



**BOARD OF ZONING APPEALS**  
**-AGENDA-**  
**Thursday, October 5, 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 September 7, 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. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. **Extension of Construction Completion Period** – Interior Renovation – **893 Hartford St.** (Brad Pauling/National Church Residences) **EXCP 10-2023**

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

1. **Variance** – Accessory Building Area – Pavilion – **6736 Lakeside Circle E.** (David Caroselli/George) **VAR 35-2023**
2. **Variance** – Sign Requirements – Freestanding Sign – **65-69 E. Wilson Bridge Rd.** (Allie Coury/Corporate Center) **VAR 39-2023**

**D. Other**

**E. Adjournment**



## MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Kenny Ganter, Planning & Building Assistant

DATE: September 29, 2023

SUBJECT: Staff Memo for the Meeting of October 5, 2023

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

1. **Extension of Construction Completion Period – Interior Renovation – 893 Hartford St.**  
(Brad Pauling/National Church Residences) **EXCP 10-2023**

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

#### **Background:**

This multi-tenant building is in the AR-4.5 (Low Density Apartment Residence) in Stafford Village. The existing building currently accommodates a laundry room on the west elevation. The property owner wants to renovate the interior space to include laundry and office space.

The permit was issued on February 7, 2023 and expired on August 9, 2023. The applicant stated that the renovation was not able to be completed during the construction of The Hartford at Stafford Village, because of contractor issues for the project. This is the applicant's first time extension request.

#### **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 for one year.

**Project Details:**

1. The project includes a laundry area, office, and toilet room. The toilet room has a mirror, grab bar, and toilet tissue dispenser.
2. Two entry doors are shown with one leading into the laundry portion and the other door leading into the office.
3. The last inspection for the project was a mechanical rough on March 29, 2023.
4. The applicant indicated that this is a small renovation and should be completed swiftly.

**Conclusions:**

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 BRAD PAULING ON BEHLAF OF NATIONAL CHURCH RESIDENCES FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL OCTOBER 5, 2024 AT 893 HARTFORD ST., AS PER CASE NO. EXCP 10-2023, DRAWINGS NO. EXCP 10-2023, DATED AUGUST 15, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

1. **Variance** – Accessory Building Area – Pavilion – **6736 Lakeside Cir E.** (David Caroselli/George) **VAR 35-2023**

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

This property is a .98 acre lot in the R-10 (Low Density Residence) Zoning District in Potters Creek. Although the house fronts on Lakeside Circle E., the rear of the lot extends to Linworth Rd. The existing house has a three-car attached garage located on the south elevation.

The property owners are constructing an in-ground pool on the east portion of the lot. During construction, the owners amended their permit to add a 12' x 25' pavilion under the scope of work. The Division of Building Regulation made the owners aware that a variance would be needed for the total accessory building area.

**Worthington Codified Ordinances:**

[1149.08\(b\) 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 300 sq. ft. pavilion on the north side of the in-ground pool. With the existing 1,005 sq. ft. three-car garage and proposed pavilion, the total accessory building area would be 1,305 sq. ft. for a requested variance of 455 sq. ft.

**Project Details:**

1. The pavilion is located on the north side of the lot towards the rear of the house. The pavilion is approximately 20' from the north property line.
2. The proposed pavilion would be 12' x 25' with a hip roof that has shingles that match the house and white smart trim.

**Conclusions:**

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

**Motion:**

**THAT THE REQUEST BY DAVID CAROSELLI ON BEHALF OF PHILLIP AND MELANIE GEORGE FOR A VARIANCE TO EXCEED THE ALLOWABLE ACCESSORY BUILDING AREA WITH CONSTRUCTION OF A PAVILION AT 6736 LAKESIDE CIR. E, AS PER CASE NO. VAR 35-2023, DRAWINGS NO. VAR 35-2023, DATED AUGUST 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. **Variance** – Sign Requirements – Free Standing Sign – **65-69 E. Wilson Bridge Rd.** (Allie Coury/Corporate Center) **VAR 39-2023**

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

The Corporate Center was developed in 1979 on a 1.99 acre lot and accommodates three office condominium buildings. Ample parking is provided on the site. The site is across the street from the Econo Lodge and adjacent to other office properties. The center has an existing brick freestanding sign that displays “The Corporate Center” in a gold finish with numbers of each address on the left column.

The applicant wants the existing sign to display all three businesses logos. The applicant mentioned that people have a difficult time trying to identify where the businesses are located on E. Wilson Bridge. A new sign face is proposed with this application that would exceed the allowable number of colors, styles, and sizes for text.

**Worthington Codified Ordinances:****1170.02 (j) Definitions and Provisions.**

- (1) Freestanding joint identification signs shall display no more than three businesses or listings.

### 1170.03 Design Requirements.

(c) Styles. Signs shall be comprised of not more than two styles of lettering plus one logo. A logo is an emblem, character, pictograph, trademark or symbol used alone to represent a business, organization, entity or product. There shall be not more than three sizes of all such lettering, including a logo.

(d) Colors. Not more than four colors, including black and white, shall be used on any sign.

### **Request:**

The applicant would like to change the face of an existing freestanding sign that would include three businesses. The sign would have six colors, eight styles, and nine sizes. A variance request of two colors, six styles, and six sizes are required.

### **Project Details:**

1. The existing sign is 152” in length and 54” in height. The sign has a column on the left and right with a planter on the top of each.
2. The three businesses signs would be as follows:
  - a. 65 E. Wilson Bridge Rd. (Synergy Work Suites)
    - i. A triangular logo with orange, blue, and teal colors.
    - ii. “Synergy” is 4” high underneath the triangular shape in white.
    - iii. “Work Suites” is 2 ¼” high beneath “Synergy” in white and in between two orange arrows.
  - b. 67 E. Wilson Bridge Rd. (Hrabcak & Company, L.P.A)
    - i. “Hrabcak & Company, L.P.A” is proposed to have white lettering and 21” high.
    - ii. “Attorneys at Law” is white and beneath “Hrabcak & Company, L.P.A” at 3 ¼” high.
  - c. 69 E. Wilson Bridge Rd. (The Gentle Dentist)
    - i. “The Gentle Dentist” is displayed in white and 14” high.
    - ii. A tooth logo is shown to have a mix of colors comprised of a light and medium shade of orange, teal, and white. The tooth is 13 ½” high.

### **Conclusions:**

With the existing freestanding sign being retained and all the lettering being white, the essential character of the neighborhood should not be substantially altered with this proposal.

### **Motion:**

**THAT THE REQUEST BY ALLIE COURY ON BEHALF OF THE CORPORATE CENTER FOR A VARIANCE TO ADD BUSINESS LOGOS ON A FREESTANDING SIGN AT 65-69 E. WILSON BRIDGE RD. AS PER CASE NO. VAR 39-2023, DRAWINGS NO. VAR 39-2023, DATED SEPTEMBER 14, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND 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

September 7, 2023

### **A. Call to Order – 7:00 p.m.**

1. Roll Call - the following members were present: Cynthia Crane, Chair; Garrett Guillozet, Vice-Chair; and Beth Benzenberg. Also present were Mikel Coulter, Representative of the MPC; Lee Brown, Director of Planning and Building; and Kenny Ganter, Planning and Building Assistant. Board member Brian Seitz, Secretary, was absent.
2. Pledge of Allegiance
3. Approval of Minutes of July 6, 2023 meeting  
Mr. Coulter moved to approve the minutes and Mr. Guillozet seconded the motion. All members voted "Aye" and the minutes were approved.
4. Affirmation/swearing in of witnesses

### **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:**

- a. 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:**

- a. The exterior was finished early in the project.
- b. 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.
- c. 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.**

Mr. Brown stated that the first Consent Agenda item at 1105 Beechview Dr. S. is for a three-month extension, and the second Consent Agenda item at 528 Selby Blvd. N. is for a one-year extension.

Mr. Guillozet moved to approve the Consent Agenda, and Mrs. Benzenberg seconded the motion. All Board members voted, "Aye," and the motion was approved.

**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**

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

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

Mr. Stephen Harris: Yeah, I don't have anything really to add.

Mrs. Crane: I'm sorry, your address please.

Mr. Harris: Oh, 280 winter drive, so I don't have anything technical to add to this description that was given, but happy to answer any questions that the board may have.

Mrs. Crane: Questions? Is there anyone in the audience who would like to speak for or against this proposal? Board members, do you have any further thoughts or motions?

**Motion:**

Mr. Guillozet moved:

**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.**

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

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

Mr. Ganter reviewed the following from the staff memo:

**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.

**Discussion:**

Mrs. Crane: Will the applicant come forward please, state your name and address.

Mr. Matthew Kovach: Hello, Matthew Kovach, 261 E. Selby Boulevard.

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

Mr. Kovach: No, nothing to add. Just appreciate your consideration and want to answer any questions.

Mrs. Crane: Is there anyone in the audience who would like to speak for or against this proposal? Please come forward, sir, and state your name and address.

Mr. David Patton: Hey, David Patton, 238 E. Selby Boulevard. I'm on the northwest corner of Foster and Selby. When I received the notice, I went over and talked to Matthew, looked at his plans, the good plans, and to me it would enhance his house immensely. It reminded me of a bump out that was done at 280 E. Selby, where they did an addition in the front which added to the appearance of the house and the value of the house, and I also talked to two of the other neighbors on the other corners and they have no objections whatsoever.

Mrs. Crane: Would anybody else in the audience like to speak about this proposal? We have historically liked to see people enhance their houses so that they have a front yard socializing opportunity.

Mr. Kovach: Yeah, that's part of the plan as well, with that front patio area I want to add in as well.

Mrs. Crane: Any further thoughts or questions or motions from the board? There were no other questions or comments.

**Motion:**

Mr. Coulter moved:

**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.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

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

Mr. Jacob Laughrey, 53 West Short Street.

Mrs. Crane: Would you like to add anything to staff's presentation?

Mr. Laughrey: No, I mean, those Arbor Vitaes back there belong to the owners of the property behind us. I have spoken to the owners of that property as well as to the ones on the east and the west and they're very supportive of the plans, but yes, spoke with all the neighbors just trying to get more of a livable space in the tiny backyard that we have today. I'm happy to answer any additional questions.

Mrs. Benzenberg: Talk about the fence, or you're not putting it in?

Mr. Laughrey: No, the fence is a neighbor's fence. We don't have a fence along the back.

Mrs. Benzenberg: In one of the drawings or the renderings I think there was a fence.

Mr. Laughrey: Oh, yeah, that I don't know. I don't know how that got in there, but no, there is no fence. There would not be a fence. It'll just be the tree line that's there now and then that the fireplace also kind of serves as a border and that should butt up almost to where the back garage goes to so it should be in line with the garage that's on the property. You know, my guy isn't the best with his design tools.

Mrs. Benzenberg: Oh, renderings are tricky.

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

**Motion:**

Mrs. Benzenberg moved:

**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.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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:  
 $16.25 \text{ sf} \times 2 \text{ (Entrances)} = 32.5 \text{ sf}$   
 $+ 16.9 \text{ sf (West Corner)} + 15.8 \text{ sf (North Corner)} = 32.7 \text{ sf}$   
 $+ 21.25 \text{ sf} \times 2 \text{ (Freestanding Sign)} = 42.5 \text{ sf}$   
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.

#### **Discussion:**

Mrs. Crane: Does that mean there will be a total of four or a total of three?

Mr. Brown: A total of three. You're permitted one wall sign, so it would be a variance of two for a total of three.

Mrs. Crane: Okay. Sorry, and that includes the wraparound signs.

Mr. Brown: Yes, ma'am, and as part of this, like I said, you're permitted a total of 100 square feet. They're at 107 square feet in size, so it's two additional wall signs that you're gaining a variance for and an additional 7.7 square feet of square footage. Again, as part of this, CF Bank did have a signage on the front and the back of this, so it's really in our eyes looking at really that corner sign being added, and looking at the total square footage that's added. It's not high. One of the things we did look at when we were looking at the signage on the site is the existing vegetation that is out front. The sign on the corner will actually help identify. That's one of the things that CF Bank may remember. They had a sign on the north side of their building that was added after they opened, just because people turning weren't able to see the sign on the front, and that's counted towards their square footage, their portion of it.

Mrs. Crane: Okay. I think you still need to be sworn in. Do you have anything to add to staff's presentation?

A man representing Wilcox Communities: No, we appreciate your consideration of this variance. We feel that if the minimum is the 7% or the 7 square feet is not excessive, we also appreciate the lack of illumination that these are non-illuminated signs, and to staff's comment as well, the corner is difficult. It's important to have that graphic there. As you've mentioned before, there are trees all along High Street and being able to see the current signs on the side of the building are difficult from that point, and this will be easier for folks trying to identify the building to get to that location. So, we appreciate your consideration.

Mrs. Crane: Questions for the applicant? Is there anyone in the audience who would like to speak for or against this proposal? Yes, please come forward. State your name and address.

Mr. Ryan Shamansky: Ryan Shamansky, 1144 Farm Lane Drive. I would just say with the size of the building, there's a need to identify it from the rear there, especially where the parking lot is. I think that's one of the reasons we need to add an additional one to it. Thank you.

Mrs. Crane: Anyone else? Board members, do you have any further comments or motions? There were no additional questions or comments.

**Motion:**

Mr. Guillozet moved:

**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.**

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

5. **Variance – Side Yard Setback – Addition – 70 W. North St. (Steven Schwoppe/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.

### **Discussion:**

Mr. Steve Schwope: Steve Schwope, 886, Critchfield Road, Columbus, Ohio.

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

Mr. Schwope: Not too much. I think it's worth noting that, you know, when Neil and Nan presented a design challenge to us, it was our first attempt, actually many attempts to get the project within the existing footprint of the building of the house due to the requirements of the accessibility that is going to be needed. It forced us to kind of push this envelope out and putting it out the back was the least invasive we thought and achieved all the layout requirements that we needed to make this happen. So, yeah, with that, I think happy to answer any questions that you may have with regards to the setback. So, like it was noted, we are presenting to the ARB this month. So, the goal is to kind of wrap all these up in the short term to get construction underway, if possible.

Mr. Brown: They are scheduled to go, actually next Thursday on the 14th to the ARB, so, it'll be Groundhog Day for Mr. Coulter.

Mr. Coulter: So, I could see it again.

Anyone have any questions for the applicant?

Is there anyone in the audience who would like to speak about this proposal?

Board members, do you have any comments or motions?

**Motion:**

Mr. Coulter moved:

**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.**

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

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

Mr. Ganter reviewed the following from the staff memo:

**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.

**Discussion:**

Mrs. Crane: So maybe the applicant can answer what it will be in color. Please state your name and address.

Ms. Susan Walker 262 Heischman Avenue.

Mrs. Crane: And what do you have to add to staff's presentation?

Ms. Walker: It's good. We want to make it look like our house. It's going to be like a wood siding and black shingle roof and shutters to match the front of the house, and we are dismantling the playhouse or the structure next to it.

Mr. Coulter: I thought that was pretty cool.

Ms. Walker: Anyway, I think we're going to give it to the neighbors.

Mrs. Crane: Questions for the applicant? Is there anyone in the audience who would like to speak about this proposal? Do we have any further thoughts or motions?

**Motion:**

Mrs. Benzenberg moved:

**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.**

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

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

Mr. Ganter reviewed the following from the staff memo:

**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.

**Discussion:**

Mrs. Crane: Please come forward. State your name and address.

Mr. Ganter swore in Ms. Azbell.

Mrs. Roberta Azbell: I am Roberta Azbell, 219 Sanbridge Circle, Worthington.

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

Mrs. Azbell: Not much. We’re requesting the variance for the egress window on that side just because there’s not a great location for the bedroom anywhere else in the basement. We have a cement porch in the front and then a cement patio in the back, so that west side is really the only place to put it. I’m happy to answer any questions.

Mr. Guillozet: We can’t keep the twins’ grandparents away from them.

Mrs. Benzenberg: I live in this neighborhood, and I have twins that are five, so I felt like a kindred spirit.

Mrs. Azbell: Thank you. Yeah, we need help, so it’s the in-law’s bedroom, and my parents too.

Mrs. Crane: Is there anyone would you like to speak for or against this proposal? Then do we have any further thoughts or questions or motions?

**Motion:**

Mr. Guillozet:

**THAT THE REQUEST BY JAMES ROSS ON BEHLAF 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.**

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

**8. Variance – Fence Facing – 364 Franklin Ct. (Connor Murphy/Eckles) VAR 33-2023**

Mr. Brown: We do not have an applicant in the audience for this. This is also one that you received emails from neighbors in opposition. Since the applicant is not here, I would suggest recommending tabling until they're able to attend the meeting to be able to address any comments or questions from staff or the Board.

Mr. Coulter moved to table the application, and Mr. Guillozet seconded the motion. All Board members voted, “Aye,” and the motion was approved.

**D. Other**

Mr. Brown: Inviting all the board and commission members of BZA, MPC and ARB to the annual chamber luncheon this fall, November 14th from 11:30 a.m. to 1:00 p.m. at Worthington Hills Country Club. The speaker is going to be William Murdoch with the Mid-Ohio Regional Planning Commission talking about the region's growth population increase. Also, development related to Intel and things that have spurred off from Intel development in central Ohio. So, if you would like to attend just email me and let me know and we will get you registered and cover the cost of that.

**E. Adjournment**

Mr. Guillozet moved to adjourn the meeting and Mrs. Benzenberg seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 7:44 p.m.



## BZA APPLICATION EXCP 0010-2023 893 Hartford St.

<b>Plan Type:</b> Extension of Construction Completion Period	<b>Project:</b>	<b>App Date:</b> 08/15/2023
<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> The small project for the Stafford Village office and Laundry Reno was not able to be completed during the construction of The Hartford at Stafford Village. Now that that project is complete the Owner would like to move forward with the 893 Hartford Renovation. An extension of time is requested to allow this small project to be completed.		<b>Expire Date:</b>

<b>Parcel:</b> 100-002565	Main	<b>Address:</b> 893 Hartford St	Main	<b>Zone:</b> AR-4.5(Low Density Apartment Residence)
		Worthington, OH 43085		

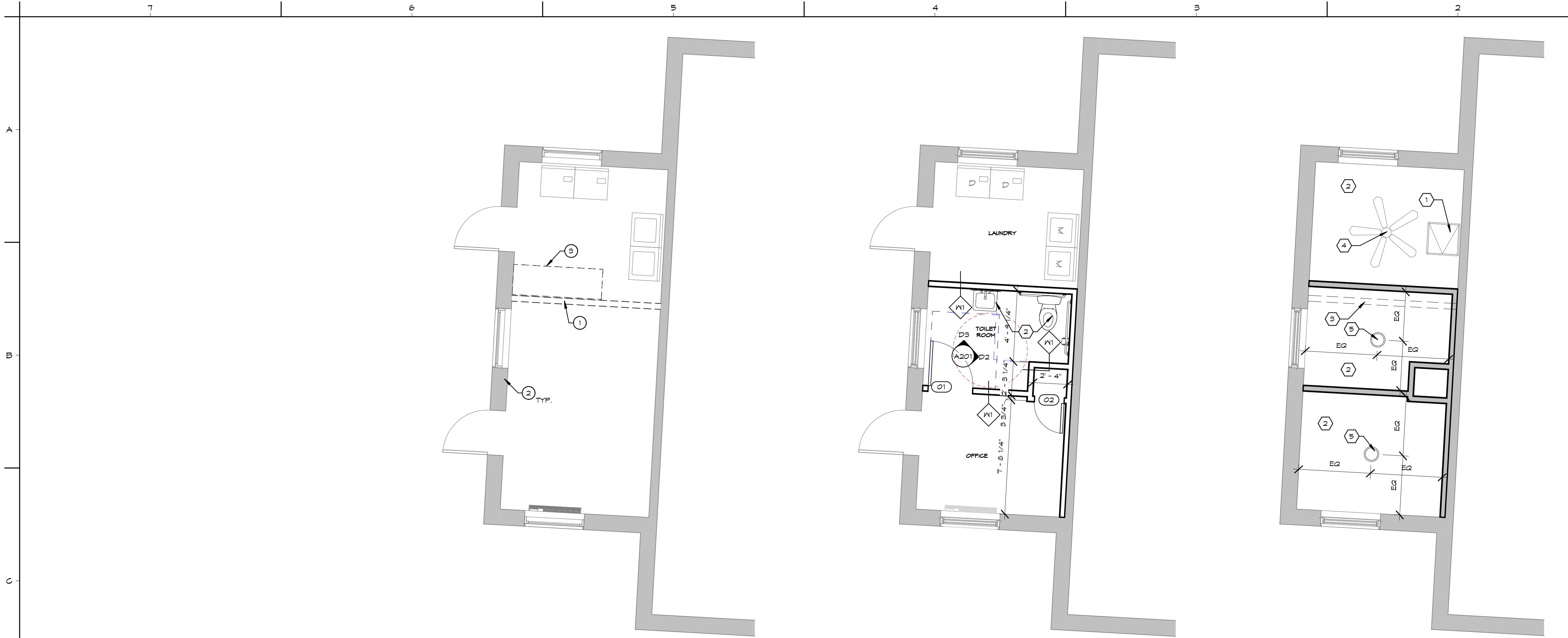
Applicant	Owner
pH7 Architects	Krystin Schmid
Brad Pauling	2245 N Bank Dr
448 W. Nationaide Blvd, Loft	Columbus, OH 43220
100	Business: 7405047664
Columbus, OH 43215	Mobile: (740) 504-7664
Mobile: 6145825882	



# 893 Hartford St.



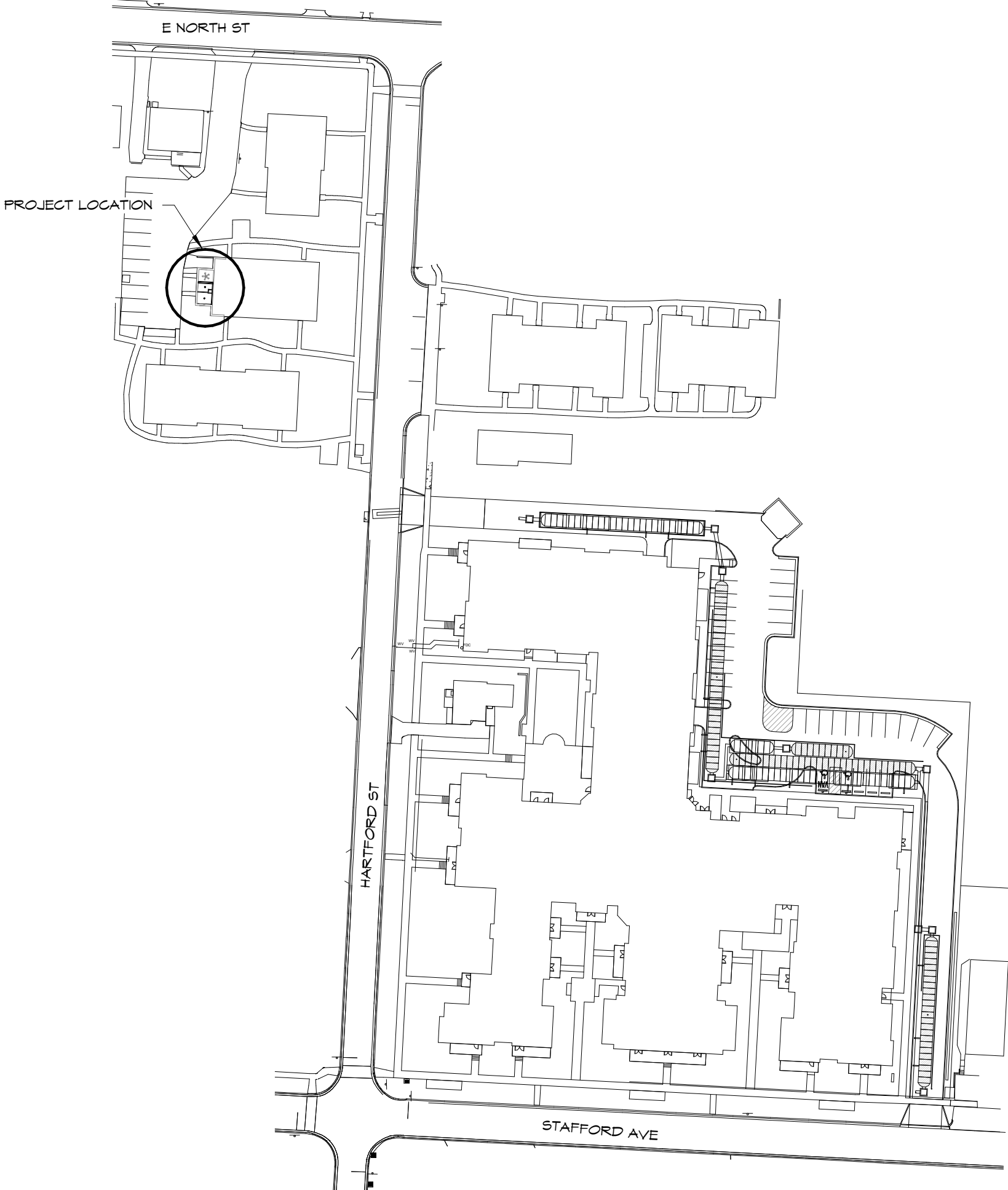




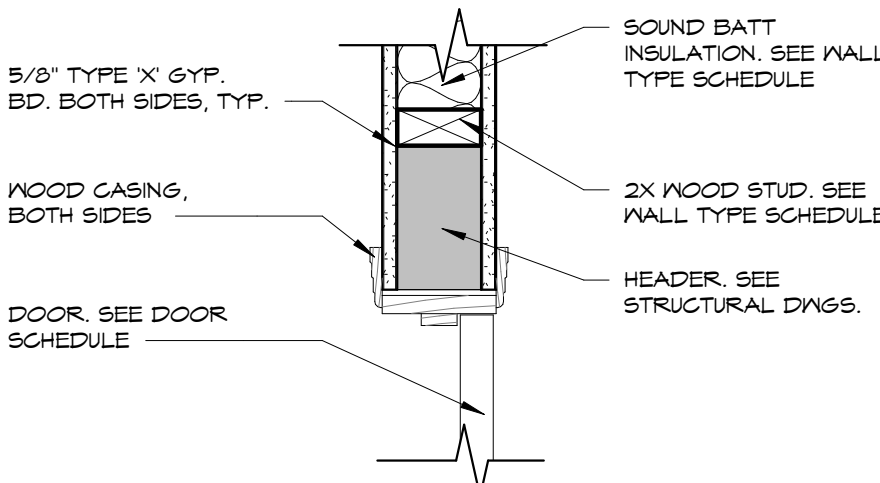
C6 FIRST FLOOR DEMO PLAN  
1/4" = 1'-0"

C4 FIRST FLOOR PLAN  
1/4" = 1'-0"

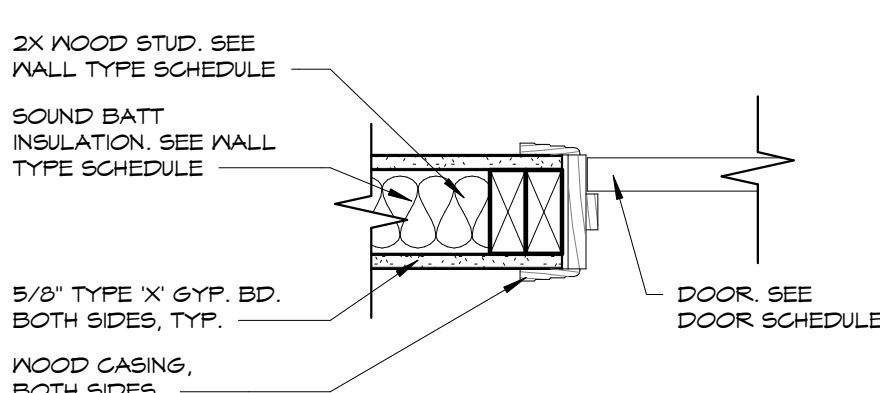
C2 FIRST FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"



F6 SITE KEY PLAN  
1" = 80'-0"

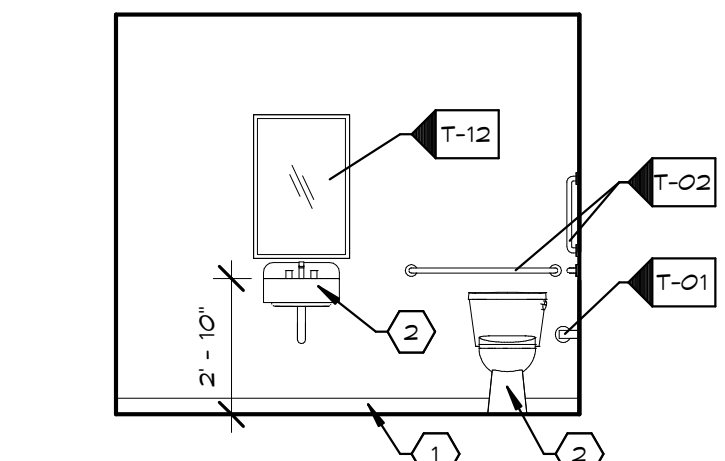


F5 DOOR DETAIL  
1 1/2" = 1'-0"

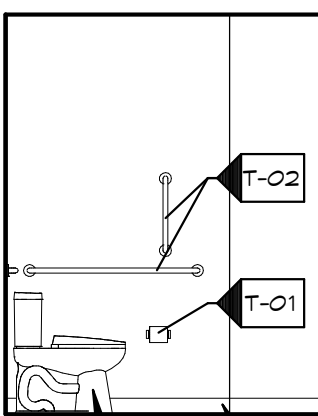


F4 DOOR DETAIL  
1 1/2" = 1'-0"

DOOR SCHEDULE										
DOOR NO.	ROOM NAME	DOOR			DOOR TYPE	DOOR MATERIAL	FRAME			COMMENTS
		OPERATION	LEAF WIDTH	HEIGHT			FRAME TYPE	FRAME MATERIAL	HEAD DETAIL	
01	TOILET ROOM	Single	3'-0"	6'-8"	A	WOOD	1	WOOD	F5	
02	MECH	Single	2'-0"	6'-8"	A	WOOD	1	WOOD	F5	

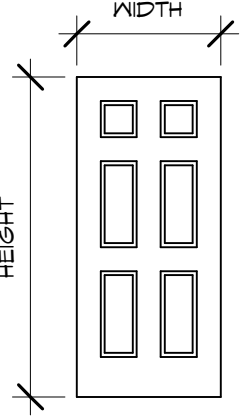


D3 TOILET ROOM  
1/4" = 1'-0"



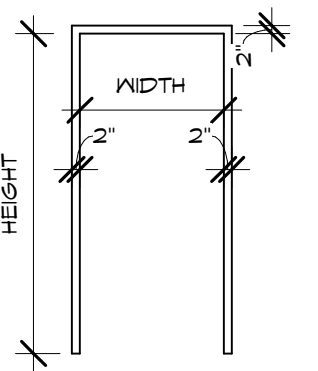
D2 TOILET ROOM  
1/4" = 1'-0"

DOOR TYPES



A

FRAME TYPES



1

GENERAL DEMOLITION NOTES:

- A. WHERE EXISTING WALLS ARE INDICATED TO BE REMOVED, REMOVE IN ENTIRETY, INCLUDING ALL STUDS, ANCHORS, RACKS, BLOCKING, ETC.
- B. UNLESS OTHERWISE NOTED, ALL EXISTING ITEMS ARE TO REMAIN. DO NOT DISTURB EXISTING STRUCTURE OR ITEMS TO REMAIN. ALL DAMAGED ITEMS WILL BE REPAIRED/ REPLACED AT THE CONTRACTOR'S EXPENSE.
- C. PATCH EXISTING DISTURBED SURFACES TO REMAIN AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES. ALL CUTTING, PATCHING, REFINISHING AND PAINTING ASSOCIATED WITH REMOVALS SHALL BE INCLUDED IN THE SCOPE OF WORK. WHEN PATCHING EXISTING SURFACES, MATCH EXISTING TEXTURE, FINISH AND COLOR.
- D. ALL CUTTING AND PATCHING SHALL BE PERFORMED BY EACH CONTRACTOR AS REQUIRED FOR COMPLETION OF THEIR WORK UNLESS OTHERWISE INDICATED. ALL GENERAL DEMOLITION WORK BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SEE PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION WORK REQUIRED.

DEMO PLAN CODED NOTES: (X)

1. REMOVE EXISTING WALL SYSTEM IN AREA INDICATED, & C. TO PROVIDE TEMPORARY STRUCTURAL SUPPORT AS NEEDED. PATCH AND REPAIR AREA(S) AS NEEDED TO ACCOMMODATE NEW SCOPE OF WORK, TYP.
2. EXISTING WALL(S) TO REMAIN. PATCH AND REPAIR AS NEEDED TO RECEIVE NEW SCOPE OF WORK, TYP.
3. DEMO EXISTING COUNTERTOP, PATCH AND REPAIR WALL(S) TO ACCOMMODATE NEW SCOPE OF WORK, TYP.

GENERAL PLAN NOTES:

- A. ALL INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF MASONRY OR FINISH FACE OF EXISTING WALLS, UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE FROM SHEATHING, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- B. DRAWINGS SHALL NOT BE SCALED. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION.
- C. UNLESS OTHERWISE NOTED, ALL COVER PLATES, SWITCH PLATES, DATA CONNECTIONS, REGISTERS, GRILLES, ETC. ARE TO BE WHITE.
- D. PAINT ALL HOLLOW METAL DOORS AND FRAMES, ELECTRICAL PANELS, ACCESS PANELS, MISC. TRIM, ETC. EXPOSED TO VIEW.
- E. SEE DOOR SCHEDULE FOR INFORMATION ON DOOR SIZES, TYPES, FRAMES AND HARDWARE SETS.
- F. CONTRACTOR TO INSTALL SOLID BLOCKING FOR ALL TOILET ACCESSORIES, CABINETS, HANDRAILS, SPECIALTY ITEMS, ETC.
- G. UNLESS OTHERWISE NOTED, ALL EXISTING ITEMS ARE TO REMAIN. DO NOT DISTURB EXISTING STRUCTURE OR ITEMS TO REMAIN. ALL DAMAGED ITEMS WILL BE REPAIRED / REPLACED AT THE CONTRACTOR'S EXPENSE.
- H. PATCH EXISTING DISTURBED SURFACES TO REMAIN AS REQUIRED TO MATCH ADJACENT SURFACES. ALL CUTTING, PATCHING, REFINISHES AND PAINTING ASSOCIATED WITH REMOVALS SHALL BE INCLUDED IN THE SCOPE OF WORK. WHEN PATCHING EXISTING SURFACES, MATCH EXISTING TEXTURE FINISH AND COLOR, TYP.
- I. PREPARE ALL WALLS AND CEILINGS INDICATED TO RECEIVE NEW PAINT.

FLOOR PLAN CODED NOTES: (X)

1. PROVIDE ACCESSIBLE RESTROOM SIGNAGE PER DETAILS ON 80201.
2. NEW PLUMBING FIXTURE. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

REFLECTED CEILING PLAN GENERAL NOTES:

- A. SEE FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL FIXTURES, DEVICES AND DIFFUSERS. COORDINATE EXACT LOCATION WITH REFLECTED CEILING PLANS AND STRUCTURAL DRAWINGS.
- B. IN THE EVENT OF A DISCREPANCY BETWEEN THE MEP DRAWINGS AND THE REFLECTED CEILING PLANS, THE REFLECTED CEILING PLANS SHALL PREVAIL. PLEASE NOTIFY THE ARCHITECT FOR REVIEW.
- C. ALL RECESSED CANS IN RATED CEILINGS TO HAVE RATED ENCLOSURE CAP. REFER TO ELEC. SPECIFICATIONS FOR ENCLOSURE CAP.
- F. LIGHT FIXTURES SHOULD BE CENTERED IN THE CEILING UNLESS DIMENSIONED OTHERWISE.

RCP MATERIAL LEGEND:

- EXISTING GYP BOARD CEILING TO REMAIN

RCP FIXTURE LEGEND:

- ATTIC ACCESS DOOR
- SURFACE MOUNTED LIGHT

REFLECTED CEILING CODED NOTES: (X)

1. EXISTING ACCESS PANEL TO REMAIN.
2. EXISTING CEILING TO REMAIN.
3. EXISTING GYP. CEILING SYSTEM TO BE PATCHED/ REPAIRED/ REPLACED AS REQUIRED TO ACCOMMODATE NEW WORK. MATCH EXISTING ADJACENT CONDITIONS AND/OR RATINGS.
4. EXISTING LIGHT FIXTURE TO REMAIN.
5. NEW LIGHT FIXTURE, SEE ELECTRICAL DWGS.

INTERIOR ELEVATION CODED NOTES: (X)

1. WALL BASE. SEE FINISH SCHEDULE.
2. PLUMBING FIXTURE. SEE PLUMBING DWGS FOR MORE INFORMATION.

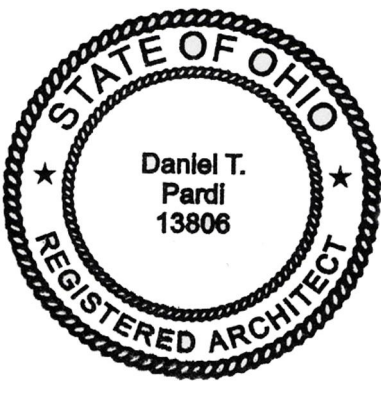
TOILET ACCESSORY NOTES:

ALL TOILET ACCESSORIES PROVIDED AND INSTALLED BY G.C. UNLESS OTHERWISE NOTED. G.C. TO PROVIDE SOLID BLOCKING AS REQUIRED FOR ALL WALL HUNG ITEM. TYP. COORDINATE EXACT LOCATION IN FIELD W/ OWNER.

SPEC ID#	DESCRIPTION	COMMENTS
T-01	TOILET TISSUE DISPENSER	SINGLE/SURFACE
T-02	GRAB BAR (SEE G001 FOR TYP. SIZE)	
T-12	MIRROR	SIZE IN X IN



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614.455.2355 FX  
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STAFFORD VILLAGE  
LAUNDRY/OFFICE RENOVATION  
843 HARTFORD STREET  
NORTHINGTON, OH 43085  
NATIONAL CHURCH RESIDENCES  
2245 NORTH BANK DRIVE  
COLUMBUS, OH 43220

NO.	DATE	REVISION

JOB NO. : 2018-53  
PHASE : CONSTRUCTION DOCUMENTS  
ISSUED FOR : PERMIT  
DATE : 12/15/20

FIRST FLOOR  
PLANS,  
ELEVATIONS &  
DETAILS

A201

CITY OF WORTHINGTON  
DIVISION OF BUILDING REGULATION  
REVIEWED FOR CODE COMPLIANCE  
Reviewed by:  
Don Phillips  
12/22/2020

CITY OF WORTHINGTON, Ohio  
Division of Building Regulation  
Reviewed for Code Compliance  
Reviewed by:  
Don Phillips  
12/22/2020





**BZA APPLICATION  
VAR 0035-2023  
6736 Lakeside Cir. E**

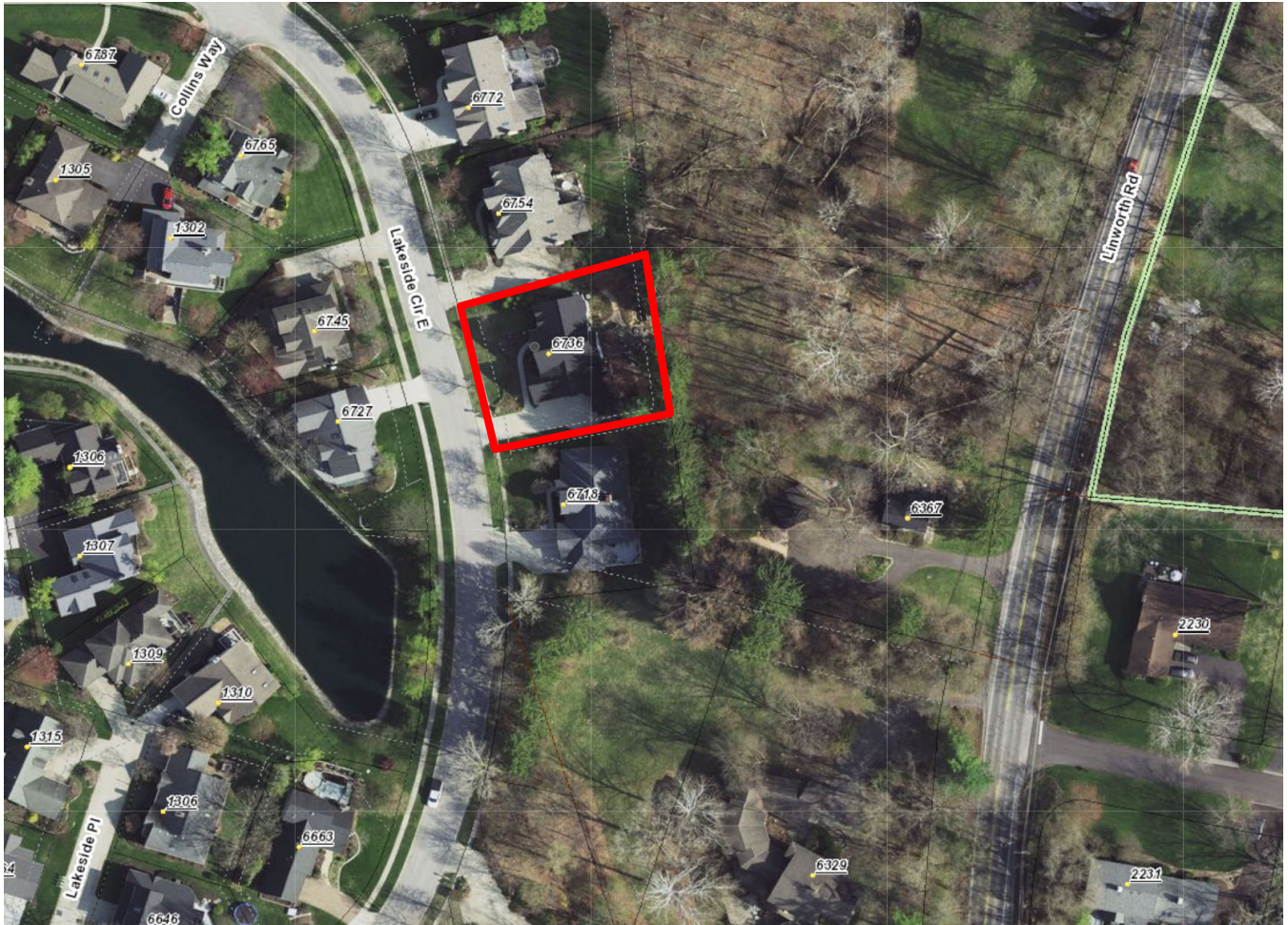
<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 08/15/2023
<b>Work Class:</b> Variance Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Construct a 12 x 25 OC Covered Structure on the North end of the current pool under construction. Please refer to design for reference.		<b>Expire Date:</b>

<b>Parcel:</b> 100-005798	Main	<b>Address:</b> 6736 Lakeside Cir E Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
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Owner  
Phillip George  
Mobile: (740) 818-5908

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004476	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00004476		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

# 6736 Lakeside Cir. E



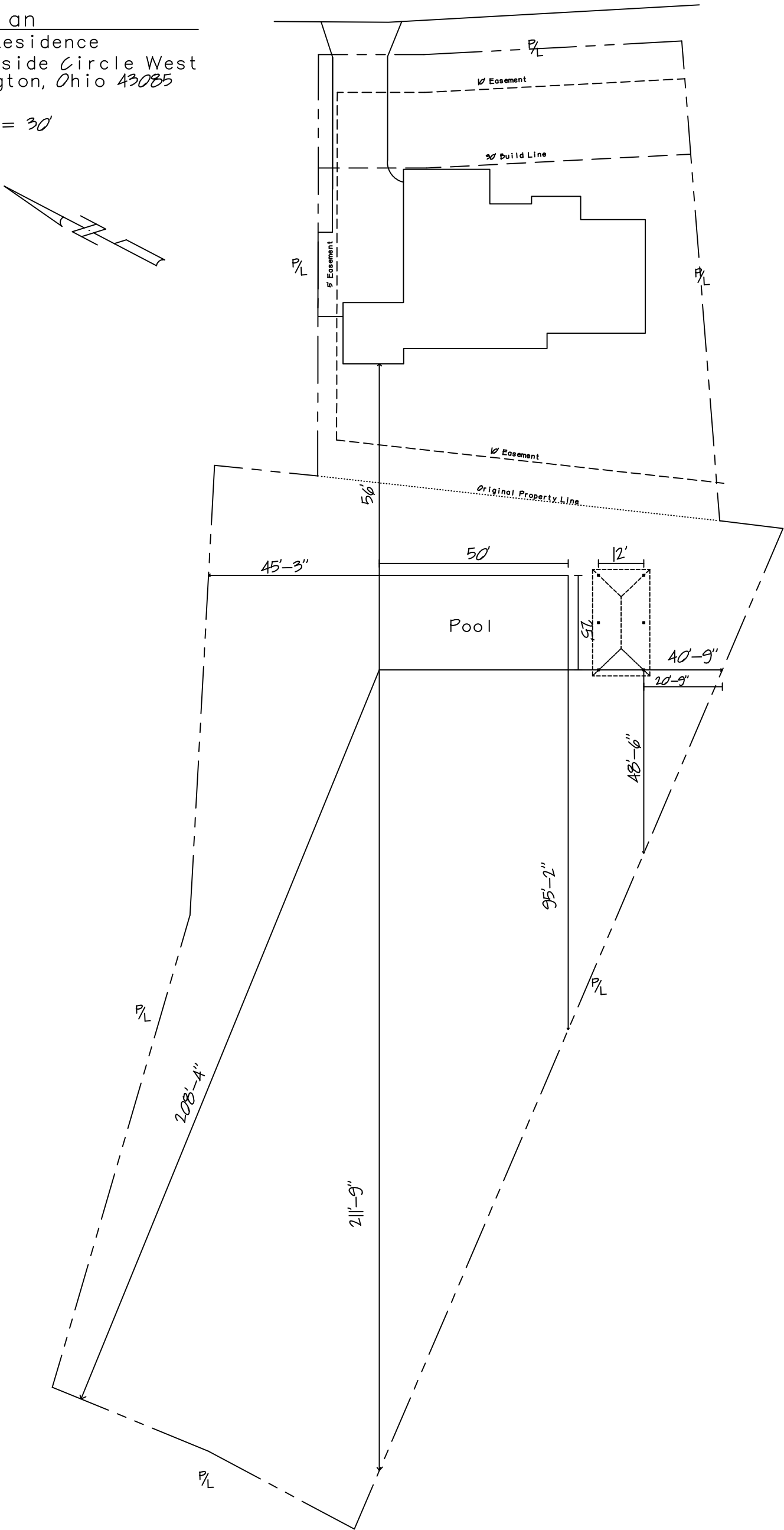




Shearer Patio and Landscape Services  
Polaris Pools  
3362 Marcliff Drive  
Lewis Center, Ohio 43035  
(614) 889-9981  
info@shearerlandscaping.com



Site Plan  
George Residence  
6736 Lakeside Circle West  
Worthington, Ohio 43085  
06/06/23  
Scale: 1" = 30'

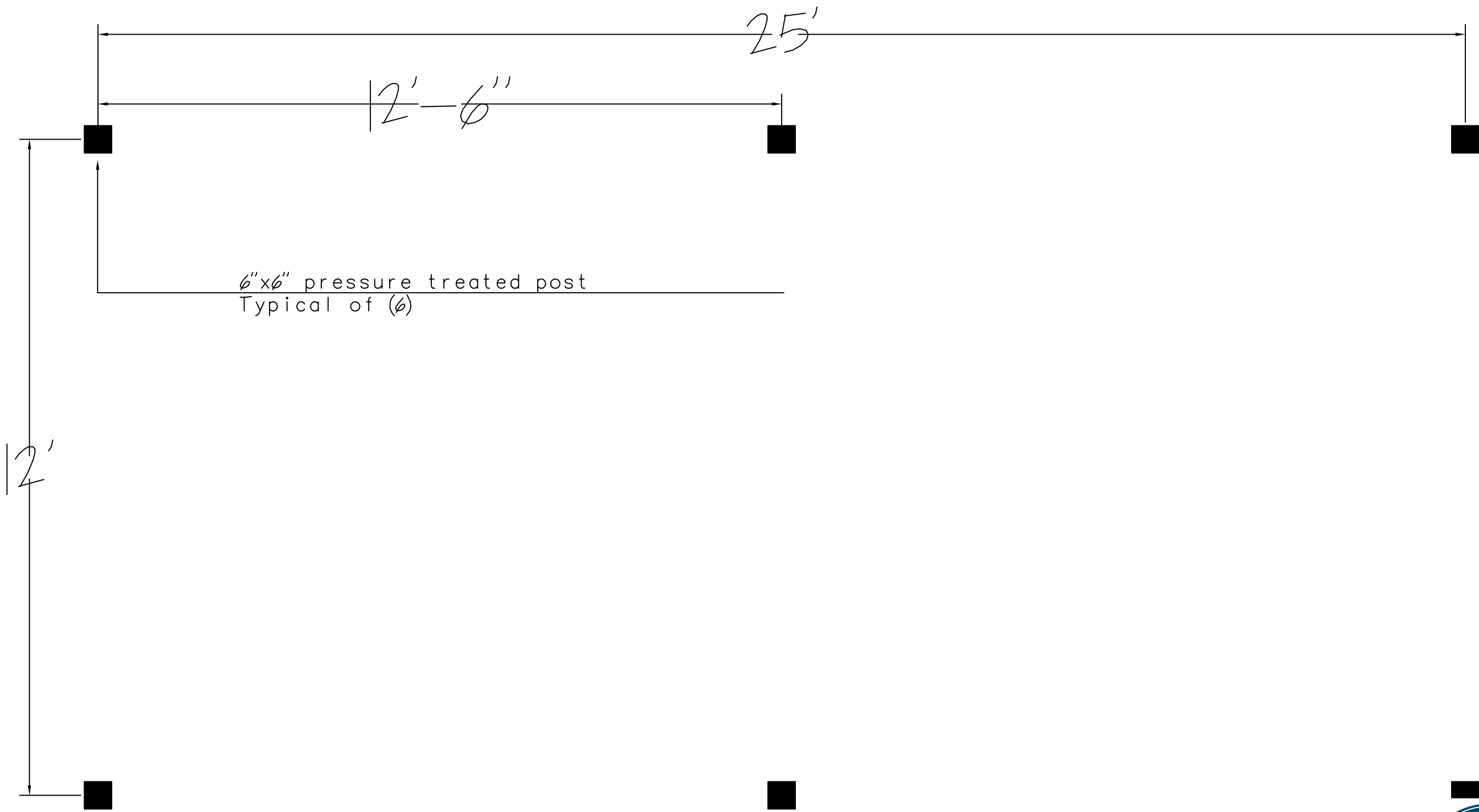




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Post Layout

Scale: 1/2" = 1'-0"  
Page 1

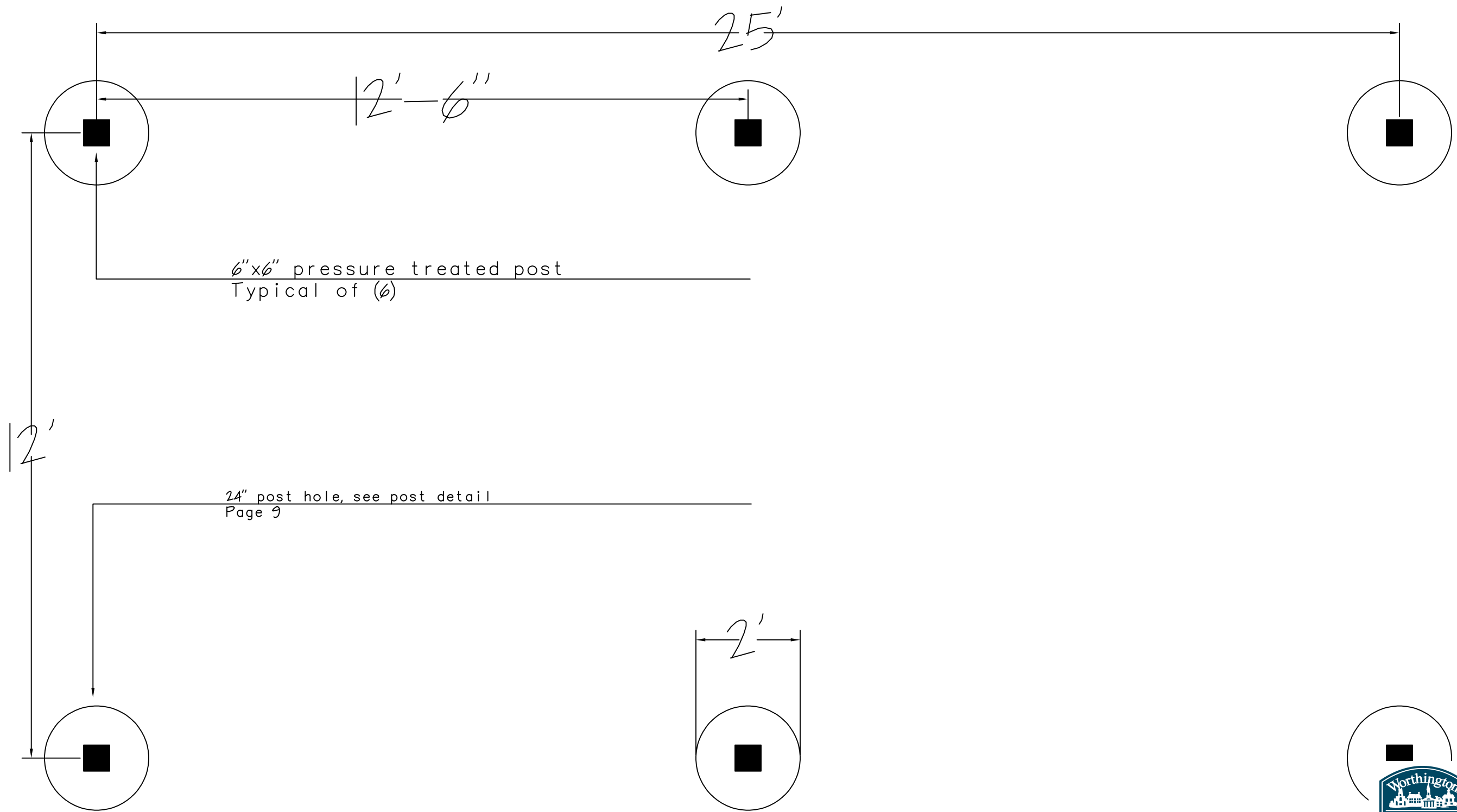




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Post Layout

Scale: 1/2" = 1'-0"  
Page 1-1



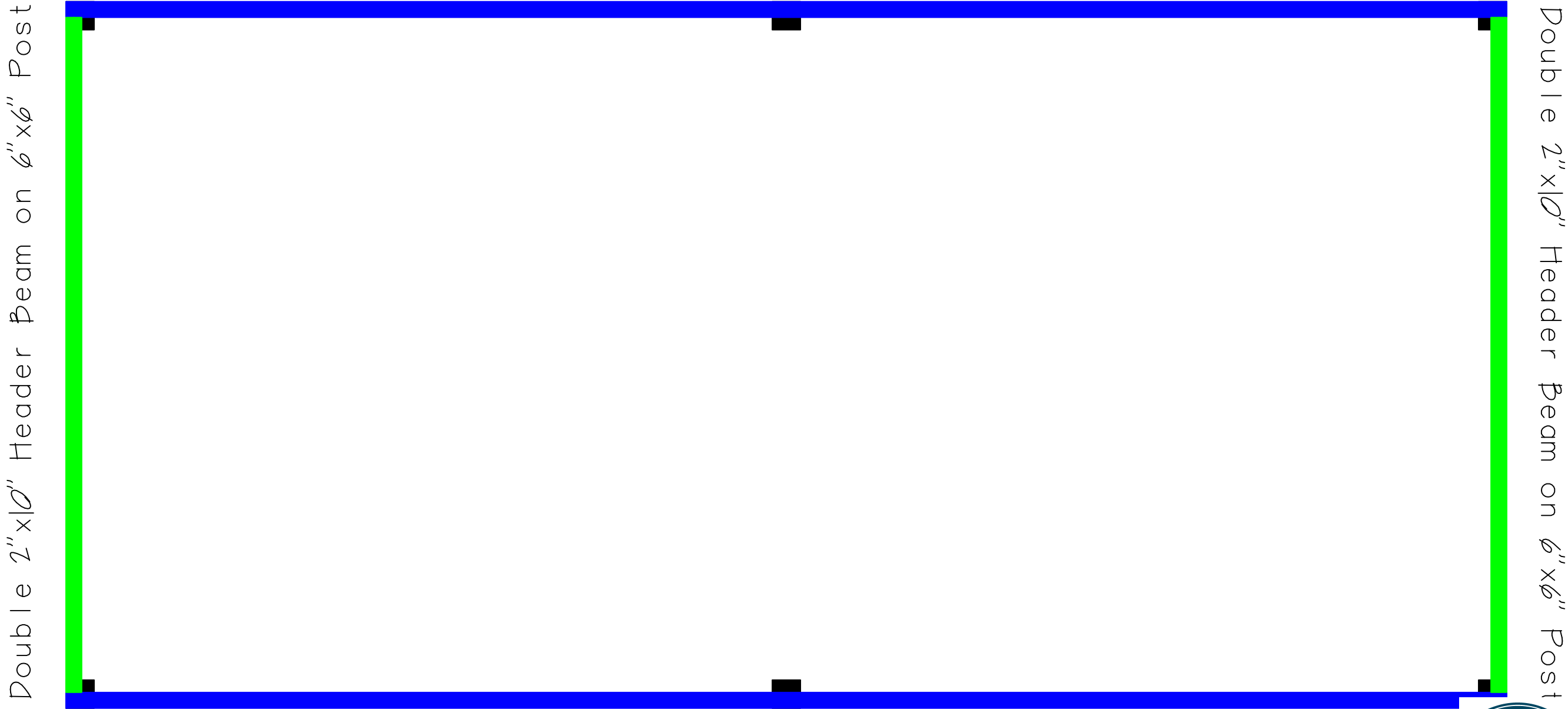


George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Header Beams  
on 6"x6" Posts

Scale: 1/2" = 1'-0"  
Page 2

Double 2"x10" Header Beam on 6"x6" Post



Double 2"x10" Header Beam on 6"x6" Post

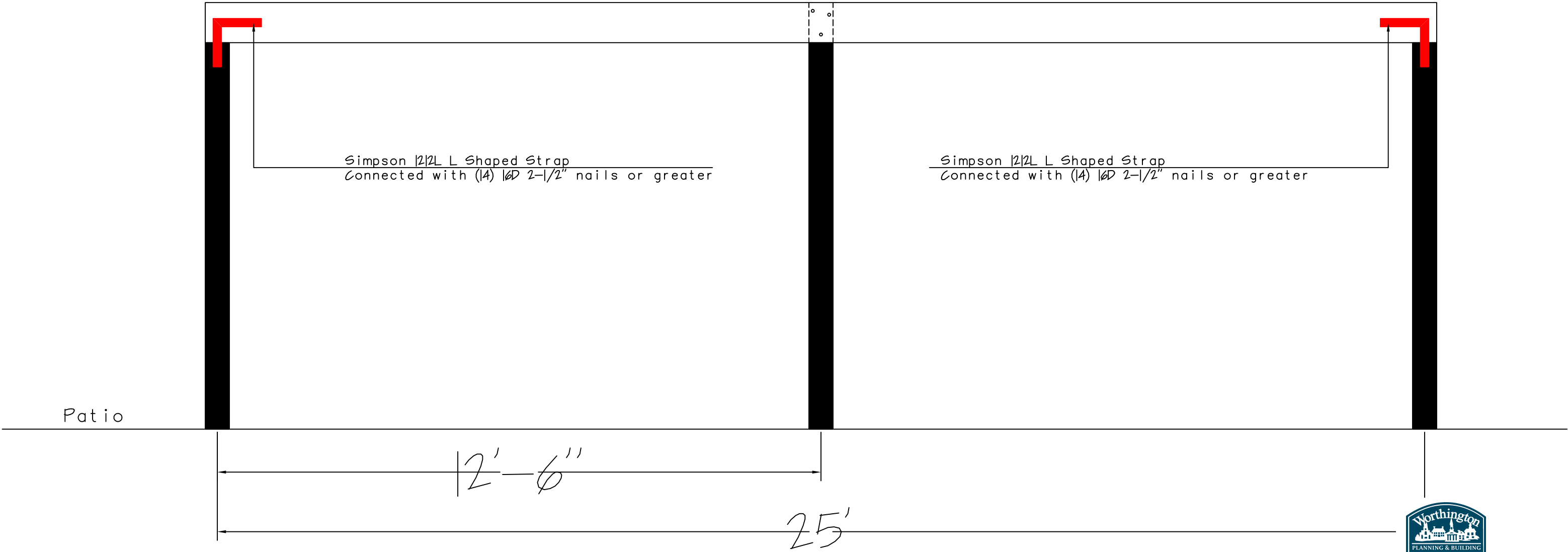
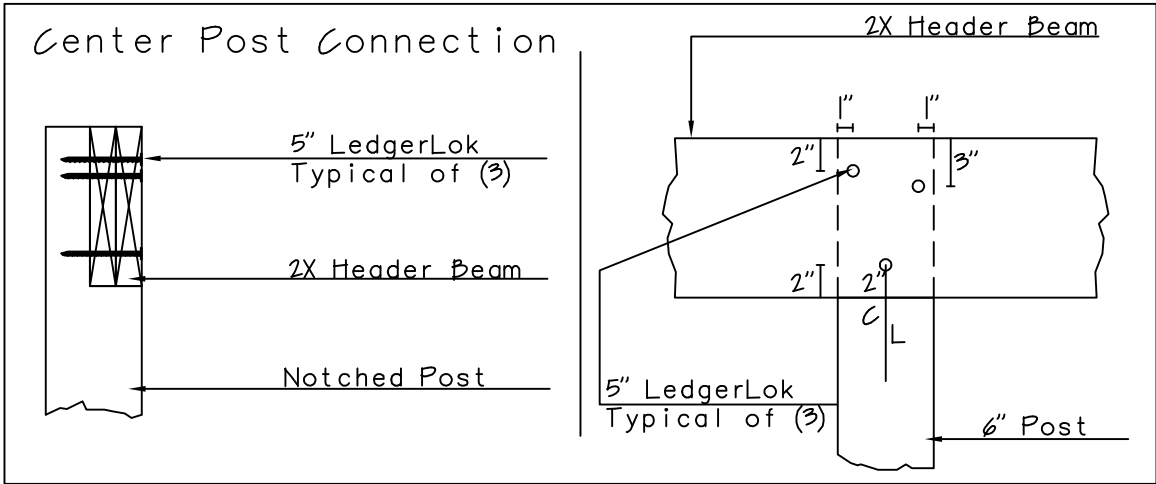




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Header Beams and  
Post Connections  
Long Side

Scale: 1/2" = 1'-0"  
Page 3

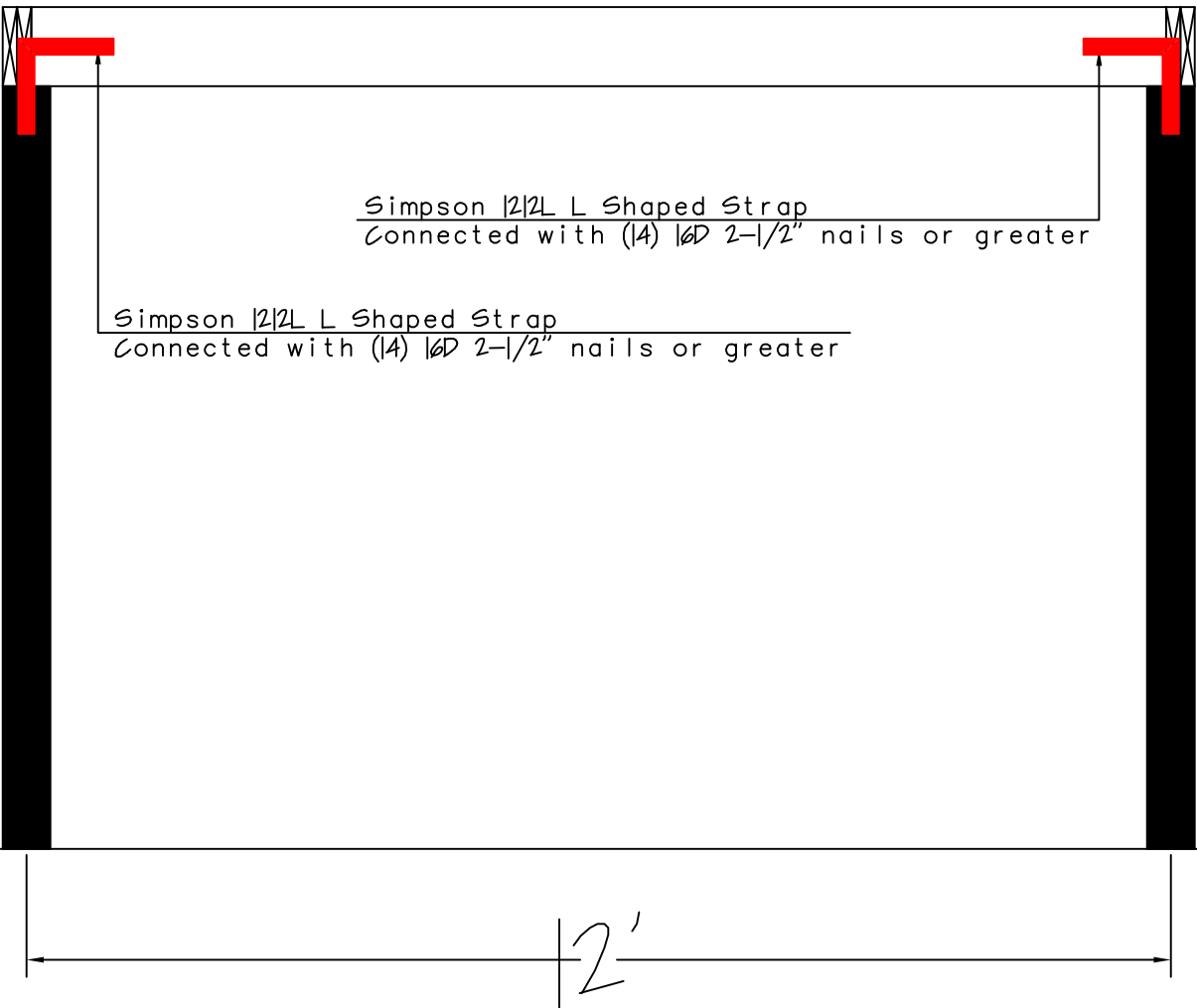




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Header Beams and  
Post Connections  
Short Side

Scale: 1/2" = 1'-0"  
Page 4



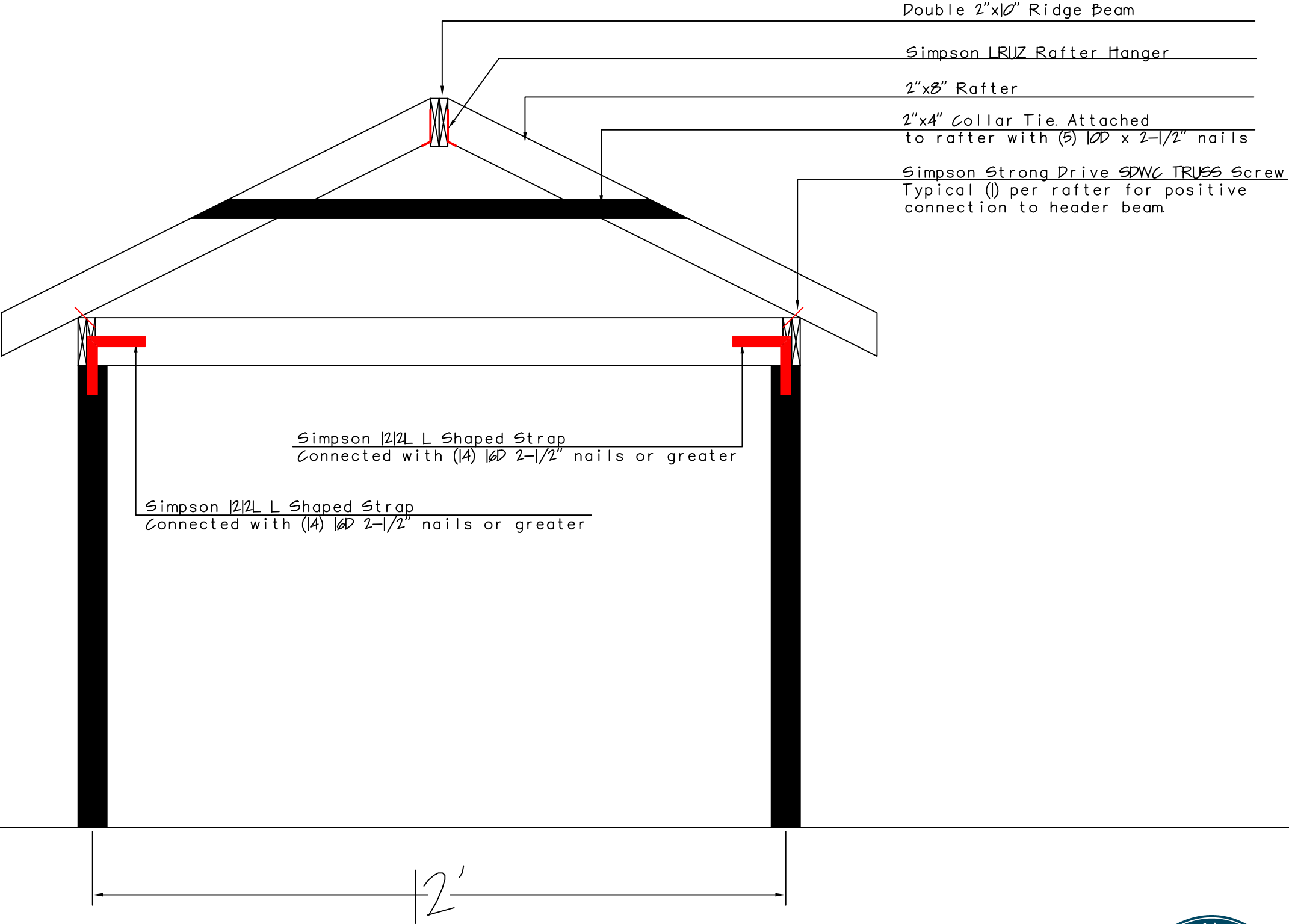




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Short Side  
Ridge Beam  
and Rafters

Scale: 1/2" = 1'-0"  
Page 5

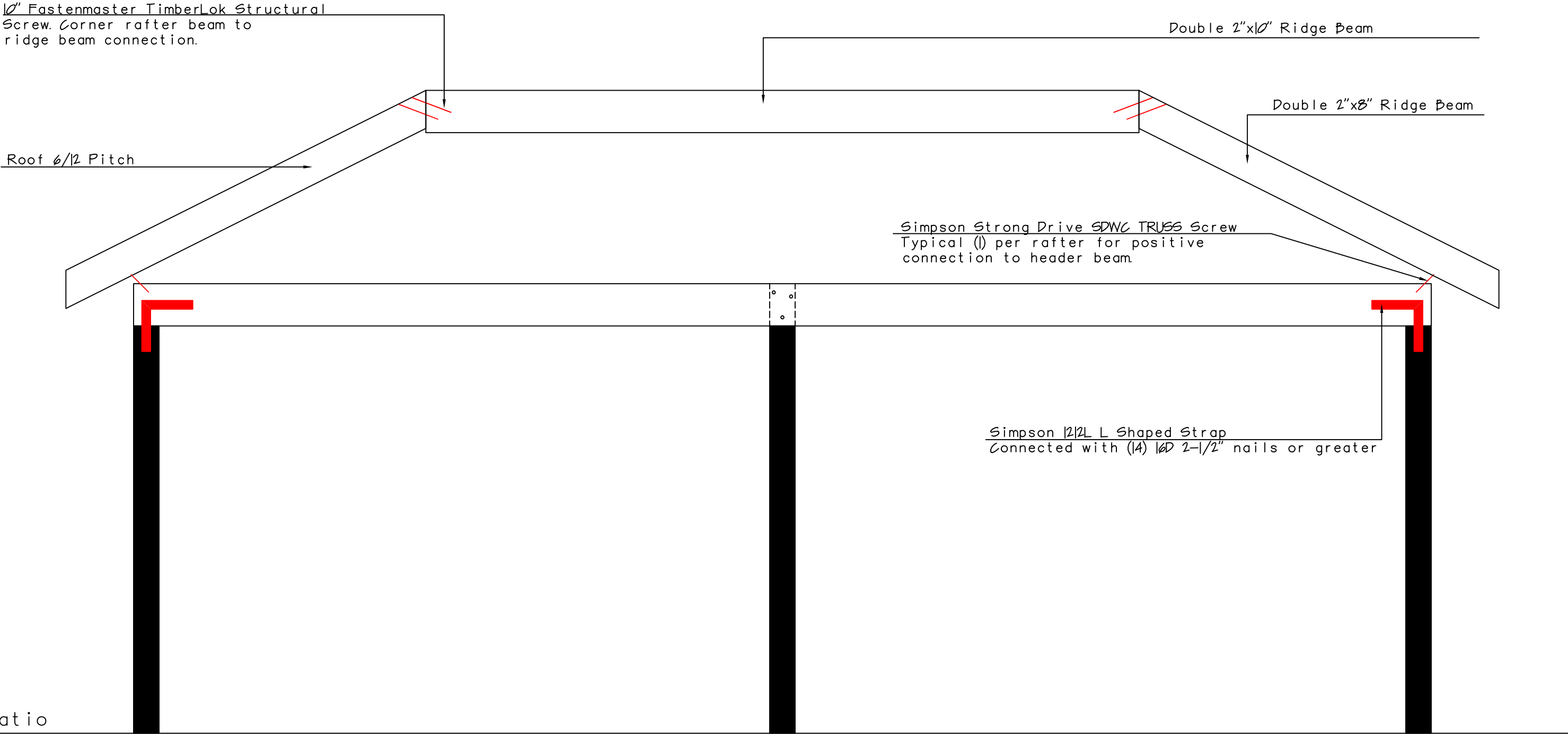




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

Ridge Beams and  
Rafters  
Long Side

Scale: 1/2" = 1'-0"  
Page 6

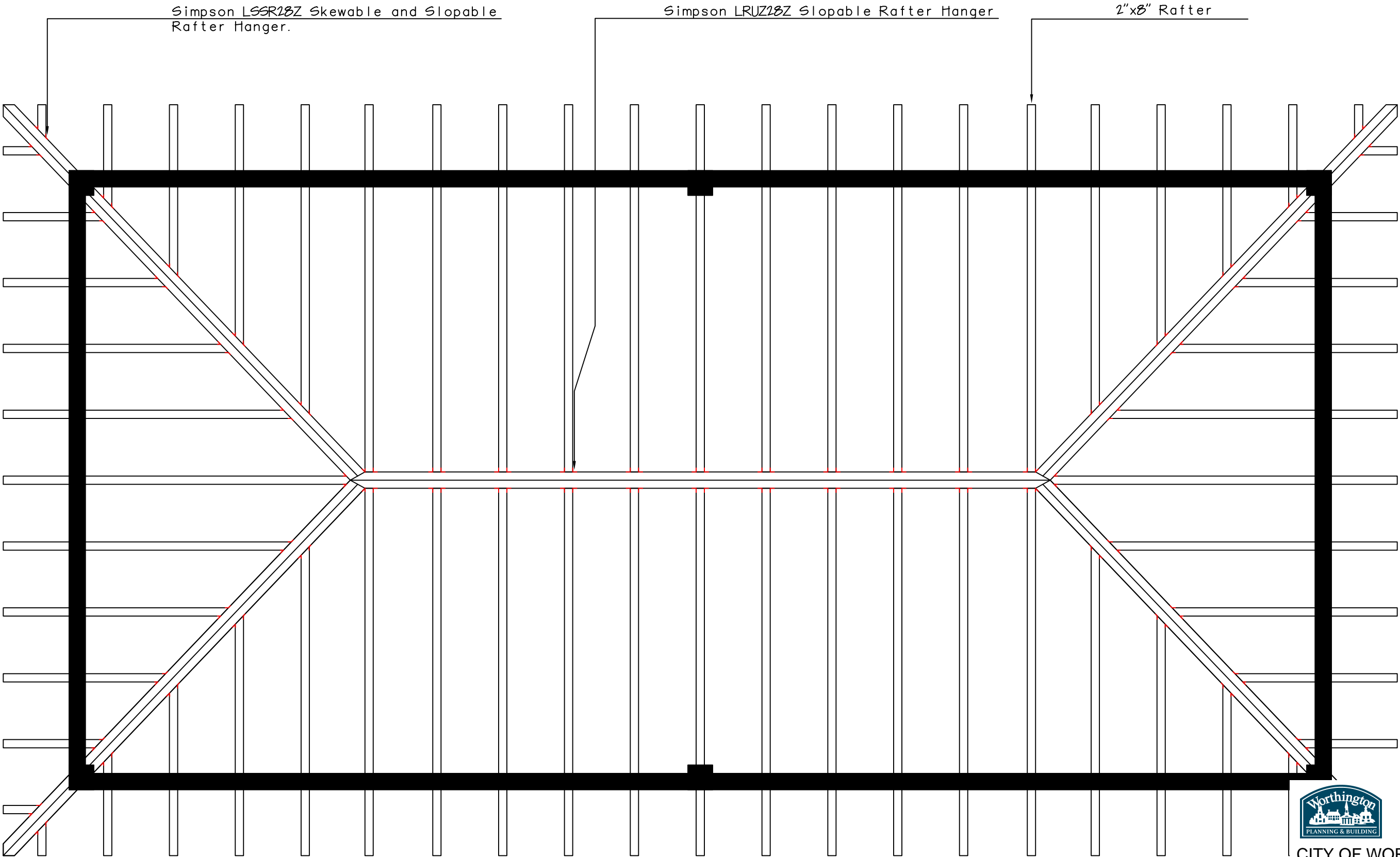




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

# Rafter Detail

Scale: 1/2" = 1'-0"  
Page 7

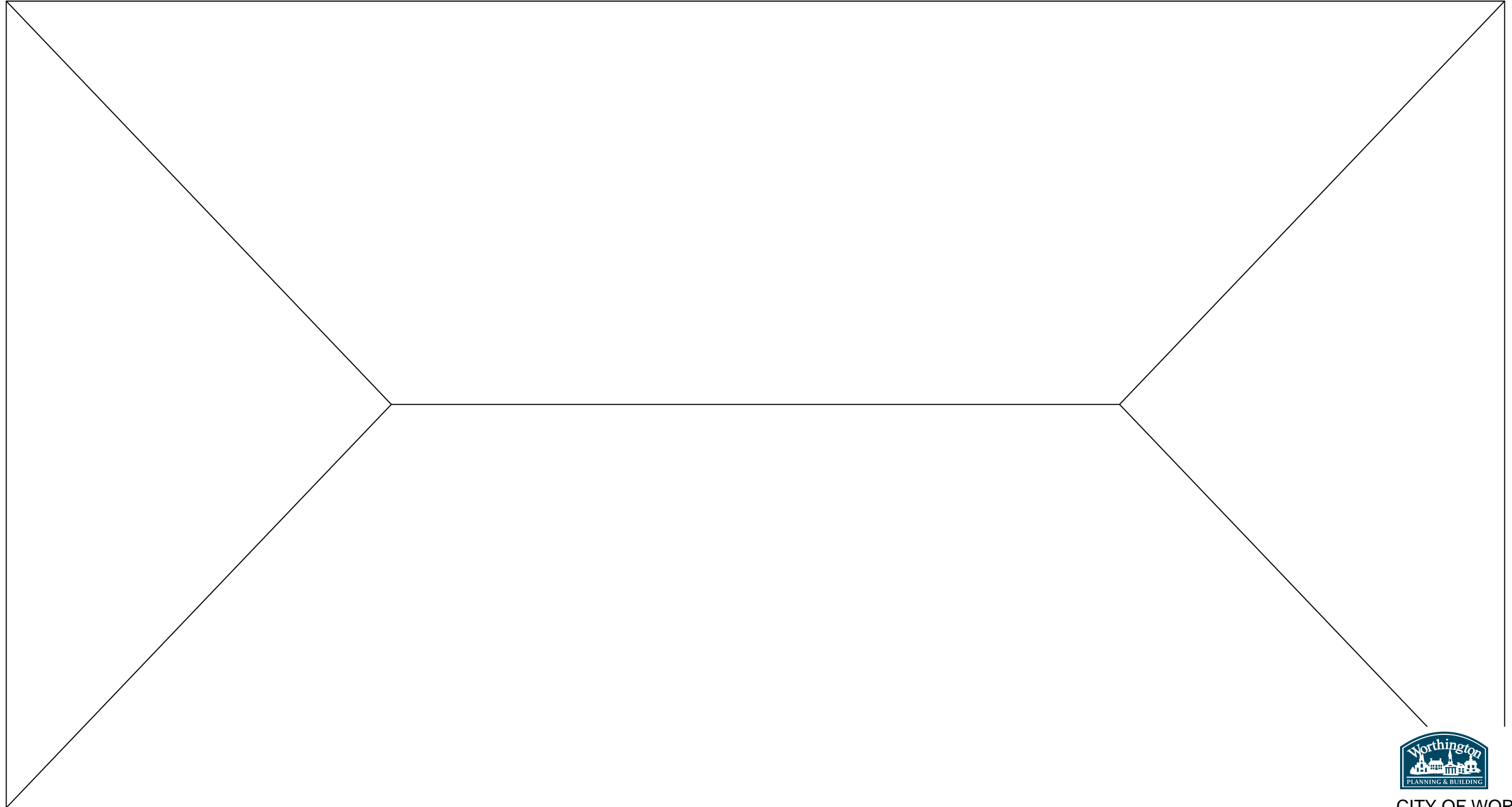




George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

# Roof Line Detail

Scale:  $1/2'' = 1'-0''$   
Page 8

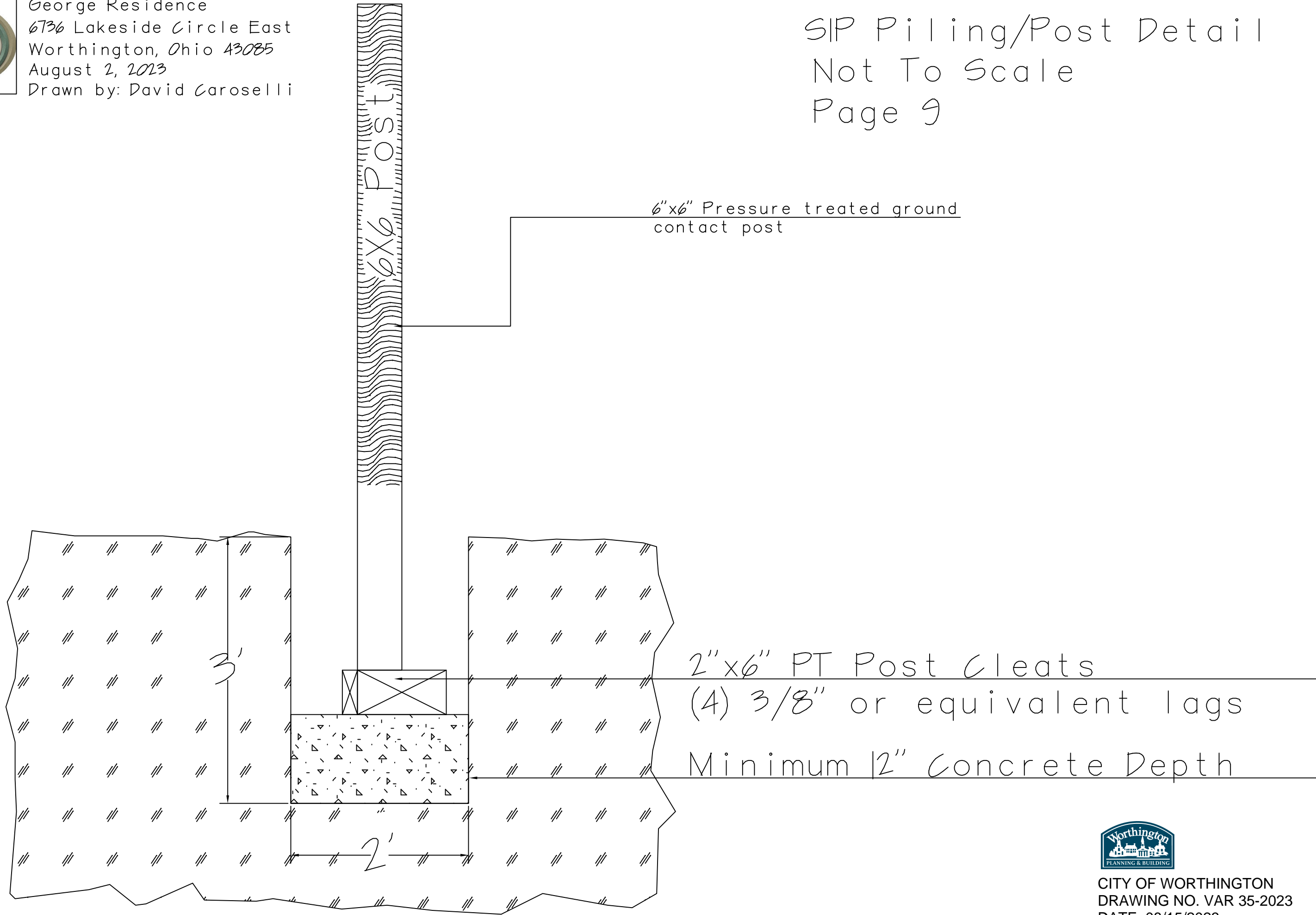


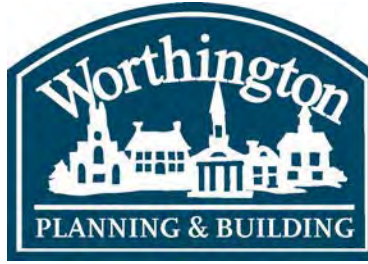
CITY OF WORTHINGTON  
DRAWING NO. VAR 35-2023  
DATE 08/15/2023



George Residence  
6736 Lakeside Circle East  
Worthington, Ohio 43085  
August 2, 2023  
Drawn by: David Caroselli

SIP Piling/Post Detail  
Not To Scale  
Page 9





**BZA APPLICATION  
VAR 0039-2023  
65-69 E. Wilson Bridge Rd.**

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 09/14/2023
<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> \$0.00		<b>Approval</b>
<b>Description:</b> We as 3 separate businesses but as a condo association are applying for our own logos to be displayed on an existing structure.		<b>Expire Date:</b>

<b>Parcel:</b> 100-006342	<b>Address:</b> 65 E Wilson Bridge Rd Worthington, OH 43085	<b>Zone:</b> C-3(Institutions and Offices)
100-006343		
100-006344 Main	69 E Wilson Bridge Rd Main Worthington, OH 43085	
	67 E Wilson Bridge Rd Worthington, OH 43085	

Owner Synergy Work Suites Christian Ghattas Mobile: (330) 550-5524	Owner Hrabcak & Company LPA Attorneys At Law Scott Hrabchek Mobile: (614) 906-2225	Owner Dr. Bill Coulman DDS Inc DBA The Gentle Dentist Jane Coulman 69 E WILSON BRIDGE RD Worthington , OH 43085 Business: (614) 431-3311 Mobile: (614) 374-6697	Applicant / Owner Allie Coury 69 E. Wilson Bridge Rd. Worthington, OH 43085 Business: 6144313311
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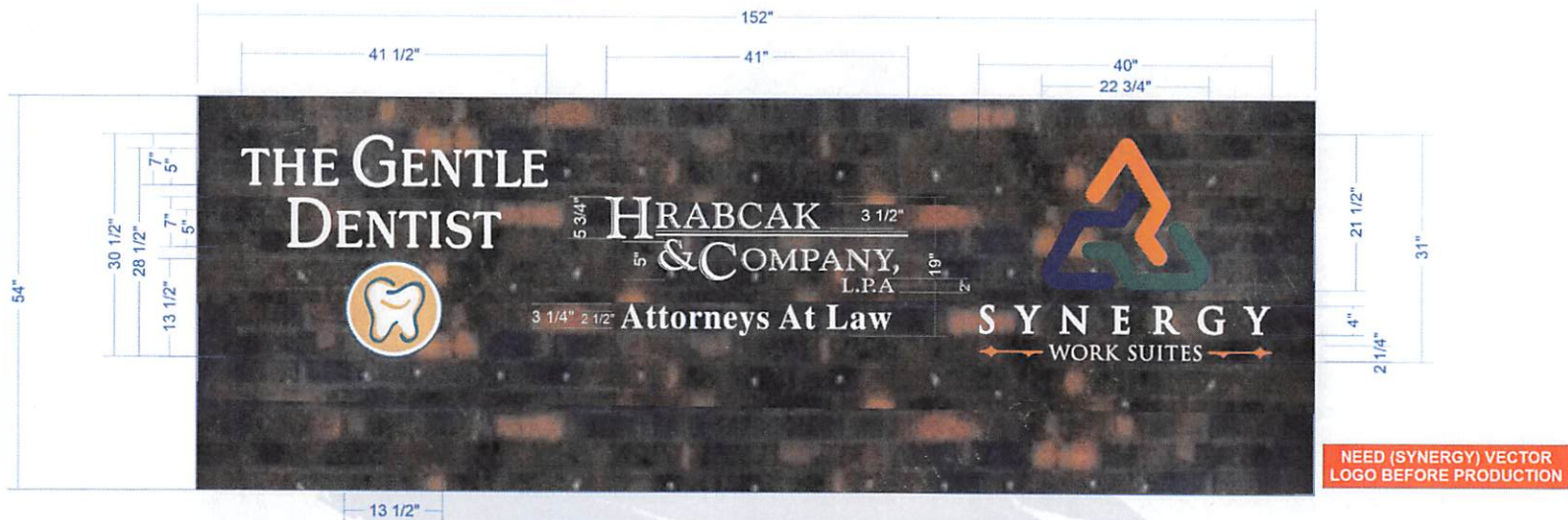
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004596	(Commercial/Industrial) Board of Zoning Appeals	\$50.00	\$0.00
Total for Invoice INV-00004596		\$50.00	\$0.00
Grand Total for Plan		\$50.00	\$0.00



65-69 E. Wilson Bridge Rd.







NEW S/F 1/4" ROUTED ALUM. GRAPHICS W/ PAINTED FINISH STUD-MOUNTED TO EXISTING BRICK

SCALE: 3/4" = 1'

THE GENTLE  
DENTIST



CLIENT | The Gentle Dentist

LOCATION | Worthington, OH

SAVED AS |

The\_Gentle\_Dentist

DATE | August 28, 2023

REVISIONS |

SALESMAN | Ray Lynn

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS ☐ SATIN  
☐ SEMI-GLOSS ☐ FLAT

CIRCUITS |

VOLTAGE |



1.5



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PO BOX 0785  
ZANESVILLE, OHIO 43701-0785  
740-453-0668 | 1-800-666-1870  
THE KESSLER DESIGN GROUP



CITY OF WORTHINGTON  
DRAWING NO. VAR 39-2023  
DATE 09/14/2023