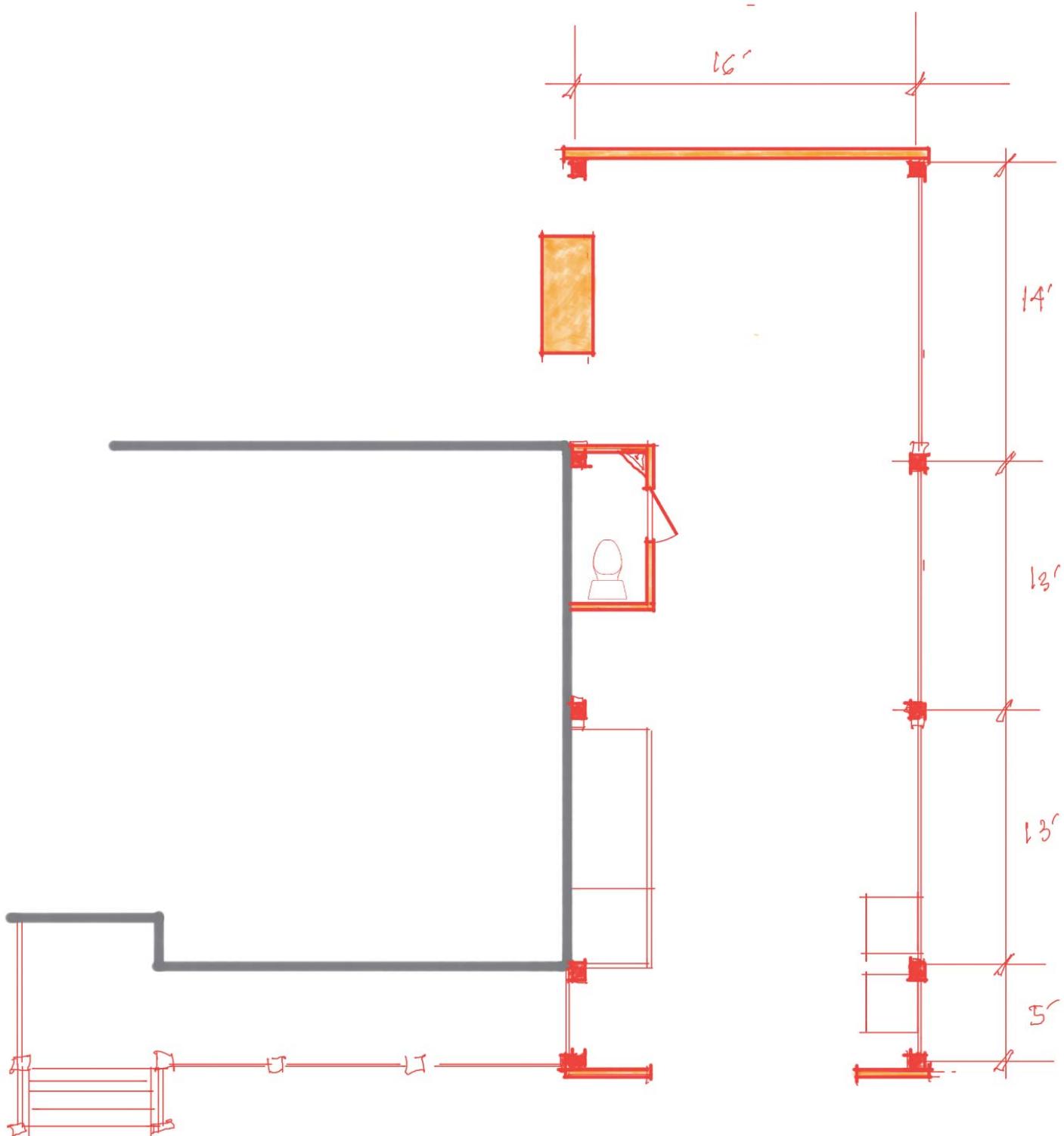
© 2014 Pictometry



CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

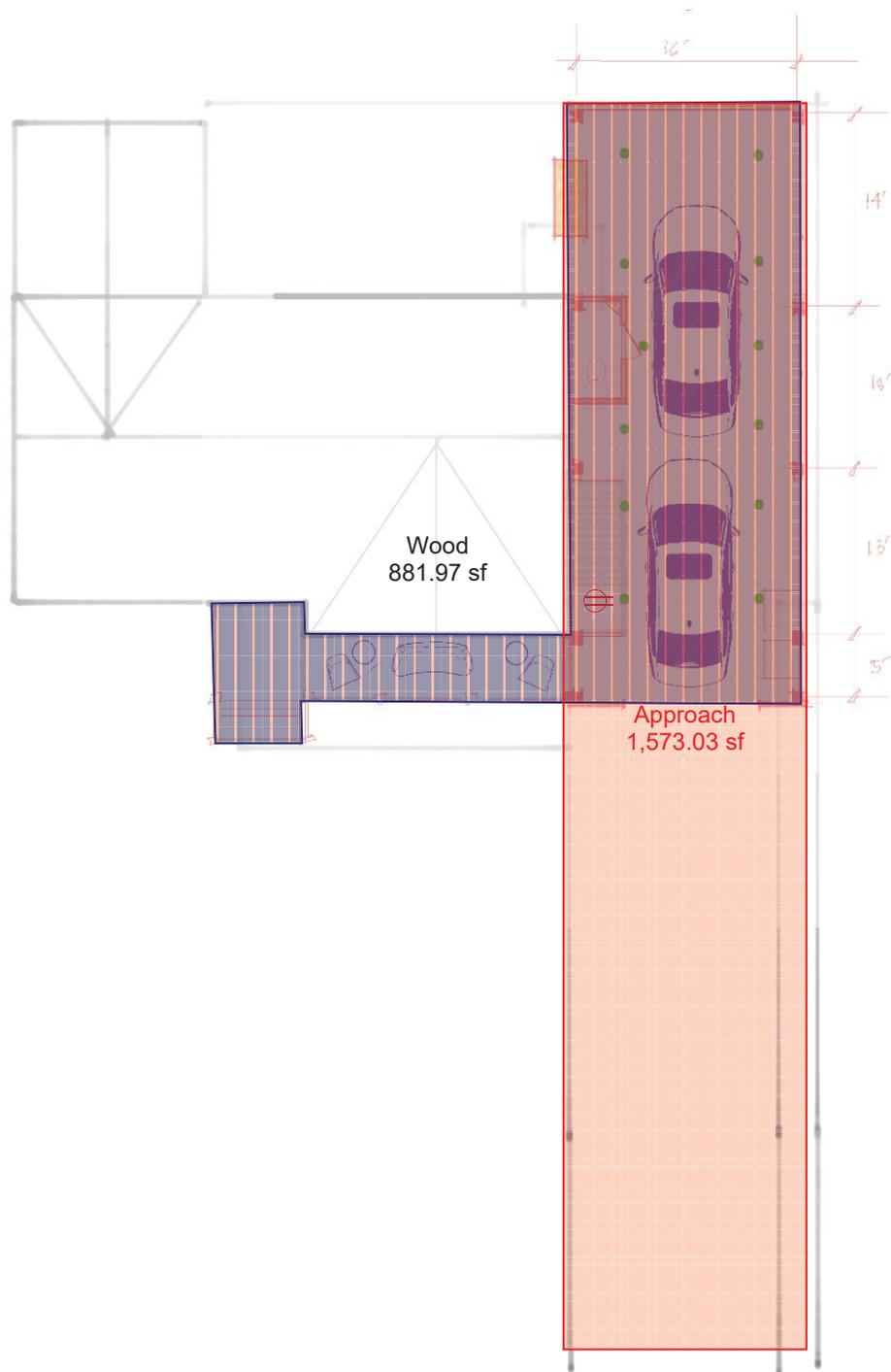
DATE 10/16/19



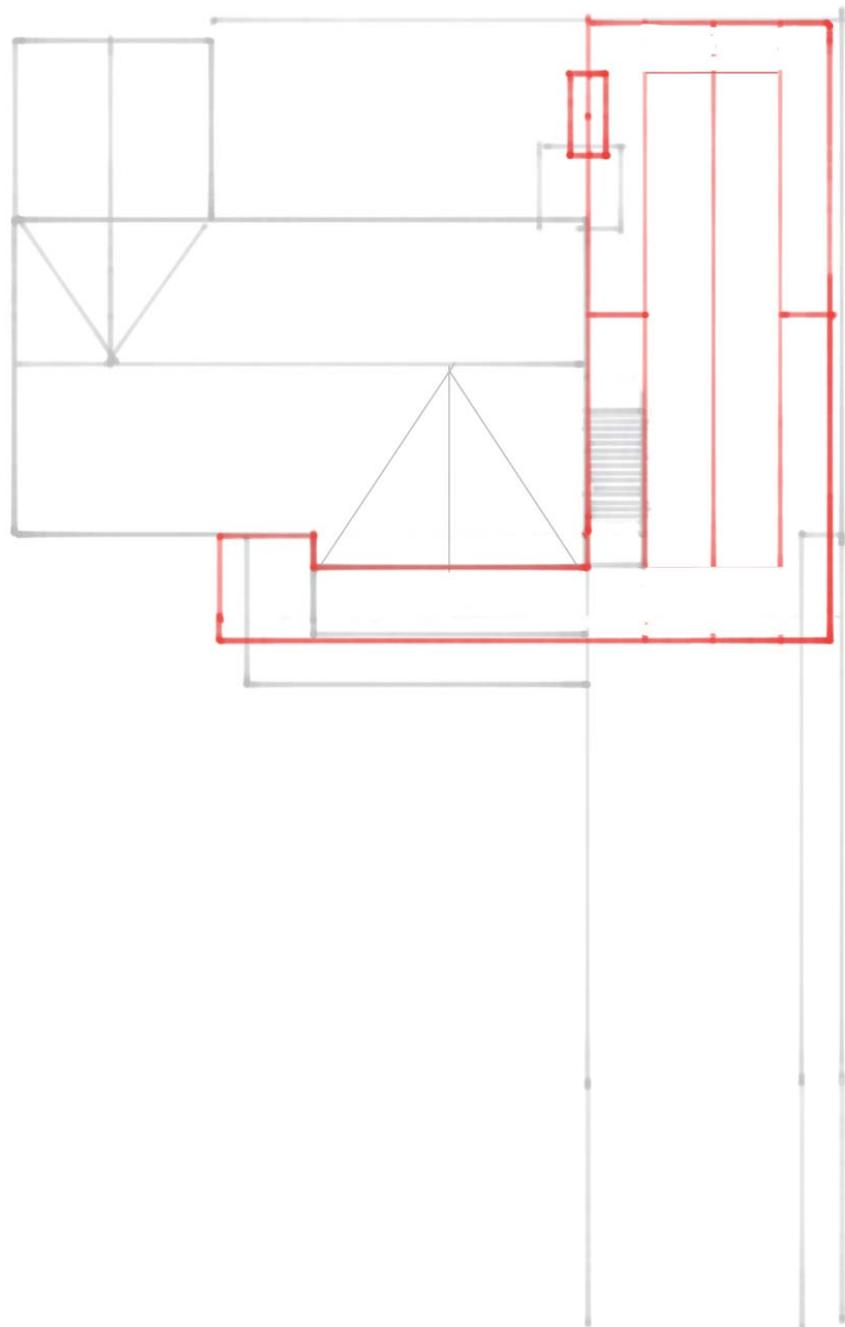
CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

DATE 10/16/19



CITY OF WORTHINGTON
DRAWING NO. BZA 51-19
DATE 10/16/19

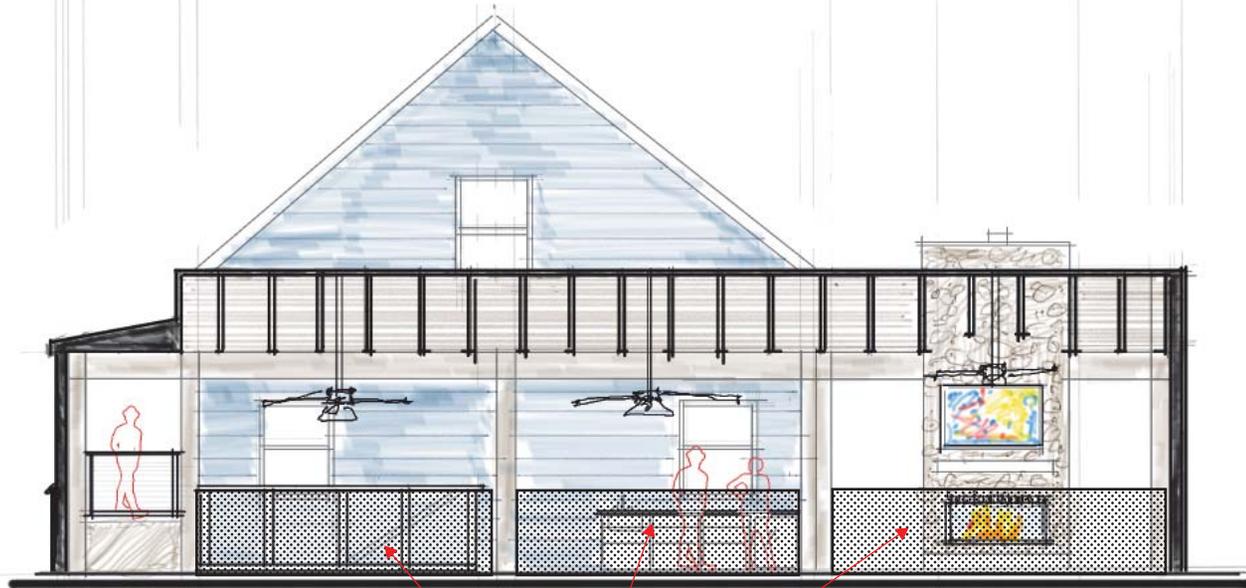


CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

DATE 10/16/19

East Elevation



Privacy Screening

CITY OF WORTHINGTON

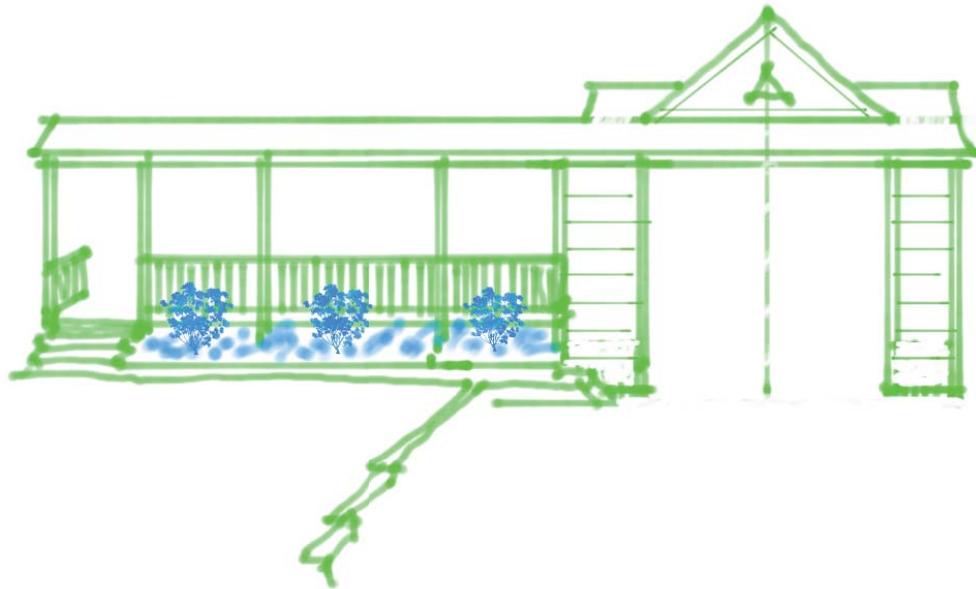
DRAWING NO. BZA 51-19

DATE 10/16/19



CITY OF WORTHINGTON
DRAWING NO. BZA 51-19
DATE 10/16/19





CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

DATE 10/16/19



CITY OF WORTHINGTON

DRAWING NO. BZA 51-19

DATE 10/16/19



City of Worthington

BOARD OF ZONING APPEALS APPLICATION

Meetings - First Thursday of Every Month

Case #	BZA 52-19
Date Received	10-21-19
Fee	\$25.00 pd
Meeting Date	11-05-19
Filing Deadline	11-08-19
	#07747

1. Property Location 75 W. STANTON AVE

2. Present/Proposed Use GATE

3. Zoning District _____

4. Applicant ADAM LYNCH

Address 75 W. STANTON AVE

Phone Number(s) 614 327 7571

Email _____

5. Property Owner SAME

Address _____

Phone Number(s) _____

Email _____

6. Action Requested (ie. type of variance) FENCE / GATE

7. Project Details:

a) Description INSTALL GATE IN ALLEY TO ENCLOSE BACK YARD

b) Expected Completion Date ALREADY CONSTRUCTED

c) Approximate Cost \$ 1000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Adam Lynch
Applicant (Signature)

10-20-2019
Date

Property Owner (Signature)

Date

ABUTTING PROPERTY OWNERS
FOR
75 W. Stanton Ave.

John Hood	81 W. Stanton Ave.	Worthington, OH 43085
Lilyana Walkley	59 W. Stanton Ave.	Worthington, OH 43085
WWSD Borrower II LLC	5501 Emerson Ave.	Worthington, OH 43085
Derek Belvins	5495 Emerson Ave.	Worthington, OH 43085
Baker Development Co. LLC	60 Broad Meadows Blvd.	Worthington, OH 43085
Robin Edmonds	70 W. Stanton Ave.	Worthington, OH 43085
Lucille Cummiskey	84 W. Stanton Ave.	Worthington, OH 43085
Peter McClernon	78 Stanton Ave.	Worthington, OH 43085

To Whom It May Concern:

We want to request a variance for a gate and fence installed on our property at 75 W. Stanton Ave. The gate and fence are needed so that our children can safely play in the backyard. The fence is constructed from six-foot black aluminum fence posts and panels. The property in question will still yield a reasonable return with the variance. The variance is not substantial. Three sides of the fence already enclosed the yard, and this small variance allows the entire back yard to be enclosed. The neighborhood and adjoining properties will not be substantially altered. The gate will be installed across the alley used by the Worthington Service & Engineering department, and entry will not be denied because of the gate (i.e., no lock will ever be placed on the gate). Worthington Service & Engineering can enter at any time, and their service trucks will still fit through the gate. The zoning restriction was not known to the property owner because it is used as the access/driveway to the garage.

75 W. Stanton Ave.

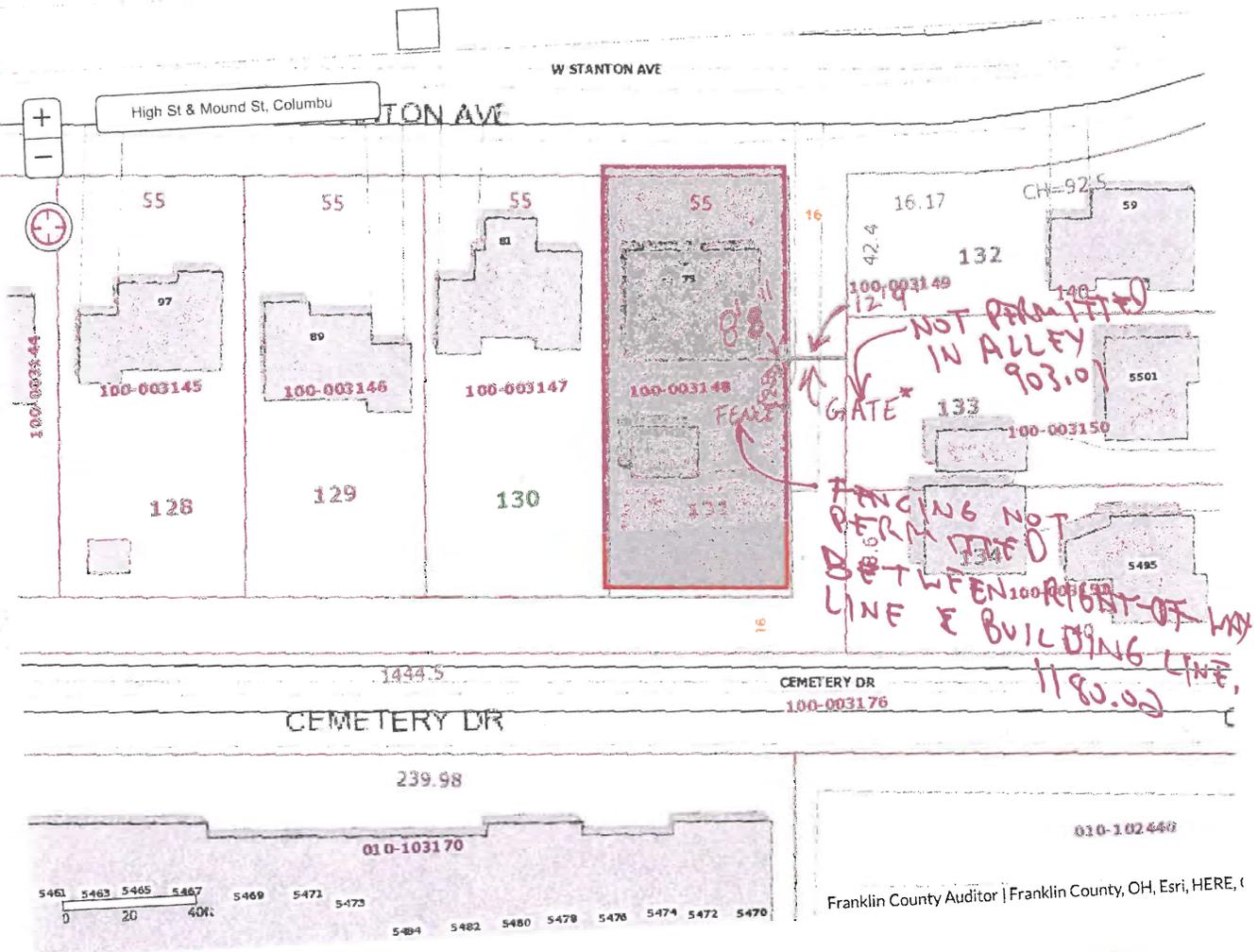


10/8/2019

OUR OFFICE SEARCH ONLINE TOOLS REFERENCE CONTACT US

Parcel ID: 100-003148-00
LYNCH ADAM C TR

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links



* 6' BLACK ALUMINUM FENCE/GATE

City of Worthington, Ohio
 Reviewed for
 Code Compliance
 Application # 2019-161061

Approved
 Approved as Noted
 Partial/Phased Approval
 (see attached plan approval letter)
 Not Approved

Reviewed by Don Phillip
 Date 10/15/19

CITY OF WORTHINGTON

DRAWING NO. BZA 52-19

DATE 10/21/19



CITY OF WORTHINGTON

DRAWING NO. BZA 52-19

DATE 10/21/19



CITY OF WORTHINGTON
DRAWING NO. BZA 52-19
DATE 10/21/19



CITY OF WORTHINGTON

DRAWING NO. BZA 52-19

DATE 10/21/19



CITY OF WORTHINGTON
DRAWING NO. BZA 52-19
DATE 10/21/19



City of Worthington

BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 53-17
Date Received	10/22/19
Fee	\$75.00
Meeting Date	12/5/2019
Filing Deadline	#67755

1. Property Location 5759 Indianola Ave, 43085

2. Present/Proposed Use Residential

3. Zoning District _____

4. Applicant Maryann Ogle

Address 5759 Indianola Avenue, 43085

Phone Number(s) 614.888.3138(H) 614.598.7394(C)

Email _____

5. Property Owner same as above

Address _____

Phone Number(s) _____

Email _____

6. Action Requested (ie. type of variance) 1 yr extension of current permits

7. Project Details: same as on current approved permit

a) Description _____

b) Expected Completion Date _____

c) Approximate Cost _____

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Maryann Ogle
Applicant (Signature)

10/22/2019
Date

Maryann Ogle
Property Owner (Signature)

10/22/2019
Date

ABUTTING PROPERTY OWNERS
FOR
5759 Indianola Ave.

Erin Glowacki
Jay Schlater
Roger Beck
Nilo Arcilla
Creative Housing, Inc.
Don Martin

584 Colonial Ave.
570 Colonial Ave.
5765 Indianola Ave.
5760 Indianola Ave.
5752 Indianola Ave.
5744 Indianola Ave.

Worthington, OH 43085
Worthington, OH 43085

MARY Ann Ogle

10/22/2019

5759 Indianola Av

Worthington, Ohio 43085

I need an 1yr. Extension on my current permit.
my contact Eric T Chase General Contracting
stopped coming August 2018

Came back January 05 2019 and worked
till May then stopped again.

I have now contacted who will
finish the job past not done

South side of house - finish Bedroom,
Closet, Laundry First Stair and Bathroom
and closets.

They will stop for winter.

Then finish Living Room & Kitchen This
Spring.

Thank you for your understanding.

Mary Ann Ogle

P.S. if you need to come by to see
what has been done. call me

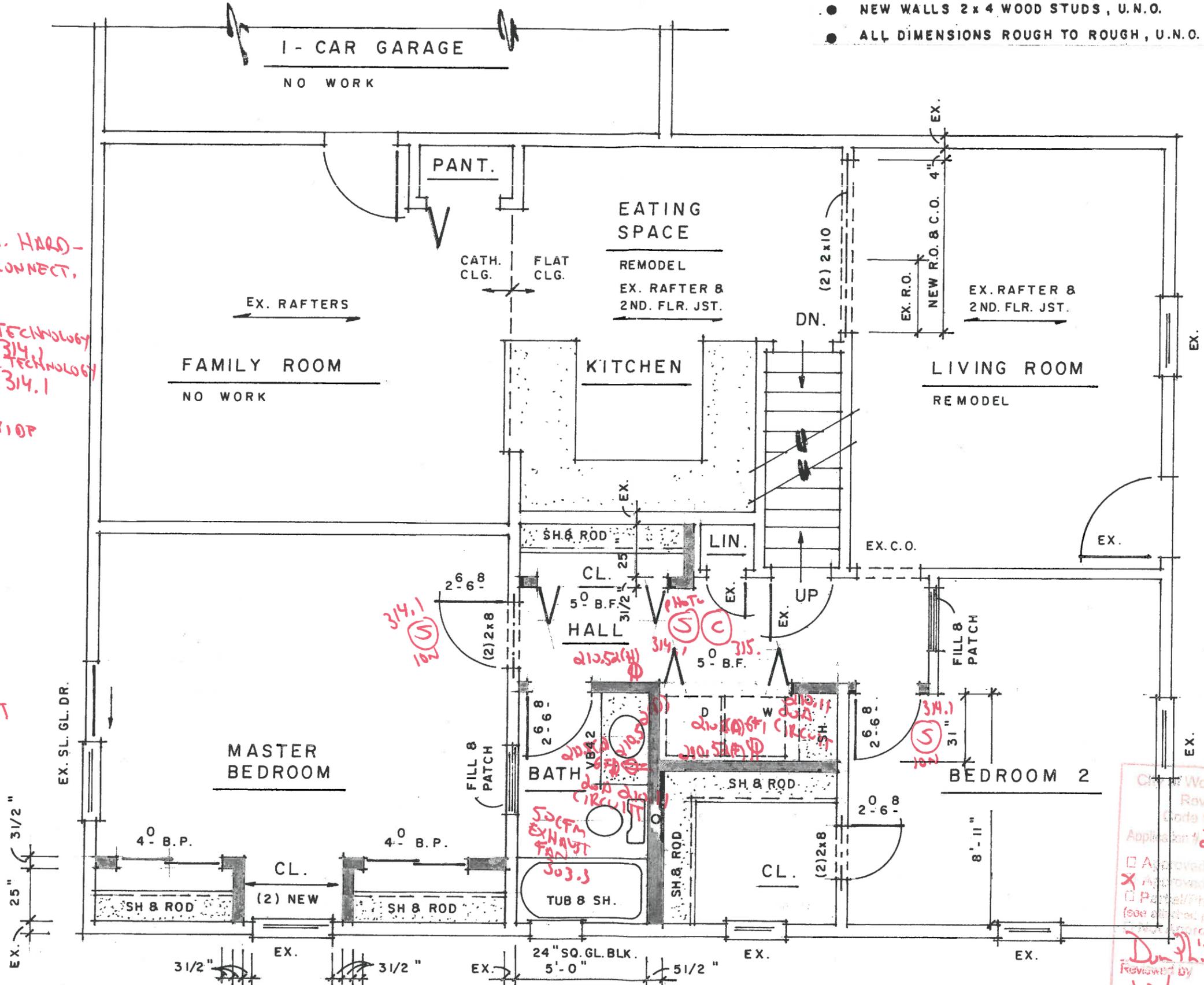
614-598-7394
598-

5759 Indianola Ave.



PRELIMINARY	■
BIDDING	■
CONSTRUCTION	■
	□

- NEW WALLS SHOWN SHADED
- NEW WALLS 2x4 WOOD STUDS, U.N.O.
- ALL DIMENSIONS ROUGH TO ROUGH, U.N.O.



⑤ SMOKE ALARM, HARD-WIRE & INTERCONNECT, 314.
 10W IONIZATION TECHNOLOGY 314.1
 PHOTO PHOTOELECTRIC TECHNOLOGY 314.1
 ⑥ CARBON MONOXIDE ALARM 315.
 NEW CIRCUITS ARC-FAULT 210.12
 NEW OUTLETS TAMPER-RESISTANT 406.12

SEAL ALL OPENINGS IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATIBLE WITH ADJACENT CONSTRUCTION.



REMODELED FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

SHEET NO:		1 of 2
DATE DRAWN		10/03/2017
DATE ISSUED		OCT 04 2017
REVISIONS	MARK	DATE

Brian Zingelmann
 Architect
 261 Garden Road
 Columbus, Ohio 43214
 (614) 262-7565



Brian L. Zingelmann
 Ohio License # 8909243
 Expiration Date 12/31/2017

FILE COPY

The Ogle Residence
 Proposed Interior Remodeling
 5759 Indianola Avenue
 Worthington, Ohio 43085

City of Worthington, Ohio
 Reviewed for Code Compliance
 Application # 2017-1731(1)
 Approved
 Approved as Noted
 Partial/Phased Approval
 (see all other plan approval notes)
 Not Approved
 Reviewed By: Dan Phillips
 Date: 10/31/17



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	TUP 02-19
Date Received	10-29-19
Fee	\$50.00 pd
Meeting Date	12-5-19
Filing Deadline	11-8-19
	#107762

1. Property Location 7007 North High Street

2. Present/Proposed Use Proposed Mixed Use Development

3. Zoning District PUD

4. Applicant The Witness Group

Address 600 Enterprise Drive, Lewis Center, OH 43035

Phone Number(s) (614) 846-6600

Email _____

5. Property Owner He Hari Inc.

Address 600 Enterprise Drive, Lewis Center, Ohio 43035

Phone Number(s) (614) 846-6600

Email _____

6. Action Requested (ie. type of variance) Temporary Signage Variances

7. Project Details:

a) Description 2 Temporary Signs - see attached sheet

b) Expected Completion Date Fall 2020

c) Approximate Cost N/A

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

By: *Jordan B. Reynolds III*
Applicant (Signature)

10/28/19
Date

By: *Jordan B. Reynolds III*
Property Owner (Signature)

10/28/19
Date

ABUTTING PROPERTY OWNERS
FOR
7007 N. High St.

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Beth Evans		101 Saint Julien St.	Worthington, OH 43085
Park National Bank		7140 N. High St.	Worthington, OH 43085
Insight Bank		150 W. Wilson Bridge Rd.	Worthington, OH 43085
First Financial Bank		225 Pictoria Dr. Suite 800	Cincinnati, OH 45246
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Lois Drenik		1104 Rosebank Dr.	Worthington, OH 43085
Tenant		103 St. Julien Dr.	Worthington, OH 43085
Thomas and Margaret Bushong		115 St. Michelle St.	Worthington, OH 43085
Suzanne Shigledecker		117 St. Michelle St.	Worthington, OH 43085
Luke Lumsden		119 St. Michelle St.	Worthington, OH 43085
Barbara Miller		121 St. Michelle St.	Worthington, OH 43085
Carol Smith		123 St. Michelle St.	Worthington, OH 43085
Gary and Susan Berntson		114 St. Julien St.	Worthington, OH 43085
David McCall	Laura Miller	116 St. Julien St.	Worthington, OH 43085
James Sharvin		118 St. Julien St.	Worthington, OH 43085
Bart and Brenda Greene		120 St. Julien St.	Worthington, OH 43085
Donald Gleason		115 St. Julien St.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
John and Catherine Diakogeorgiou		139 Caren Ave.	Worthington, OH 43085
Daniel and Karen Gibson		142 Caren Ave.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Scott and Allison Goeller		145 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Tenant		130 Greenglade Ave.	Worthington, OH 43085
Curtis and Alicia Barden		3790 Spur Ln.	Columbus, OH 43221
Tenant		140 Greenglade Ave.	Worthington, OH 43085
Chad and Elyce Cucksey		150 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085

Worthington Gateway



Supporting Statement
7007 North High Street
He Hari Inc.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

The requested variances are temporary in nature as the site is being redeveloped and the purpose of the signs are to advertise the coming development and to provide some visual character to the site rather than seeing the vacant ground beside the fencing that surrounds the property.

2. Whether the variance is substantial;

No, the variances are not substantial as the site is very large with two (2) frontages (both North High Street and Wilson Bridge Road), so the signs need to be larger than 32 square feet to be visible to the traveling public. The reduction in setback is needed because the setbacks along both rights of way are so large, that setting the signs back an additional 10' diminishes the effect the signs have to advertise the site.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

The granting of the variances will not alter the neighborhood nor will the adjoining properties suffer a substantial detriment with the granting of the variances for the two (2) temporary signs.

4. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);

No, the granting of the variances would not adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction;

No, the owner was not aware of the signage code sections concerning the erection of temporary signage on a property.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

No, the granting of the variances is the only way to solve the problems created by the desire to erect the proposed temporary signage on the site.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes, the spirit and intent behind the zoning requirement will be observed and substantial justice will be done by granting the variances for the temporary signs.

alliance-worthington-supporting1.ste (nct)
10/21/19 S:Docs

Temporary Sign Specifications
7007 North High Street

The sign on Wilson Bridge is 5.5 feet tall and 50 feet long.

The sign on High Street is 5.5 feet tall and 25 feet long.

Both signs were made with a 70/30% mesh material with hems and grommets every 2'. The signs are hung with zip ties.

alliance-worthington-sign-specs
10/28/19 S:Docs

CITY OF WORTHINGTON
DRAWING NO. TUP 02-19
DATE 10/29/19



GOODMAN
REAL ESTATE SERVICES
GROUP LLC

WITNESS
THE BEST BUILDING SAVINGS

WORTHINGTON GATEWAY

NOW LEASING
☎ **216-381-8200**
OFFICE | RETAIL | RESTAURANT

DANIEL CLARK
Daniel@goodmanrealestate.com
JESSICA SONDEERS
Jessica@goodmanrealestate.com

275 sq. ft.
West Wilson Bridge

CITY OF WORTHINGTON

DRAWING NO. TUP 02-19

DATE 10/29/19

WORTHINGTON GATEWAY



NOW LEASING
© 216-381-8200
DANIEL CLARK | JESSICA SONDRERS

CITY OF WORTHINGTON

DRAWING NO. TUP 02-19

DATE 10/29/19

137.5 sq. ft.
North High Street

Sign along High Street



CITY OF WORTHINGTON

DRAWING NO. TUP 02-19

DATE 10/29/19



**Sign along
W. Wilson Bridge Rd.**

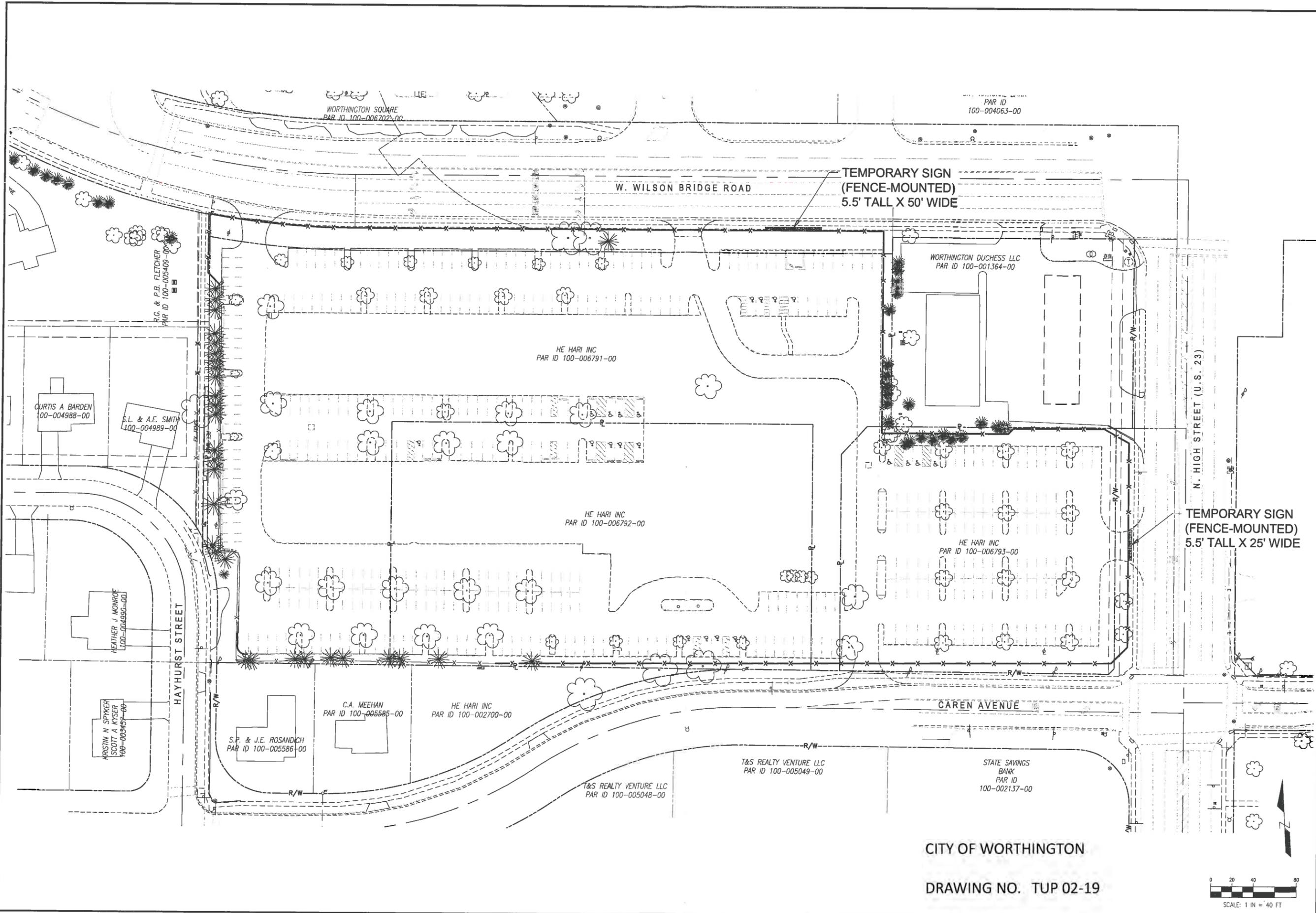


CITY OF WORTHINGTON

DRAWING NO. TUP 02-19

DATE 10/29/19

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CITY OF WORTHINGTON

DRAWING NO. TUP 02-19

DATE 10/29/19



<p>1180 DUBLIN ROAD COLUMBUS, OH 43216 TEL: 614.441.4222 FAX: 688.488.7340</p> <p>PROJECT DATE: 10/24/19 PROJECT NO: A292007 DRAWN BY: CEJ CHECKED BY: MSG</p>	NO.	DATE	BY	DESCRIPTION
<p>TECHNICAL SKILL CREATIVE SPIRIT</p>  <p>www.MannikSmithGroup.com</p>				
<p>PREPARED FOR:</p> <p>THE WITNESS GROUP</p> <p>600 ENTERPRISE DRIVE LEWIS CENTER, OH 43085</p>		<p>CITY OF WORTHINGTON SITE IMPROVEMENT PLAN FOR WORTHINGTON GATEWAY 7007 N. HIGH STREET, WORTHINGTON, OH</p>		
<p>TEMPORARY SIGNAGE EXHIBIT</p>		<p>1 / 1</p>		



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 54-19
Date Received	11-01-19
Fee	\$50.00 pd
Meeting Date	12-05-19
Filing Deadline	11-08-19
	#07805

1. Property Location 4580 Huntley Rd
2. Present/Proposed Use ENTERTAINMENT
3. Zoning District I-2
4. Applicant Supra Games
Address 535 LAKEVIEW
Phone Number(s) 614 496-1765
5. Property Owner _____
Address SANIT
Phone Number(s) _____
6. Action Requested Sign
(ie. type of variance) _____
7. Project Details:
 - a) Description INCREASE SIZE OF PRESENT SIGN
 - b) Expected Completion Date 12-1-19
 - c) Approximate Cost \$1500-

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]
Applicant (Signature)

11-2-19
Date

[Signature]
Property Owner (Signature)

11-2-19
Date

ABUTTING PROPERTY OWNERS
FOR
6580 Huntley Rd.

Northpointe Distribution
Worthington City Schools
Sotre Master Funding XIV LLC
Kimrae LLC
6465 Busch LLC
Diamond Innovations, Inc.
Mettler-Toledo, Inc.

6575 Huntley Rd.
6545 Kingsmill Ct.
6513 Kingsmill Ct.
6540 Huntley Rd.
6465 Busch Blvd.
6325 Huntley Rd.
660 Huntley Rd.

Worthington, OH 43085
Columbus, OH 43229
Columbus, OH 43229

Free Standing Wall Sign

ORIGINALLY THE WALL SIGN WAS JUST A
REPLACEMENT OF TEXT. APPARENTLY THE
SQ FOOTAGE TAKES US ABOVE THE
ALLOWABLE SQ FOOTAGE. WE ARE ASKING
FOR A VARIANCE TO BRING THE
SQ WALL SIGN INTO CODE FOR THE
BUILDING.

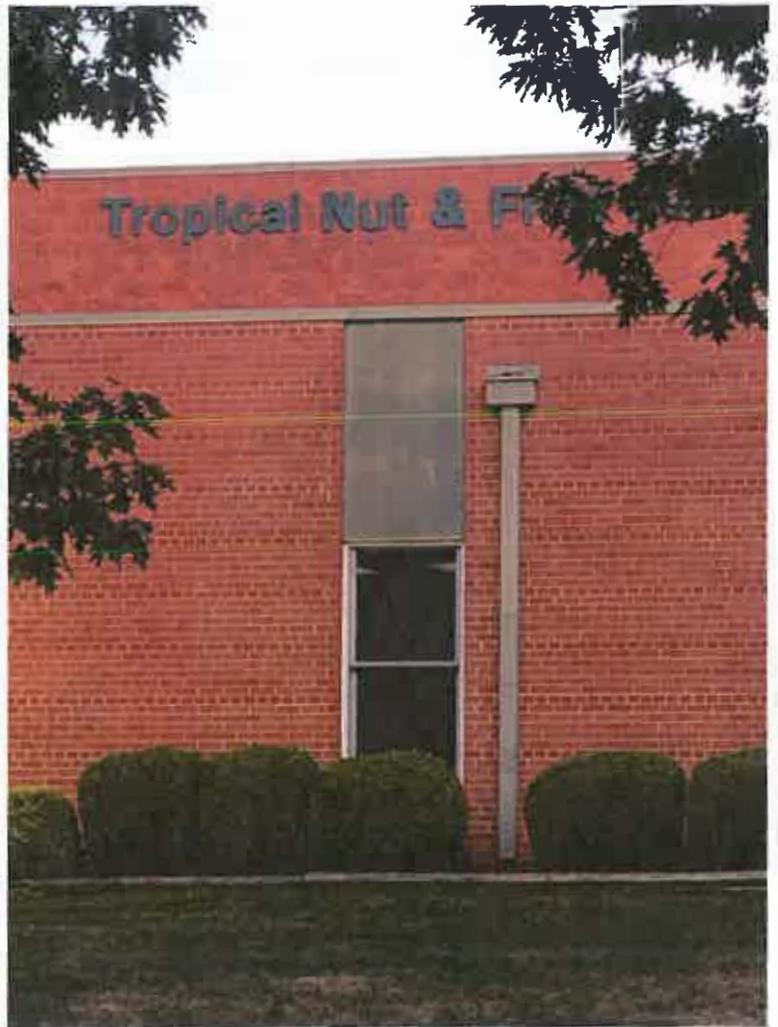
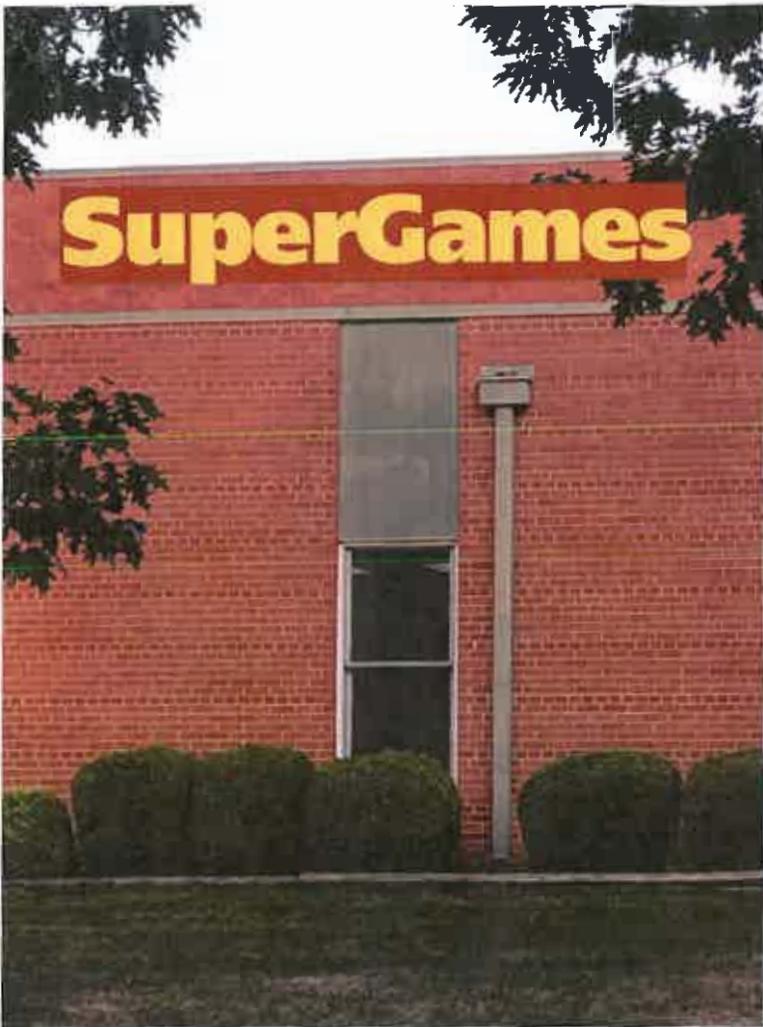
THANK YOU.

Gary Moore

Super Games
6580 Huntley Rd
WORTHINGTON, O. 43085

6580 Huntley Rd.





36" CHANNEL LETTERS, BACKLIT, LAC BOLTED TO WALL
1/2" IN 12 LOCATIONS



CITY OF WORTHINGTON

DRAWING NO. BZA 54-19

DATE 11/01/19

SUPER GAMES
6580 HUNTLEY RD
WORTHINGTON, O.



99 SQ FT, TOTAL

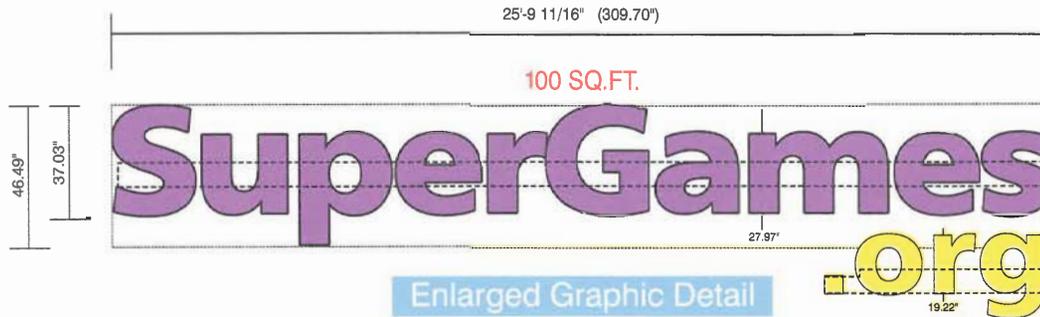
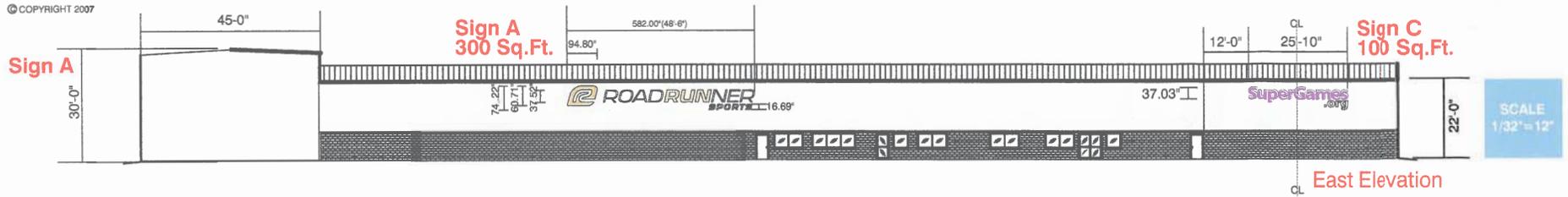
CITY OF WORTHINGTON

DRAWING NO. BZA 54-19

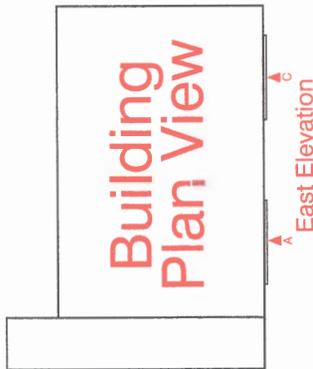
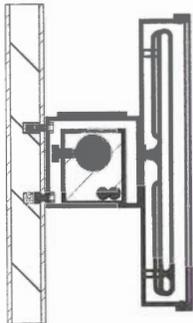
DATE 11/01/19

CONTACT: GARY MOORE 614 - 496-1465

2009 Approval for 5353 Lakeview Plaza Blvd.



Cross Section



Neon Illuminated Letter Specifications

- LETTER BODIES= CUSTOM FABRICATED .063" ALUMINUM W/ 5" DEEP RETURNS
- LETTER FACES= .125" ACRYLIC W/ 1" TRIMCAP EDGE RETAINERS
- RACEWAY= FABRICATED .090" ALUMINUM OVER 1.5" INTERNAL "L" STEEL FRAMING, W/ 8"x8" CROSS SECTION

- ILLUMINATION= 13MM/30MA NEON TUBING W/ REMOTE POWER TRANSFORMERS LOCATED IN METAL BOXES BEHIND WALL
- INSTALLATION= LETTERS PRE MOUNTED TO RACEWAY ~ RACEWAY W/ LETTERS SECURED TO WALL W/ 1/2" HILTI STYLE EXPANDING ANCHORS DRIVEN THRU RACEWAY'S FRAME, INTO WALL STRUCTURE PER "COSA" SIGN STANDARDS

Colors

- LARGE LETTER FACES= 2287 PURPLE OR EQUAL
- SMALL LETTER FACES= 2037 YELLOW
- RETURNS & TRIMCAP= DARK BRONZE
- NEON= WHITE

CITY OF WORTHINGTON, OH
DRAWING NO. ADP02-09
DATE 1/26/09

SuperGames at 100 Sq.Ft.

SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326



PROJECT NAME SUPERGAMES
LOCATION 535 LAKEVIEW PLAZA
CITY WORTHINGTON STATE OHIO

REVISION _____
#5 12/15/2008

SALES BMS
DESIGN LEE
SIZE 14

DATE 7/26/2007
SCALE 1/32"=12"
PROJECT# 07-358



Approval for Freestanding Sign Face Change

(2) 35x96x3/16" black acrylic panels going
into existing sign frame.
Translucent backlit panels.
Frame painted black.



City of Warrington, Ohio
Reviewed for
CDD/CDD/CDD
Approval: **2019-1458(1)**
X Approved
Date: **9/23/19**
Signature: **Don Phlips**
Title: **Dir.**

**Wall Sign Installed Today
at 6580 Huntley Road**

SuperGames

CITY OF WORTHINGTON
DRAWING NO. BZA 54-19
DATE 11/01/19

**Wall Sign Installed Today
at 6580 Huntley Road**



CITY OF WORTHINGTON
DRAWING NO. BZA 54-19
DATE 11/01/19



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 55-19
Date Received	11-05-2019
Fee	\$25.00
Meeting Date	12/05/2019
Filing Deadline	
#	67818

- Property Location 276 East South St Worthington OH 43085
- Present/Proposed Use single family residential dwelling
- Zoning District R-10
- Applicant Douglas Beech and Christina Beech
 Address 276 East South St Worthington
 Phone Number(s) 614 338 1350
 Email _____
- Property Owner same as applicant
 Address _____
 Phone Number(s) _____
 Email _____
- Action Requested (ie. type of variance) front yard setback
- Project Details:
 - Description 20 sq.ft. addition to front of garage.
 - Expected Completion Date Spring 2020
 - Approximate Cost \$15,000.

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Douglas Beech 11-1-2019
Applicant (Signature) Date

Christina Beech 11-1-2019
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
276 E. South St

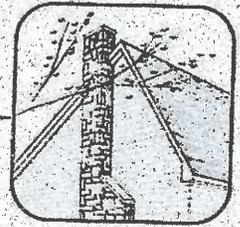
Steven Guy
Don Jagger
Kewei Hou
Susan Mondrach
Cynthia Silver
Matt Sullivan

264 E. South St.
285 McCoy Ave.
287 McCoy Ave
290 E. South St.
283 McCoy Ave.
520 Pincherry Ln.

Worthington, OH 43085
Worthington, OH 43085

Brian Zingelmann
Architect

261 Garden Road
Columbus, Ohio 43214
(614) 262-7565 Fax: 267-0198



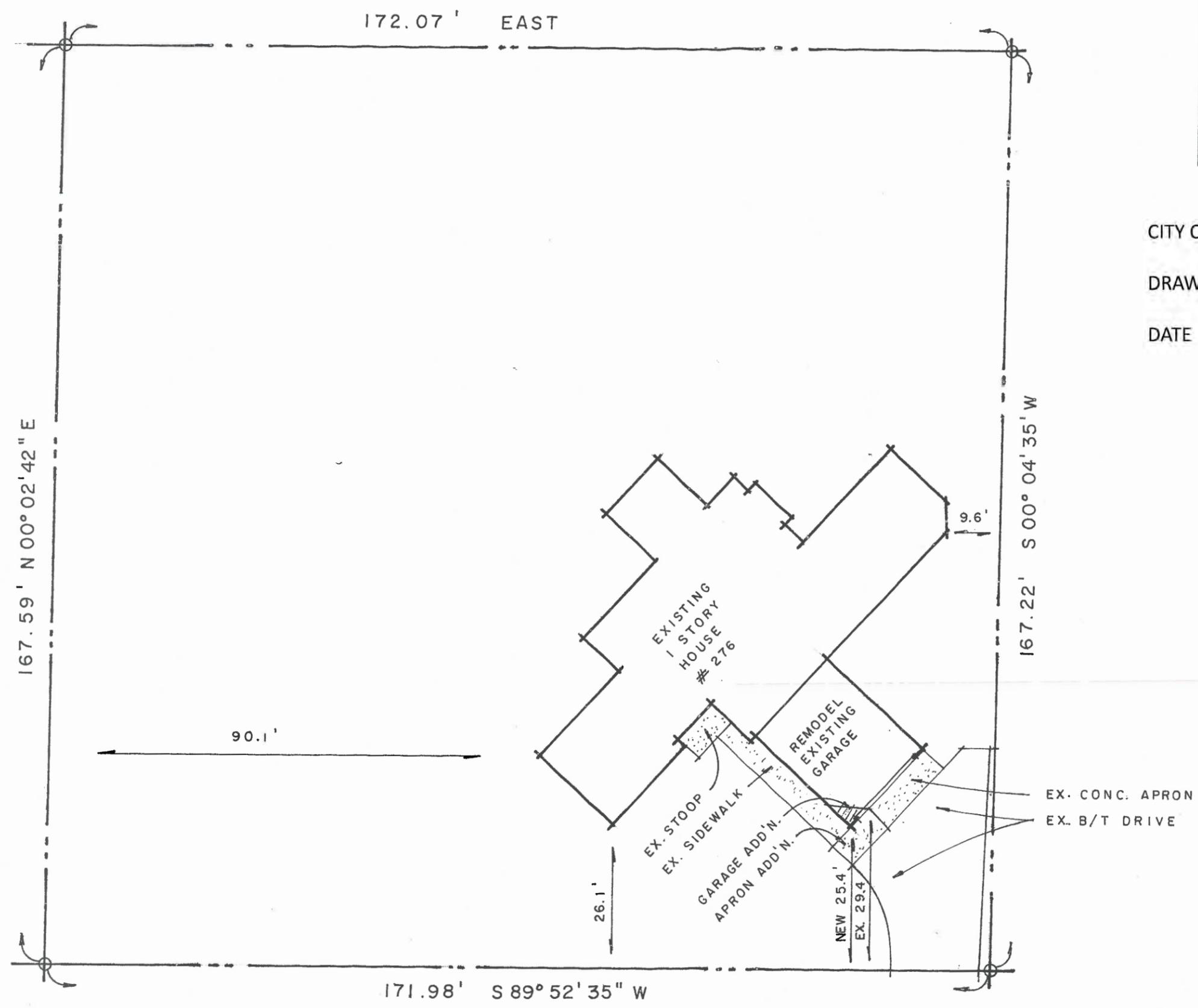
Beech Residence Zoning Variance
276 E. South Street, Worthington, Ohio

Supporting Statement

1. The property has beneficial use without a variance (1 car garage) but would have an increase in value and usability with the zoning variance (2 car garage).
2. The existing house and garage are both non-confirming to the 30 foot front setback. The existing bedroom wing is 26.2 feet. The existing garage is 29.4 feet. We are requesting a 25.4 foot front setback for the garage addition (a 4 foot reduction).
3. I feel the essential character will not be substantially altered. The portion of the garage requiring the variance is 1-story with a flat roof coming out to a point at the street. The visual character and physical changes to the garage are very similar to the existing garage conditions.
4. I do not see where the variance will affect the delivery of governmental services.
5. We had no prior knowledge of zoning restriction or the existing non-confirming front setback conditions. When the owners first discussed the proposed garage changes, I talked to Worthington zoning to determine the 30 foot front setback requirement. We then had to secure a current accurate boundary survey to document existing conditions. With both of these pieces of information, we knew we needed a zoning variance if we wanted to proceed with the garage remodeling.
6. There might be a solution without a variance but it would be a significant increase to cost and complexity of the project and have a bigger impact on the existing house, lot, and neighborhood.
7. The zoning variance should still preserve an open front yard and green space. The variance is from 30 feet to 25.4 feet and is to a point on the garage addition.

276 E. South St.





PRELIMINARY	<input checked="" type="checkbox"/>
BIDDING	<input type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
ZONING	<input checked="" type="checkbox"/>

CITY OF WORTHINGTON
 DRAWING NO. BZA 55-19
 DATE 11/05/19

SHEET NO.	1
DATE DRAWN	10/31/2019
DATE ISSUED	NOV 01 2019

Brian Zingelmann
 Architect
 261 Garden Road
 Columbus, Ohio 43214
 (614) 262-7565



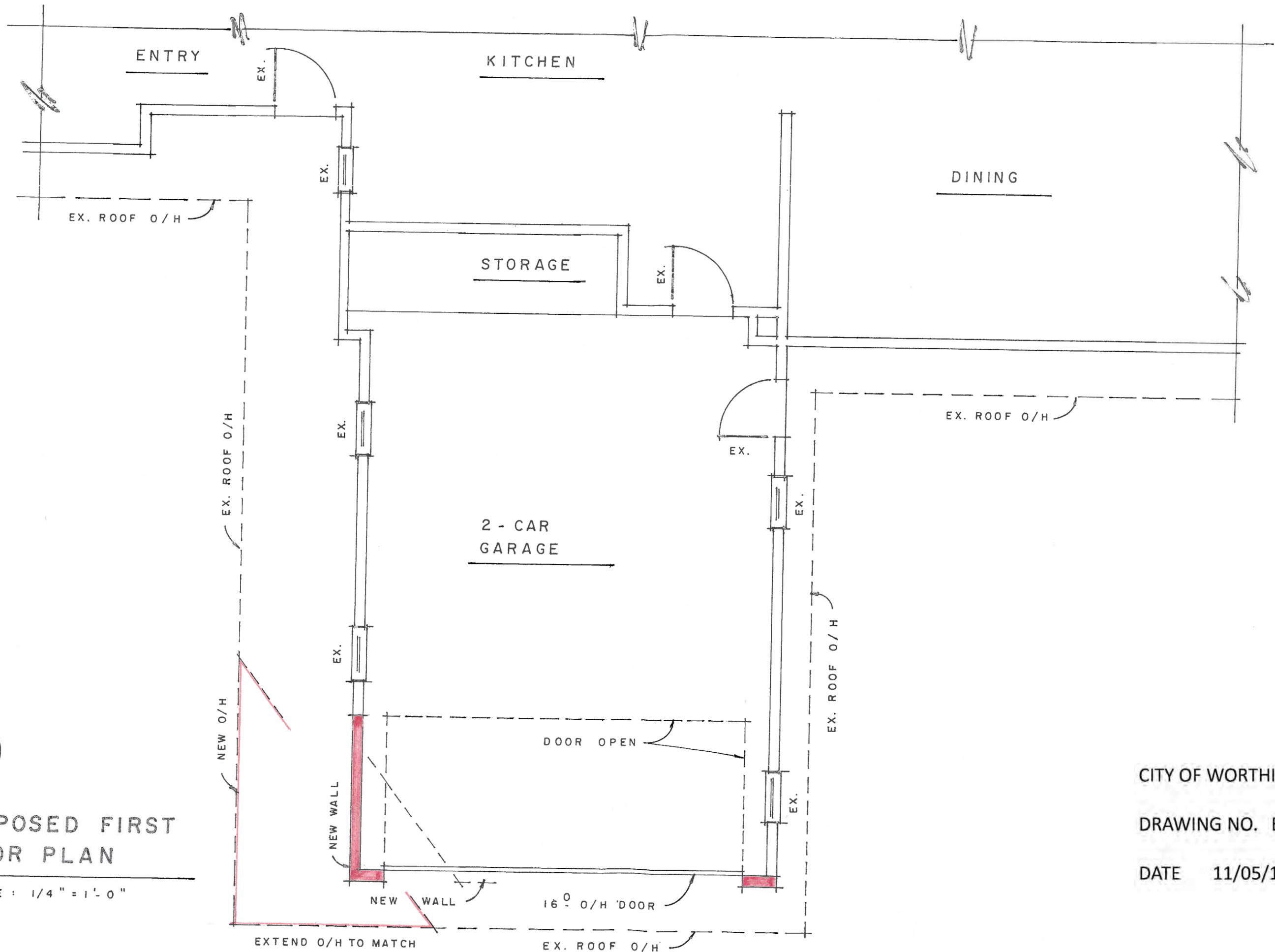
*The Beech Residence
 Garage Remodel and Addition
 276 East South Street
 Worthington, Ohio 43085*

SITE PLAN

SCALE : 1" = 20'-0"



EAST SOUTH STREET



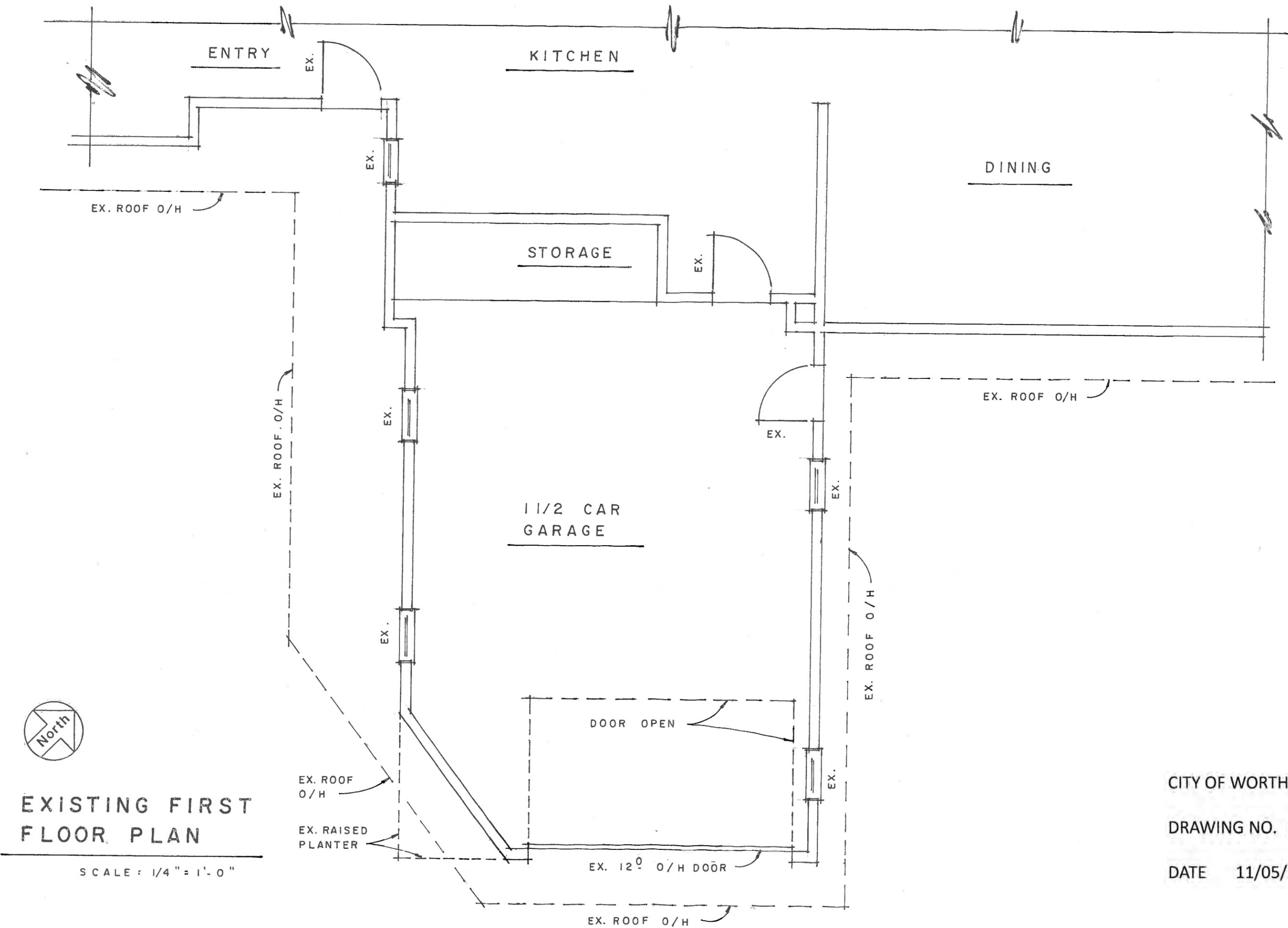
PROPOSED FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. BZA 55-19

DATE 11/05/19



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. BZA 55-19

DATE 11/05/19

EXTEND EXISTING
FLAT ROOF &
ROOF OVERHANG



LOCATION
OF GARAGE
ADDITION

EXTEND EXISTING FLAT ROOF
& ROOF OVERHANG



NEW
SIDE
WALL

NEW
FRONT
WALL

REMODEL / REPLACE
FRONT WALL

CITY OF WORTHINGTON

DRAWING NO. BZA 55-19

DATE 11/05/19