



**BOARD OF ZONING APPEALS**  
**-AGENDA-**  
**Thursday, September 7, 2023 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

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**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the July 6, 2023 meeting
4. Affirmation/swearing in of witnesses

**B. Items of Public Hearing – Consent Agenda**

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and will be adopted by one motion. If a member of the Board, staff, or the public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. **Extension of Construction Completion Period – Fence Gate – 1105 Beechview Dr. S**  
(Famiglia Homes LLC) **EXCP 08-2023**
2. **Extension of Construction Completion Period – Garage Renovation – 528 Selby Blvd.**  
N (Kenneth Donnelly) **EXCP 09-2023**

**C. Items of Public Hearing – Regular Agenda**

1. **Variance – Side Yard Setback on Corner Lot – Fence – 280 Winter Dr.** (Stephen Harris & Kristin M. Sutton-Harris) **VAR 26-2023**
2. **Variance – Front Yard Setback – Addition – 261 Selby Blvd. E** (Matthew A. Kovach) **VAR 27-2023**

3. **Variance** – Rear Yard Setback – Fireplace & Pergola – **53 Short St.** (Jacob Laughrey) **VAR 28-2023**
4. **Variance** – Signage – **7000 N. High St.** (Rebecca Green/Wilcox) **VAR 29-2023**
5. **Variance** – Side Yard Setback – Addition – **70 W. North St.** (Steven Schwope/Gant) **VAR 30-2023**
6. **Variance** – Side Yard Setback – Shed – **262 Heischman Ave.** (Susan Walker) **VAR 31-2023**
7. **Variance** – Side Yard Setback – Egress Window – **219 Sanbridge Circle E** (James Ross/Azbell) **VAR 32-2023**
8. **Variance** – Fence Facing – **364 Franklin Ct.** (Connor Murphy/Eckles) **VAR 33-2023**

**D. Other**

**E. Adjournment**



## MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Lynda Bitar, Planning Coordinator  
Kenny Ganter, Planning & Building Assistant

DATE: September 1, 2023

SUBJECT: Staff Memo for the Meeting of September 7, 2023

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### **B. Items of Public Hearing – Consent Agenda**

1. **Extension of Construction Completion Period – Fence Gate – 1105 Beechview Dr. S**  
(Famiglia Homes LLC) **EXCP 08-2023**

### **Findings of Fact and Conclusions**

#### **Background:**

This property is in the R-10 (Low Density Residence) Zoning District. The surrounding properties are also single-family homes in the R-10 Zoning District. The property owners are in the process of constructing an in-ground pool with decking and a safety fence on the southeast side of their house.

The permit for the project was issued on August 13, 2021, and expired on February 13, 2023. The applicant was made aware by City Staff that their permit had expired and needed to call in for final inspections and close the permit. It had been indicated by the applicant, a fence gate that was backordered, was the only thing left remaining to close out the permit. The applicant mentioned that the gate would be in by September 2023.

#### **Worthington Codified Ordinances:**

##### **[Section 1305.06\(b\) Compliance with Ordinances:](#)**

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\(c\) Compliance with Ordinances:](#)**

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 time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

**Request:**

The applicant is requesting to extend the construction completion period. Staff contacted the applicant but did not receive any information regarding an update on the project.

**Project Details:**

1. The last completed inspection was on May 19, 2022.

**Conclusions:**

With the applicant not providing any updates and stating that the gate is the only item remaining, staff feels a three month time extension should be more than enough to get the gate installed, call for final inspections, and close the permit.

**Motion:**

**THAT THE REQUEST BY FAMIGLIA HOMES LLC FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL DECEMBER 7, 2023 AT 1105 BEECHVIEW DR. S., AS PER CASE NO. EXCP 08-2023, DRAWINGS NO. EXCP 08-2023, DATED JUNE 27, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO/OR PRESENTED AT THE MEETING.**

2. **Extension of Construction Completion Period – Garage Renovation – 528 Selby Blvd. N (Kenneth Donnelly) EXCP 09-2023**

**Findings of Fact and Conclusions**

**Background:**

This house is in the R-10 (Low Density Residence) Zoning District in Colonial Hills. The house is situated on a corner lot facing Selby Blvd. N and Foster Ave. The property owner is completing a garage renovation by himself on the east side of the home that would include more living space.

The permit was issued on June 28, 2021, and expired on December 28, 2022. With the owner's food truck business shutting down and the price of materials increasing, the project became difficult to move forward financially. This is the first time extension request by the applicant.

**Worthington Codified Ordinances:**

[Section 1305.06\(b\) Compliance with Ordinances:](#)

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\(c\) Compliance with Ordinances:](#)



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 time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

**Request:**

The applicant is requesting a one year extension of the construction completion period.

**Project Details:**

1. The exterior was finished early in the project.
2. The applicant states that the drywall must be mudded, floors need laid, painting and trim work, finishing the electrical and plumbing, and laying tile in the bathroom.
3. The last inspection was completed on September 16, 2022.

**Conclusion:**

Staff feels a one year time extension should provide ample time to complete the remaining work, call for inspections, and close the permit.

**Motion:**

**THAT THE REQUEST BY KENNETH DONNELLY FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL SEPTEMBER 7, 2024 AT 528 SELBY BLVD. N, AS PER CASE NO. EXCP 09-2023, DRAWINGS NO. EXCP 09-2023 DATED JULY 13, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

**C. Items of Public Hearing – Regular Agenda**

1. **Variance** – Side Yard Setback on Corner Lot – Fence – **280 Winter Dr.** (Stephen Harris & Kristin M. Sutton-Harris) **VAR 26-2023**

**Findings of Fact & Conclusions**

**Background:**

This corner lot is about 1/5 acre at the northeast corner of Winter and Garden Drs. in the R-10 (Low Density Residence) Zoning District. The house, including a two-story portion, faces Winter Dr. and a garage is attached to the rear. A driveway provides access from Garden Dr.

**Worthington Codified Ordinances:**

Section 1149.08 (a): At corner lots, no accessory uses, accessory structures, structures, material or equipment storage shall be located in any required front yard. Side yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right of way of the adjacent street. The required setback along Winter Dr. is 30', so the required setback Garden Dr. is 20'.

**Request:**

The applicant is seeking approval to construct a fence 5.67' from the Garden Dr. right-of-way for a variance of 14.33'.

**Project Details:**

1. The right-of-way for Garden Dr. is 50' wide and the street is about 10' from the east side of the right-of-way. The fence would be another 5.67' to the east of the property line, lining up with an existing utility pole and planting bed.
2. The fence is proposed to enclose the rear yard and part of the side yard east of the house, making use of an existing fence on the east property line. Gates would be at the northwest corner of the garage and on the east side of the house. There is vegetation along much of the proposed fence line.
3. The proposed fence is 4.5' high black aluminum.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered with placement of the fence. The lots in this neighborhood are relatively small, and corner lots sometimes lack area to enclose with a fence. Other properties in the neighborhood have similar fence placement. Also, the proposed fence may blend with the existing vegetation.

**Motion:**

**THAT THE REQUEST BY STEPHEN & KRISTIN M. (SUTTON) HARRIS FOR A VARIANCE FROM CODE REQUIREMENTS FOR REQUIRED SIDE YARD ON A CORNER LOT TO INSTALL A FENCE AT 280 WINTER DR. AS PER CASE NO. VAR 26-2023, DRAWINGS NO. VAR 26-2023, DATED JUNE 27, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. **Variance – Front Yard Setback – Addition – 261 Selby Blvd. E (Matthew A. Kovach) VAR 27-2023**

**Findings of Fact and Conclusions****Background:**

This house is on a corner lot in the R-10 (Low Density Residence) Zoning District in Colonial Hills. The house is located approximately (~) 34' from the Selby Blvd. E public right-of way (100' wide) and ~35' from the Foster Ave. public right-of way (50' wide). There is a ~34' wide tree lawn in front of the house as well.

The property owners would like to construct an entry way vestibule with a patio porch on the front of the home. The applicant has stated that the addition will provide space where people can enter the home under cover from the weather and avoid dragging in outside elements into the living space.

**Worthington Codified Ordinances:****Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:**

The required front yard is 30’.

**Request:**

A variance is requested to allow an addition to extend into the required front yard E. Selby Blvd. The addition is proposed to be approximately 24’ from the north property line; a variance of 6’ is required.

**Project Details:**

1. The proposed addition is 20’ wide and 10’ deep.
2. The addition would have asphalt shingles, SmartSide siding and trim, composite decking, and a vinyl ceiling.
3. There is an existing 3’ wide walkway that leads from the edge of the Selby Blvd. E public right-of-way to the front of the proposed addition.

**Conclusions:**

The essential character of the neighborhood should not be altered with the proposed addition. The Selby Blvd. E public right-of-way is exceptionally wider in this neighborhood and should mitigate the size of the addition.

The variance is not substantial.

**Motion:**

**THAT THE REQUEST BY MATTHEW A. KOVACH FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW AN ADDITION TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 261 SELBY BLVD. E, AS PER CASE NO. VAR 27-2023, DRAWINGS NO. VAR 27-2023, DATED JUNE 28, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

3. **Variance – Rear Yard Setback – Fireplace & Pergola – 53 Short St. (Jacob Laughrey) VAR 28-2023**

**Findings of fact & Conclusions****Background:**

This house was constructed new in 2019 on this existing lot of record in Old Worthington and is located in the AR-4.5 Low Density Apartment Residence Zoning District. The properties adjacent and across the street are also in the AR-4.5 district and are all single-family homes except there are condominiums to the south. The drive to the condos is along the north side of their property.

The small lot is 50' wide x 101.68' deep or 5084 square feet in area. The previous house was demolished. With the new house, a 22' x 20' freestanding garage was constructed 3' from the south and west property lines. This is a request to install a fireplace and pergola in the rear yard.

**Worthington Codified Ordinances:**

[Section 1149.01 Yard, Area and Height for Dwellings and Accessory Structures.](#)

The required rear yard for single-family dwellings in the AR-4.5 Zoning District is 30'.

The required side yard for single-family dwellings in the AR-4.5 Zoning District is 8'.

**Request:**

The applicant is requesting approval to install a fireplace 2' from the rear property line for a variance of 28'; and a pergola 5' from the rear property line for a variance of 25', and 7' from the side property line for a variance of 1'.

**Project Details:**

1. A 22' wide x 20' deep patio is proposed that would line up with the garage, which is 3' from the rear property line. The pavers are proposed as Arcana 24" x 24" Modena. A planter box is proposed on the east side of the patio.
2. A 12' x 12' pergola would be installed centered on the patio at the south end. The pergola is proposed to be 5' from the rear property line and 7' from the side property line.
3. A U-Cara fireplace in white brick is also proposed at that south end, 2' from the property line. The fireplace would be 8' tall, 6'6" wide at the base and 3' deep.
4. The Architectural Review Board approved this proposal at its July 13, 2023 meeting.

**Conclusions:**

- The proposed fireplace and pergola should not change the character of the neighborhood as they are typical accessory structures found in Old Worthington.
- With a driveway adjacent to the south the impact on the neighbors should be minimal.
- If these structures were buildings, the fireplace could be as close as 5' and the pergola could be as close as 10' to the rear property line.

**Motion:**

**THAT THE REQUEST BY JACOB LAUGHREY FOR A VARIANCE TO ALLOW A FIREPLACE AND PERGOLA IN THE REQUIRED REAR YARD AT 53 SHORT ST. AS PER CASE NO. VAR 28-2023, DRAWINGS NO. VAR 28-2023, DATED JULY 5, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

4. **Variance – Signage – 7000 N. High St. (Rebecca Green/Wilcox) VAR 29-2023**

**Findings of Fact & Conclusions**

**Background:**

This 8052 square foot two-story brick building was constructed in 2007 for CF Bank on a 134' wide, 1 acre lot that was created by combining 4 lots. The 3 easternmost lots were rezoned to the C-3 Zoning District, while the 4<sup>th</sup> lot remained in the R-10 Zoning District and was landscaped to

provide screening for the adjacent residential property. The bank building sits 50' from the N. High St. right-of-way and parking is to the rear. There is access from Highland Ave. and from N. High St. by way of a drive on the Primrose School property to the south.

Modifications to the building and site were approved by the ARB in December of 2022 and June of 2023 to allow Wilcox Communities to use the building as its corporate office.

**Worthington Codified Ordinances:**

[Section 1170.05 Commercial and Industrial District Requirements.](#)

(a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. 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.

(b) Wall-mounted signage. Each business shall be permitted one wall-mounted sign.

[Section 1170.02 Definitions and Provisions. \(Signs\)](#)

(f) “Directional sign” means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

**Request:**

The applicant is requesting variances for 3 wall-mounted signs instead of the 1 that is allowed; and total sign area of 107.7 square feet (sf) which is more than the maximum 100 sf allowed.

**Project Details:**

1. Signs are proposed above the east and west entries consisting of individual 1’9” high letters spelling “wilcox” mounted on top of the canopies and painted black with a satin finish. Below those letters “COMMUNITIES” would be routed in the metal fascia and be 9” high. Sign area would be 16.25 sf per sign.
2. A sign with two contiguous sections is proposed at the northwest corner of the building – one on the west face and one on the north face. These signs would consist of 6’4” high x 2’8” and 2’6” aluminum panels with cutout letters spelling “wilcox”. The letters would be painted to match the building and the panels would be black. Proposed sign area is 16.9 sf facing west and 15.8 sf facing north.
3. The top half of the existing freestanding sign would be remade to say “wilcox” with a black background and white lettering. The area is about 21.25 sf/side.
4. Black panels with white lettering would be applied to the existing directional signs. No variances are needed for these signs as they meet the requirements for directional signs and are not included in total sign area.

5. Total sign area:  
16.25 sf x 2 (Entrances) = 32.5 sf  
+ 16.9 sf (West Corner) + 15.8 sf (North Corner) = 32.7 sf  
+ 21.25 sf x 2 (Freestanding Sign) = 42.5 sf  
Total: 107.7 sf
6. The Architectural Review Board approved this sign package at its June 8, 2023 meeting.

**Conclusions:**

- The proposed signs should not substantially alter the essential character of the neighborhood as the wall-mounted signs are small, non-illuminated, and complementary to the building.
- All three signs would not be seen at the same time due to different building faces and existing trees.
- Total sign area is not substantially larger than the allowable.

**Motion:**

**THAT THE REQUEST BY REBECCA GREEN ON BEHALF OF WILCOX COMMUNITIES FOR VARIANCES TO INSTALL SIGNAGE AT 7000 N. HIGH ST., AS PER CASE NO. VAR 29-2023, DRAWINGS NO. VAR 29-2023, DATED JULY 20, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. **Variance** – Side Yard Setback – Addition – **70 W. North St.** (Steven Schwope/Gant) **VAR 30-2023**

**Findings of fact & Conclusions**

**Background & Request:**

This house was built in 1933 and is on a property that includes two 50' wide lots that are both 412.9' deep and in the R-10 Low Density Residence Zoning District. The house is a contributing building in the Worthington Historic District and listed as Colonial Revival Influence in style. It spans the width of the eastern 50' lot, sitting about 30' from the front property line. A one-car freestanding garage is on the west side and lines up with the back of the house. The entire property has been landscaped, including rock features and art, and is well maintained by the property owners. This is a request to construct a one-story addition on the back of the house to allow the owners to create an accessible space.

**Worthington Codified Ordinances:**

**[Section 1149.05 Existing Lots of Record.](#)**

The side yard setback for a building addition to an existing primary structure may be reduced to no less than six feet and the sum of side yards reduced to no less than twelve feet if the addition projects no further into the side yard than the existing structure.

**Request:**

The applicant is requesting a variance to construct an addition 4'11" from the east side property line for a variance of 1'1".

**Project Details:**

1. The addition is proposed to be 14'4" wide x 12'8" deep and aligned with the east side of the existing house.
2. An existing bathroom and bedroom would be converted into a laundry room, accessible bathroom and hallway leading to the addition, which would be the new bedroom.
3. Materials would match the existing house.
4. The applicant has applied to the Architectural Review Board and is scheduled for the September 14<sup>th</sup> agenda.

**Conclusion:**

The proposed addition should not substantially alter the essential character of the neighborhood as the addition would be no closer to the property line than the existing house, be subordinate and to the rear, and the design and materials would match.

**Motion:**

**THAT THE REQUEST BY STEVEN SCHWOPE ON BEHALF OF NEIL GANT FOR A VARIANCE TO ALLOW AN ADDITION IN THE REQUIRED SIDE YARD AT 70 W. NORTH ST., AS PER CASE NO. VAR 30-2023, DRAWINGS NO. VAR 30-2023, DATED AUGUST 10, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

6. **Variance** – Side Yard Setback – Shed – **262 Heischman Ave.** (Susan Walker) **VAR 31-2023**

**Findings of Fact and Conclusions****Background:**

This house is in the R-10 (Low Density Residence) Zoning District in Dupre Heights. The surrounding properties are also single-family homes in the R-10 Zoning District. There is an existing 48 sq. ft. shed located on the northeast side of the lot and a 400 sq. ft. two-car attached garage as well. The property owner would like to add another shed to their backyard for additional storage space.

**Worthington Codified Ordinances:****[Section 1149.08 Special Yard Requirements](#)**

Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line. 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 would like approval to install a 200 sq. ft. shed 7' from the east property line; a variance of 1' is required.

**Project Details:**

1. The shed is proposed to be installed on the northeast side of the lot at the rear and be 10' from the north property line. The proposed shed is 11.5' at its tallest point.
2. The shed would be 16' wide and 12' deep with a gabled roof, transom window, and flower box.
3. The total accessory building area for the property would be 648 sq. ft., thus meeting the 850 sq. ft. maximum requirement.

**Conclusion:**

The essential character of the neighborhood should not be altered with the proposed shed placement at the rear of the property.

The variance is not substantial.

**Motion:**

**THAT THE REQUEST BY SUSAN WALKER FOR A VARIANCE TO INSTALL A SHED IN THE REQUIRED SIDE YARD AT 262 HEISCHMAN AVE., AS PER CASE NO. VAR 31-2023, DRAWINGS NO. VAR 31-2023, DATED AUGUST 11, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

7. **Variance** – Side Yard Setback – Egress Window – **219 Sanbridge Circle** (James Ross/Azbell) **VAR 32-2023**

**Findings of Fact and Conclusions****Background:**

This property is in the R-10 (Low Density Residence) Zoning District in Kilbourne Village. The surrounding properties are all located in the R-10 District. The house is located 6.75' from the west property line. The property owner would like to install an egress window well to provide more room in the basement for living space.

**Worthington Codified Ordinances:**

[Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:](#)

The required side yard is 8'.

**Request:**

The applicant is requesting to install an egress window well 3.67' from the west property line; a variance of 4.33' is required.

**Project Details:**

1. There is an existing bush in front of where the proposed egress window would be located, thus making it difficult to view from the Sanbridge Circle public right-of-way.
2. The property owners indicated that they spoke with the owners to the west and that they are in support of the project.



**Conclusions:**

The essential character of the neighborhood should not be substantially altered as egress windows are very close to grade, not easily seen from the right-of-way, and prevalent in Worthington.

With the addition of the egress window along the west side of the house, it will give the applicant additional living space that they can safely utilize.

**Motion:**

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF RYAN AND ROBERTA AZBELL TO ALLOW INSTALLATION OF AN EGRESS WINDOW AT 219 SANBRIDGE CIRCLE, AS PER CASE NO. VAR 32-2023, DRAWINGS NO. VAR 32-2023 DATED AUGUST 11, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

**8. Variance – Fence Facing – 364 Franklin Ct. (Connor Murphy/Eckles) VAR 33-2023****Findings of Fact and Conclusions****Background:**

This property is in the R-10 (Low Density Residence) Zoning District in Worthington Park. The surrounding properties are all located in the R-10 District. The property owners would like to construct a fence with the finished side facing inward. The applicant has stated that there are existing fences on the east and west sides of the lot that prevent the supporting members to face the inside of the property. The property owner's existing fence on the east side is chain link and the owner's existing fence on the west side is a split rail with wire in-between.

**Worthington Codified Ordinances:****[Section 1180.02 \(b\) "R" Districts:](#)**

Supporting members for walls or fences shall be installed so as not to be visible from any property which adjoins or faces the fences or walls.

**Request:**

The applicant is requesting to construct a fence on the east and west side of the property and face the supporting members outward.

**Project Details:**

1. The style of the proposed fence is 6' high solid pressure treated picket.
2. Gates are shown on the west and east side of the house. Fencing is proposed at the rear but will have the supporting members facing inward.
3. The applicant stated that the owners to the east and west plan to keep their existing fences.

**Conclusions:**

The essential character of the neighborhood may be altered with the supporting members facing neighboring property owners on the east and west side. Worthington typically does not approve fences that abut each other as well.

**Motion:**

**THAT THE REQUEST BY CONNOR MURPHY ON BEHALF OF CAMERON AND LILLIAN ECKLES FOR A VARIANCE TO ALLOW SUPPORTING MEMBERS TO FACE OUTSIDE AT 364 FRANKLIN CT., AS PER CASE NO. VAR 33-2023, DRAWINGS NO. VAR 33-2023 DATED AUGUST 11, 2023, 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.**

(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 will safeguard the public health, safety, convenience, and general welfare.

(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.

(d) Interpretation of District Map. In case of any questions as to the location of any boundary line between zoning districts, a request for interpretation of the Zoning District Map may be made to the Board which shall interpret the Map in such a way as to carry out the intent and purpose of this Zoning Ordinance.

(e) Extension of Nonconforming Use. The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100 percent (100%) of the area of the existing building or lot devoted to a nonconforming use.

MINUTES OF THE REGULAR MEETING  
BOARD OF ZONING APPEALS

July 6, 2023

**A. Call to Order – 7:00 p.m.**

1. Roll Call - the following members were present: Cynthia Crane, Chair; Garrett Guillozet, Vice-Chair; Brian Seitz, Secretary; Beth Benzenberg, and Mikel Coulter, Representative of the MPC. Also present were Lynda Bitar, Development Coordinator; and Kenny Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Approval of Minutes of June 1, 2023 meeting  
Mr. Coulter moved to approve the minutes and Mr. Seitz seconded the motion. All members voted “Aye” and the minutes were approved.
4. Affirmation/swearing in of witnesses

**B. Items of Public Hearing – Regular Agenda**

1. **Variance** – Rear Yard Setback – Pergola – **236 E. Stafford Ave.** (Jeffrey E. Klukas) **VAR 17-2023**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact and Conclusions**

**Background:**

This property is a .13 acre lot in the R-10 (Low Density Residential) Zoning District, and is from an amended plat of the Tuller & Rileys Subdivision. The lot is 60’ wide and about 97’ deep. The house was built in 1957 and in 2004 a variance was granted to allow a detached garage to be constructed 3’ from the east property line.

The property owners would like to install a patio and pergola behind the house in place of an existing deck.

**Worthington Codified Ordinances:**

[1149.01 Yard, Area and Height for Dwellings and Accessory Structures.](#)

The required rear yard in the R-10 Zoning District is 30’.

**Request:**

The applicant would like approval to construct a pergola 15’ feet from the rear property line. A variance of 15’ feet is requested.

**Project Details:**

1. The pergola, having a latticework top and no walls, would be made of cedar and installed on 6" x 6" cedar posts above a new paver patio.
2. The pergola is proposed to be 17' 6" wide x 18' deep x 8' high.
3. The pergola would not extend as close to the rear property line as the garage.

**Conclusions:**

Pergolas are common in Worthington and this structure would be behind the house. The proposed location should not alter the essential character of the neighborhood.

**Discussion:**

Mrs. Crane: Please come forward to the microphone and state your name and address for the record.

Mr. Jeffrey Klukas: Jeffrey E. Klukas, 236 East Stafford Avenue.

Mrs. Crane: Do you have anything to add to staff's presentation?

Mr. Klukas: I have nothing else to add.

Mrs. Crane: Is there anyone in the audience who wishes to speak for against this proposal? Board members, any thoughts or motions?

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY JEFFREY E. KLUKAS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PERGOLA TO BE CONSTRUCTED IN THE REQUIRED REAR YARD AT 236 E. STAFFORD AVE., AS PER CASE NO. VAR 17-2023, DRAWINGS NO. VAR 17-2023, DATED MAY 24, 2023, 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. Ganter called the roll. Mrs. Benzenberg, aye; Mr. Guillozet, aye; Mr. Coulter, aye; Mr. Seitz, aye; and Mrs. Crane, aye. The motion was approved.

**2. Variance – Accessory Building Area – Shed – 782 Hartford St. (Brian Hudson) VAR 18-2023**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions****Background:**

This property has 186.22' of frontage along Hartford St. and is 252.25' deep in the northern section; 202.5' deep in the middle section; and 126.12' deep in the southern section. Total lot area is about 0.85 acres. While the property is currently comprised of two tax parcels, the owner has made application to combine them into one parcel. Both parcels are in the AR 4.5 Zoning District.

The front part of this house was originally erected in the late 1830's or 40's on the west side of High St. facing the Village Green. The house was moved to its current location in the 1930's and restored and added onto in the mid 1980's. In 1998, the owner was approved to construct another addition to the south. In 2006, approval was gained for construction of a deck, a garage addition, and a rear screened porch.

The Architectural Review Board approved installation of a shed on the property at its June 8, 2023 meeting.

**Worthington Codified Ordinances:**

**[1149.08 Special Yard Requirements.](#)**

(b) 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 would like approval to construct a 200 square foot shed. Along with the existing 782 square foot 3-car garage, total accessory building area would be 982 square feet for a requested variance of 132 square feet.

**Project Details:**

1. The shed is proposed to be 10' from the north side property line and 155' from the rear property line on part of a concrete pad formerly used as a basketball court.
2. The proposed Weaver Barns shed would be 10' x 20' with a gable roof finished in metal, a dormer, windows with window boxes and doors with 6 lights. The colors are shown as Bear Beige, Caramel, Brown and Copper.

**Recommendations:**

The total accessory building area would be reasonable for this size property. Also, the shed would be complimentary to the house and should not alter the essential character of the neighborhood.

**Discussion:**

Mr. Brian Hudson: I'm here (virtually). This is Brian Hudson, 782 Hartford Street, Worthington, Ohio.

Mrs. Crane: Do you have anything to add to staff's presentation?

Mr. Hudson: No, that was pretty thorough. Relatively simple. Just a simple yard shed for shed type things.

Mrs. Crane: Any questions for the applicant from the board? Is there anyone in the audience who would like to speak for or against this proposal? Board members any further thoughts or motions?

**Motion:**

Mr. Guillozet moved:

**THAT THE REQUEST BY BRIAN HUDSON FOR A VARIANCE TO EXCEED ALLOWABLE ACCESSORY BUILDING AREA WITH INSTALLATION OF A SHED**

**AT 782 HARTFORD ST. AS PER CASE NO. VAR 18-2023, DRAWINGS NO. VAR 18-2023, DATED MAY 30, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Benzenberg seconded the motion. Mr. Ganter called the roll. Mr. Seitz, aye; Mr. Coulter, aye; Mrs. Benzenberg, aye; Mr. Guillozet, aye; and Mrs. Crane, aye. The motion was approved.

**3. Variance – Side Yard Setback – Shed – 771 Morning St. (Kasey E. Karafa) VAR 19-2023**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background:**

This lot is 54.4' wide in the front and 46.4' wide at the rear. Lot area is 0.14 acres. The property is in the AR 4.5 Zoning District.

This 1,820 sq. ft. wood Cottage was constructed in 1908. There is an existing 240 sq. ft. 1-car detached garage to the rear of the home. In 1971 the Board approved a 200 sq. ft. addition to the rear of the existing home; in 1991 the Board permitted the property owner to cover the existing soffit and fascia with vinyl covering; and in 2022 a first-floor rear and side addition was approved.

The Architectural Review Board approved installation of a shed on the property at its June 8, 2023 meeting.

**Worthington Codified Ordinances:**

[1149.08 Special Yard Requirements.](#)

(b) Accessory buildings of 120 square feet or less in area must be set back at least five feet from the side and rear lot lines.

**Request:**

The applicant would like approval to install an 80 square foot shed 22" from the south property line for a variance of 38".

**Project Details:**

1. The shed is proposed to be installed behind the garage about 22" from the south property line to match the garage setback.
2. The shed would be 8' x 10' with a gable roof and painted to match the house.
3. A shadowbox style fence surrounds the rear of the property.

**Recommendation:**

Especially with the placement of the existing garage and fence, proposed shed placement should not alter the essential character of the neighborhood.

**Discussion:**

Mrs. Crane: Is the applicant here for this application? Please come forward, and state your name and address.

Mr. Nick Karafo, 771 Morning Street, the homeowner. We just wanted to have it kind of flush with the back of the garage, it was the only thing just so it kind of all lined up.

Mrs. Crane: Is there anyone in the audience who would like to comment on this proposal? Any further thoughts or motions from the board?

**Motion:**

Mr. Coulter moved:

**THAT THE REQUEST BY KASEY E. KARAFKA FOR A VARIANCE TO INSTALL A SHED IN THE REQUIRED SIDE YARD AT 771 MORNING ST., AS PER CASE NO. VAR 19-2023, DRAWINGS NO. VAR 19-2023, DATED MAY 30, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Seitz seconded the motion. Mr. Ganter called the roll. Mr. Guillozet, aye; Mrs. Benzenberg, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Mrs. Crane, aye. The motion was approved.

4. **Variance** – Accessory Building Area – Garages & Pool House – **510 Tucker Dr.** (Bob Skinner/Camillus) **VAR 20-2023**

Mr. Ganter reviewed the following from the staff memo:

**Findings of Fact and Conclusions****Background:**

This house sits on 1.67 acres in the R-16 (Very Low Density Residential) Zoning District in Medick Estates. The lot is 140' wide and 517.49' deep. The property owner would like to demolish an existing house that was built in 1958 and construct a new 10,398 sq. ft. single-family residence. The property owners are wanting to build a new house with two garages, pool house, and porte cochere.

**Worthington Codified Ordinances:****[Section 1123.11\(a\) Building:](#)**

"Building" means any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or materials.

**[Section 1149.08 \(b\) Special Yard Requirements:](#)**

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 to construct two attached garages, pool house, porte cochere, and keep the existing pottery barn for a total accessory building area of 2,171 sq. ft. A variance of 1,321 sq. ft. is required.

**Project Details:**

- a. The applicant has stated that they are planning to keep the existing pottery barn (264 sq. ft.) for garden storage. The barn is located at the rear of the house towards the northwest side of the lot.
- b. The main attached garage (542 sq. ft.) would be located on the west elevation of the house with an overhead door.
- c. The south attached garage (708 sq. ft.) would be attached to the primary residence by a porte cochere (239 sq. ft.) and have panel barn doors on the south elevation and an overhead door on the north elevation.
- d. The pool house (420 sq. ft.) would be located at the rear of the house towards the northeast side of the lot.
- e. The proposed materials for the accessory buildings are comprised of clapboard siding – 6” exposure, standing seam metal roofing, asphalt shingles, cedar shingles, and vertical shiplap siding. Casement and double hung windows are proposed to match the primary residence.
- f. The proposed accessory buildings meet the minimum setback requirements.

**Conclusions:**

The essential character of the neighborhood should not be altered as the style and materials of the accessory buildings are similar to the new single-family residence.

The variance request for total building area is substantial, although the size of this 1.67-acre property could accommodate the additional buildings.

**Discussion:**

Mr. Bob Skinner: Bob Skinner, 27 Glengary Drive. I'm the contractor and the owner of Sierra Custom Homes.

Mr. John Camillus: Good evening. My name is John Camillus. I currently live at 5818 Crescent Court, Worthington, Ohio and that's in Riverlea, but we are the owner of 510 Tucker. I will be the property owner of the house that's being built.

Mrs. Crane: Thank you. Do you have anything to add to staff's presentation?

Mr. Camillus: Nothing very significant. We think that the accessory square footage that we're asking for is in keeping with the neighborhood that there's plenty of space on the lot, and much of it is not visible. It will not be visible from the street. You won't be able to see the pool house. The garage that's facing west you can't see from the street either. It's only the garage that's south facing that you can see from the street. We think it's right in line with the neighborhood and fits well on the property. Very excited about the build.

Mrs. Crane: How many bays are you talking about with the two garages?

Mr. Camillus: Four total bays.

Mrs. Crane: Are there any questions for the applicant from the board? Is there anyone in the audience who would like to speak for or against?

Dr. Thomas Boes: Evening. My name is Thomas Boes. My wife, Penny, and I have been residents at 515 Tucker Drive for over 22 years. As I said, my name is Thomas Boes. My wife, Penny, and I have been residents in Medic Estates on Tucker Drive in our location for the last 22 years. One of the charms of the neighborhood is the size of the lots, the proportion of trees, and the relative proportion of the size of the structures on the lots. That's what adds charm and attractiveness to the neighborhood. The size of the structure being proposed is quite large, as has already been articulated. At over 10,000 square feet that more than doubles the average size of any dwelling on the street. In fact, it exceeds all but one dwelling that's still unfinished and has been discussed in this forum previously. The additional structure in addition to a house that's over twice as big as 95% of the houses is in the neighborhood, and the need for that is questionable, and I think it exceeds the traditional expectation and experience of people that are living in and attracted to this neighborhood. Accordingly, with all due respect, my wife, Penny, and I strongly oppose the need for access of another structure on the site, in addition to the very large size of the original structure being proposed. Thank you.

Mr. Robert Bornstein: Thank you. Hello, my name is Robert Bornstein, I live at 495 Tucker, next door to the Boes, and across the street from the new occupants. Welcome to the neighborhood. I realize my questions are not as much as it relates to the accessory buildings and the request for the variants, which I realize may not be sort of out of order for this proceeding, but I still would like to ask if I'm permitted, you know, as Dr. Boes mentioned, you know, the character of the neighborhood, you know, the treed lots and other, you know, that it is important to all of us to live on the street. And as you all know, we've had some difficult experiences with another dwelling on the street where trees were lost. So, if I'm permitted to ask, you know, will the trees, how much of the trees will be compromised by the new dwelling? We're not allowed to ask. We're not?

Mrs. Crane: We just don't have any jurisdiction over that, and so that might be something that you'd want to discuss with him directly and maybe go over some of the history of that. But if you were at that hearing, remember, there was quite a lot of concern that we do not discuss the trees because that's not something that we have any jurisdiction over.

Mr. Bornstein: Do you have jurisdiction on the location of the main dwelling as it relates to the distance from the street?

Mrs. Crane: It is my understanding that is within code, and we they're not asking for a variance for placement of the building at all. They're not asking for a setback variance.

Mr. Bornstein: I'm not sure what the variance was for. I just thought since we're all here, I thought maybe I would ask.

Mrs. Crane: Okay. Is there anyone else who would like to comment on this proposal? I just would like to say we did have a proposal as has been mentioned a few times a couple of years ago that sounded similar when I read the application. It was quite controversial primarily about things we had no control over, and that is perhaps something that that the neighbors might want to discuss about why you value the neighborhood, and you know why your new neighbor might value that those same conditions. My feeling about this, the reason why I like this proposal better than that one in the past is because everything seems quite compact. I remember that previous proposal there was a tall structure in the very back of the lot that visually imposed on the rear neighbors not so much the neighbors in Medic Estates but the neighbors to the rear in a different subdivision. But

this seems, everything seems grouped and I think the size of the lot does support the size of the accessory structures. I agree that the variance is quite substantial if you just look at the numbers but if you look at the lot it is not as substantial as it seems, and I think the drawings at least from the front make the garage look not out of place but sort of as a unit with the house. No maybe some of the architects can speak, but I don't think it's bad.

Mr. Coulter: Yeah, there's a variety of architecture up and down Tucker and I drove it the other night to take a look at it and because of the other incidents that we had I would encourage you to protect as many of the existing trees as possible. The chair is correct we don't have a tree ordinance per se that would not prohibit you from going in clear cutting, but it will be all kinds of problems if you do that.

Mr. Camillus: No, no, no, no, but you have not had a chance to chat with the future neighbors. I only have passing familiarity with the controversy about that brick house that's a few houses down. I agree that much of the charm of Tucker is the trees the way they canopy the street especially when they're in full bloom in the summer and I don't know that we're far along in the process to be able to specifically identify exactly what impact is going to have on any of the trees, but part of our goal is to maintain as much of the trees there as possible. We have no intention of removing trees nearly to the extent of the controversial house that's been referred to. I agree with the charm of the street and what it is and we hope to do everything we can to stay right in line with that.

Mrs. Crane: Are there any comments from the board or anyone else in the audience wish to speak?

Mr. Seitz: Madam chair I have just a couple of comments because I tend to agree with your comments, I tend to agree with Mr. Coulter's comments. I do know Mr. Jones the architect of this house haven't spoken to him in years but it does seem that you're far enough along this process that you should know which trees are going to be impacted simply because it's been placed on the site so that's something that you should be aware of at this point. As I said I am in agreement with some of Miss Crane's comments just in terms of how the overall size is masked from the street by the general size of the main dwelling. I do think that it's a little bit of a challenge to come in front of us and ask for more than twice the size of your required accessory building. In your description you said that you've been informed that we have exceeded the allowable square footage for garage space. Again I would think that Brian would know what those requirements are prior to you cutting checks. That's why you've hired the professional that you've hired. So, for that reason my vote tonight will be a no.

Mrs. Crane: Any other discussion by the board? Do we have any motions?

**Motion:**

Mrs. Benzenberg: moved:

**THAT THE REQUEST BY BOB SKINNER ON BEHALF OF JOHN AND COURTNEY CAMILLUS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW THE TOTAL ACCESSORY BUILDING AREA TO EXCEED 850 SQ. FT. AT 510 TUCKER DR., AS PER CASE NO. VAR 20-2023, DRAWINGS NO. VAR 20-2023 DATED MAY 31, 2023, 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. Ganter called the roll. Mr. Coulter, aye; Mr. Guillozet, nay; Mr. Seitz, nay; Mrs. Benzenberg, aye; and Mrs. Crane, aye. The motion was approved.

5. **Variance** – Setback from Alley – Fence – **72 Sharon Springs Dr.** (Chase E. Pitman) **VAR 21-2023**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background:**

This 0.15 acre property is in the R-10 Zoning District. The property abuts an unimproved alley that runs from Emerson Ave. behind houses on Emerson and Sharon Springs Dr. The alley is only being used by the first homeowner to the north of the alley for access to a garage. It appears fencing has been installed in the right-of-way by two neighboring property owners. The owner to the east has a fence corner in the right-of-way. The owner with the garage installed a split rail PVC fence across the alley to stop anyone from driving through past the garage. Beyond the garage the homeowners have yards extending into the alley.

The applicant would like to install fencing to finish enclosing the rear yard. The site plan does not accurately show the fence location which would be on the property line.

**Worthington Codified Ordinances:**

[1149.01 Yard, Area and Height for Dwellings and Accessory Structures.](#)

Any dwelling or structure accessory to a dwelling must be setback at least 30 feet from the public right-of-way.

[1180.02 "R" District \(Fences\)](#)

(a) “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:**

This request is to allow new fencing across the rear property line. The variance would be 30’.

**Project Details:**

1. There is existing chain link fencing along the northwest property line and existing 6’ vinyl fencing along the southeast property line. There is also vinyl fencing in the alley.
2. The owner would like to add 49’7” of fencing across the back of the property connecting to the existing fences. The fence would be on or inside the rear property line.
3. Fencing is also proposed on both sides of the house. Gates are shown on the north side of the house and the north side of the yard.
4. The style of the proposed fence is 4’ high solid white vinyl.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered as neighboring properties have fences that enclose the rear yard and are located at the right-of-way line or actually in the right-of-way.

The delivery of governmental services should not be affected as there are no utilities in the alley right-of-way.

**Discussion:**

Mrs. Crane: Questions for staff? Is the applicant here? Please come forward state your name and address.

Mr. Chase Pittman: Hello, I'm Chase Pittman at 7-2 Sharon Springs Drive. If I could take that fence behind me out I would but I just want to close it in. It's made out of PVC pipe. It's kind of goofy and I just want to close it in for my dog so that I don't have to walk him in the winter.

Mr. Guillozet: Did you know about this alley when you purchase the property?

Mr. Pittman: No, I mean I guess I saw it on the property map but I didn't know what it was. The measurement from the PVC pipe fence, excuse me, if you on some of the pictures you saw like orange flags we marked it out where we were going to put it because I didn't know we needed a permit at first so we were going to dig the holes and everything like that so you can kind of see the orange flags. I measured it is 10 feet from the PVC pipe fence. Mostly we just didn't want to put a fence in on that little hill with all that vegetation but we're going to have a gate down at the other end by that tree where we can get back there and keep it from getting crazy back there.

The guy who I bought the house from actually met him a couple weeks ago he threw out his back trying to mow it so he planted a bunch of stuff up there. It's mine yeah.

Mr. Seitz: You're going to put a four-foot fence in front of it?

Mr. Pittman: With a gate so I can get back there. If it's all a four-foot solid fence I don't really care about the landscaping I would prefer that it was just grass but um you know I'm not a landscaper so I'm just going to get back there and cut it he told me cut it at the end of the summer and you'll be good.

Mrs. Crane: Is there anyone in the audience who would like to speak for against this proposal?

Mr. Seitz: I'd like to hear from the PVC guy.

Mr. Pittman: He is like 97 years old and sits out back and smokes cigars and drives this Camaro around so he would probably be down to talk to you.

Mrs. Crane: Like is his PVC pipe on our list of details.

Mr. Pittman: If you're curious the people who I bought the house from told me he built a lot of the houses, the plumbing in a lot of the houses in that neighborhood so he's a plumber by trade and I guess has a proclivity towards PVC structures.

Mr. Coulter: Your landscaping is perennial so it'll come back you'll have to dig them up.

Mr. Pittman: Dig them up thank you for letting me know that.

Mr. Coulter: Oh that's some of the nicer ones are.

Mr. Pittman: Okay well I'm mostly just gonna like cut them down so they don't get too crazy but yeah.

**Motion:**

Mr. Guillozet moved:

**THAT THE REQUEST BY CHASE E. PITMAN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW INSTALLATION OF A FENCE IN THE REQUIRED REAR YARD AT 72 SHARON SPRINGS DR., AS PER CASE NO. BZA 21-2023, DRAWINGS NO. BZA 21-2023 DATED JUNE 5, 2023, 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. Ganter called the roll. Mrs. Benzenberg, aye; Mr. Coulter, aye; Mr. Guillozet, aye; Mr. Seitz, aye; and Mrs. Crane, aye. The motion was approved.

**6. Variances – Side & Rear Yard Setback – Shed – 5545 N. High St. (Meghan Colleli) VAR 22-2023**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background:**

Villa Nova Ristorante was started in 1977. The building and site have been renovated over the years, including the addition of parking to the south with the demolition of the former Just Pies building, and upgraded lighting. The parcel is .89 acres and has mixed zoning. Included is a 12' x 14' piece at the northwest corner of the property that has been the location of a shed for a long time. The shed is in the C-4 Zoning District. The back of the property is adjacent to an alley.

The owner would like to replace the shed.

**Worthington Codified Ordinances:**

[Code Section 1149.02 Yard, Area and Height for all Buildings other than Dwellings](#)

C-4 Zoning District: Required Rear Yard Adjacent to an Alley – 50'.

[1149.08 Special Yard Requirements.](#)

(b) Accessory buildings of 120 square feet or less in area must be set back at least five feet from the side and rear lot lines.

Ohio Building Code

Although [OBC 102.10](#) exempts sheds not exceeding 120 sf in area from approval by the building official, it still requires the owner to comply with all of the applicable provisions of the rules of the [Ohio] Board [of Building Standards]. In this particular case the shed is less than 5' from the property line. In that case, [OBC 602.1](#) and [Table 602](#) requires the exterior walls be of 1 hour, fire-

resistance rated construction for a Group U occupancy. The building official does not have authority to enforce this requirement, but the owner has a duty to comply with the requirement.

**Request:**

The applicant is seeking approval to install a new shed 2' from the west property line for a variance of 48'; 1' from the north property line for a variance of 4'; and 2' from the east property line for a variance of 3'.

**Project Details:**

1. The proposed shed would be the same size as the existing which is 8' x 12' (96 square feet in area). Location of the shed would be on the 12' x 14' section of property, with placement 1' from the north property line and 2' from the east and west property lines. Variances were never granted for the previous shed, so variances are now needed with the replacement.
2. The new shed is planned to match the existing with a gable roof and brown exterior. The siding would be LP Smartside and the roof would be brown metal. A double barn door is proposed for the rear.
3. Ohio Building Code requirements could be met with the addition of fire-resistant material on the inside of the shed.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered with the replacement shed, as it would look similar and be in the same location.

The delivery of governmental services should not be adversely affected as the shed would be in the same location and no problems have ever been identified.

**Discussion:**

Mrs. Crane: Is the applicant here? Please come forward state your name and address.

Mrs. Meghan Colleli, 669 Farrington Drive, Worthington, Ohio 43085.

Mrs. Crane: Do you have anything to add to staff's presentation?

Mrs. Colleli: No, I mean other than the fact that it was put there before my time there like I didn't I just called Lynda to ask her if I needed to do anything to replace it and she was like actually you've got a lot you've got to do so that's where we are now.

Mrs. Crane: Any questions for the applicant? Is there anyone in the audience who would like to speak for against this proposal?

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY MEGHAN COLLELI ON BEHALF OF THE VILLA NOVA RISTORANTE FOR VARIANCES TO REPLACE A SHED IN THE REQUIRED YARDS AT 5545 N. HIGH ST. AS PER CASE NO. BZA 22-2023, DRAWINGS NO. BZA 22-2023, DATED JUNE 6, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND**

## CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Guillozet seconded the motion. Mr. Ganter called the roll. Mr. Coulter, aye; Mrs. Benzenberg, aye; Mr. Guillozet, aye; Mr. Seitz, aye; and Mrs. Crane, aye. The motion was approved.

### 7. **Variance** – Setback from Alley – Fence – **114 E. Riverglen Dr.** (Sherry J. Hubbard) **VAR 23-2023**

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

##### **Background:**

This property on the north side of E. Riverglen is 62.5' wide and 158.65' deep (9915 square feet in area) and in the R-10 (Low Density Residential) Zoning District. The back of the property abuts an unimproved alley that runs between Hartford and Granby Streets. Replacement of an existing chain link fence at the rear of the property is proposed, however, that fence is in the alley right-of-way. Any new fence would need to be at the rear property line unless the alley was vacated.

##### **Worthington Codified Ordinances:**

[1149.01 Yard, Area and Height for Dwellings and Accessory Structures.](#)

Any dwelling or structure accessory to a dwelling must be setback at least 30 feet from the public right-of-way.

[1180.02 "R" District \(Fences\)](#)

(a) "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 would like to install new fencing along the rear and east property lines for a variance of 30'.

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

1. Due to the existing chain link fence being in the alley, replacement would not be allowed. The owner is considering removal of that fence or possibly petitioning to vacate the alley. In the meantime, a variance to place the new fence on the property line (~8' south of the chain link) would allow the owner to proceed with installing a 6' fence if desired.
2. The proposed fence would be 6' high red cedar shadowbox style. In addition to location along the rear property line, the fence would head south from the northeast corner of the lot and end at the rear of the house with a gate. A gate is also proposed between the northwest corner of the house and an existing fence along the west property line.
3. There are no City utilities in the 16' wide alley, only overhead electric, and no vehicular access points. Others have installed planting beds, play equipment, garages and fencing in and adjacent to the alley.



**Conclusion:**

The essential character of the neighborhood should not be substantially altered as neighboring properties also have structures in and adjacent to the alley right-of-way.

**Discussion:**

Mrs. Crane: Is the applicant here?

Ms. Sherry Hubbard: I'm Sherry J. Hubbard I'm the owner of 114 East Riverglen. I do have a question for a point of clarification if I may that I'm curious is the chain link fence that's there would the replacement allow us to pull that chain link fence out and put the six-foot wood fence right where that chain link fence is or would it have to come back in on my property.

Mrs. Bitar: Has to come back to onto your property line so you can probably see it best here at the chain link is up here in the alley you have to be where this red line is.

Ms. Hubbard: So, for a point of clarification where that chain link fence is now there are fences both higher chain link to the west and same size chain link to the east and then the taller wood fence to the east so to replace that if my wood fence on that end of the property needs to be eight feet back in it will create an inset like this and then there will be fences on either side so my property would be the only one with a fence that would be inset.

Mrs. Bitar: The alternative is to ask for the alley to be vacated. There are a lot I know there's not just this fence in that alley there's a fireplace, there's play equipment, there's all sorts of things that people have just assumed is their yard but we can't issue a permit for a new structure to be actually in the alley right of way.

Ms. Hubbard: Okay, thank you.

Mr. Seitz: So question, I think on behalf of the applicant because it sounds like there might be some confusion depending on whether we say yes or no today

Mrs. Bitar: I thought I sensed some confusion also and I thought we were clear last we talked.

Mr. Seitz: The variance is moving the fence back to the property line, right? With which we're then creating an offset?

Mrs. Bitar: Yes which is probably about eight feet that alley is 16 feet wide and I think the fence is pretty close to being in the middle. There are no city utilities in this alley either so it might be worthwhile to vacate, it would just take some time, maybe a few months to get through that process.

Mr. Coulter: I can't see people agreeing to vacate the alley with everything that they have in that that they've constructed even though they should.

Mrs. Bitar: Well but they would own eight feet of that alley then.

Mr. Coulter: Yeah that's true so if we said no then the fence stays where it's at

Mrs. Bitar: Well, she can just keep that chain link fence there and not put up a new fence yeah that would, but she would really like to have that six-foot fence

Mr. Coulter: So that's the tradeoff put it at the same spot as the chain to keep the four foot where it is or you move it back and you get a six-foot

Mrs. Bitar: Well the same thing yes if in the future somebody asks to vacate that alley and the city goes through that process your fence could be moved then eight feet further north. But in the meantime we just can't give a permit to put that fence in that location in the alley

Mrs. Crane: Are there any further questions or motions or comments.

Mrs. Benzenberg: I also want to clarify if we say yes today you wouldn't necessarily have to do it. You would have the option of moving your fence and moving forward with it but you could still decide later on to ask the neighbors to vacate the alley so you would just have both options if we approve it today.

**Motion:**

Mr. Coulter moved:

**THAT THE REQUEST BY SHERRY J. HUBBARD FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW LOCATION OF A FENCE IN THE REQUIRED REAR YARD AT 114 E. RIVERGLEN DR., AS PER CASE NO. VAR 23-0023, DRAWINGS NO. VAR 23-2023 DATED JUNE 6, 2023, 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. Ganter called the roll. Mr. Guillozet, aye; Mrs. Benzenberg, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Mrs. Crane, aye. The motion was approved.

**8. Variance – Rear Yard Setback – New House – 120 Caren Ave. (James A. Wright/Patel) VAR 24-2023**

Mr. Ganter reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background:**

This R-10 Zoning District property is 0.29 acres in size and irregularly shaped due to the curve of the street. The property is adjacent to the Worthington Gateway commercial development to the north and east; a commercial development across Caren Ave. to the south; and a single-family residential property to the west.

The lot is currently vacant due to the previous house being demolished in 2016. That house was about 25' from the front and rear property lines. A new house is now proposed.

**Worthington Codified Ordinances:**

[1149.01 Yard, Area and Height for Dwellings and Accessory Structures.](#)

The required minimum rear yard in the R-10 Zoning District is 30'.

**Request:**

The applicant is requesting to locate the new house 23' from the north property line for a variance of 7'.

**Project Details:**

1. The applicant feels a salable house cannot be constructed without a variance due to the shape of the lot.
2. The proposed two-story house would be 3056 square feet in area total, with the first floor being 1196 square feet.

**Conclusions:**

The rear yard variance would not be substantial and should not impact the commercial property to the north.

With the shape of the lot, it may be difficult to construct any home without a variance.

**Discussion:**

Mr. Jim Wright: I'm Jim Wright, 7844 Flint Rd, and I'm happy to answer any questions you might have.

Mrs. Crane: Is there anyone in the audience who would like to speak for or against this application?

**Motion:**

Mr. Coulter moved:

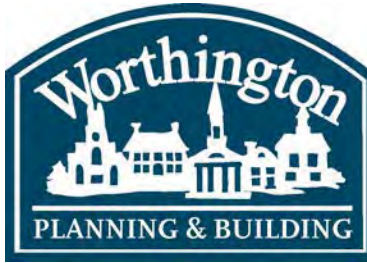
**THAT THE REQUEST BY JAMES A. WRIGHT ON BEHALF OF OHM PATEL FOR A VARIANCE FROM CODE REQUIREMENTS TO CONSTRUCT A NEW HOUSE IN THE REQUIRED REAR YARD AT 120 CAREN AVE., AS PER CASE NO. VAR 24-2023, DRAWINGS NO. VAR 24-2023, DATED JUNE 8, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

Mr. Seitz seconded the motion. Mr. Ganter called the roll. Mrs. Benzenberg, aye; Mr. Coulter, aye; Mr. Guillozet, aye; Mr. Seitz, aye; and Mrs. Crane, aye. The motion was approved.

**C. Other** – No other business

**D. Adjournment**

Mr. Guillozet moved to adjourn the meeting, and Mr. Seitz seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:56 p.m.



**BZA APPLICATION  
EXCP 08-2023  
1105 Beechview Dr. S**

**Plan Type:** Extension of Construction Completion Period      **Project:**      **App Date:** 06/27/2023  
**Work Class:** Extension of Construction Completion Period      **District:** City of Worthington      **Exp Date:**  
**Status:** In Review      **Completed:**  
**Valuation:** \$0.00      **Approval**  
**Description:** Fence gate was backordered looking to extend out permit so we can install the gate and close out the permit for the pool      **Expire Date:**

<b>Parcel:</b> 100-006329      Main	<b>Address:</b> 1105 Beechview Dr Worthington, OH 43085      Main	<b>Zone:</b> R-10(Low Density Residence)
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Applicant / Owner  
Famiglia Homes LLC  
Alainna Greene  
1105 BEECHVIEW DR S  
Worthington , OH 43085  
Home: 6147876498

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004186	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004186		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 1105 Beechview Dr. S.





# 1105 Beechview Dr S, Worthington, OH

## Worthington Ordinance 1180.01 DEFINITIONS; PERMITS.

(a) Definition: "Fence" and "wall" means any structure composed of wood, metal, stone, brick or other material erected in such a manner and position as to enclose, partially enclose or divide any premises or any part of any premises. Trellises or other structures supporting or for the purpose of supporting vines, flowers or other vegetation when erected in such a position as to enclose, partially enclose or divide any premises or any part of any premises shall also be considered a fence. Solid fences and walls are those fences and walls which have less than forty percent (40%) free or open areas. Gates and gate openings shall not be counted as free or open areas when determining whether or not a fence is solid. Hedges and shrubs shall not be considered fences, but are regulated in Section 1180.07.

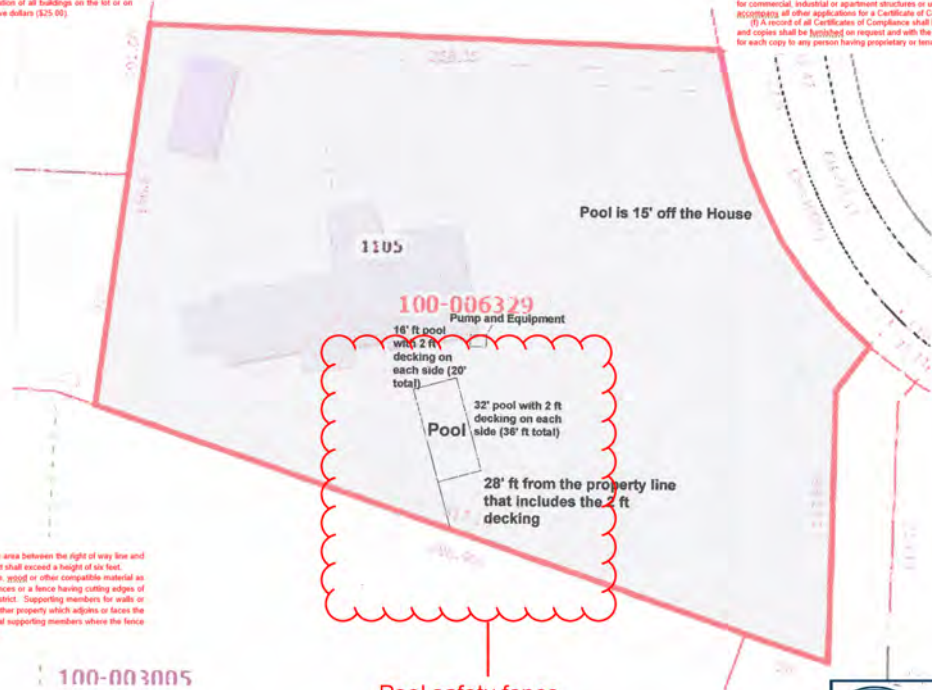
(b) Permit and Plan. No fence or wall shall be erected in any district until a permit for such purpose has been issued by the Building Inspector. Application for such permit shall be made in writing and shall be accompanied by plans or drawings showing the actual shape and dimension of the lot on which the fence or wall is to be constructed, the exact location, height, length, type of material and type of construction of such proposed fence or wall and the location of all buildings on the lot or on adjoining lots. The fee for a fence or wall permit shall be twenty-five dollars (\$25.00).

## 1180.02 "R" DISTRICTS.

(a) 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. No fence or wall in an "R" district shall exceed a height of six feet.

(b) Solid fences and walls shall be constructed of brick, stone, masonry or other compatible material as determined by the Building Inspector. No barbed wire fences or a fence having cutting edges of any kind shall be constructed or maintained within this district. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to fences with vertical supporting members where the fence is designed to be identical in appearance from either side.

Location of the inground pool



Pool safety fence  
assumed to near this  
pool and will comply  
with Chapter 1180.

## Worthington Ordinance 1125.02 CERTIFICATE OF COMPLIANCE.

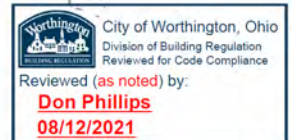
(a) A Certificate of Compliance shall be required for any of the following:  
(1) Any occupancy and use of a building hereinafter erected or structurally altered;  
(2) Any occupancy and use of vacant land;  
(3) Any change in the use of a nonconforming use;  
(4) Any change in the use of land to a use of a different district classification;  
(5) Any nonconforming use existing on or after the effective date of this Zoning Ordinance; and  
(6) Any change in use of an existing building to a use of a different district classification.  
No occupancy, use or change of use shall take place until a Certificate of Compliance has been issued by the Building Inspector or a person designated by the City Manager.

(b) The Building Inspector or the person designated by the City Manager shall not issue a Certificate of Compliance for any application requiring prior review by the Municipal Planning Commission or Council until such review has been finally concluded.

(c) Written application for a Certificate of Compliance for a new building or for the alteration of an existing building shall be made within ten days after the completion of such construction or alteration. Such Certificate shall be issued by the Building Inspector or a person designated by the City Manager within ten days after the filing of such application. Issuance of the Certificate of Compliance for the erection or alteration of such building or part thereof shall be dependent upon the completion of such erection or alteration in conformity with the building and zoning laws of this City.

(d) Written application for a Certificate of Compliance for the use of vacant land, for a change in the use of land or of a building for a nonconforming use, or for a change in a nonconforming use, as herein provided, shall be made to the Building Inspector, or a person designated by the City Manager, if the proposed use is in conformity with the provisions of this Zoning Ordinance. The Certificate of Compliance shall be issued within ten days after the application for the same has been made.

(e) A fee of ten dollars (\$10.00) shall accompany each application for a Certificate of Compliance for commercial, industrial or apartment structures or use of land. A fee of five dollars (\$5.00) shall accompany all other applications for a Certificate of Compliance.  
(f) A record of all Certificates of Compliance shall be kept on file in the Worthington City offices, and copies shall be furnished on request and with the payment of a copying fee of one dollar (\$1.00) for each copy to any person having proprietary or tenancy interest in the building or land affected.



INSTALLATION INSTRUCTIONS

Fig. 1

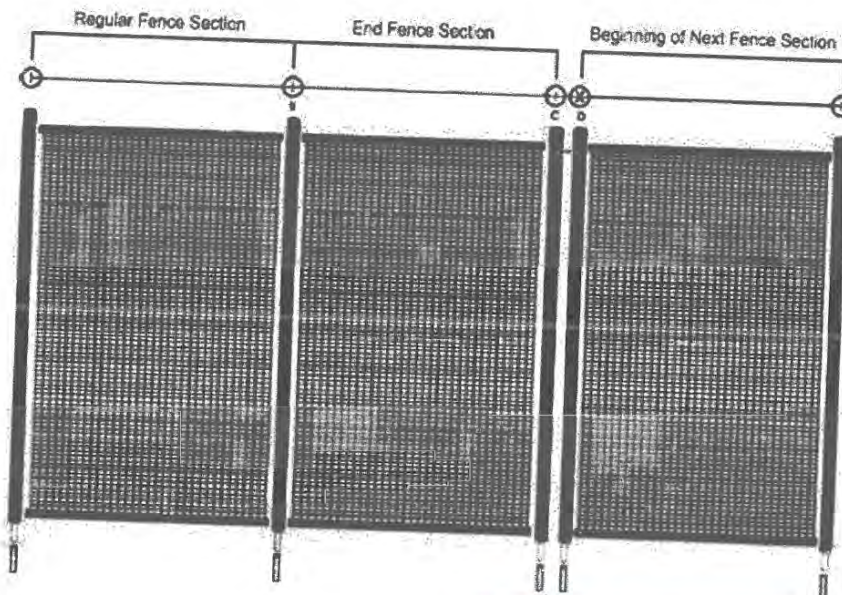


Fig. 2



See 1180.02 &  
AG105.2

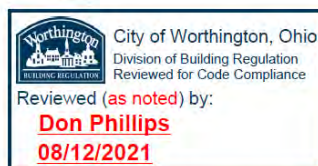
**SAFETY REMINDERS:**

**▲ WARNING**

**THERE IS NO SUBSTITUTE FOR COMPETENT ADULT SUPERVISION AROUND A SWIMMING POOL.**

**THE DOHENY'S SAFETY FENCE IS NOT DESIGNED TO BE A SUBSTITUTE FOR ADULT SUPERVISION, NOR IS IT A GUARANTEE AGAINST ACCESS TO THE POOL.**

- Any pool safety product is only effective as a level of protection against unauthorized pool access if used correctly.
- The Doheny's safety fence must isolate the pool from all exits of the home.



- All sides of the pool should be surrounded by the safety pool fence, or by another permanent obstruction, such as a concrete wall, iron fence, brick wall etc.
- If the safety pool fence is not being used as a complete structure, and it will adjoin some sort of permanent structure, you must ensure that the permanent structure is solid and sturdy. Also make sure that a child cannot climb over, under or through the permanent structure.
- Make sure not to install safety pool fence near another structure that a child can climb on (such as raised walls, seating or decorative objects.)
- Check local building codes before installation to be sure you are in compliance with fencing laws.



*Via certified and first class mail*

## NOTICE OF VIOLATION AND ORDER TO CORRECT

May 24, 2023



CITY OF WORTHINGTON  
DRAWING NO. EXCP 08-2023  
DATE 06/27/2023

**TO:**

Alainna Greene  
Jason R. Greene  
1105 Beechview Dr. S.  
Worthington, OH 43085

**LOCATION OF REAL ESTATE:**

1105 Beechview Drive South  
Parcel # 100-006329  
Investigation BLD2023-0009

On August 13, 2021, Permit BLDR2021-0433 was issued to construct an inground swimming pool at the above referenced property. The permit expired on February 13, 2023. The last inspection we have on record was the pool bonding on May 19, 2022. It is likely the work is completed and ready for the final inspections. If the work is not completed, only the Board of Zoning Appeals can grant up to 1 year additional time.

E-mails were sent to the applicant and a follow up letter was sent to the owners on April 7, 2023. As of today, the work has not been completed, inspected, and approved and the Certificate of Occupancy has not been issued.

The expired permit is a violation of the Codified Ordinances of Worthington, Ohio, as follows:

**1305.04 COMPLIANCE.**

No owner or any other person shall construct, enlarge, alter, repair, move, or change the occupancy of a building or structure to which this Code is applicable, or portion thereof, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing system, other building service equipment, or piping system the installation of which is regulated by the Residential Code of Ohio without complying with this chapter, Ohio R.C. Chapters 3781 and 3791 or the Residential Code of Ohio, or fail to comply with any lawful order issued pursuant thereto.

**1305.06 COMPLIANCE WITH ORDINANCES**

(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.

(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.

**RCO 105.1.4 Phased approval.** *The residential building official shall issue an approval for the residential construction of foundations, floors, walls, roofs or any other part of a building, structure, or building service equipment before the residential construction documents for the whole building, structure or building service equipment have been submitted, provided that adequate information and detailed statements have been filed complying with applicable requirements of this code. The holder of such approval for the foundations, floors, walls, roofs or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that an approval for the entire structure will be granted. Such approvals shall be issued for various stages in the sequence of construction provided that all information and data required by the code for that portion of the building or structure has been submitted. The holder of a phased plan approval may proceed only to the point for which approval has been given.*

**RCO 108.2 Required inspections.** *At the time that the certificate of plan approval is issued, the residential building official shall provide to the owner, or the owner's representative, a list of all required inspections for each project. The required inspection list shall be created from the applicable inspections set forth in sections 108.2.1 to 108.2.12. The residential building official, upon notification from the owner or the owner's agent that the work is ready for inspection, shall cause the inspections set forth in the required inspection list to be made by an appropriately certified residential inspector in accordance with the approved residential construction documents.*

**RCO 108.2.11 Inspections, compliance with construction documents.** *When an inspector from the department having jurisdiction finds that completed work is in accordance with the approved construction documents, the inspector shall communicate the findings to the owner's on-site representative, shall make a note of the satisfactory inspection on an on-site inspection record and in the inspector's log, and communicate the findings to the building official. The building official, after review of the findings, shall issue the certificate of occupancy in accordance with section 111.*

**RCO 111.1 Approval required to occupy.** *No residential building or structure, in whole or in part, shall be used or occupied until the residential building official has issued an approval in the form of a certificate of occupancy or certificate of completion in compliance with this section.*

**RCO 111.1.2 Certificate of completion for alterations and repairs.** *The certificate of completion for alterations and repairs shall indicate the conditions under which the building shall be used. The building owner shall only use the structure in accordance with the certificate of completion and any stated conditions. The structure and all approved building service equipment shall be maintained in accordance with the approval.*

*When the work in a building or structure is entitled thereto, the building official shall issue a certificate of completion for the work provided there are not violations of the rules of the board or orders of the building official pending or as permitted in this section. Occupancy of spaces within a building which are unaffected by the work*

*shall be allowed to continue if the building official determines the existing spaces can be occupied safely.*

**You are hereby ordered to have the work completed, inspected, and approved within 30 days, or, file for additional time to the Board of Zoning Appeals within 30 days.**

Failure to comply with this order is subject to the following:

**1305.99 PENALTY.**

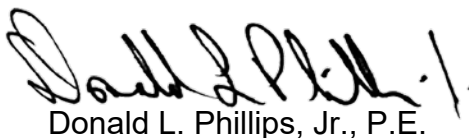
(a) When an owner fails to file plans as required by this chapter or violates any provision of this chapter, such owner and/or any other person who assists in such violation is guilty of a misdemeanor of the first degree. Each seven days that an unsafe or unlawful condition is permitted to remain after notice to the property owner by the Chief Building Inspector, shall be a separate offense.

(b) Where work for which a permit is required by this Building Code is started or proceeded with before filing an application for a permit, all applicable fees fixed by this chapter shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this Building Code in execution of the work nor from any of the other penalties prescribed in this section.

**YOU HAVE THE RIGHT TO SEEK MODIFICATION OR WITHDRAWAL OF THIS NOTICE AND ORDER BY FILING AN APPLICATION WITH THE WORTHINGTON CITY CLERK FOR A HEARING BEFORE THE WORTHINGTON BOARD OF ZONING APPEALS. THE APPLICATION MUST BE IN WRITING AND MUST SPECIFY THE GROUNDS THEREOF, AND SHALL BE MADE WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS NOTICE. THE APPLICATION MUST BE FILED IN THE OFFICES OF THE WORTHINGTON CITY CLERK AT 614-436-3100, LOCATED AT 6550 N. HIGH STREET, WORTHINGTON, OHIO OPEN 8:00 A.M. to 5:00 P.M. MONDAY THROUGH FRIDAY.**

Thank you for your cooperation and feel free to contact me with any questions at 614-431-2424.

Sincerely,



Donald L. Phillips, Jr., P.E.  
Chief Building Inspector  
Division of Building Regulation



CITY OF WORTHINGTON  
DRAWING NO. EXCP 08-2023  
DATE 06/27/2023



## BZA APPLICATION EXCP 09-2023 528 Selby Blvd. N

<b>Plan Type:</b> Extension of Construction Completion Period	<b>Project:</b>	<b>App Date:</b> 07/13/2023
<b>Work Class:</b> Extension of Construction Completion Period	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Renovation of attached garage into more living space		<b>Expire Date:</b>

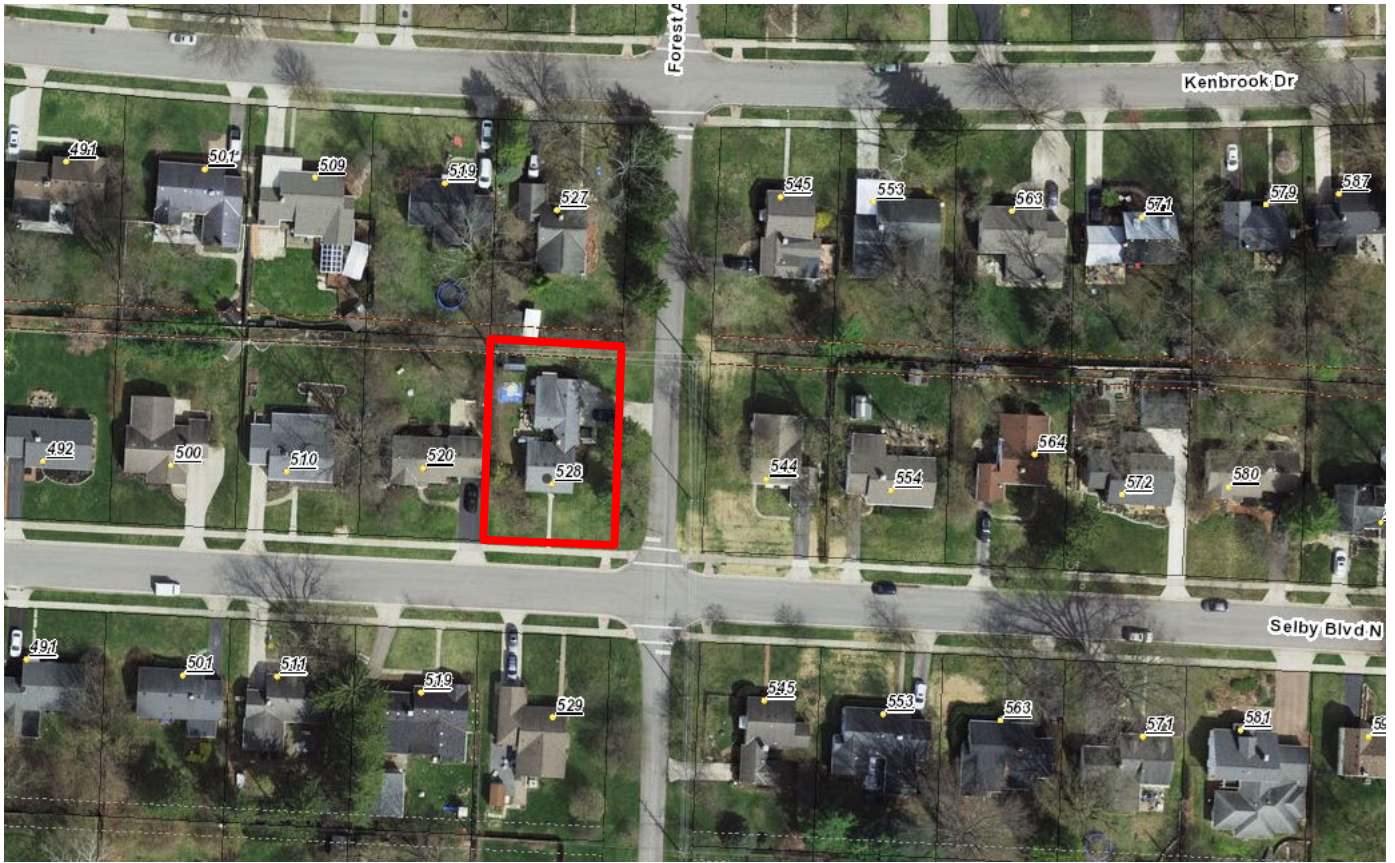
<b>Parcel:</b> 100-001615	Main	<b>Address:</b> 528 Selby Blvd.N Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
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Applicant / Owner  
Kenneth Donnelly  
528 Selby Blvd. N  
Worthington, OH 43085  
Mobile: (614) 425-0556

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004224	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004224		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 528 Selby Blvd. N





The reason for the delay when it comes down to it is finances. I am doing all of the work myself. When Covid hit my food truck business started to struggle and I eventually had to close it down and find new work. On top of that, as you guys know, the price of materials, lumber specifically, went through the roof and ate up a lot of our funds for the project. The exterior has been finished since early on in the project. From the outside you can't tell that work is being done. Inside all electric and plumbing is roughed in, framing is done and drywall has been hung. Drywall needs to be mudded, floors need laid, paint and trim work, finish electrical and in the bathroom we need to lay the tile for floors and shower, set vanity and toilet, and all finish plumbing. Hopefully this gives you a good idea of where we are. You are welcome to come see it for yourself if you'd like as well. We'd love to have this project done a long time ago. We need the space! Unfortunately it has drawn on for a while. Please let me know if you need anything else from me.

Thank you,

Kenny Donnelly



CITY OF WORTHINGTON  
DRAWING NO. EXCP 09-2023  
DATE 07/13/2023



May 1, 2023

Pursuant to RCO 107.5.1, the Division of Building Regulation is hereby issuing an

**[2] APPROVAL OF CONSTRUCTION DOCUMENTS [2]**

This is not a permit but a review response. Per RCO 105.3, this approval expires on 09/23/2020 if construction is not started.

Portions of the Construction Documents are approved as amended herein:

PROJECT:	CHANGE OF USE/ALTERATION 9/20	APPLICATION NO:	2020-1380(2)
ADDRESS:	528 SELBY BLVD N PARCEL # 100-1615	ZONING/ARD:	R-10N
OWNER:	DONNELLY, ANGELA MARIE 528 N SELBY BLVD, WORTHINGTON, OH 43085		
TENANT:	NA	APPLICANT:	KENNETH DONNELLY 614-425-0556

Construction documents for the above referenced project have been reviewed for compliance with the provisions of the RCO, 2019 (July 1, 2019).

Stipulations, Conditions, Variances: 1) Approved as a single family dwelling.

The following items are modifications, additional information, revisions, or standards, which shall be incorporated into the work. The submitter shall fully agree to these listed below before approval to begin the project is given. The drawings, in addition to the following items, shall constitute the **Approval of Construction Documents** and no resubmittal shall be required for these items only:

3. **102.2 Other laws.** *The provisions of this code shall not be deemed to nullify any provisions of state or federal law. Municipal corporations may make further and additional regulations, not in conflict with Chapters 3781. and 3791. of the Revised Code or with the rules of the board of building standards. However approval by the board of building standards of any fixture, device, material, system, assembly or product of a manufacturing process, or method or manner of construction or installation shall constitute approval for their use anywhere in Ohio.*

**Worthington Ordinance 1123.30 DWELLINGS.**

- (a) "Dwelling" means any building or portion thereof which is designated for or used for residential purposes.
- (b) "Dwelling unit" means one room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure and containing independent cooking and sleeping facilities.
- (c) "Single-family dwelling" means a detached residential dwelling unit other than a mobile home, designed for and occupied by one family or household only.
- (d) "Two-family dwelling" means a detached residential building containing two dwelling units, designed for occupancy by not more than two families or households.
- (e) "Multi-family dwelling" means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

**Worthington Ordinance 1123.34 FAMILY.**

"Family" means one or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons, but further provided that domestic servants employed on the premises may be housed on the premises without being counted as a family or families.

**Worthington Ordinance 1125.01 BUILDING INSPECTOR.**

- (a) It shall be the duty of the Building Inspector, who shall be appointed by the City Manager, or another person designated by the City Manager, to enforce this Zoning Ordinance. It shall also be the duty of all officials and employees of the Municipality to assist the Building Inspector or person designated by the



City Manager by reporting to him on all new construction, reconstruction or land uses where seeming violations exist. All departments, officials and public employees of the City vested with the duty or authority to issue permits or licenses, shall conform to the provisions of this Zoning Ordinance and shall issue no permit or license for any use, building or purpose in conflict with the provisions of this Zoning Ordinance. Any permit or license issued in conflict with the provisions of this Zoning Ordinance shall be null and void.

**(partial) 1147.01 PERMITTED AND CONDITIONAL USES.**

The permitted and conditional uses for each district are shown in the accompanying tabulation which shall constitute Chapter 1147 of the Zoning Ordinance. The interpretation of uses given in categorical terms shall be as defined in Chapter 1123. Uses not specifically listed or interpreted by municipal officials to be included categorically under this chapter and Chapter 1123 shall not be permitted except by amendment to the Zoning Ordinance. Man-made impoundments, lakes or ponds shall not be permitted in the City, except as part of a planned development in a Community Development Project, Integrated Commercial Center and Integrated Office, Research or Restricted Industrial Centers. This prohibition on impoundments, lakes, or ponds shall not apply in residential districts to back yard fish ponds or decorative water features with a depth of thirty inches or less, a surface of less than seventy-five square feet and located to the rear of a dwelling or structure.

PERMITTED USES

"R-10"

Low Density Residence

Single-family dwelling

Public uses

Essential services

Accessory uses

Home occupation

Co-located child day  
care center, nursery  
school and  
preschool

CONDITIONAL USES REQUIRING MUNICIPAL PLANNING COMMISSION APPROVAL

"R-10"

Low Density Residence

Public service facility

Plant production

Noncommercial

recreational facility

Semipublic uses

**302.3 Two-family dwellings.** Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *Ohio building code*. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

**Exceptions:**

1. A fire-resistance rating of  $\frac{1}{2}$  - hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than  $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section 302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than  $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent *and the dwelling is equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13D.*

***Approved as a single family dwelling.***

Should you have any questions, contact the Plans Examiner at 614-431-2424.




<b>Approval Expiration:</b>	105.3 Expiration. The approval of plans or drawings and specifications or data in accordance with this rule is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the residential construction documents. One extension shall be granted for an additional twelve-month period if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee not to exceed one hundred dollars.
<b>Documents:</b>	107.7 Approved residential construction document sets. One set of approved residential construction documents shall be kept by the residential building official. The other set(s) shall be returned to the applicant, kept at the work site, along with manufacturers' installation instructions and product information, and shall be available for use by the residential inspectors.
<b>Heating:</b>	1401.1 Installation. Heating and cooling equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of this code.
<b>Electrical:</b>	3401.1 Electrical. The provisions of the National Electrical Code, NFPA 70, shall be incorporated herein and shall govern the installation, testing and operation of the electrical systems of one-, two- and three-family dwellings and their accessory structures
<b>Plumbing:</b>	2501.1 Plumbing systems. The provisions of the "Ohio Plumbing Code" as referenced in Chapter 44 shall be incorporated herein, except as modified in Section 2501.1.1, and shall govern the installation, testing and operation of the plumbing in buildings within the scope of this code.
<b>Planning &amp; Zoning:</b>	Part Eleven Planning and Zoning Code of the Codified Ordinances of Worthington, Ohio may apply to this project. The construction documents may not have been verified as complying with planning and zoning requirements. (This approval is not permission to violate local requirements).

To request an appeal hearing, you must send a written request, listing the items to be appealed and relief sought, and one copy of this letter to:

City of Worthington, Ohio  
374 Highland Avenue  
Worthington, OH 43085  
Attn: Donald L. Phillips, Jr., P.E.

Reviewed and signed,



Donald L. Phillips, Jr., P.E.  
Chief Building Official, Plans Examiner  
Division of Building Regulation

Start of construction indicates acceptance of all the above noted conditions. This review does not preclude the necessity to conform to provisions which may have been omitted or overlooked in the review process, but which are requirements of the code. Ultimate responsibility for legal compliance with the Standards of Safety rest with the registered design professional, tenant, and the owner.

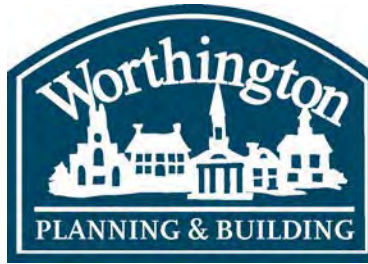
09/23/20: Documents reviewed include: 1 site plan dated 9/23/20, and 6 sheets of drawings dated 9/16/20.  
05/01/23: Document reviewed was 1 undated heating and electrical plan.











## BZA APPLICATION VAR 0026-2023 280 Winter Dr.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 06/27/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
		<b>Expire Date:</b>

**Description:** 280 Winter Drive is a corner lot with frontage on the south and west but with no back yard and a small landscaped side yard on the north side of the property. To create a safe space for our toddler and dog, we plan to install a sliding door on the east side of the house to access the proposed fenced portion of the north side yard.

Vegetation currently runs along the east, north, and a portion of the the west boundary of the area we plan to fence. Our 4.5ft black aluminum fence would be erected along the inside of the vegetation line to allow for a continued natural aesthetic. Along Garden Drive, the fence would run in line with the existing vegetation, which is roughly 13ft from the street. If the fence were installed at the required 30ft from the street, the fence would create a large gap between it and the natural barrier, making an awkward aesthetic. The enclosed yard created by the space is already very small and the 30ft requirement would not allow for a meaningful amount of space for our family to recreate.

The variance is insubstantial (~17ft), will not cause detriment to adjoining properties, or adversely affect the delivery of governmental services. Because 280 Winter is a corner lot, we cannot and would not fence our front yards. We believe our proposed fence aligns nicely with the existing character of the property and the neighborhood, while also addressing our family's needs. There are many properties in our neighborhood with fences that are located within the required 30ft buffer. Examples include but are not limited to 295 W South St. (the property across Garden Dr. from our home), 319 W South St., 346 Pinney Dr., and 511 Evening St.

<b>Parcel:</b> 100-001094	Main	<b>Address:</b> 280 Winter Dr	Main	<b>Zone:</b> R-10(Low Density Residence)
		Worthington, OH 43085		

Applicant / Owner	Applicant / Owner
Stephen Harris	Kristin M Sutton-Harris
280 WINTER DR	280 WINTER DR
Worthington , OH 43085	Worthington , OH 43085
Mobile: (614) 596-3360	Mobile: (330) 240-2938

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004189	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004189		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 280 Winter Dr.





HOY LAND SURVEYING  
1767 McCorkle Blvd #1767  
Westerville, Ohio 43086  
Phone: 614-879-1186



JOB NUMBER #: 1994-2023 S DATE OF DRAWING 5-02-23

CERTIFIED TO NORTHWEST SELECT TITLE AGENCY, LLC

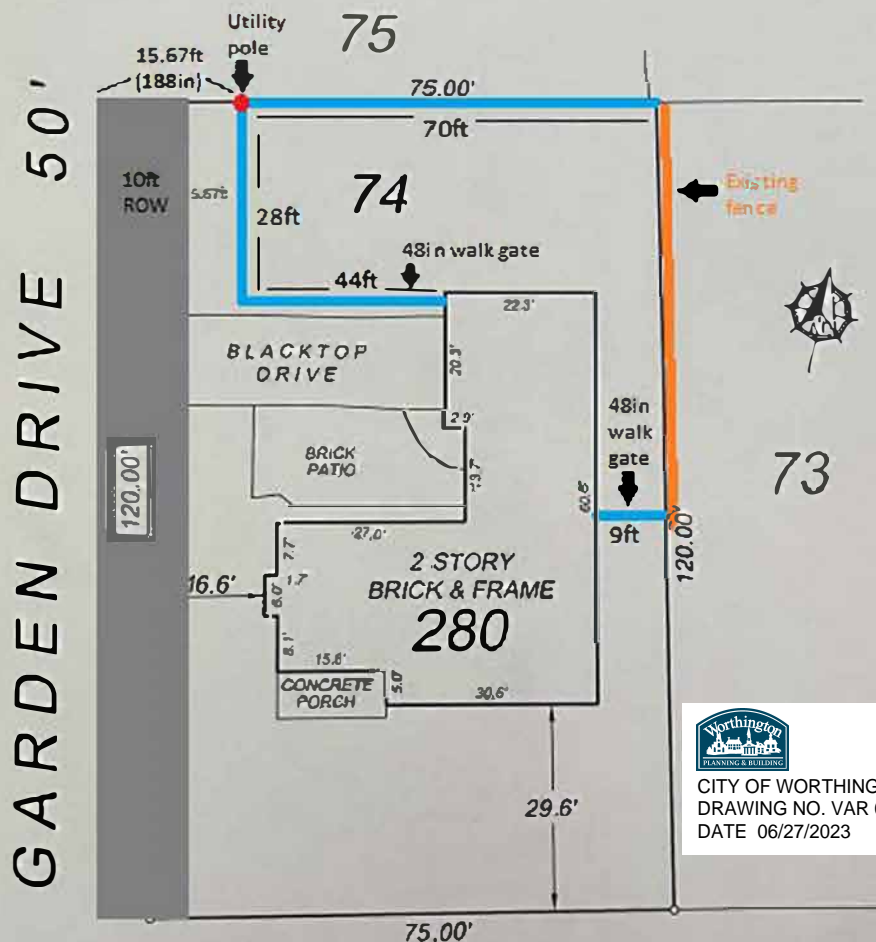
LENDER TELHIO CREDIT UNION

BUYER HARRIS & SUTTON-HARRIS

LEGAL DESC. LOT 74 - WORTHINGTON SOUTHWEST ADDITION P.B. 22 PG. 23

CITY/TWP. WORTHINGTON COUNTY FRANKLIN DRN. SAS CK SJH DRAWING SCALE 1" = 20'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0159K MAP DATE 06-17-08



CITY OF WORTHINGTON  
DRAWING NO. VAR 0026-2023  
DATE 06/27/2023

ENCROACHMENT INFORMATION  
NONE NOTED

I/WE HAVE RECEIVED A COPY OF THIS SURVEY  
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By





JOB NUMBER # 1994-2023 S DATE OF DRAWING 5-02-23

CERTIFIED TO NORTHWEST SELECT TITLE AGENCY, LLC

LENDER TELHIO CREDIT UNION

BUYER HARRIS & SUTTON-HARRIS

LEGAL DESC. LOT 74 - WORTHINGTON SOUTHWEST ADDITION

P.B. 22 PG. 23

CITY/TWP. WORTHINGTON

COUNTY FRANKLIN

DRN. SAS

CK. SJH

DRAWING SCALE 1" = 20'

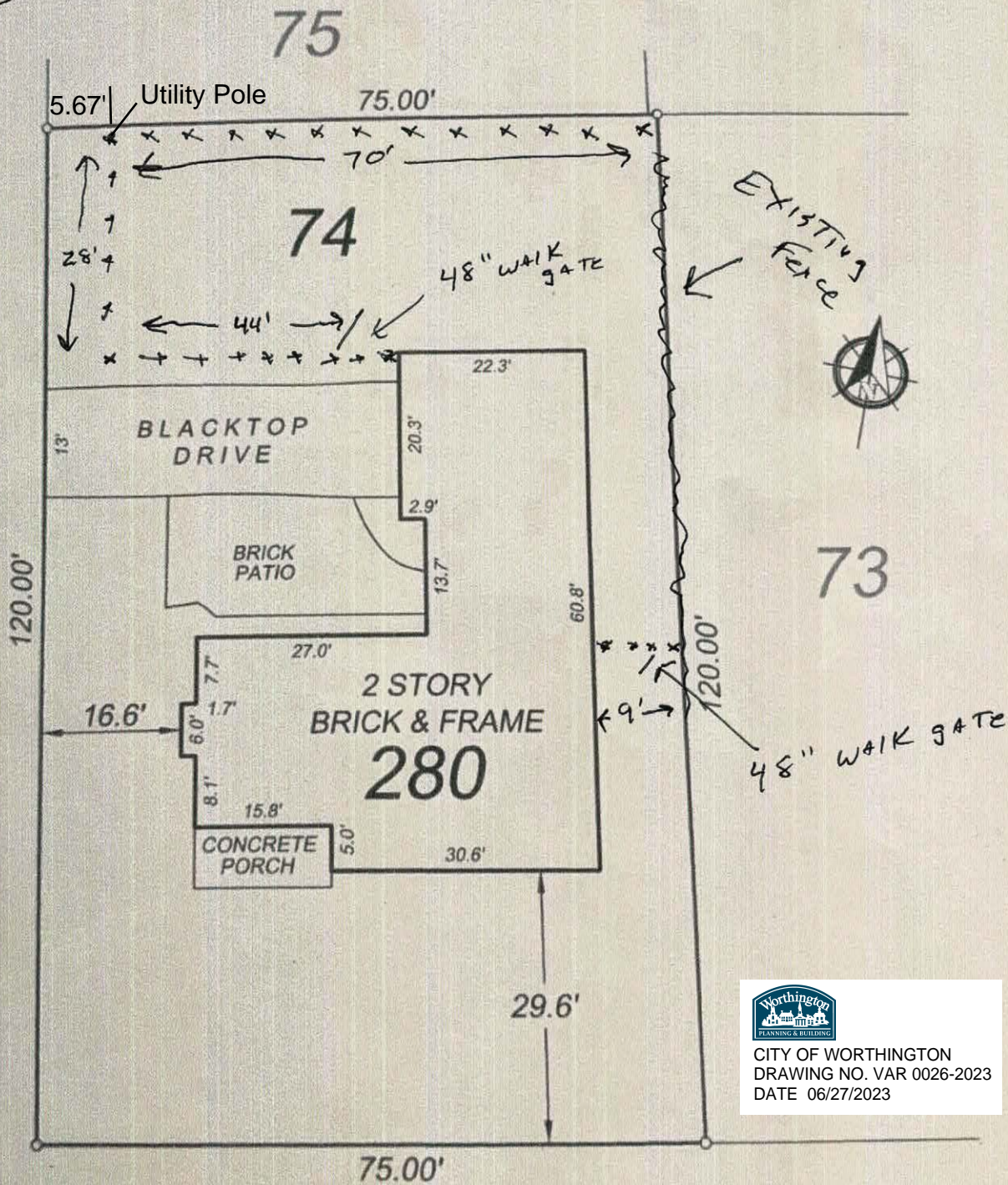
FEMA INFORMATION: FLOOD ZONE X

MAP PANEL INFO 39049C 0159K

MAP DATE 06-17-08

*Approx 151' of 4'6" Aluminum Ornamental*

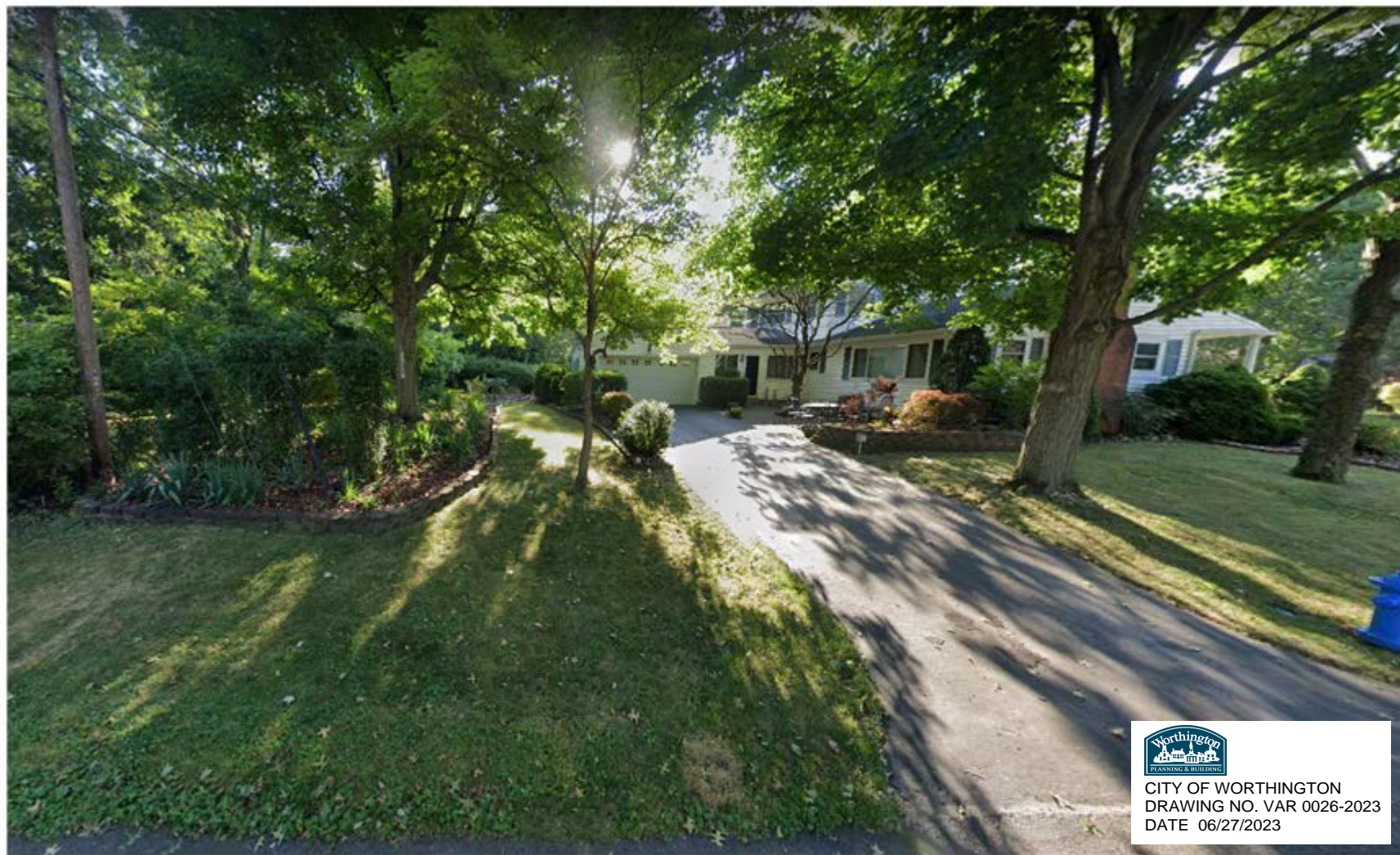
GARDEN DRIVE 50'



CITY OF WORTHINGTON  
DRAWING NO. VAR 0026-2023  
DATE 06/27/2023

WINTER DRIVE 50'





The above view from Garden Drive shows the section of property that would be fenced. The length of the proposed fence that requires a variance would run from inside the utility pole on the left to just short of the driveway and would be placed in line with the vegetation growing in the mulch bed.





CITY OF WORTHINGTON  
DRAWING NO. VAR 0026-2023  
DATE 06/27/2023

295 W South St. (across Garden Dr. from our property (280 Winter Dr.))






CITY OF WORTHINGTON  
DRAWING NO. VAR 0026-2023  
DATE 06/27/2023

319 W South St





  
CITY OF WORTHINGTON  
DRAWING NO. VAR 0026-2023  
DATE 06/27/2023

346 Pinney Dr.





CITY OF WORTHINGTON  
DRAWING NO. VAR 0026-2023  
DATE 06/27/2023

511 Evening St





## BZA APPLICATION VAR 0027-2023 261 Selby Blvd. E

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 06/28/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
		<b>Expire Date:</b>

**Description:** Our proposed addition to our home at 261 E. Selby Blvd is to build an entry way vestibule with a patio porch on the front of our home. We are seeking a 6 foot variance into the 30 foot of setback required by code. The current design of our home has the front door entrance coming directly into our living space. The addition provides us with a space where we can enter our home under cover from the weather and to be able to avoid dragging in dirt, moisture and cold air directly into our home. We have a newborn son and want to keep the living space as clean as possible. We have walked around the neighborhood and have come up with a design that we believe will fit the neighborhood well and will keep the addition proportionate to the house. The design will have no impact on our neighbors homes. The variance will have no impact on water, sewer or garbage. We were not aware of the zoning restriction until we began the process of putting the design for the addition together. We would be willing to work with the city on a compromise design if necessary.

<b>Parcel:</b> 100-001511	Main	<b>Address:</b> 261 Selby Blvd. E	Main	<b>Zone:</b> R-10(Low Density Residence)
		Worthington, OH 43085		

Owner	Applicant / Owner
Meghan K Kovach	Matthew A Kovach
261 SELBY BLVD E	261 SELBY BLVD E
Worthington , OH 43085	Worthington , OH 43085
Mobile: (440) 749-4802	Mobile: (419) 290-7783

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004185	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004185		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

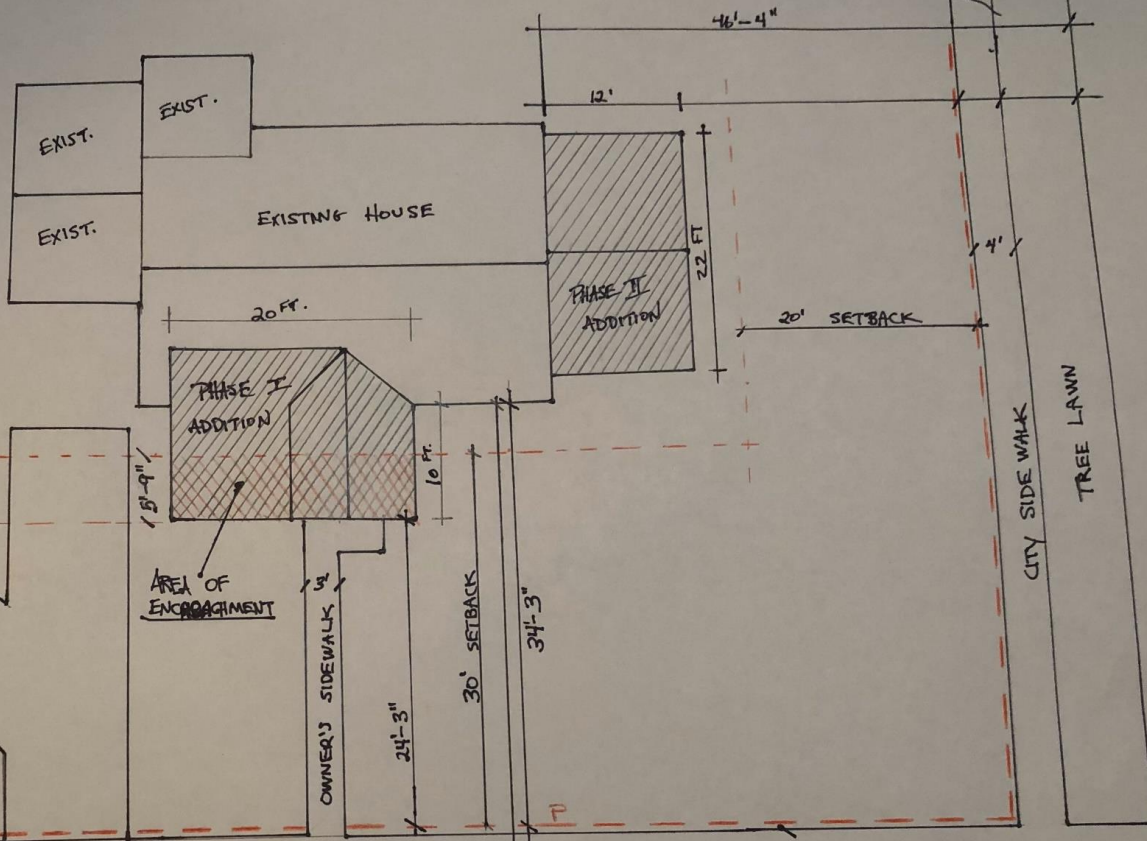
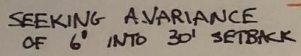


# 261 Selby Blvd. E





MEGHAN & MATT KOVACH  
261. E. SELBY BLVD.



FOSTER  
AVE.

TREE LAWN

DRIVE WAY 10'

# CITY SIDEWALK

TREE LAWN

$$34' (+-)$$


CITY OF WORTHINGTON  
DRAWING NO. VAR 0027-2023  
DATE 06/28/2023

SCALE  $1/8" = 1'$

F SEIBY BLVD.

MATT & MEGHAN KOVACH  
261 E. SELBY BLVD.

PORCH & VESTIBULE ADDITION  
PHASE I OF TWO ADDITIONS

NOTES: ALL FRAMING ON 16" CENTERS

Posts 6x6 PRESSURE TREATED.

ALL PORCH DECK FRAMING - PRESSURE TREATED

WALL SHEATHING  $\frac{1}{2}$ " O.S.B. w/HOUSE WRAP

ROOF SHEATHING  $\frac{5}{8}$ " OSB w/ UNDERLAMENT & ASPHALT SHINGLES, EVENT

ICE & WATER SHIELD ON PORCH ROOF, VALLEYS, & EAVES

SMART SIDE SIDING & TRIM.

$\frac{5}{4}$ "x6" COMPOSITE DECKING OR PRESSURE TREATED WOOD DECKING

ROCKWOOL INSULATION IN, VESTIBULE FLOOR, WALLS, & CEILING

VINYL SOFFITS w/VENTING - PORCH CEILING VINYL

BOTTOM plate - TREATED LUMBER WITH SEALER &  $\frac{1}{2}$ " ANCHOR BOLTS

FLOOR JOISTS 2x8<sup>s</sup>

RAFTERS & CEILING JOISTS 2x6<sup>s</sup>

WALL FRAMING 2x4<sup>s</sup>



CITY OF WORTHINGTON  
DRAWING NO. VAR 0027-2023  
DATE 06/28/2023



0.75" OR

6" COMPOSITE DECKING

2X8 PRESSURE TREATED  
FLOOR JOISTS  
16" O.C. W/ HANGERS.

SOLID BRIDGING 3'-0" O.C.

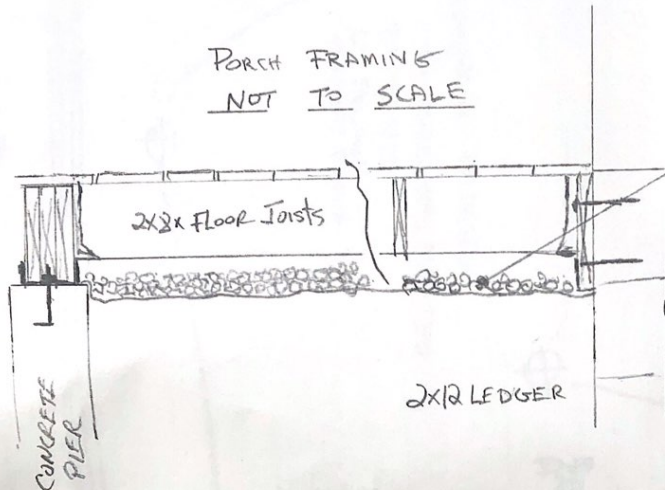
2X12 PRESSURE TREATED  
LEDGER BOARD W/  
3/8" LAGS 16" O.C.

1/2" ANCHOR BOLTS & BEAM  
BRACKETS @ PIERS (3)

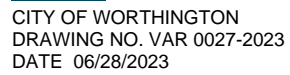
(3) 2X10'S SUPPORT BEAM  
PRESSURE TREATED

VAPOR BARRIER / WEED  
CONTROL & GRAVEL

PORCH FRAMING  
NOT TO SCALE



CITY OF WORTHINGTON  
DRAWING NO. VAR 0027-2023  
DATE 06/28/2023



EXISTING  
LIVING Room

EXTEND EXISTING  
LIGHTING & BASE PLUG  
CIRCUITS TO  
PORCH & VESTIBULE

EXISTING CLOSET

EXIST. BED ROOM

EXISTING HOUSE WALL

EXISTING HOUSE WALL

~~⊕~~ GF(2)

NEW  
HEATED  
VESTIBULE

COMPOSITE DECKING  
ON PRESSURE TREATED  
FRAMING  
6" BELOW  
FINISH FLOOR

LOSET

10 FT

10 ft

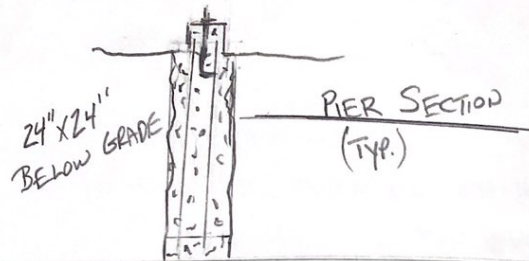
10 FT

## FLOOR PLAN

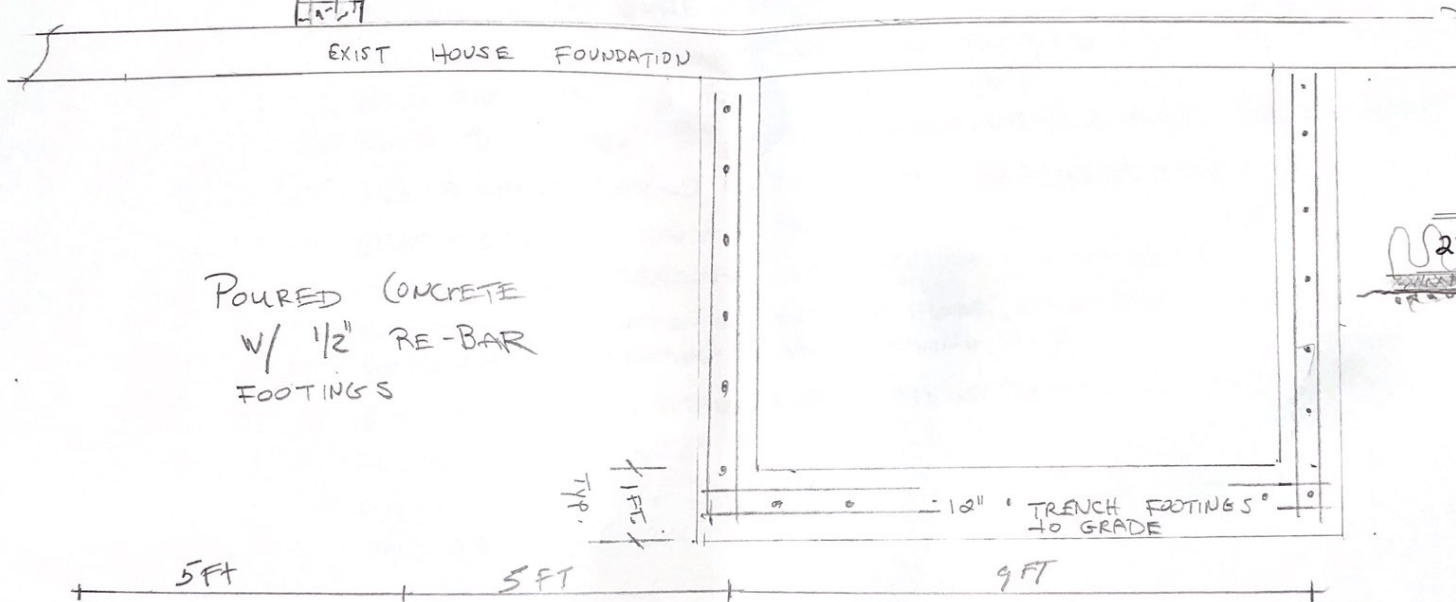
$$1/2'' = 1F^+$$



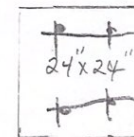
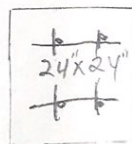
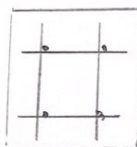
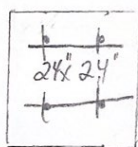
12"x12" ABOVE GRADE  
w 12"x 1/2" ANCHORS



SCALE  
1/2" = 1 FT.



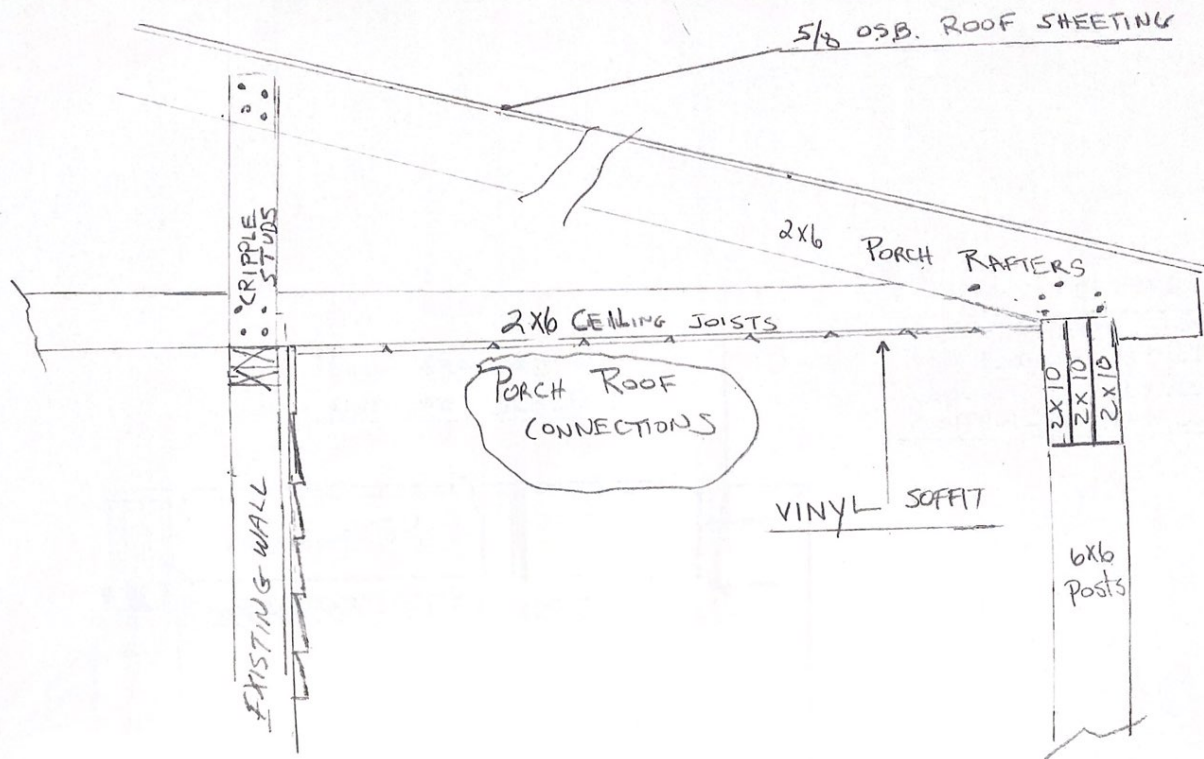
VESTIBLE SECTION



FOUNDATION PLAN



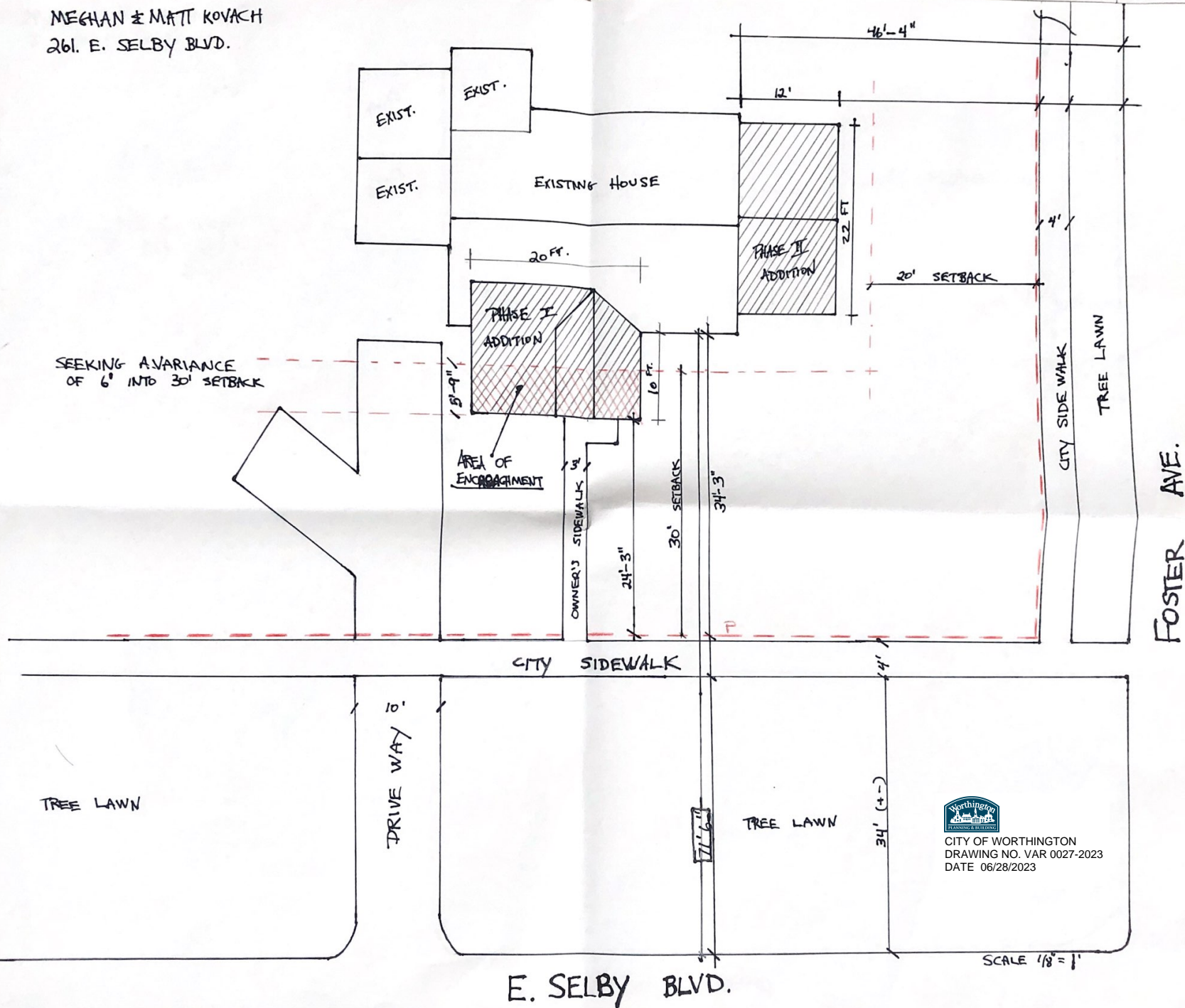
CITY OF WORTHINGTON  
DRAWING NO. VAR 0027-2023  
DATE 06/28/2023



CITY OF WORTHINGTON  
DRAWING NO. VAR 0027-2023  
DATE 06/28/2023



MEGHAN & MATT KOVACH  
261. E. SELBY BLVD.



CITY OF WORTHINGTON  
DRAWING NO. VAR 0027-2023  
DATE 06/28/2023



## BZA APPLICATION VAR 0028-2023 53 Short St.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 07/05/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Project is to add a paver patio with retention wall, pergola, and outdoor fireplace to rear of home. There is not room to make these improvements without variance approval. The character of the neighborhood will not be altered nor would adjoining properties suffer any detriment. There would be no impact to governmental services. The property owner was unaware of the zoning restrictions when the property was purchased and there is no other way to install the outdoor living space without variance approval.		<b>Expire Date:</b>

<b>Parcel:</b> 100-000378	Main	<b>Address:</b> 53 Short St Worthington, OH 43085	Main	<b>Zone:</b> AR-4.5(Low Density Apartment Residence)
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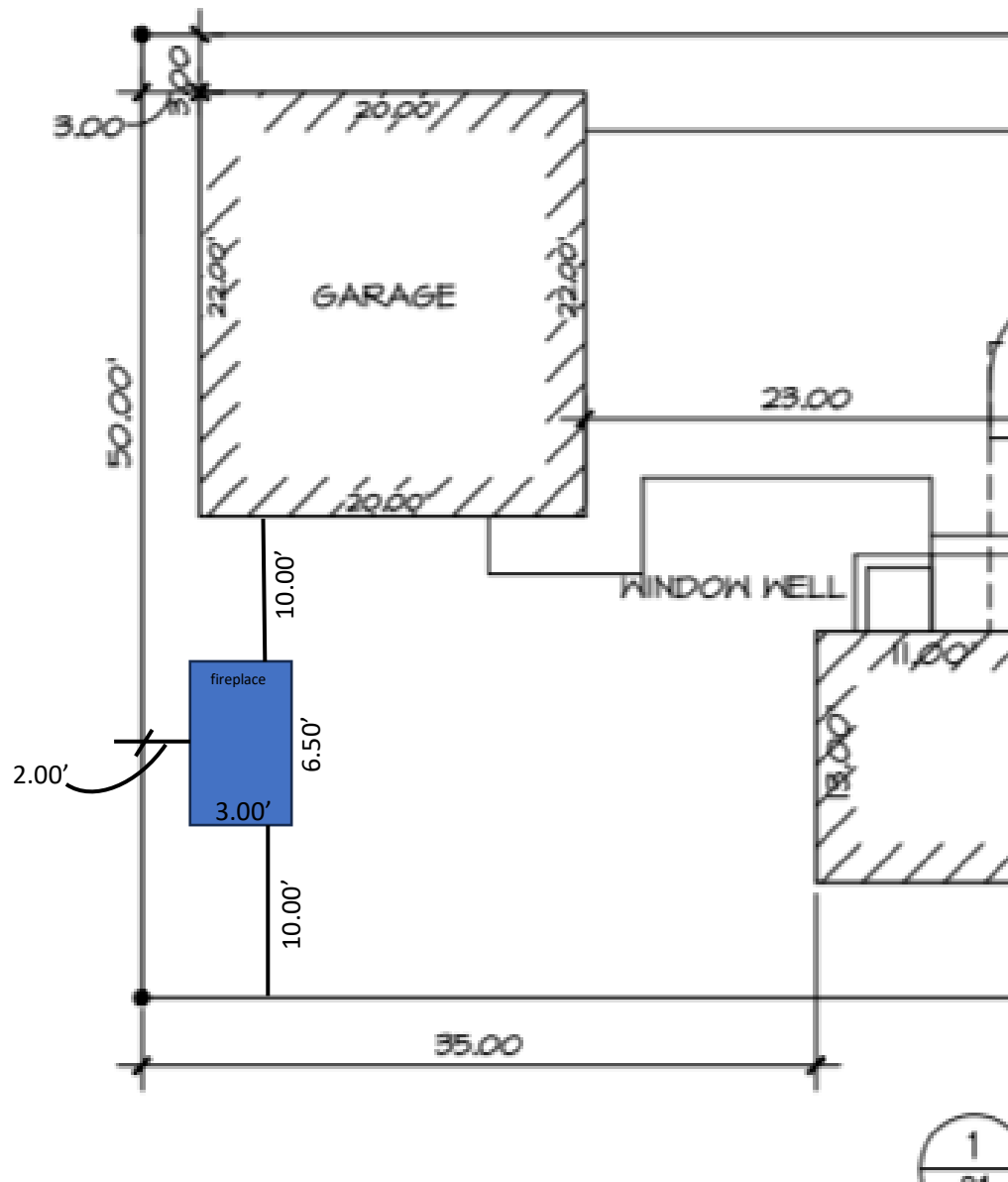
Applicant / Owner Jacob Laughrey 53 W Short St Worthington, OH 43085 Home: (614) 824-8989 Business: (614) 824-8989 Mobile: (614) 824-8989	Owner Jessica A Andreini 53 SHORT ST Worthington , OH 43085
---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004188	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004188		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 53 Short St.

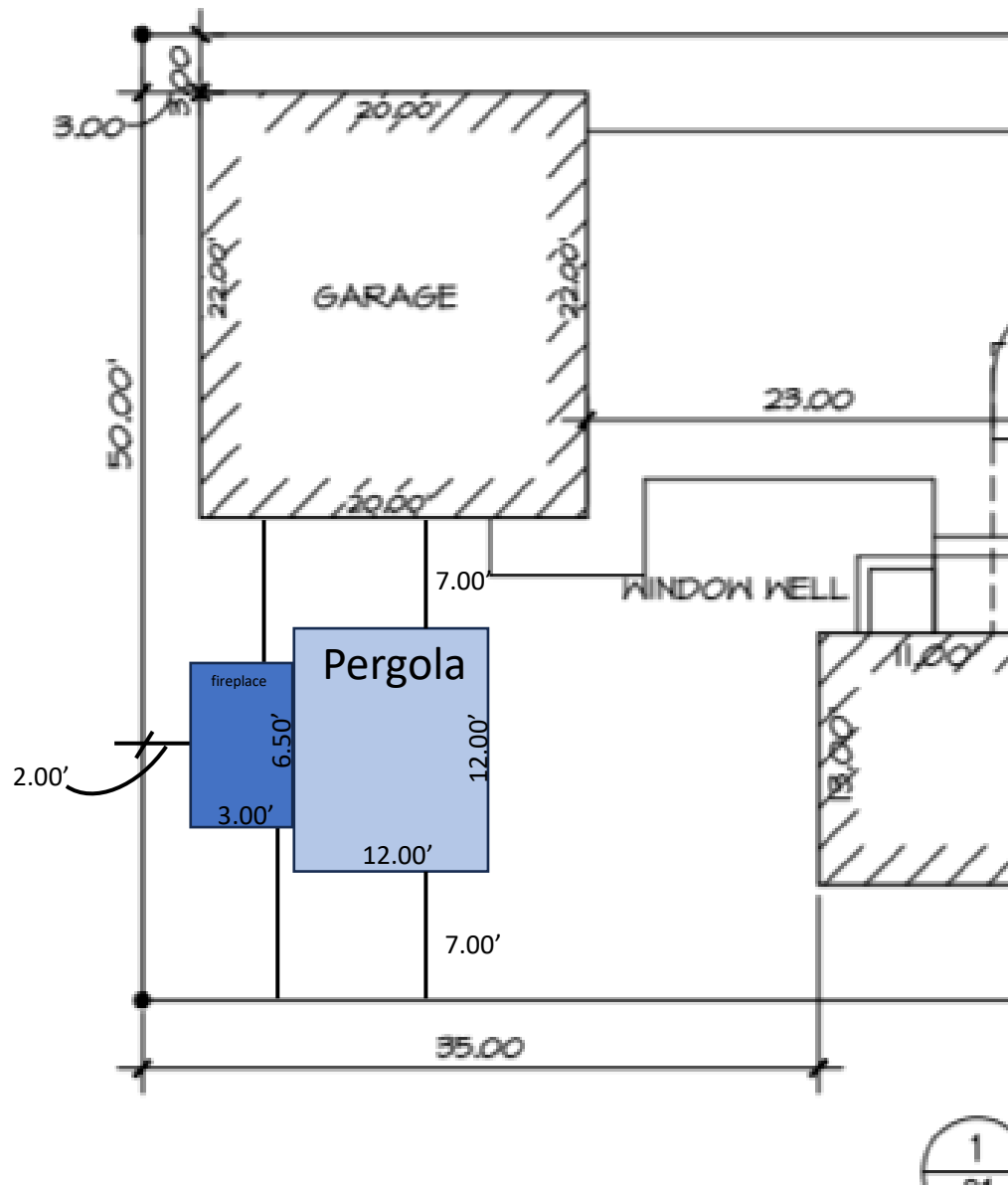




Variance requested for outdoor fireplace to be 2 feet from back property line

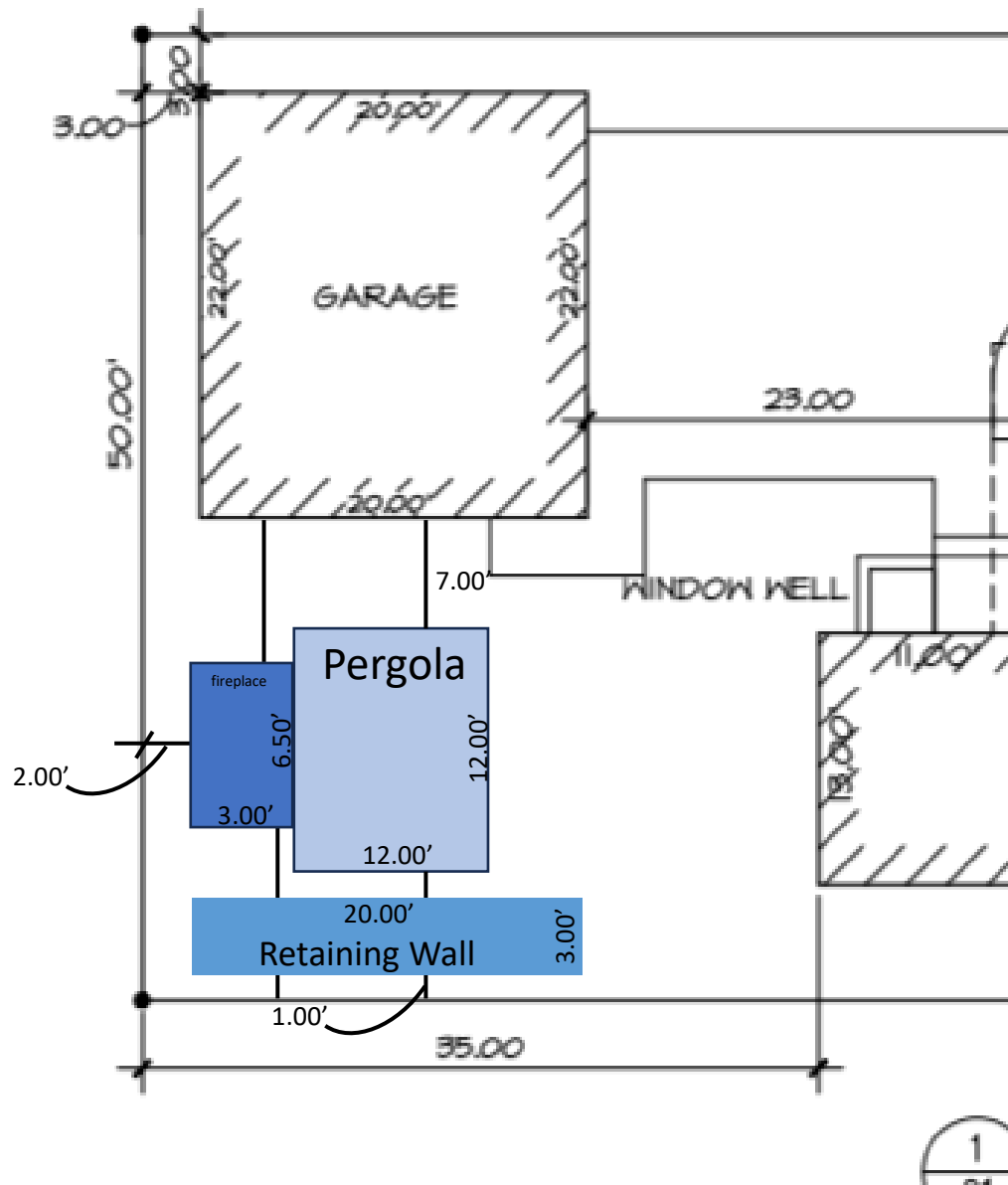






Variance requested for pergola to be 5 feet from back property line  
 Variance requested for pergola to be 7 feet from side of property

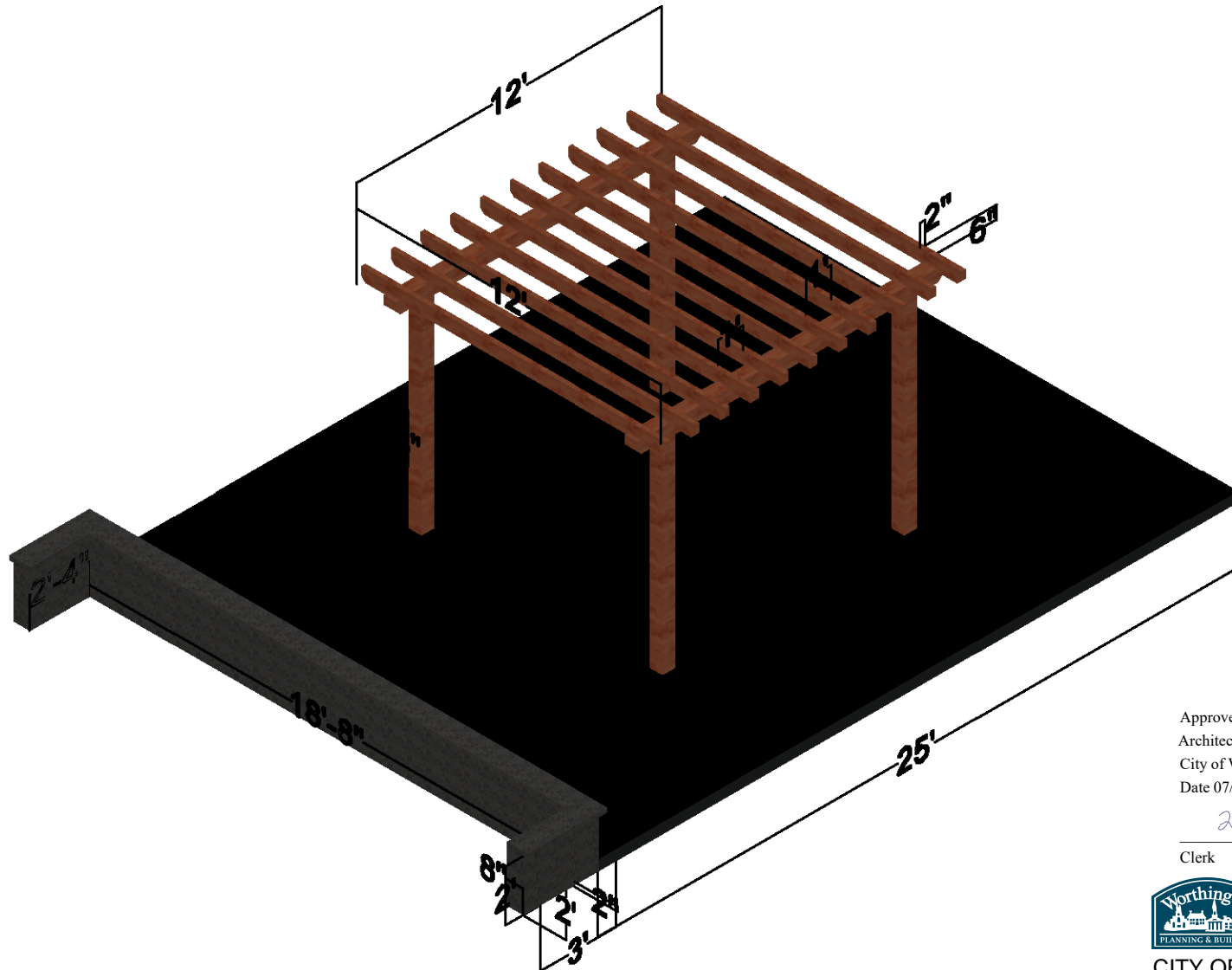




Variance requested for retaining wall to be 2 feet from back property line

Variance requested for retaining wall to be 1 feet from side of property





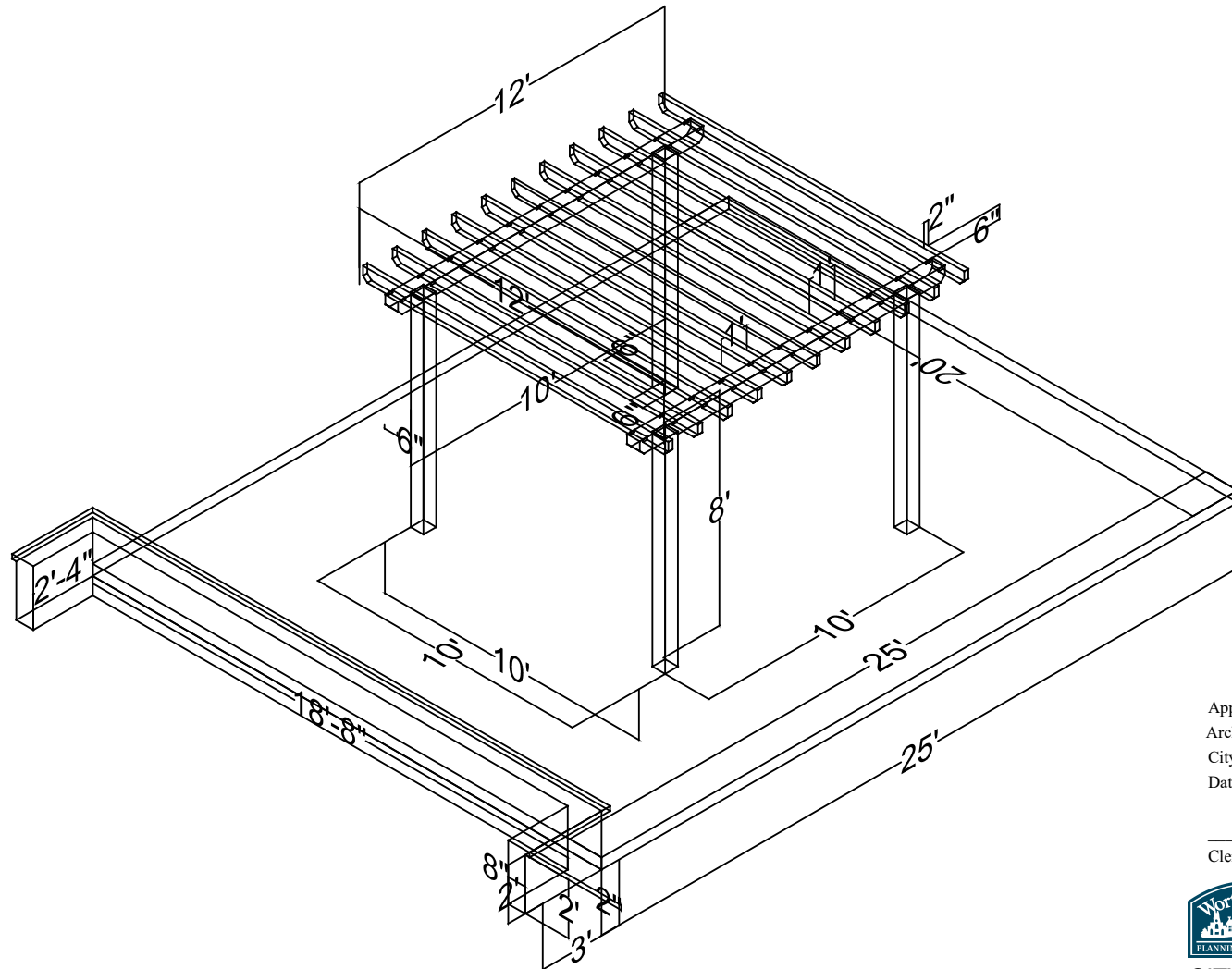
Approved  
 Architectural Review Board  
 City of Worthington  
 Date 07/13/2023

*Zynda Butar*

Clerk



CITY OF WORTHINGTON  
 DRAWING NO. VAR 0028-2023  
 DATE 07/05/2023



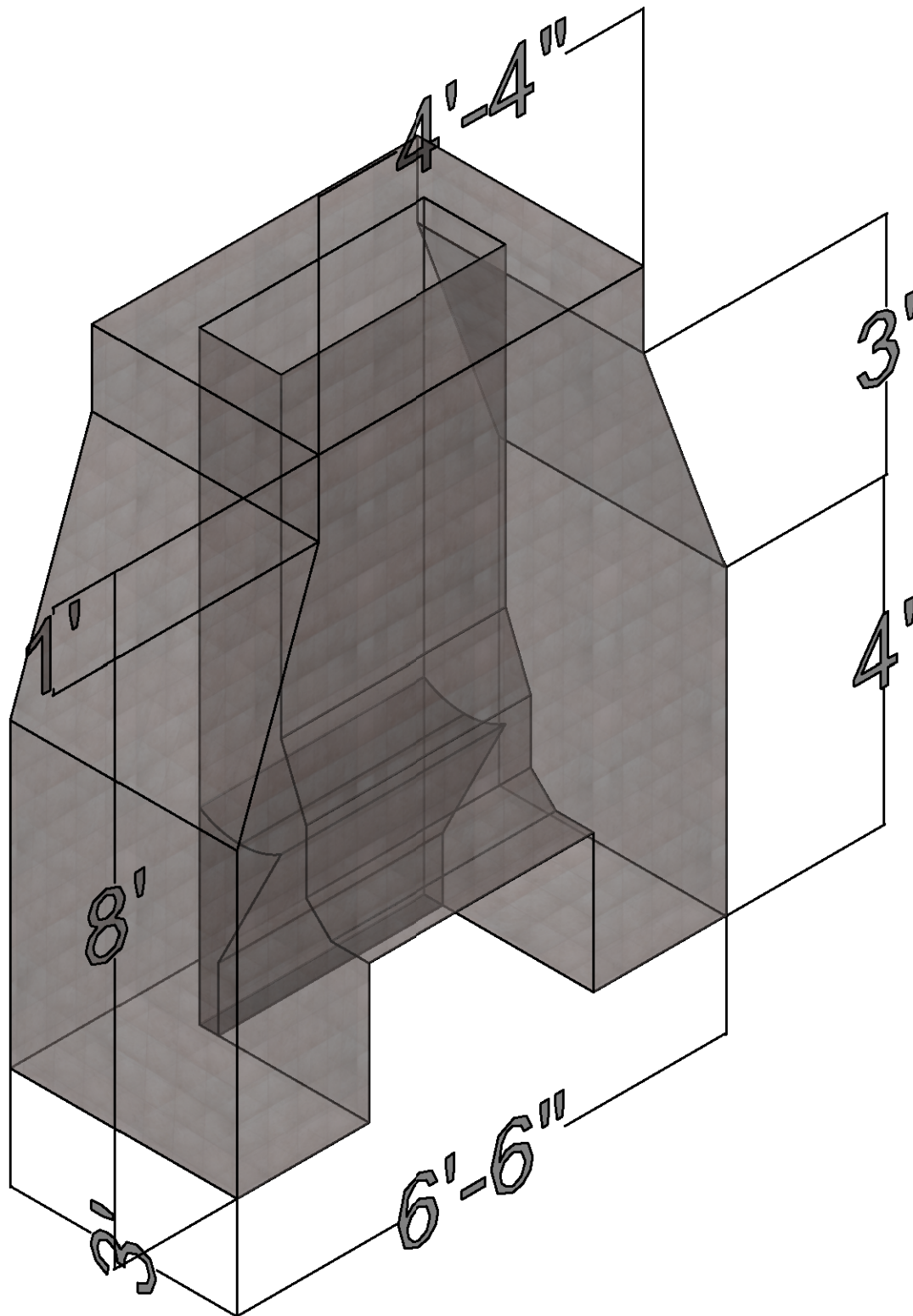
Approved  
Architectural Review Board  
City of Worthington  
Date 07/13/2023

*Lynda Butar*

Clerk



CITY OF WORTHINGTON  
DRAWING NO. VAR 0028-2023  
DATE 07/05/2023



Fireplace will  
be white

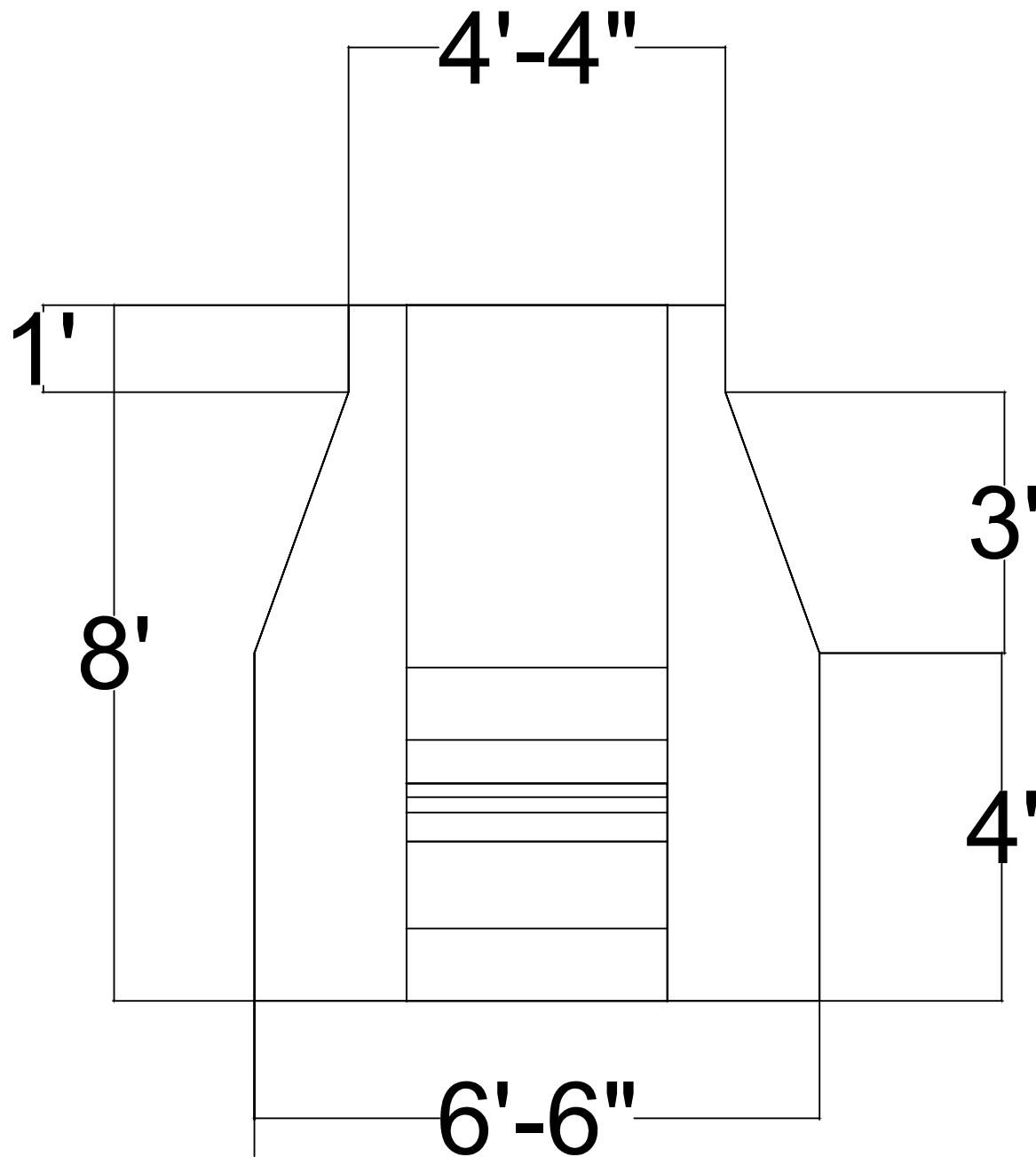
Approved  
Architectural Review Board  
City of Worthington  
Date 07/13/2023

*Zynda Butar*

Clerk



CITY OF WORTHINGTON  
DRAWING NO. VAR 0028-2023  
DATE 07/05/2023



Fireplace will  
be white

Approved  
Architectural Review Board  
City of Worthington  
Date 07/13/2023

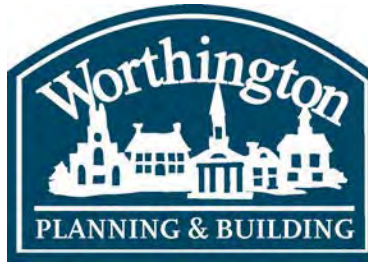
*Zynda Butar*

Clerk



CITY OF WORTHINGTON  
DRAWING NO. VAR 0028-2023  
DATE 07/05/2023





## BZA APPLICATION VAR 0029-2023 7000 N. High St.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 07/20/2023
<b>Work Class:</b> Variance Commercial	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b>		<b>Approval</b>
<b>Description:</b> Wilcox Communities proposes to install the following signs as part of its modification of the building and site at 7000 N. High Street.		<b>Expire Date:</b>

<b>Parcel:</b> 100-004112	Main	<b>Address:</b> 7000 N High St Worthington, OH 43085	Main	<b>Zone:</b> C-3(Institutions and Offices)
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Owner 7000 North High LLC 250 OLD WILSON BRIDGE RD 140 Worthington , OH 43085 Home: 6146070003	Applicant Rebecca Green 74 Glen Worthington, OH 43085 Business: (614) 496-4220
---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004264	(Commercial/Industrial) Board of Zoning Appeals	\$50.00	\$50.00
Total for Invoice INV-00004264		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00



# 7000 N. High St.





Wilcox Communities proposes to install the following signs as part of its modification of the building and site at 7000 N. High Street.

Wilcox asks that a wall-mounted sign be installed over each of the public entrances to the building, one on the east side facing the parking and one on the west side facing High Street. The sign states, “Wilcox communities” and consists of: (a) “Wilcox” being laser-cut dimensional letters painted black satin and installed on the awning over the entrance and (b) “communities” being routed letters applied to the canopy edge and painted cool gray. The total sign area of each of the proposed entrance signs is 16.25sf. These signs are non-illuminated.

Wilcox also proposes a corner wall-mounted sign to be install at the northwest corner of the building. This is one aluminum cabinet that wraps around the building with cut-out openings stating “Wilcox” painted black. The cabinet is 2.5 inches thick. It is built around the corner and the downspout. An aluminum panel behind the cutout portion of the cabinet the cutout is painted to match the exterior of the building. The corner sign is non-illuminated and consists of 32.7sf of sign area.

Wilcox intends to install a vinyl cover identifying Wilcox over the existing ground multi-tenant sign. This panel is 21.25sf.

Lastly, Wilcox asks to install a vinyl over the existing directional sign replacing the existing bank signage and being 1.33sf.

#### Total Sign Area Proposed Sign Area

Wall sign – West – 16.25

Wall sign – East – 16.25

Corner sign facing North – 15.8

Corner sign facing West – 16.9

Ground sign – 21.25

Directional – Excluded per 1170.02(f)

Total: 86.45

These five signs constitute the sign plan for the Wilcox Communities’ occupied space at 7000 N. High Street.

Staff indicates that the following variance is needed:

Number of wall mounted signs:

To increase the number of wall mounted signs from 1 to 3, for a variance of 2 wall mounted signs.  
1170.05.b

Factors to be considered:

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

Wilcox Communities believes that the proposed signage is appropriate for the building’s architecture, massing, and the neighboring area. The proposed sign plan features small signs whose total sign area is



less than allowed by code. The property in question might be able to yield a reasonable return without the variance; however, the proposed signage has been carefully crafted to be a part of the architectural design of the building. Further, all wall-mounted signage is non-illuminated and unobtrusive.

Large street trees shield most of the building from view. The corner sign is intended to take advantage of a gap in the street trees. The proposed signage is part of the overall building design to enhance the building at the entrances. The proposed signage plan ensures Wilcox will yield a reasonable return on its investment in property.

Whether the variance is substantial;

The variance is not substantial. Applicant is allowed 100sf of sign area and the total proposed sign area is 86.45sf. The proposed wall signs are small and purposeful. One wall mounted sign is located above the east entrance from the parking lot (16.25sf) Second wall mounted sign is located above the west entrance facing High Street (16.25sf). Third wall mounted sign is at the northwest corner and of the building and is 15.8sf facing north and 16.9sf. The total wall sign area is 65.2sf even though Applicant is proposing three wall mounted signs.

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 neighborhood consists of commercial buildings along a four lane, 35mph road. The subject building is at the corner of High Street and Highland. Its neighbors are commercial se buildings. The additional two signs will not change the character of the neighborhood or the adjoining properties.

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

Government services will not be impacted.

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

The property owner was aware of the zoning code.

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

The Applicant could propose one 78.5sf wall sign under the zoning code but believes the building's architecture is better served by smaller well-placed signs that accent the building's public entrances and features. In this way, the building's signage is purposeful and artistic and not large and garish. By using three smaller signs, the signage complements the building's design and enhances its appearance.

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

Applicant believes the proposed variance is appropriate for the neighborhood and the aesthetic of the building and that granting the variance is in keeping with the spirit and intent of the zoning code.





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## GENERAL NOTES

1. ALL SIGN MESSAGING/BRANDING TO BE PER OWNER-PROVIDED CONTENT, IF APPLICABLE
2. SIGN MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA



COLOR:  
**PMS BLACK C**  
FINISH: SATIN



COLOR:  
**PMS WHITE C**  
FINISH: SATIN



COLOR:  
**PMS COOL GREY 8 C**  
FINISH: SATIN



COLOR:  
**Sherwin Williams Roman Column  
#SW-7562**  
FINISH: SATIN



CITY OF WORTHINGTON  
DRAWING NO. VAR 0029-2023  
DATE 07/20/2023



1

SITE PLAN  
SCALE: NONE



### EXTERIOR BUILDING SIGNS FABRICATION DOCUMENT

06/13/2023, 07/06/2023, 07/11/2023, 07/12/2023

### Project address:

WILCOX COMMUNITIES  
7000 N. HIGH ST.  
WORTHINGTON, OH 43085

### Project Layout

- ☐ Approved
- ☐ Approved as Noted

Approval Signature

Sales: RS  
Design: BAY  
Dwg: #23\_026

### UL:

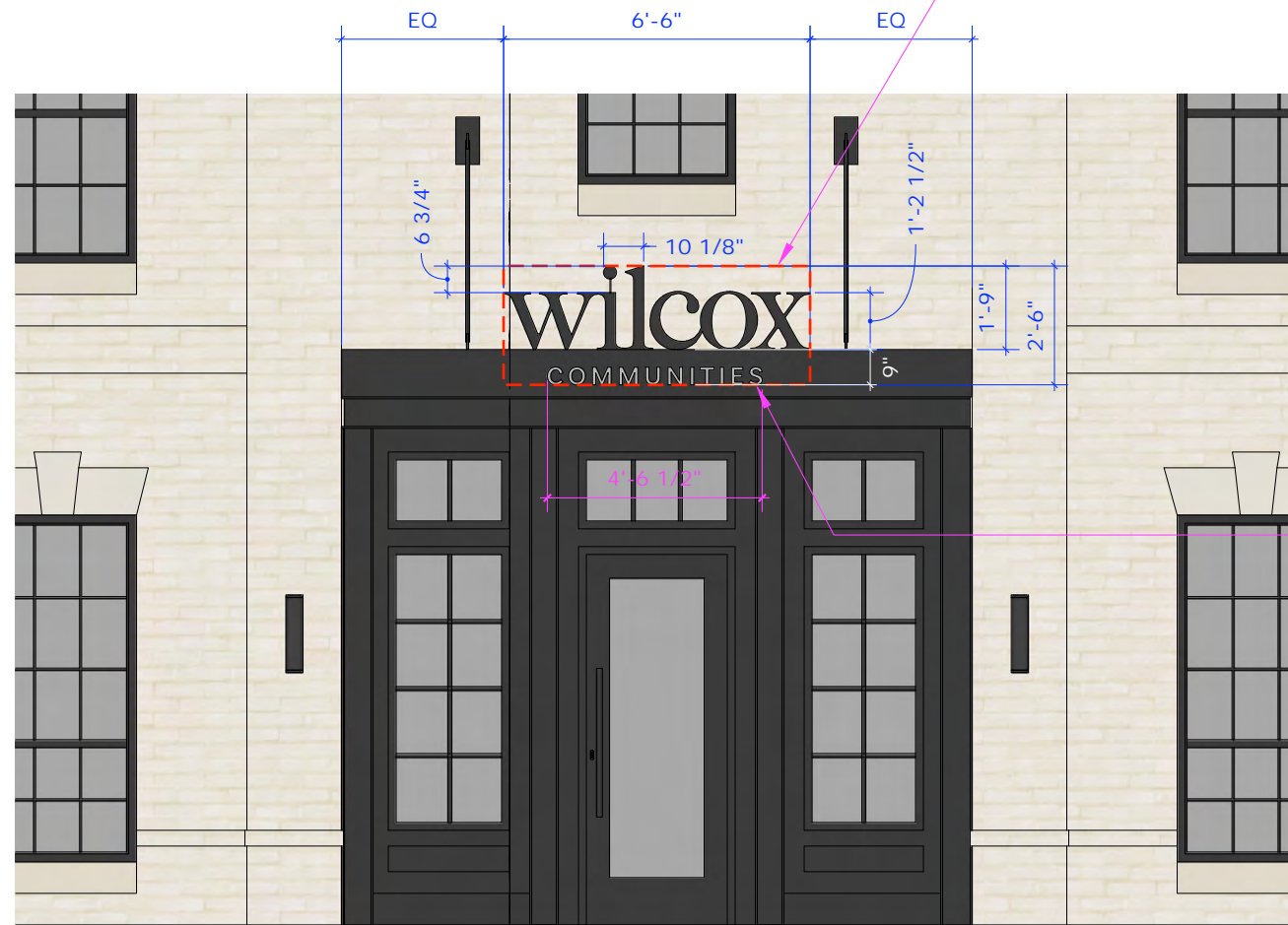
☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING

CS

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1 ELEVATION (WEST)  
SCALE: N/A



SAME SIGN TYPE AND DIMENSIONS ON OPPOSITE FACE OF BLDG

2 ENLARGED ELEVATION AT ENTRANCE  
SCALE: N/A

ZONE: C3

TOTAL AREA FOR  
RECTANGULAR AREA:

$78" \times 30" = 2340 \text{ SQ IN}$   
 $(16.25 \text{ SF}) \times 2 = 32.5$

32.5 SF

TOTAL BLDG SIGN SF

CANOPY SIGN AREA:  $16.25(2) = 32.5 \text{ SF}$

WALL SIGN NORTH FACE = 15.8 SF

WALL SIGN WEST FACE = 16.9 SF

65.2 SF

METHOD OF CALCULATION:

1170.04 (c) The area for wall-mounted signs which consist of individually mounted letters, numbers or other symbols on a fascia or wall shall be the area of a rectangle circumscribed around the letters, numbers or other symbols. (Ord. 25-2002, Passed 7-1-02.)

ALIGN WITH ARCHITECTURAL  
ELEMENT

DRAWING 1  
SHEET 4

ALUM PANEL BEHIND CUT-  
OUT OPENING, PAINT TO  
MATCH BLDG FACE. MATCH  
Sherwin Williams Roman  
Column #SW-7562

16 SF RECTANGULAR AREA  
ON THIS FACE

ROUTED LETTERS TO BE  
PAINTED PANTONE COOL  
GREY C WITH SATIN  
FINISH

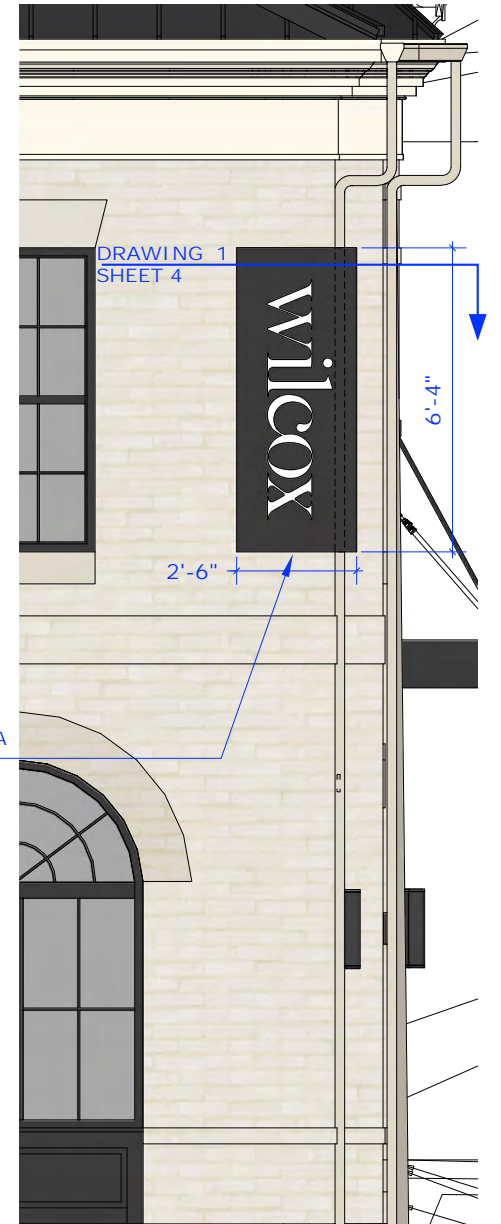


CITY OF WORTHINGTON  
DRAWING NO. VAR 0029-2023  
DATE 07/20/2023

WEST FACADE

3 ENLARGED ELEVATION AT NW CORNER  
SCALE: N/A

NON-ILLUMINATED  
BUILDING SIGNS



NORTH FACADE



EXTERIOR BUILDING SIGNS  
FABRICATION DOCUMENT

06/13/2023, 07/06/2023, 07/11/2023, 07/12/2023

Project address:

WILCOX COMMUNITIES  
7000 N. HIGH ST.  
WORTHINGTON, OH 43085

Project Layout

- ☐ Approved  
☐ Approved as Noted

Approval Signature

Sales: RS

Design: BAY

Dwg: #23\_026

UL:

☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING

2





1 RENDERED VIEW AT NW CORNER  
SCALE: N/A



2 RENDERED VIEW AT WEST ENTRANCE  
SCALE: N/A



CITY OF WORTHINGTON  
DRAWING NO. VAR 0029-2023  
DATE 07/20/2023



EXTERIOR BUILDING SIGNS  
FABRICATION DOCUMENT  
06/13/2023, 07/06/2023, 07/11/2023, 07/12/2023

Project address:  
WILCOX COMMUNITIES  
7000 N. HIGH ST.  
WORTHINGTON, OH 43085

Project Layout  
☐ Approved  
☐ Approved as Noted

Approval Signature \_\_\_\_\_

Sales: RS  
Design: BAY  
Dwg: #23\_026

UL:  
☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING

## /Users/baykoulabdara/Documents/PROJECTS/\_\_\_023\_026\_WILCOX

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CITY OF WORTHINGTON  
DRAWING NO. VAR 0029-2023  
DATE 07/20/2023



06/13/2023, 07/06/2023, 07/11/2023, 07/12/2023

WILCOX COMMUNITIES  
7000 N. HIGH ST.  
WORTHINGTON, OH 43085

☐ Approved

☐ Approved as Noted

**Approval Signature**

☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING



wilcox

7 5/8" 1'-4 3/8" 1'-7 3/8" 1'-7 1/2" 6 3/8"  
ELEVATION

3/4" 3/4" 1'-8 5/8" 1'-8 5/8" 1'-8 5/8" 7'-0" 6"  
PLAN

3 MOUNTING PLATE DETAILS  
SCALE: N/A

CANOPY SIGN DETAIL  
QTY: 2

VISIBLE SUPPORT POST TO BE PAINTED TO MATCH  
PRIMARY BLDG FACADE COLOR.  
(Sherwin Williams Roman Column #SW-7562  
FINISH: SATIN)

3/16" ALUM MOUNTING PLATE, PAINT PMS BLACK  
WITH SATIN FINISH (SHOWN LIGHT FOR DRAWING  
CLARITY ONLY)

3/8" NON-ILLUMINATED  
DIMENSIONAL LETTERS FASTENED  
TO MOUNTING ANGLE. FACE AND  
RETURNS PAINTED BLACK WITH  
SATIN FINISH

wilcox

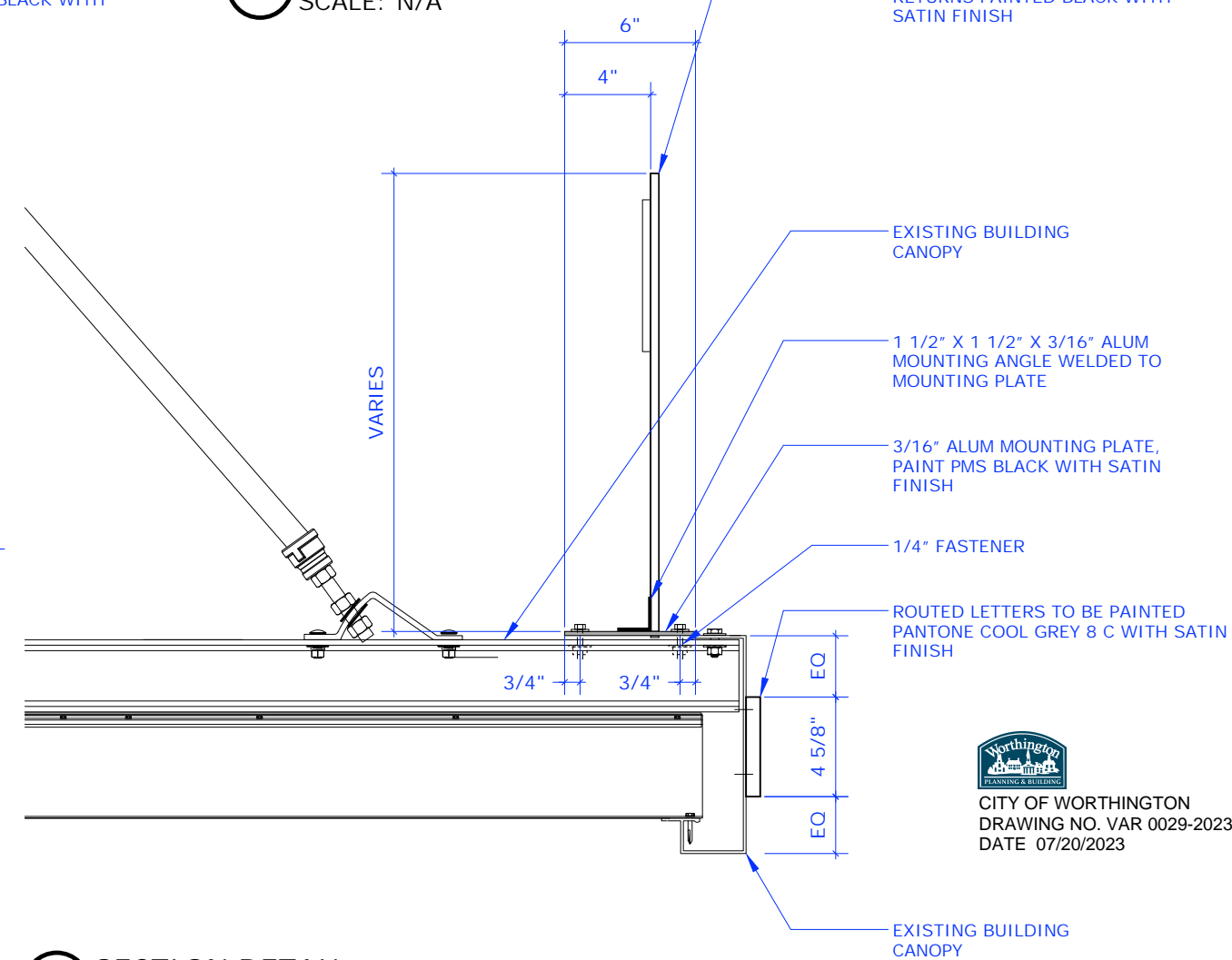
4 PERSPECTIVE VIEW OF  
CANOPY TOP LETTERS  
SCALE: N/A

3/8" NON-ILLUMINATED  
DIMENSIONAL LETTERS FASTENED  
TO MOUNTING ANGLE. FACE AND  
RETURNS PAINTED BLACK WITH  
SATIN FINISH



SAME SIGN TYPE AND DIMENSIONS ON OPPOSITE FACE OF BLDG

1 ENLARGED ELEVATION AT ENTRANCE  
SCALE: N/A



2 SECTION DETAIL  
SCALE: N/A

  
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DRAWING NO. VAR 0029-2023  
DATE 07/20/2023

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**EXTERIOR BUILDING SIGNS  
FABRICATION DOCUMENT**  
06/13/2023, 07/06/2023, 07/11/2023, 07/12/2023

**Project address:**  
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7000 N. HIGH ST.  
WORTHINGTON, OH 43085

**Project Layout**  
☐ Approved  
☐ Approved as Noted

Approval Signature \_\_\_\_\_

Sales: RS  
Design: BAY  
Dwg: #23\_026

**UL:**  
☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING



MONUMENT GRAPHIC  
FINAL SELECTION

NEW DIGITAL VINYL PRINT APPLIED TO EXISTING SIGN FACES  
QTY: 2 (1 PER EXISTING FACE)

STATEMENT:  
THIS ITEM IS AN UPDATE OF MESSAGING ON AN EXISTING SIGNAGE ON SITE.

AREA OF UPDATED MESSAGING: 21.25 SF PER FACE



CITY OF WORTHINGTON  
DRAWING NO. VAR 0029-2023  
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WORTHINGTON, OH 43085

Project Layout  
☐ Approved  
☐ Approved as Noted

Approval Signature

Sales: RS  
Design: BAY  
Dwg: #23\_026

UL:  
☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING



EAST FACE



NEW DIGITAL VINYL PRINT APPLIED TO EXISTING SIGN FACES  
QTY: 1 OF EACH

WEST FACE



STATEMENT:  
THIS ITEM IS AN UPDATE OF MESSAGING ON AN EXISTING SIGNAGE ON SITE.

AREA OF UPDATED MESSAGING: 1.33 SF PER FACE



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DATE 07/20/2023

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EXTERIOR BUILDING SIGNS  
FABRICATION DOCUMENT  
06/13/2023, 07/06/2023, 07/11/2023, 07/12/2023

Project address:  
WILCOX COMMUNITIES  
7000 N. HIGH ST.  
WORTHINGTON, OH 43085

Project Layout  
☐ Approved  
☐ Approved as Noted

Approval Signature

Sales: RS  
Design: BAY  
Dwg: #23\_026

UL:  
☐ YES ☒ NO  
INSTALL PER  
NEC 600  
-GROUNDING  
-BONDING





## BZA APPLICATION VAR 0030-2023 70 W. North St.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 08/10/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
		<b>Expire Date:</b>

**Description:** Project scope includes expansion of first floor footprint to accommodate ADA guidelines for fully-accessible bedroom, bath and laundry function. Proposed one-story expansion is located at the rear of the existing 1-1/2 story house, not visible from primary (West North) street. Essential design aesthetic of existing house or neighborhood will not be substantially altered by variance and poses no threat to change the previously-established architectural character. Property Owner understands the importance of base zoning with regards to side yard setback, but current and future predicament will render the use of the house's main floor function and layout as ineffective. The magnitude of the variance request is minor as the proposed addition's encroachment into the side yard setback (totaling 3'-1") aligns directly the non-conforming structure.

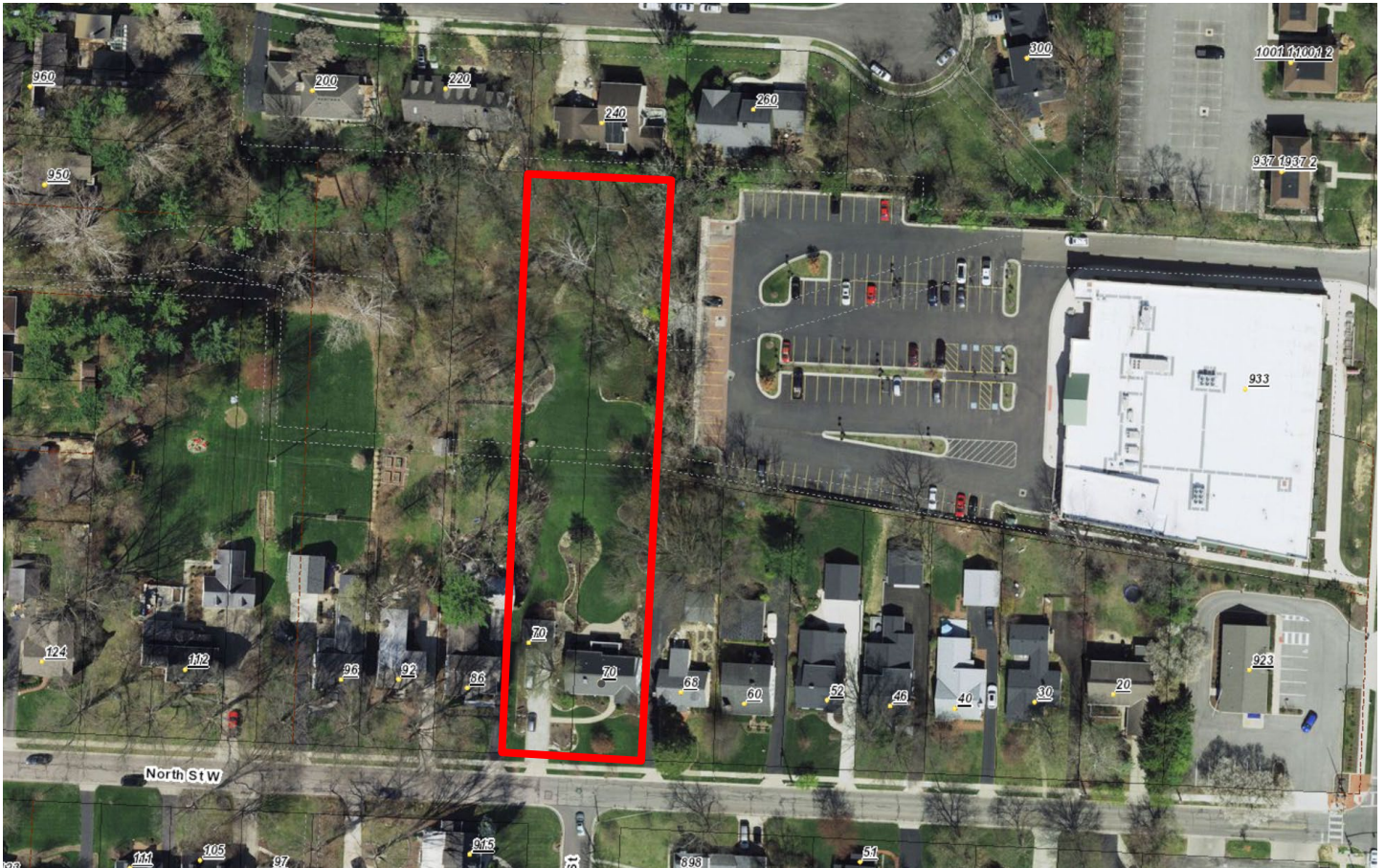
<b>Parcel:</b> 100-000721	Main	<b>Address:</b> 70 W North St	Main	<b>Zone:</b> R-10(Low Density Residence)
		Worthington, OH 43085		

<b>Owner</b>	<b>Contractor</b>	<b>Applicant</b>
Neil Gant	Glen Sullivan	Steven Schwope
70 W NORTH ST	6296 PROPRIETORS RD	886 Critchfield Rd
Worthington , OH 43085	Worthington , OH 43085	Columbus, OH 43213
Home: 6147811426	Business: 6148461305	Business: 6145458605
Mobile: 6143547621	Mobile: 6145707304	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004379	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
	Total for Invoice INV-00004379	\$25.00	\$25.00
	<b>Grand Total for Plan</b>	<b>\$25.00</b>	<b>\$25.00</b>



# 70 North St. W





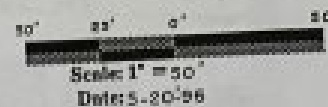
2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX: 614-235-4559

Legal Description: Situated in Ohio, County of Franklin, City of Worthington, Being Lots 1 & 2 Worthington Heights, Plat Book 20, Page 39

Posted Address: 70 W. North St., Worthington, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390131 0135G

Apparent Encroachments: 1) House Over Building Line. 2) Blacktop Over Property Line. 3) Overhead Wires Crossing Property. 4) Utilities Outside Known Easements.



pen have received a copy of this survey & find the comments acceptable to correct



CITY OF WORTHINGTON  
DRAWING NO. VAR 0030-2023  
DATE 08/10/2023



**Myers Surveying Co., Inc.**

By Allen D. [Signature]  
Professional Surveyor

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

vers Order No. - 5-05/15/96

Rec. 11-6.

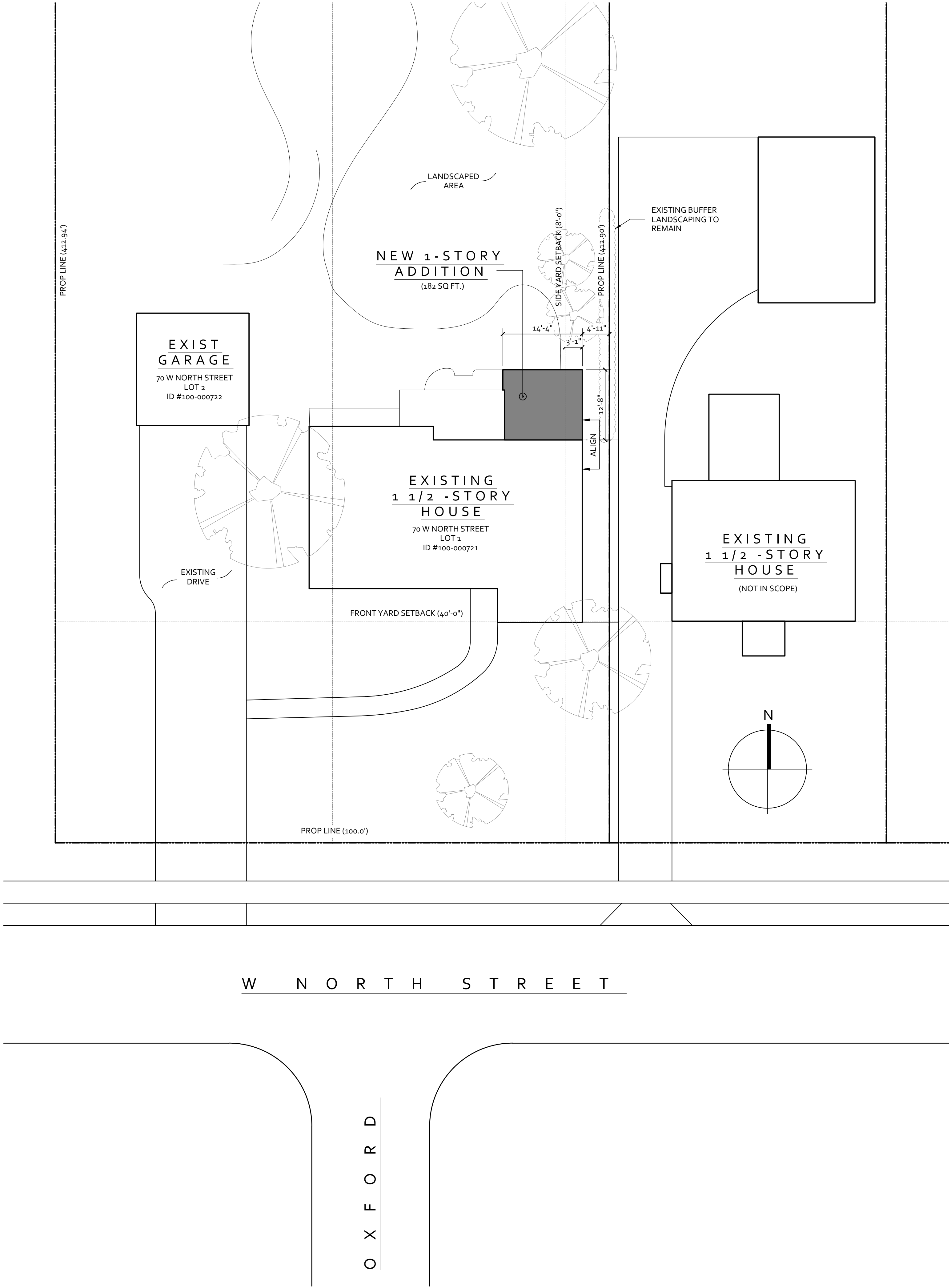
Field 4

DWG 112

Ltr. C. B. McK



C:\Users\stave\OneDrive - Schwoppe Architecture Studio\Production\Clients\Contractors\Sullivan Builders\Gant Residence - ADA Remodel\CAD\Sheets\Pres-Sheets\Gant Residence.dwg, 8/10/2023 10:39:40 AM



886 CRITCHFIELD ROAD  
COLUMBUS, OHIO 43213  
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# GANT RESIDENCE INTERIOR REMODEL & ADDITION

70 WEST NORTH STREET  
WORTHINGTON, OHIO 43085

PROJECT NUMBER: 23-0019  
DRAWN BY: SPS  
DATE: 08/11/2023

## PLANNING & ZONING ISSUE

BZA & ARB ISSUE SET 08/11/2023

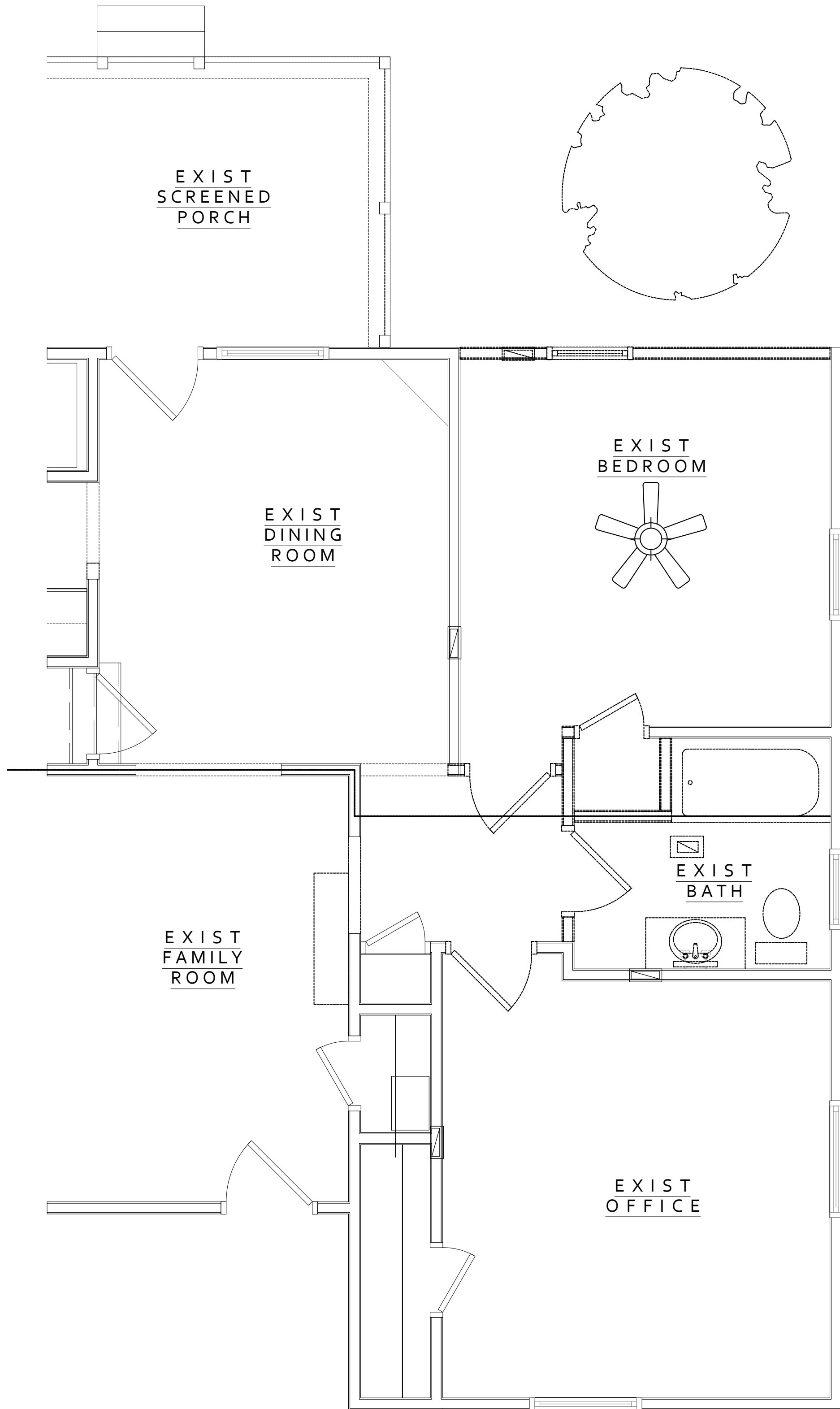
ARCHITECTURAL  
SITE PLAN



CITY OF WORTHINGTON  
DRAWING NO. VAR 0030-2023  
DATE 08/10/2023

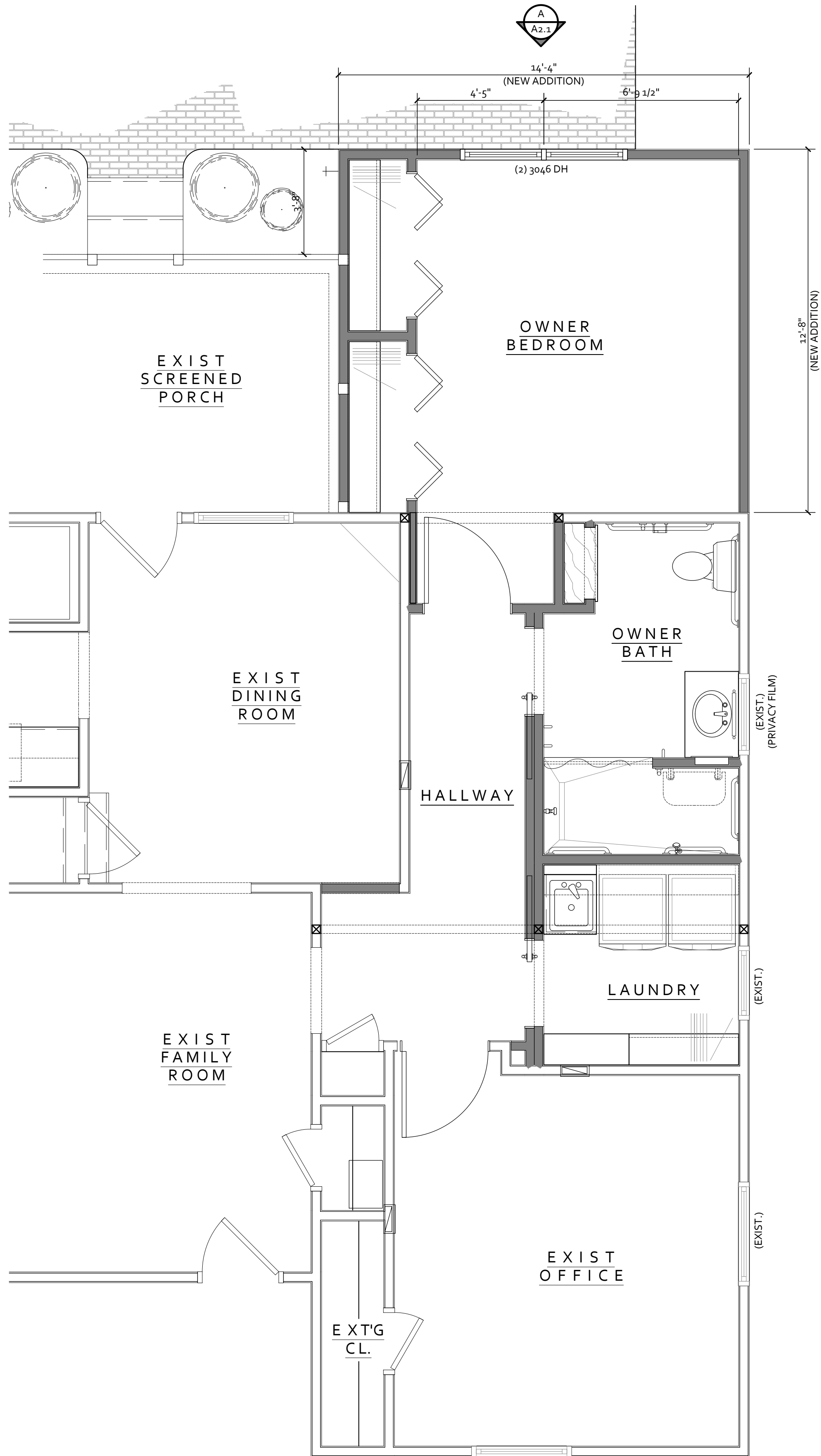
A1.0

C:\Users\stave\OneDrive - Schwope Architecture Studio\Production\Clients\Contractors\Sullivan Builders\Gant Residence - ADA Remodel\CAD\Sheets\Pres-Sheets\Gant Residence.dwg, 8/10/2023 10:39:42 AM



FLOOR PLAN - EXISTING / DEMOLITION

SCALE: 3/8" = 1'-0"



FLOOR PLAN - PROPOSED NEW WORK

SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

MARK	DESCRIPTION
	NEW WOOD STUD FRAMING
	EXISTING WOOD STUD FRAMING
	DEMOLISHED WOOD STUD FRAMING
	STONE / MASONRY



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COLUMBUS, OHIO 43213  
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GANT RESIDENCE  
INTERIOR REMODEL & ADDITION

70 WEST NORTH STREET  
WORTHINGTON, OHIO 43085

PROJECT NUMBER: 23-0019  
DRAWN BY: SPS  
DATE: 08/11/2023

PLANNING & ZONING ISSUE  
BZA & ARB ISSUE SET 08/11/2023

FLOOR PLAN  
& NOTES

A1.1



CITY OF WORTHINGTON  
DRAWING NO. VAR 0030-2023  
DATE 08/10/2023

C:\Users\stave\OneDrive - Schwoppe Architecture Studio\Production\Clients\Contractors\Sullivan Builders\Gant Residence - ADA Remodel\CAD\Sheets\Pres-Sheets\_Gant Residence.dwg, 8/10/2023 10:39:43 AM



EXTERIOR ELEVATION - REAR (NORTH) EXISTING  
SCALE: 3/4" = 1'-0"



EXTERIOR ELEVATION - SIDE (EAST) EXISTING  
SCALE: 3/4" = 1'-0"



A EXTERIOR ELEVATION - REAR (NORTH) PROPOSED  
SCALE: 3/4" = 1'-0"



B EXTERIOR ELEVATION - SIDE (EAST) PROPOSED  
SCALE: 3/4" = 1'-0"

GANT RESIDENCE  
INTERIOR REMODEL & ADDITION

70 WEST NORTH STREET  
WORTHINGTON, OHIO 43085

PROJECT NUMBER: 23-0019  
DRAWN BY: SPS  
DATE: 08/11/2023

PLANNING & ZONING ISSUE  
BZA & ARB ISSUE SET 08/11/2023

EXTERIOR  
ELEVATIONS

A2.1



CITY OF WORTHINGTON  
DRAWING NO. VAR 0030-2023  
DATE 08/10/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 0030-2023  
DATE 08/10/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 0030-2023  
DATE 08/10/2023



**BZA APPLICATION  
VAR 0031-2023  
262 Heischman Ave.**

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 08/11/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Shed 12 x 16, asking for 1-foot variance		<b>Expire Date:</b>

<b>Parcel:</b> 100-004764	Main	<b>Address:</b> 262 Heischman Ave	Main	<b>Zone:</b> R-10(Low Density Residence)
		Worthington, OH 43085		

Applicant / Owner  
Susan F Walker  
262 HEISCHMAN AVE  
Worthington , OH 43085  
Mobile: 6145811599

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004384	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004384		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 262 Heischman Ave.





## SUPPORTING STATEMENT

262 Heischman Ave

Backyard Shed

We are planning to put a new shed in our back yard which will be 12 ft x 16 ft (under 200 sq. ft.)

We will set the shed back 10 ft. from the back our lot line as required.

We are requesting a setback from the side lot line of 7 feet instead of 8 feet. The requested variance is 1 foot.

We intend to use the shed for additional space.

This variance is being requested to maximize space, accommodate existing landscaping and trees, and to maintain the aesthetic balance of the yard.

As we are only requesting a variance of 1 foot, the variance requested is insubstantial.

The essential character of the neighborhood would not be altered and adjoining properties will not suffer a detriment as a result of the variance.

This variance will not adversely affect the delivery of governmental services such as water, sewer, garbage.

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

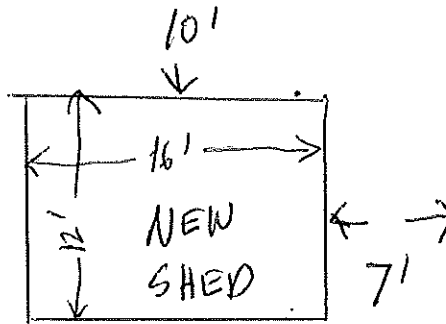
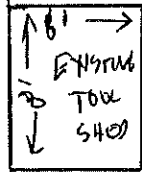
Susan F. Walker



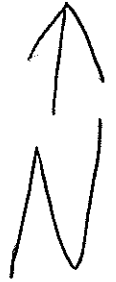
↑ 263 HALLIGAN

273 HALLIGAN ↑

↑ 6' TALL EXISTING FENCE ↑



SHED WILL BE  
11.5' TALL AT PEAK



195'



12' ← → 45'

HOUSE

12' ← →

56'

262 HEISCHMAN

30'

254  
HEISCHMAN  
←

272  
HEISCHMAN

HEISCHMAN AVE

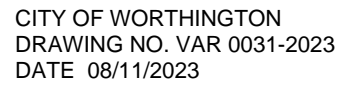


CITY OF WORTHINGTON  
DRAWING NO. VAR 0031-2023  
DATE 08/11/2023



A hand-drawn floor plan of a house. The overall dimensions are 16' wide and 11.5' deep. The plan includes a front porch, a living area with a fireplace, a kitchen with a sink and stove, a dining area, a bedroom, a bathroom, and a roof area. The layout is as follows:

- Front Porch:** Located at the bottom of the plan, measuring 16' in width. It contains a "Flower Box" and a "Window".
- Living Area:** Located to the left of the front porch, measuring 11.5' in depth. It contains a "Fireplace" on the left wall, a "Door" on the right wall, and a "Window" on the right wall.
- Dining Area:** Located to the right of the living area, measuring 11.5' in depth. It contains a "Window" on the left wall, a "Window" on the right wall, and a "Door" on the right wall.
- Kitchen:** Located to the right of the dining area, measuring 11.5' in depth. It contains a "Sink" on the left wall, a "Stove" on the right wall, and a "Door" on the right wall.
- Bedroom:** Located to the right of the kitchen, measuring 11.5' in depth. It contains a "Window" on the left wall, a "Window" on the right wall, and a "Door" on the right wall.
- Bathroom:** Located to the right of the bedroom, measuring 11.5' in depth. It contains a "Window" on the left wall, a "Window" on the right wall, and a "Door" on the right wall.
- Roof:** Located at the top of the plan, measuring 16' in width. It contains a "Roof" label and a "Window".



Search

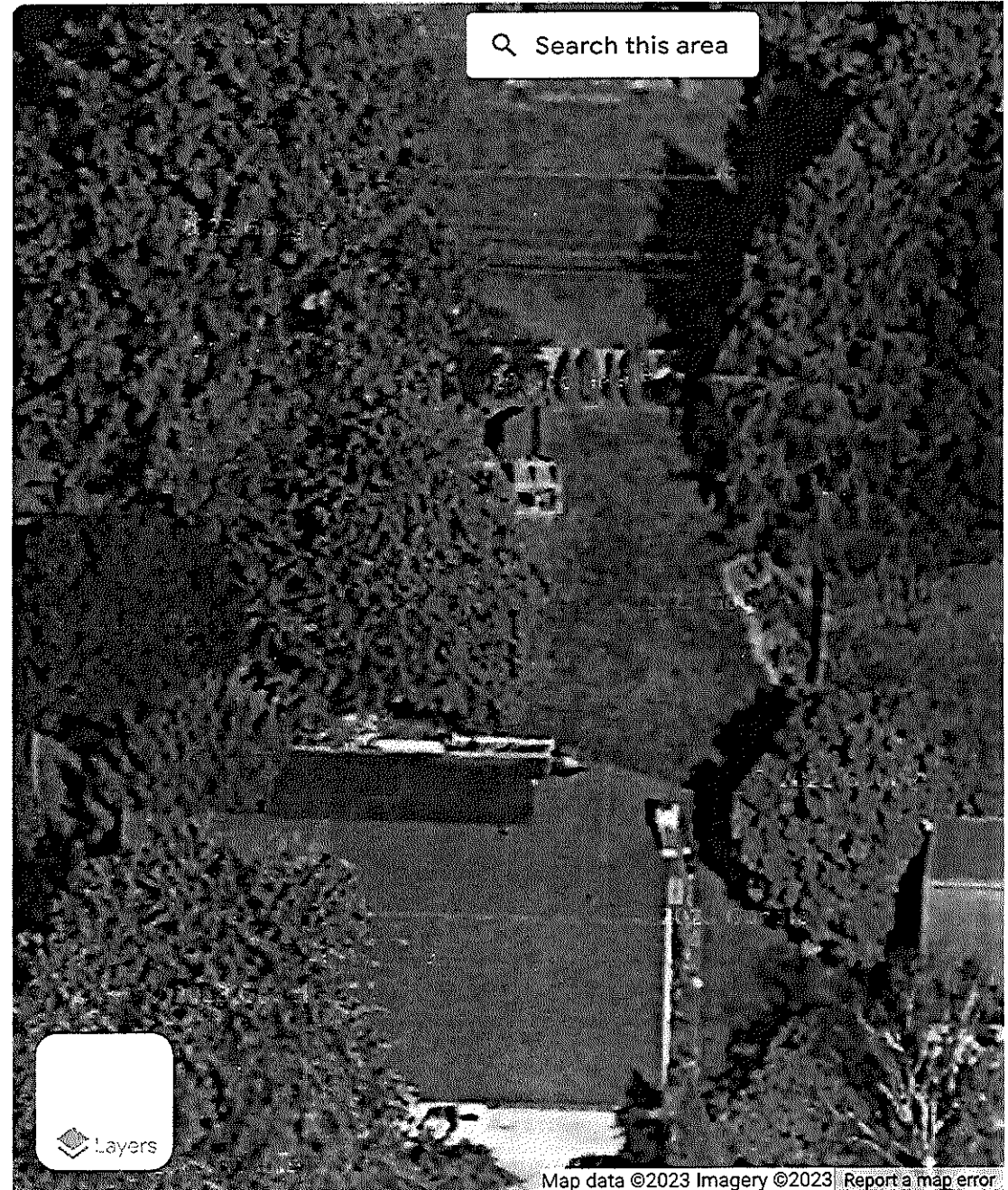


Upload

No search results



CITY OF WORTHINGTON  
DRAWING NO. VAR 0031-2023  
DATE 08/11/2023



Map data ©2023 Imagery ©2023 Report a map error



## BZA APPLICATION VAR 0032-2023 219 Sanbridge Cir.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 08/11/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Add egress window on west side of basement		<b>Expire Date:</b>

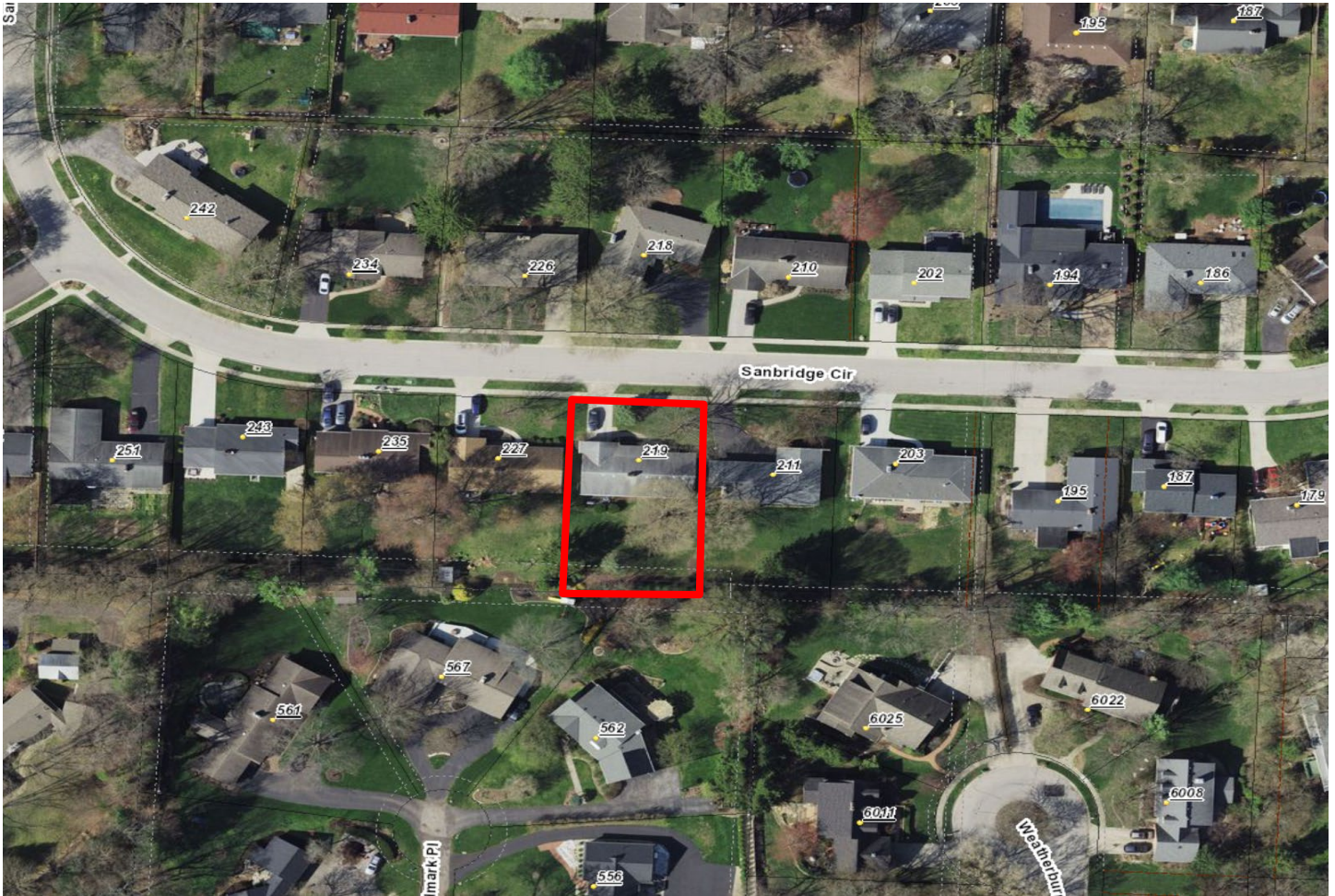
<b>Parcel:</b> 100-002865	Main	<b>Address:</b> 219 Sanbridge Cir Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
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Owner Ryan D Azbell 219 SANBRIDGE CIR Worthington , OH 43085 Mobile: 4193039692	Owner Roberta C Gomez Azbell 219 SANBRIDGE CIR Worthington , OH 43085	Applicant / Contractor Ross Builders & Design James Ross 6120 Crystal Valley Dr. Galena, OH 43021 Mobile: 6142045661
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004386	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004386		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 219 Sanbridge Cir. E





To Whom It May Concern:

We are requesting a variance to allow for placement of an egress window closer than usual to the property line. We welcomed twin boys to our family a little over a year ago, and are finishing our basement to provide more room for them. We hope to include a bedroom (to allow for the boys' grandparents to stay for an extended period of time and help us), and unfortunately the only place to put an egress window is on the side of our property between our house and 227 Sanbridge Circle. We have a cement patio in the back, and a cement porch in the front. Our neighbors at 227 Sanbridge are thankfully understanding, and have offered to provide a letter of support if need be.

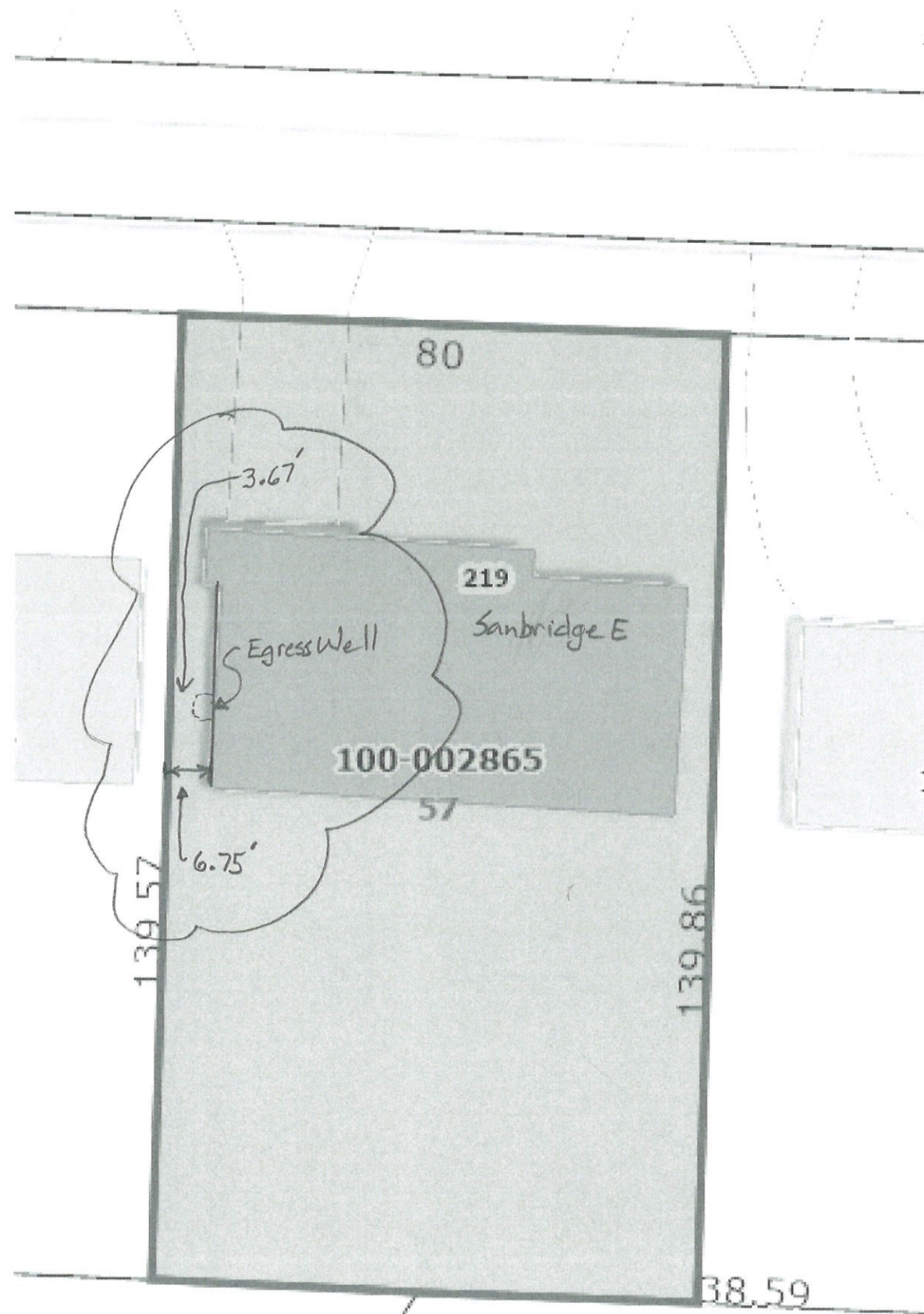
Please let us know if you have any questions.

Best,  
Ryan and Roberta Azbell

219 Sanbridge Circle  
Worthington, OH 43085  
Emails: [Azbellrd229@gmail.com](mailto:Azbellrd229@gmail.com); [Roberta.c.gomez@gmail.com](mailto:Roberta.c.gomez@gmail.com)  
Phone numbers: 419-303-9692; 973-906-6006



CITY OF WORTHINGTON  
DRAWING NO. VAR 0032-2023  
DATE 08/11/2023



Scale  
 1" = 21.6'  
 1/16" = 1.35'



CITY OF WORTHINGTON  
 DRAWING NO. VAR 0032-2023  
 DATE 08/11/2023





## Affordable Window Wells

### Don't Have to Be an Eyesore

- Priced competitively with standard, corrugated metal window wells
- The ideal replacement for rusty metal window wells. High-density polyethylene construction will never rust, rot or discolor
- Allows natural daylight and ventilation into lower-level living areas. Soft earth tone color complements the basement interior and blends with the landscaping on any home
- Satisfies section R310.2 of the International Building Code (IRC 2015) for emergency egress
- Unique "Grip/Step" design features a convenient handle and gusseted step to aid egress

**Experience. Innovation.**

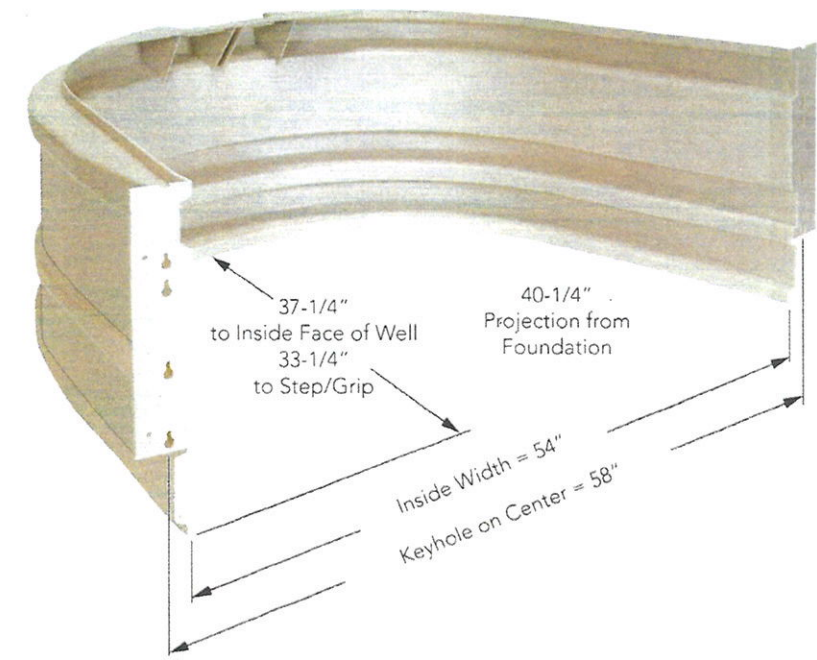
800-854-9724 | [WWW.BILCO.COM](http://WWW.BILCO.COM)





# StakWEL® Window Well System

## Sizes and Dimensions



## One Module and Cover does it all! Fast and easy to install modular system

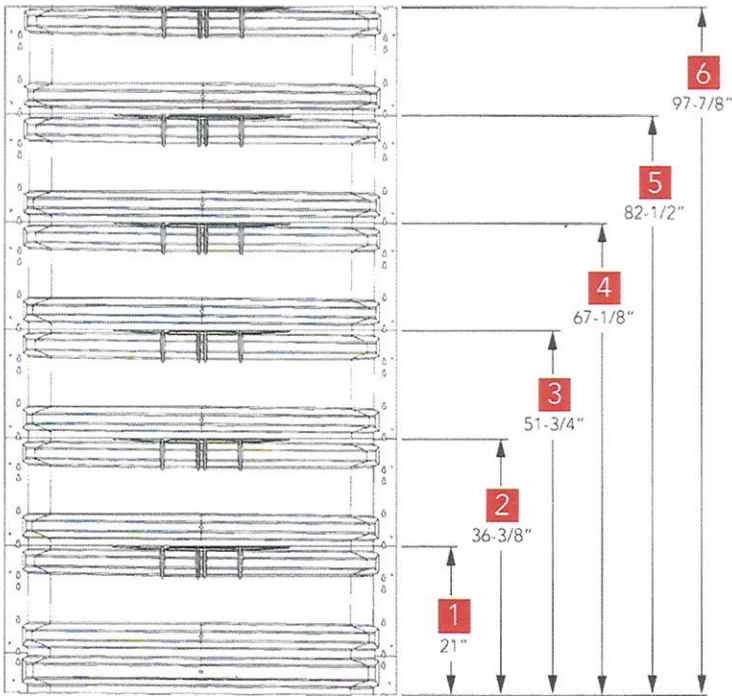
- Modular system can be used on foundations of up to ten feet and greater in depth
- Single modules work well with 16", 20" & 24" utility windows
- 54" standard width for simplified installation
- Easy-to-install system features modules that simply slide together to create the required window well height
- Versatile mounting flanges are designed for attachment to a standard window buck or directly to the foundation wall
- Window well system drains directly into a home's perimeter foundation drain without piping or special materials Ideal for both new construction and remodeling projects

## Optional Dome Cover



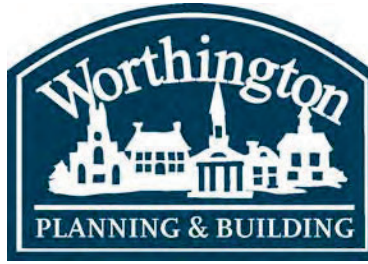
Limits the accumulation of snow, leaves and debris. Constructed of polycarbonate, this high impact cover is UV-resistant and designed for durability and long-life. Dome is designed to withstand a 40 PSF load and is supplied with quick release hold-down clips.

**IMPORTANT:** When using a dome cover with a casement window, the window well must be installed so that it is higher than the top of the window so that the cover will not interfere with the window operation.



Simply select the number of modules to determine the assembled well height.

The BILCO Company | P.O. Box 1203, New Haven, CT | 800-854-9724 | email: [residential@bilco.com](mailto:residential@bilco.com)



## BZA APPLICATION VAR 0033-2023 364 Franklin Ct.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 08/11/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Fence facing inward on both sides.		<b>Expire Date:</b>

<b>Parcel:</b> 100-002379	Main	<b>Address:</b> 364 Franklin Ct	Main	<b>Zone:</b> R-10(Low Density Residence)
		Worthington, OH 43085		

Applicant / Contractor	Owner	Owner
CDM Home Solutions	Cameron D Eckles	Lillian Eckles
Connor Murphy	364 FRANKLIN CT	364 FRANKLIN CT
7775 Lake Drive Rd.	Worthington , OH 43085	Worthington , OH 43085
Heath, OH 43056	Mobile: (740) 606-2628	
Mobile: (614) 499-9456		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004388	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004388		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



# 364 Franklin Ct.

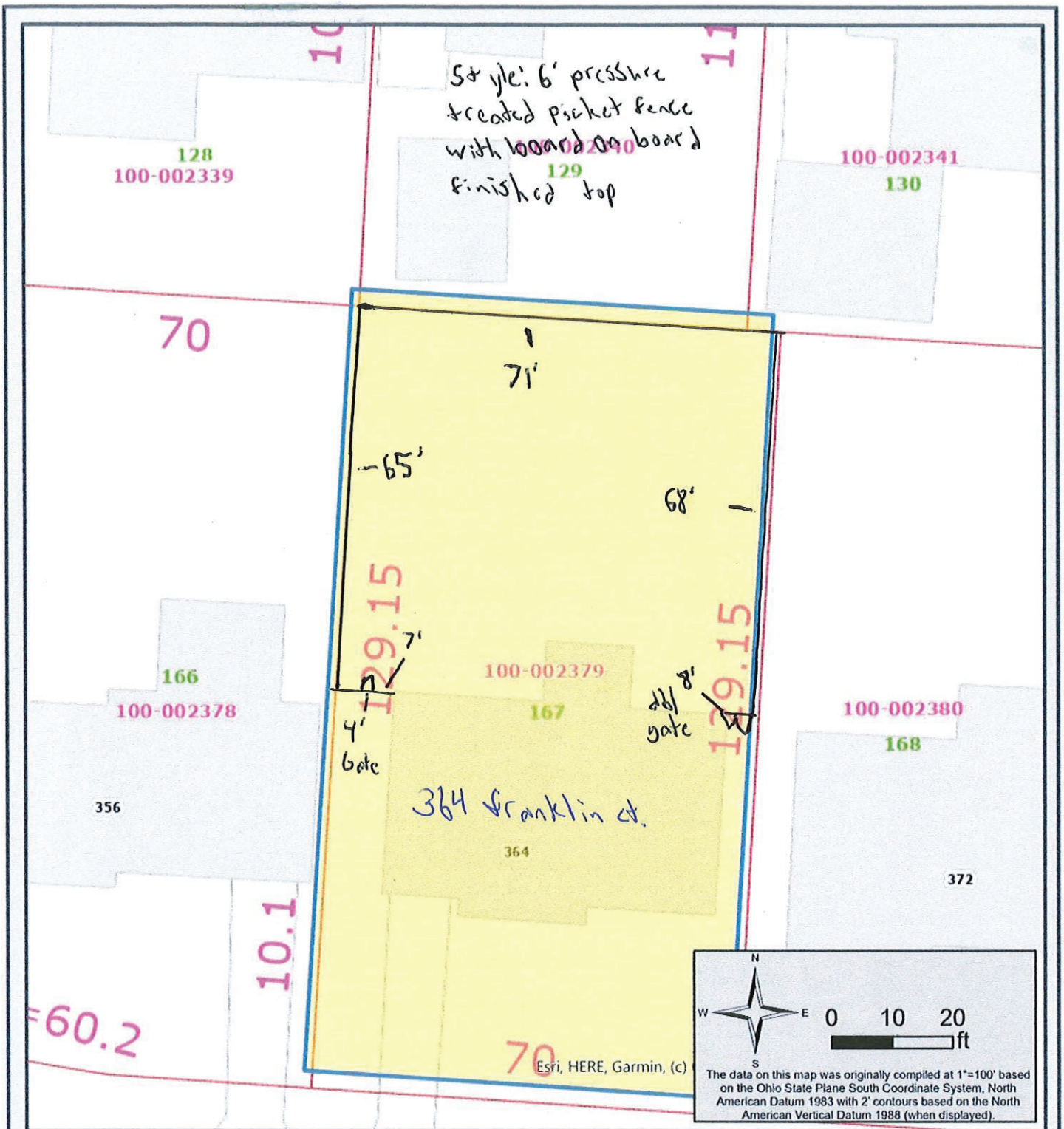




This variance is to request to face the finished sides of fencing inward. There are existing fences on either side of the home that prevent us from being able to face outward. We will still follow property lines and have some layout. The two front portions will still face outward giving the finished side facing street. There are no other zoning restrictions being contested. Project will have no negative impact on home or neighborhood value. Drawing of fence style was sent via email to [kenny.ganter@worthington.org](mailto:kenny.ganter@worthington.org).







# Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced August 10, 2023



## Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

## Appraisal Legend

Source: Franklin County Auditor & Engineer

- xxx-xxxxx Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary

## Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. Please notify the Franklin County Auditor's Office if you have any comments or suggestions.



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Proposed style



Proposed supporting members side

