



**BOARD OF ZONING APPEALS**  
**-AGENDA-**  
**Thursday, November 2, 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

---

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

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the October 5, 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** – New Generators and Fire Suppression Systems – **6595 Proprietors Rd.** (Edward Alford/Sprintcom Inc.) **EXCP 11-2023**

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

1. **Variance** – Side and Rear Yard Setbacks – Addition, Dumpster Enclosures, Seatwalls & Ramp – **920 High St.** (Orange Frog Design Group/ Dairy Queen) **VAR 38-2023**
2. **Variance** – Side and Rear Yard Setbacks – Addition and Detached Garage – **672 Evening St.** (Jamee M. Parish/Smith) **VAR 40-2023**
3. **Variance** – Side Yard Setback – Shed – **600 Morning St.** (Paul Campagnoli) **VAR 41-2023**

**D. Other**

**E. Adjournment**



## MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Lynda Bitar, Planning Coordinator

DATE: October 27, 2023

SUBJECT: Staff Memo for the Meeting of November 2, 2023

---

### **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** – New Generators and Fire Suppression Systems – **6595 Proprietors Rd.** (Edward Alford/Sprintcom Inc.) **EXCP 11-2023**

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

#### **Background:**

This building houses equipment for T-Mobile and is located on a 3 acre lot on the west side of Proprietors Rd. in the C-3 Zoning District. A permit was pulled to upgrade the facility including new generators and fire suppression systems in January of 2022 and equipment lead times and other challenges delayed the progress of the project. The permit expiration date was August 2, 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 for the project.

**Project Details:**

1. The last inspection date was October 3, 2023. Regular inspections were made throughout the construction period.

**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 EDWARD ALFORD TO EXTEND THE CONSTRUCTION COMPLETION PERIOD UNTIL NOVEMBER 2, 2024 AT 6595 PROPRIETORS RD. AS PER CASE NO. EXCP 11-2023, DRAWINGS NO. EXCP 11-2023, DATED SEPTEMBER 19, 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** – Side and Rear Yard Setbacks – Addition, Dumpster Enclosures, Seatwalls & Ramp – **920 High St.** (Orange Frog Design Group/ Dairy Queen) **VAR 38-2023**

**Findings of Fact & Conclusions**

**Background:**

The existing 861 sq. ft. Dairy Queen is located at the northeast corner of High St. and North St. in the C-2 Zoning District and was constructed in 1955. The lot is approximately 14,810 sq. ft. in size; however, 6,752 sq. ft. is located in a highway easement for High St., leaving only 8,058 sq. ft. of usable ground. Approximately 10'-12' of the front of the building is actually located in the public right-of-way. The property owner would like to construct a rear addition to house a new cooler and freezer along with several building and site improvements.

In anticipation of this project in 2021, City Council allocated \$80,000 in their 2022-2026 Capital Improvements Program for streetscape enhancements associated with the onsite improvements that are proposed by DQ. City staff has been working with POD Design and the owner of DQ to install seat walls, pavers, landscaping, street trees and crosswalk enhancements at this intersection that builds on previous offsite improvements associated with CVS and City National Bank.

**Worthington Codified Ordinances:**

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

The required front yard in the C-2 Zoning District is 50'.

### 1149.08 Special Yard Requirements.

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 side yard along North St. is 33 1/3'.

#### **Requests:**

1. An addition is proposed 14'8" from the North St. property line for a variance of 18'8".
2. Dumpster enclosures would be installed as close as 13' from the North St. property line for a variance of 20'4".
3. Seat walls and a ramp are proposed along the south side of the building and addition at 6' from the North St. property line and along the property line for variances of 27'4" and 33'4".

#### **Project Details:**

1. Proposed Rear Building Addition:
  - a. 370 sq. ft. (20'x18.5')
  - b. Total square feet of the building with the new addition will be 1,231 sq. ft.
  - c. The space will be utilized for a new walk-in cooler and freezer along with an additional area for storage.
    - o The current cooler, freezer and storage area are located in the basement accessed by steep stairs to the rear of the building.
  - d. Brick to match existing brick with 4" cast stone cap at the foundation.
  - e. Cementitious siding on the addition. There will be 6" lap siding, trim and panels that will be painted white.
    - o Sherwin Williams Natural White SW9542.
  - f. Flat roof is proposed surrounded by a parapet to screen mechanical equipment from view.
  - g. A new insulated hollow metal door to be installed on the north side of the addition to access the building.
  - h. No exterior lighting has been proposed at this time.
2. Existing Building Improvements:
  - a. Replace the existing cedar shingles with new 30-year dimensional asphalt shingles.
    - Weathered Wood – Color
    - The existing cedar shingles are in poor condition and in need of replacement.
  - b. Windows & Doors to be replaced in the future.
    - Staff would like to get Board approval to permit City staff to administratively approve the windows and doors in the future if they were to go to a bronze or black frame for the windows and doors and maintain a similar character and look.
    - The existing frames on the windows and doors are a mix of black and aluminum. The black framed windows were approved by the Board in 2005 when the Board approved a walkup service window on the south side of the building.
  - c. Existing white trim will be painted white to match the addition.
    - Sherwin Williams Natural White SW9542
3. New Dumpster Enclosures:



- a. Brick to match the existing brick on the DQ building with a 4-inch cast stone cap.
- b. Dumpster doors will be hardi-plank siding and trim attached to a steel frame and paint to match the building.
- c. The new dumpster enclosure will house two dumpsters. One dumpster is for trash and the other dumpster is for cardboard.
- d. The existing grease receptacle will be removed, and a new grease receptacle will be installed inside the building and there will be an exterior pipe to pump out the grease when needed.
- e. Screening around the dumpster is also being provided to help soften all the hardscape.
- 4. Onsite and offsite Improvements:
  - a. The drive isles on High St. and North St. will be reduced in width to meet current Code requirements. The access drive to High St. is approximately 35-feet wide, where 22-feet is the minimum required by Code. The access drive to North St. is 27-feet wide, where 22-feet is the minimum required by Code. The reduction in the wide access points will slow traffic down for those entering and exiting the site and will provide an additional area for pedestrian improvements to the site.
  - b. Additional greenspace and landscaping are being added in the area of the dumpster enclosure along the North St. side of the property.
  - c. Additional greenspace and landscaping are also being added along the High St. portion of the property to the north and south of the access point to High St.
  - d. Additional landscaping is also being added along the norther side of the building.
  - e. The final landscape plan will be coordinated with the landscaping proposed for the offsite improvements associated with the City's portion of the project.
  - f. Removal of 7 parking spaces will occur with the addition, however with the new total square footage of 1,231 sq. ft. only 16 parking spaces are required by Code. The applicant will be providing 19 parking spaces. Additional parking is also available on the neighboring parcel and many people walk to this location from the surrounding neighborhoods.
  - g. Patio Improvements:
    - The High St. portion of the patio area is completely located in the public right-of-way; however, the North St. portion of the patio is located outside of the public right-of-way.
    - The existing seating area is a mix of concrete and asphalt, and the southern patio area has a severe slope down to the sidewalk.
    - As many of you may know, this intersection has every type of utility located in Worthington underground at this location. The underground utilities in this area make improvements much more difficult. The City will be working with those utility providers to move their utilities to the edge of the right-of-way outside of the proposed City improvements.
    - Brick seat walls and planting beds are proposed along High St. and North St.
      - The brick for the seatwalls will be the Worthington brick that has been used at our other intersection improvements throughout the City.
      - The brick seat walls will provide additional seating; however, they will also provide a barrier for those sitting on the outdoor patio along High St.
      - The brick seat wall along the North St. side of the site will address the grade change and provide a much more usable space for patrons utilizing the patio space.

- A mix of concrete and pavers will be used in the patio area.
- A handicap ramp will also be installed on the North St. side of the property to provide access to those entering and exiting the site.
  - The change in grade in this location makes it impossible to not have the need for steps at the intersection, however it is an improvement over the existing conditions today.
- New patio furniture is proposed as part of the improvements, however the details related to the patio furniture have not been provided at this time.
- h. Bicycle racks will be installed on the north side of the building; however, they are not shown at this time. Bike racks will be required to be installed as part of this project.
- i. Landscaping Beds:
  - Two landscaping beds will be installed along High St. and North St.
    - These planting beds are subject to change depending on final design and utility relocation.
  - The rationale for not having a tree lawn along the North St. side of the property is related to the relocation of utilities in the area and the possibility of the need to be able to access these underground utilities while still providing much needed vegetation to help soften all the hardscape.
  - Vehicular traffic and overall speed along North St. are not as intense as the High St. portion of the site. Most traffic on the North St. side of the property will be stopped waiting for a signal. This is not a perfect situation, however with the existing site conditions this seems to be the best option. High St. has a much higher volume of vehicles traveling north and south and at a higher rate of speed.
  - The landscaping bed will be able to have foundation plants along with street trees that will provide an additional screening, shade and separation from North St.
  - A Memorandum of Understanding (MOU) will need to be worked out between the City and the property owner for the future maintenance of proposed vegetation.
- j. Brick pavers will be installed at the intersection of High St. and North St. to match with the brick pavers that were installed at the northwest corner of High St. and North St. as part of the City National Bank site improvements.
- 5. The existing DQ Sign is to remain. No changes are proposed to the existing sign besides normal maintenance.

**Staff Comments:**

1. The final design of the streetscape improvements is subject to change related to final design work and utility relocation.
2. The onsite improvements and offsite improvements both enhance the area and provide additional safety to those utilizing the DQ patio area.
3. The final landscape plan will be coordinated with the landscaping proposed for the offsite improvements associated with the City's portion of the project. The majority of the proposed landscaping is located in the public right-of-way, only the landscaping by the dumpsters and the north side of the building addition will be on private property.
4. There will be many other small improvements on the site related to the access drives and unneeded poles, wires and signage that will be removed as part of the overall improvements on the site.

5. The site is tight, however the proposed onsite improvements and the offsite improvements proposed by DQ and the City will greatly improve the existing conditions.
6. A Memorandum of Understanding (MOU) will be needed between the property owner and the City for the future maintenance of the landscaping in the planting beds as part of the offsite improvements.

**Conclusions:**

The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the variances.

The variances would not adversely affect the delivery of governmental services.

Due to the existing conditions, the property owner's predicament cannot be feasibly obviated through some method other than variances.

The proposed changes would allow an existing business to continue to thrive and make the corner safer and more aesthetically pleasing.

**Motion:**

**THAT THE REQUEST BY ORANGE FROG DESIGN GROUP ON BEHALF OF DAIRY QUEEN FOR VARIANCES TO CONSTRUCT A BUILDING ADDITION AND SITE IMPROVEMENTS AT 920 HIGH ST., AS PER CASE NO. VAR 38-2023, DRAWINGS NO. VAR 38-2023, DATED SEPTEMBER 11, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. **Variance** – Side and Rear Yard Setbacks – Addition and Detached Garage – **672 Evening St. (Jamee M. Parish/Smith) VAR 40-2023**

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

This 1,736 sq. ft. Dutch Colonial was constructed in 1925 and includes an existing 324 sq. ft. detached garage that is a contributing building in the Worthington Historic District. The R-10 Zoning District lot is rather small at 50' x 150' for a total lot area of 7,500 sq. ft. The applicant would like to demolish the existing garage and construct a new 2-car garage and demolish an existing deck to construct a new kitchen/dining area and bathroom addition to the rear of the home.

**Worthington Codified Ordinances:****[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.

**[Section 1149.08 \(b\) 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.

**Requests:**

1. A new garage would be 3' from the rear and side yards for variances of 7' and 5'.
2. An addition is proposed that would be 4.7' from the north property line for a variance of 1.3'.

**Project Details:**

1. Garage -
  - a. The existing detached garage is proposed to be demolished.
  - b. Construct a new 24' x 24' (576 sq. ft.) garage.
  - c. Siding is to be board and batten siding that will be painted white to match the house.
  - d. Two separate garage doors will be installed with a man-door and window on the northern elevation.
  - e. Garage doors will be Clopay "coachman" line with no windows and will be painted to match the siding and trim.
  - f. Proposed setback along the eastern and southern property line will be 3' where an 8' side yard and a 10' rear yard is required by Code.
    - The existing garage is approximately 0.7' from the eastern property line and 1.1' from the southern property line.
  - g. The detached garage is proposed less than 5' from the property line and per RCO 302.1 the exterior wall will be required to be 1-hour fire-resistance rated constructed.
2. Rear Addition -
  - a. Demolition of the existing deck to permit the construction of a one-story kitchen/dining area that would include a full-bath addition.
  - b. Transom windows will be installed on the northern elevation in the dining area as well as two doors and windows on the eastern elevation that will have access to a future patio. A small window will also be installed in the new bathroom in the addition.
  - c. The addition will be offset by 12" and will 4.7' from the northern property line where 6' is required by Code.
    - The existing structure is currently location 3.7' from the northern property line.
  - d. The addition is proposed less than 5' from the north property line and per RCO 302.1 the exterior wall will be required to be 1-hour fire-resistance rated constructed.
3. Siding & Trim -
  - a. Removal of the existing aluminum siding is to be replaced with new Hardie plank 7" lap siding.
  - b. Painted Sherwin Williams 7004 Snowbound.
4. Roof -
  - a. Dimensional shingles to remain and new shingles on the addition and garage are to match.
5. Windows & Doors -
  - a. Will be wood with white aluminum cladding. Brand to be determined.
    - Clarification needed on whether the windows and doors will have interior or exterior muntins.
  - b. The existing windows on the home are proposed to remain except for one window on the rear of the home that will be removed related to the roof pitch of the addition.

- The removal of the rear window will not be visible from the street and the new addition and new siding will cover the location of the existing window.
6. Lighting -
    - a. Light fixtures where not provided as part of the application materials. The applicant has stated that both the fixtures on the house and garage will be black.
  7. Patio -
    - a. Proposed to be a bluestone patio that will be installed at grade and in the future.
      - Does not need to be approved by the Board since the patio is proposed to be at grade.
  8. Mechanical Equipment -
    - a. The existing HVAC equipment is located on the southeast corner of the existing home. The site plan does not show the location of the equipment, so if the equipment is to be in a different location it will need to be shown on the site plan and screened from view.

### **Conclusions:**

The essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of the variances. Both the addition and garage are typical for Old Worthington.

### **Motion:**

**THAT THE REQUEST BY JAMEE M. PARISH ON BEHALF OF PAM SMITH FOR VARIANCES TO CONSTRUCT AN ADDITION AND NEW GARAGE AS PER CASE NO. VAR 40-2023, DRAWINGS NO. VAR 40-2023, DATED OCTOBER 5, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

### **3. Variance – Side Yard Setback – Shed – 600 Morning St. (Paul Campagnoli) VAR 41-2023**

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

#### **Background:**

This house was constructed as a split-level in 1948 but was changed to a two-story house in 2011 and is approximately 1,988 sq. ft. in size. The R-10 Zoning District property is 60' wide x 330' deep or 0.47 acres in area. The applicant would like to install a shed in the rear of the property.

#### **Worthington Codified Ordinance:**

##### **[Section 1149.08 \(b\) 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.

#### **Request:**

Installation of a 140 square foot shed is proposed 2' from the south property line for a variance of 6'.

**Project Details:**

1. The shed would be 10'x14' (140 sq. ft.).
2. The shed would have wood siding and have dimensional shingles that would include two double-hung windows along the front along with double doors and a single door with transom windows.
3. The application materials show a picture of a white shed with either black or dark green doors and window shutters. The color of the shed should be painted to complement the color found on the existing home.
4. There are no Building Code issues since the structure is under 200 sq. ft. in size.

**Conclusion:**

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

**Motion:**

**THAT THE REQUEST BY PAUL CAMPAGNOLI AND ELIZABETH MELVILLE FOR A VARIANCE TO INSTALL A SHED AT 600 MORNING ST. AS PER CASE NO. VAR 41-2023, DRAWINGS NO. VAR 41-2023, DATED OCTOBER 11, 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

October 5, 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; and Beth Benzenberg. Also present were Mikel Coulter, Representative of the MPC; and Kenny Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Approval of Minutes of September 7, 2023 meeting  
Agenda item #5 correction mentioned.  
Mr. Guillozet moved to approve the minutes and Mr. Coulter 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** – 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.**

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

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

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

Mr. Ganter reviewed the following from the staff memo:

## **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.

### **Discussion:**

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

Mr. David Caroselli: Good evening, I'm David Caroselli. I'm the project manager for Shearer Patio and Landscape Services and pools. My address is 6980 Prior place, Reynoldsburg, Ohio 43068.

Mrs. Crane: Is there anything you would like to add to the staff's presentation?

Mr. Caroselli: No, I think it was accurate and inclusive of what the scope of work intends to be. As you can see in the pictures of the pool, we're ready to move forward once and if a variance is granted for the structure on the back side of the pool.

Mrs. Crane: What is Smart Trim?

Mr. Carolselli: Smart Trim is a composite trim product rather than using for the post trim, the header trim, those sort of things rather than using a cedar or a traditional lumber board. Smart trim is a composite product that comes either pre-primed or pre-colored so in lieu of using a natural wood material, it has similar grain and texture to wood but as I mentioned it's composite so holds paint better, much more durable, much less likely to deal with rot and things of that nature. As far as the exterior goes, the roof shingles are intended to match the home so that will be consistent as well and then the interior is planned to have a tongue and groove cedar roof or a ceiling line, I'm sorry.

Mrs. Crane: Any questions for the applicant?

Mrs. Benzenberg: Is it on a concrete slab?

Mr. Caroselli: It is not on a concrete slab, there will be, you can see where there are, those are called sauna tubes where the holes are in the gravel area. So, the structure itself will not sit upon a concrete slab. Once approved, those holes will be inspected, we will pour concrete pads in the bottom of them, that's where our posts for the structure get set on. Once our posts are set, the concrete decking around the pool will continue around that. The concrete deck for the pool does not actually support the structure but the pilings within those holes do.

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

**Motion:**

Mr. Seitz moved:

**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.**

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

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

Mr. Ganter reviewed the following from the staff memo:

**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.

**Discussion:**

Ms. Allie Coury: My name is Allie Coury, my address is 5125 Sycamore Circle, Nashport, Ohio, 43830. The only thing I have is that just reiterating that we're not changing the footprint solely the face of the sign. We've had many complaints at the Gentle Dentist of not being able to find our office being tucked back in behind the sign. We're just trying to prevent accidents in the future from people not paying attention and not being able to see our business and having to turn around quickly. So, we just ask that you approve this to help us.

Mrs. Crane: Well, I am concerned by the number of variances required for the colors and I'm not concerned at all about putting the three businesses there. I mean, I don't think you even need a variance for that that's allowed, but it's kind of just, I mean, in other places where we have multiple businesses kind of close together, there's more uniformity and sort of the type style.

Ms. Coury: Well, take into consideration, we are three different businesses. The orange, I think you're probably thinking, oh, my gosh, that's really bright. When in reality, the brick is actually very orange. It's going to blend in. It's not going to take away from anything in Worthington. If anything, it's going to bring more business to Worthington. We have people that really can't find us and then go elsewhere, and I would hate to see business turned away not only from us, but from the city.

Mrs. Crane: Are they looking for the triangle or are they looking for the name?

Ms. Coury: I think they're looking for anything. There's nothing right now visible from the street.

Mrs. Crane: I can understand why you want to put the three businesses there instead of corporate center, which doesn't mean anything. I mean, I agree with that, but it does seem like there's quite a bit of, I don't know that all of this is really, if we want to set a precedent, maybe for all these variances.

Mr. Coulter: I don't have a problem with it, because I'm looking at it from the standpoint, and I'll use the Linworth Shop Center as a good example of that. We have a number of businesses along that strip anchored by uptown flowers on one end and cameras on the other end, and there's a variety of styles, colors, fonts, and the only difference in my mind is they're stretching it out versus trying to compact it in. The two logos are assuming the corporate logos for the Gentle Dentist and then for Synergy. So, yeah, I can get along with that. If this were right on High Street, it would be a little bit different. I would view it a little bit differently, but being where it is, because I've always wondered what was back there. I don't know how many thousands of times I've gone around that corner.

Ms. Coury: Me too, from being not in from Worthington or Columbus, and by all means, I'm trying to do this the correct way. So, that's why I'm here. I don't want to set a point for anything. I don't live here.

Mr. Coulter: Better to ask for permission then ask for I'm going to ask for forgiveness, we have had enough of that.

Ms. Coury: Oh, yes.

Mrs. Crane: So, regarding what was said that's Strip Center, Linworth Shopping Center. I don't recall that ever coming to us. Was that something that A.R.B. took care of the whole thing?

Mr. Coulter: Yes.

Mr. Ganter: Madam Chair, I do want to add something. Usually, when we have lots of this size, they're over two acres, and they would be subject to Amendment to Development Plan, and they would go on to Planning Commission and then ultimately on to City Council. With this being under the two acres, this is why it's here tonight at B.Z.A. instead of going to Planning Commission.

Mrs. Crane: And when they typically go on to these other boards, there's more leeway in the signage, because, like I said, we don't see too many of it here.

Mr. Ganter: Right. That's why, you know, it being under two acres, that's, you know, kind of the reason with the variances.

Mr. Coulter: We don't allow phone numbers.

Mrs. Crane: Well, they're too small. I mean, if you're driving by.

Mr. Coulter: You can see what some people propose.

Mr. Coulter: The logos, these are tasteful. They're not some of the outrageous ones we've seen before.

Mrs. Crane: So, you think if this were in the Architectural Review District, it might pass. Okay.

Mrs. Benzenberg: So, I know you have you and maybe the other businesses have little tent signs.

Ms. Coury: We did at one point before the city quote unquote stole it. We did, and that was what that did us justice. That that was fine. Since that's been gone. It's two, three times a day at the Gentle Dentist. I can't talk for other people, but at the Gentle Dentist, especially the older people who don't use an iPhone. They're counting one, two, three, four, five, and then they miss us, and then it's like, oh my goodness, they missed us. So, it's hard.

Mrs. Benzenberg: I was just curious if I didn't know that the city removed your little tent sign.

Ms. Coury: It's no longer there.

Mrs. Benzenberg: So, this is sort of a replacement.

Ms. Coury: Yes and hopes to prevent traffic hold ups.

Mrs. Crane: Any other questions or comments for the applicant? No one is here, I believe, is there anyone for or against proposal. Board members, do you have any further comments, questions or motions?

#### **Motion:**

Mr. Guillozet:

**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.**

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

#### **D. Other – No Business**



### **E. Adjournment**

Mr. Guillozet moved to adjourn the meeting, and Mr. Seitz seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 7:26 p.m.

Draft



## BZA APPLICATION EXCP 0011-2023 6595 Proprietors Rd.

**Plan Type:** Extension of Construction Completion Period    **Project:**    **App Date:** 09/19/2023  
**Work Class:** Extension of Construction Completion Period    **District:** City of Worthington    **Exp Date:**  
**Status:** In Review    **Completed:**  
**Valuation:** \$0.00    **Approval**  
**Description:** Equipment lead times as well as unforeseen coordination and project phasing challenges significantly delayed the progress of the project.    **Expire Date:**

<b>Parcel:</b> 100-006496    Main	<b>Address:</b> 6595 Proprietors Rd    Main Worthington, OH 43085	<b>Zone:</b> C-3(Institutions and Offices)
-----------------------------------	--	--

Owner Sprintcom Inc. 6391 Sprint Parkway Overland, KS 66251	Applicant Edward Alford po box 21553 Columbus, OH 43221 Mobile: 6143325177
--	--

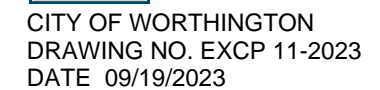
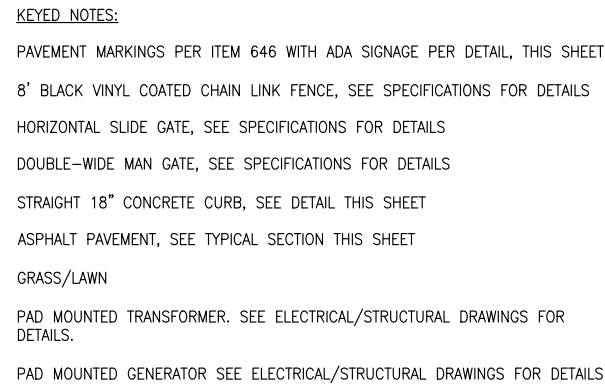
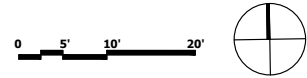
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004729	(Commercial/Industrial) Board of Zoning Appeals	\$50.00	\$0.00
Total for Invoice INV-00004729		\$50.00	\$0.00
Grand Total for Plan		\$50.00	\$0.00



# 6595 Proprietors Rd.







SITE PLAN

C201



## BZA APPLICATION VAR 0038-2023 920 High St.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 09/11/2023
<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> This statement letter is for an addition to the Dairy Queen located at 920 High Street (See attached).		<b>Expire Date:</b>

<b>Parcel:</b> 100-000003	Main	<b>Address:</b> 920 High St	Main	<b>Zone:</b> C-2(Community Commercial)
		Worthington, OH 43085		

Architect	Applicant	Owner
Orange Frog Design Group	Orange Frog Design Group	Ron Overstreet
Matthew D Lones	Matthew D Lones	90 WILSON DR
411 Meditation Lane	411 Meditation Lane	Worthington , OH 43085
Columbus, OH 43235	Columbus, OH 43235	Mobile: (614) 216-3070
Home: (614) 436-8334	Home: (614) 436-8334	
Business: (614) 578-1707	Business: (614) 578-1707	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004589	(Commercial/Industrial) Board of Zoning Appeals	\$50.00	\$0.00
Total for Invoice INV-00004589		\$50.00	\$0.00
Grand Total for Plan		\$50.00	\$0.00



# 920 High St.



September 11, 2023

City of Worthington – Board of Zoning Appeals 374 Highland Avenue

Worthington, Ohio 43085

Re: Dairy Queen – BZA Statement

Dear Lee & Lynda,

This statement letter is for an addition to the Dairy Queen located at 920 High Street. The business owner needs to modify the freezer/ cooler operations and the only way to achieve this modification is with an addition to the east side of the building. The east side of the building is the only possible location for an addition. The current building does not meet the required setbacks from the property lines. The west side of the build is currently in the Right of Way (R.O.W.)

Without this variance the business owner can not make the needed modification to resolve the freezer/ cooler ongoing issue. In addition to the freezer/ cooler addition the owner will be enclosing his dumpsters. This will resolve a zoning issue for not having the dumpsters enclosed. With the addition of the dumpster enclosure to the east property line this will help separate the large asphalt area between the hardware store and Dairy Queen.

The variance request is NOT substantial. The addition will capture the a few extra parking spaces. The dumpster enclosure will help the overall site/ parking lot aesthetics. Creating a separation between the hardware store and Dairy Queen.

Approving this variance will only help the neighborhood. Hiding the dumpsters, providing green space, and landscaping to separate the parking lots. These are all good features.

The approval of this variance will not affect any governmental services.

The property owner has owned this property for several years. The business growth and the ever-changing technology has created a more efficient way to manage the freeze/ cooler. When the property was purchased, there was no way for they to forecast the changes.

The site is so small the only possible location for an addition is on the east side.

By approving this variance, we are staying with the spirit and intent behind the zoning requirement. This site is such a difficult site to manipulate due to where the original building was built.

Sincerely,

Matthew D. Lones, AIA NCARB

Orange frog Design Group

Principal

Cc: File

C:\OFDG\DiryQueen BZA Statement 2023-09-11doc



M:\708854\_Worthington\DWG\Basemaps\708854\_SurveyBase.dwg ~Boundary Survey LAST EDITED BYGbrown ON 7/28/22

# BOUNDARY SURVEY 0.344 ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WORTHINGTON  
QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 18 WEST  
UNITED STATES MILITARY LANDS

## LEGEND

▲	MAG Nail Set
ℙ	Property Line
R/W	Right-of-Way
℄	Centerline
POC	Point of Commencement
POB	Point of Beginning

## PERTINENT DOCUMENTS

Right of Way plans for Columbus-Sandusky  
Road dated 1941 (FRA-23-21.000)

## BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio  
South Zone, NAD83 (2011) as determined by  
ODOT RTN observations, with the centerline of  
N High Street bearing North 05°35'50" East.

## CERTIFICATION

We hereby certify that the foregoing boundary  
survey was prepared from actual field  
measurements in accordance with Chapter  
4733-37 Ohio Administrative Code.

Field survey was conducted on 07/26/2022.

All iron pins set are 5/8" rebar, 30" in length  
with yellow plastic cap and all Mag Nails set  
are with brass survey marker with "EP FERRIS  
SURVEYOR 8797" inscribed on top.

# PRELIMINARY

BY: Garrett G. Brown, P.S., E.I. DATE 7/28/22  
Registered Surveyor No. 8797  
DRWN BY GGB CHK BY GGB DATE 7/28/22  
708854

N HIGH ST (99')  
(PUBLIC ROADWAY)

N03°35'50"E 100.00'

POB  
0.344 Ac.

Original R/W

EASEMENT FOR  
HIGHWAY PURPOSES  
D.B. 1176 Pg. 193  
0.155 Ac. (Deed)

0.344 AC. (M)

D.Q. PROPERTIES  
PID: 100-000003-00  
O.R. 19232 Pg. A17  
0.344 Ac. (Deed)

BRICK  
BUILDING

CVS 3407 OH, LLC  
PID: 100-003941-00  
I.N. 200601100006262  
1.945 Ac. (Deed)

S03°35'50"W 100.00'

N86°58'40"W 150.00'

N03°35'50"E 24.75'

E NORTH ST (49.5')  
(PUBLIC ROADWAY)

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR, 2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com



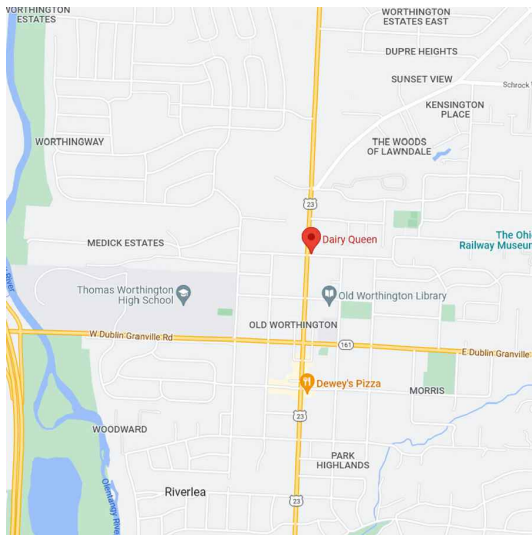
CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023



# DAIRY QUEEN - ADDITION

920 HIGH STREET WORTHINGTON, OHIO 43085

## LOCATION MAP



## SHEET INDEX

A000	COVER
A001	CODE & EGRESS PLAN
A101	ARCHITECTURAL SITE PLAN
A102	RENDERED SITE PLAN
A301	FLOOR PLAN & REFLECTED CEILING PLAN
A302	ROOF PLAN & DUMPSTER ENCLOSURE PLANS/ ELEVATIONS
A401	EXTERIOR ELEVATIONS
A402	CONCEPTUAL RENDERING
A403	CONCEPTUAL RENDERING
A404	CONCEPTUAL RENDERING
A405	CONCEPTUAL RENDERING
A406	CONCEPTUAL RENDERING
A407	CONCEPTUAL RENDERING
A408	CONCEPTUAL RENDERING
A501	BUILDING & WALL SECTIONS
A801	DOOR SCHEDULE/ DETAILS & FINISH SCHEDULE



Orange **frog** Design Grou  
411 Meditation Lane  
Columbus, Ohio 43235  
**P** 614.578.1707



CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023

### DERWACTER & ASSOCIATES

5275 Milford Drive Zanesville, OH 43701

TELE: 740-319-1822

### STRUCTURAL ENGINEER

### POINT ONE DESIGN

2800 Corporate Exchange Drive, Suite 270 Columbus, OH 43231

TELE: 614-540-3500

### MEP ENGINEER

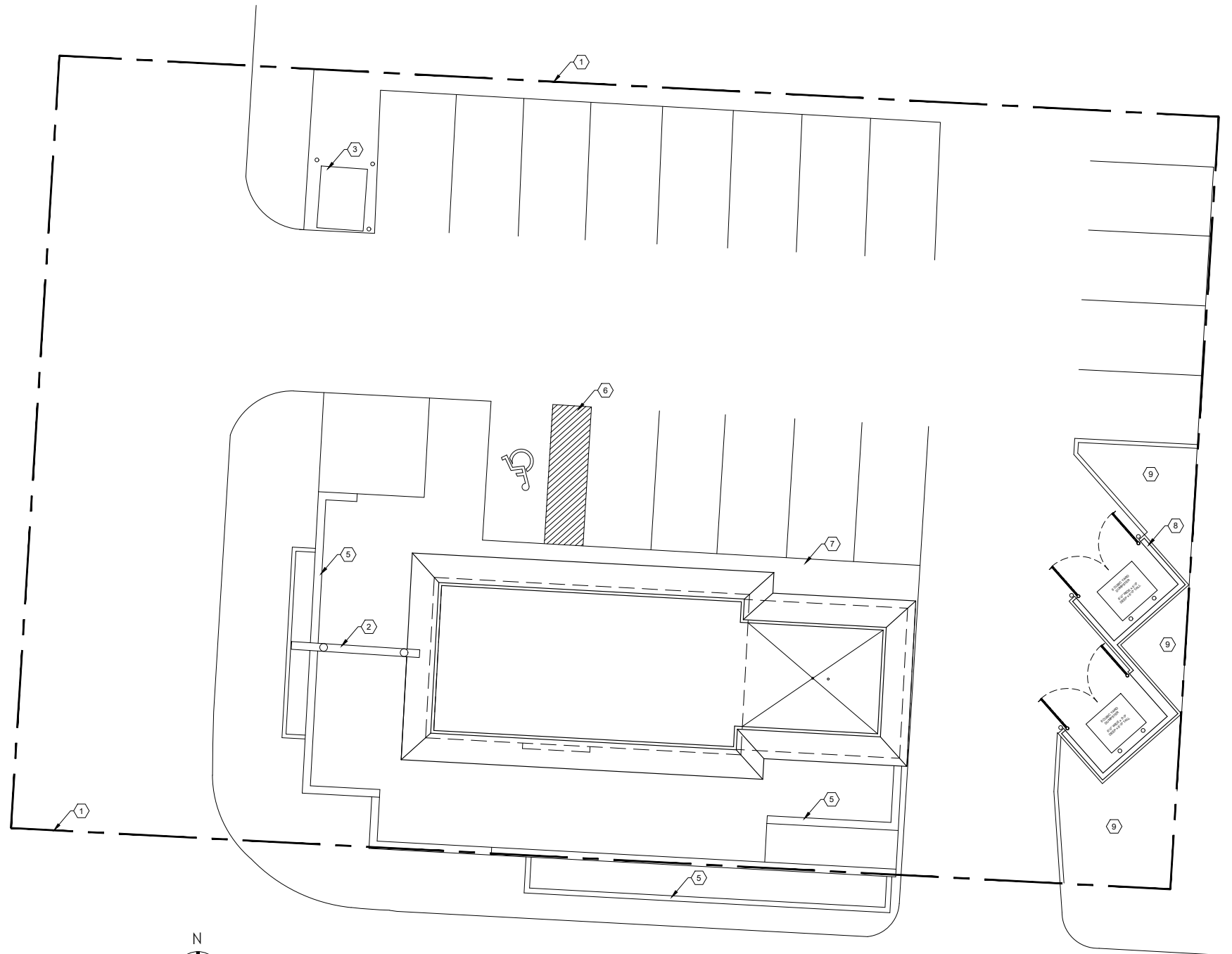
### PROJECT INFORMATION

ISSUED FOR: ARB PACKAGE  
DATE OF ISSUE: 8.29.2022  
PROJECT NUMBER: 2022-25

COVER  
SHEET

A000





ARCHITECTURAL SITE PLAN

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

SITE PLAN CODED NOTES:

1. EXISTING PROPERTY LINE
2. EXISTING SIGNAGE TO REMAIN UNCHANGED
3. EXISTING ELECTRICAL TRANSFORM TO REMAIN UNCHANGED
4. EXISTING ASPHALT PAVEMENT - PATCH AS REQUIRED FOR NEW WORK
5. CONCRETE SIDEWALKS AND RAMPS PER THE CITY'S PUBLIC WAY IMPROVEMENTS - NOT PART OF THIS PROJECT - COORDINATE EXACT LAYOUT WITH THE CITY'S LANDSCAPE ARCHITECT
6. PARKING LOT TO BE RESTRIPE - ADA PARKING SPACE
7. NEW CONCRETE SIDEWALK
8. NEW TRASH ENCLOSURE - REFER TO THE PLANS FOR ADDITIONAL INFORMATION
9. NEW LANDSCAPE AREA WITH NEW CURBS



Orange **frog** Design Group  
 411 Meditation Lane  
 Columbus, Ohio 43235  
 P 614.578.1707

DAIRY QUEEN - ADDITION  
 920 HIGH STREET WORTHINGTON, OHIO 43085



MATTHEW D. LONES, LICENSE #1616699  
 EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2022-25		
DATE : 8.29.2023		

ARCHITECTURAL  
 SITE PLAN

A101



CITY OF WORTHINGTON  
 DRAWING NO. VAR 38-2023  
 DATE 09/11/2023



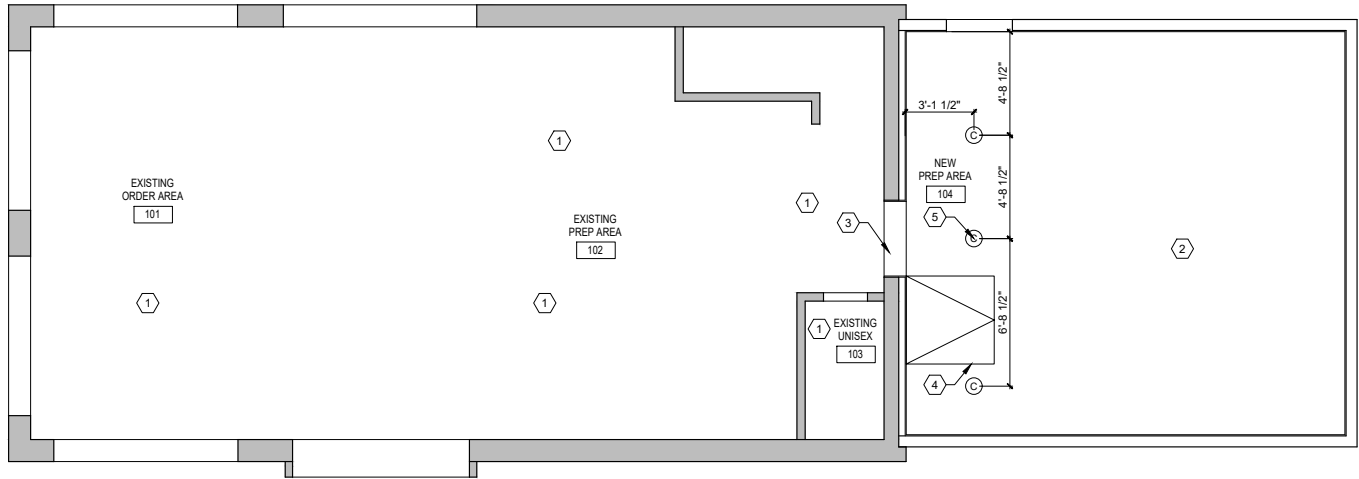


CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023



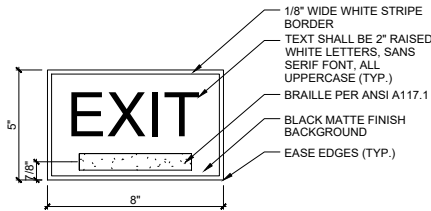
Orange frog Design Group

A102 - CONCEPTUAL RENDERING



REFLECTED CEILING PLAN

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

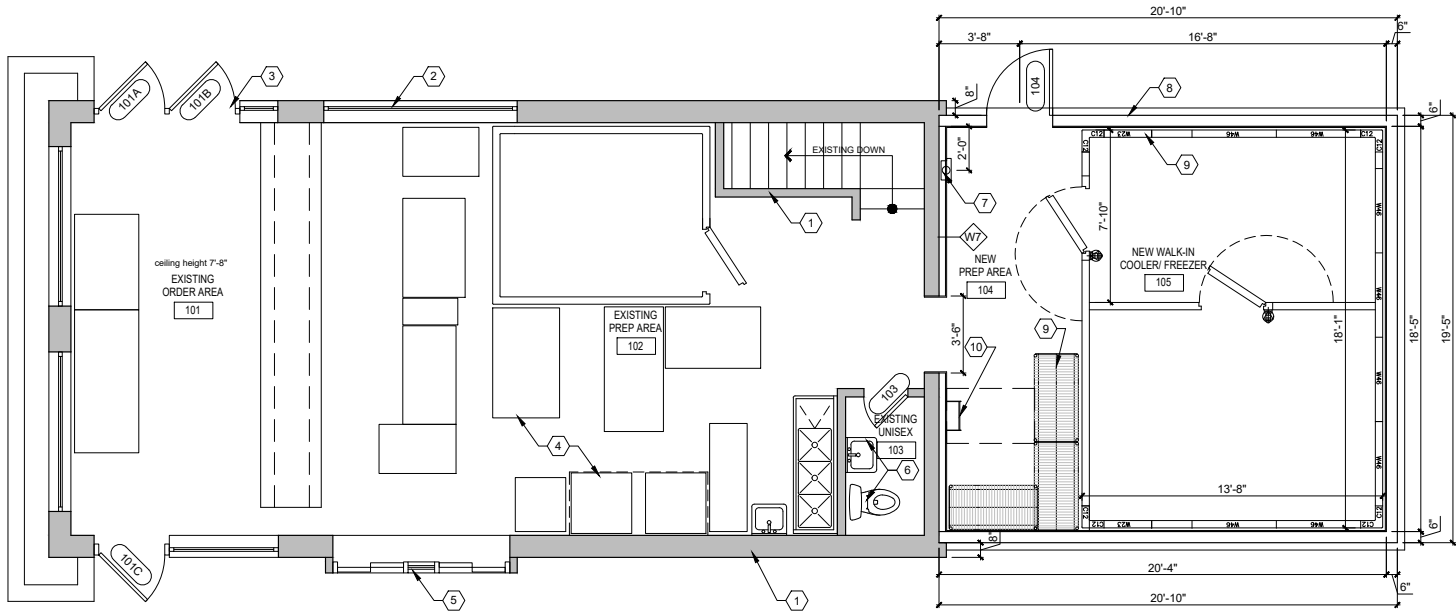


PROVIDE SIGN AT THE TOILET COMPLYING WITH ADAAG LOCAL CODE. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY. MOUNT 5'-0" TO CENTERLINE A.F.F.

BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE RAISED OR DEPRESSED EMBLEMS AND 1 1/2" HIGH LETTERING NOTE - EMBLEMS & LETTERING MUST BE RAISED OR DEPRESSED MIN. 1/16" (TYP.)

SIGNAGE

SCALE: 3" = 1'-0"



FLOOR PLAN

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

LEGEND:

- XXX INDICATES DOOR TYPE - SEE SHEET A801  
W- INDICATES WALL TYPE - SEE SHEET A001

GENERAL PLAN NOTES:

- 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.
- DASHED LINES ON FLOOR PLAN INDICATE ITEMS ABOVE FLOOR, SUCH AS SOFFIT FACES, CASEWORK, ETC.
- SEE DOOR SCHEDULE FOR INFORMATION ON DOOR SIZES, TYPES, FRAMES AND HARDWARE SETS.
- CONTRACTOR TO INSTALL SOLID BLOCKING FOR ALL CABINETS, SPECIALTY ITEMS, ETC.
- SEE A800 SERIES FOR FINISHES SCHEDULES UNLESS OTHERWISE NOTED
- PAINT ALL HOLLOW METAL DOORS AND FRAMES, ELECTRICAL PANELS, ACCESS PANELS, MISC. TRIM, ETC. EXPOSED TO VIEW.
- PROVIDE CLASS A FIRE RATED, FIBER BATT INSULATION IN DEMISING WALLS

FLOOR PLAN CODED NOTES: (XX)

- EXISTING STRUCTURE TO REMAIN UNCHANGED
- EXISTING STOREFRONT TO REMAIN UNCHANGED
- EXISTING DOORS TO REMAIN UNCHANGED
- EXISTING EQUIPMENT TO REMAIN UNCHANGED
- EXISTING PICKUP WINDOW TO REMAIN UNCHANGED
- EXISTING PLUMBING TO REMAIN UNCHANGED
- MULTIPURPOSE DRY-CHEMICAL MP5 (SLB.) SERIES FIRE EXTINGUISHER WITH LARSEN ARCHITECTURAL SERIES SEMI RECESSED - FIRE RATED - CABINET (FS-2712-RK)
- COWS TONGUE FOR OVERFLOW ROOF DRAINS - REFER TO MEP DRAWINGS
- OWNER SUPPLIED EQUIPMENT
- 4x4 ROOF ACCESS ABOVE WITH WALL MOUNTED LADDER

GENERAL REFLECTED CEILING NOTES:

- COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH ELECTRICAL DRAWINGS. IF THERE ARE ANY CONFLICTS CONTACT ARCHITECT.
- COORDINATE ALL HVAC DUCK WORK WITH MECHANICAL DRAWINGS. IF THERE ARE ANY CONFLICTS CONTACT ARCHITECT.
- INSTALL GYPSUM BOARD CONTROL JOINTS IN ALL WALLS AND CEILINGS WHERE GYPSUM BOARD EXTENDS MORE THAN 30'-0" HORIZONTAL/ VERTICAL PER MANUFACTURERS INSTRUCTIONS COORDINATE EXACT LOCATION IN THE FIELD.

REFLECTED CEILING PLAN CODED NOTES: (XX)

- NO WORK IN THIS AREA
- PAINTED GYPSUM BOARD CEILING
- PAINTED GYPSUM BOARD SOFFIT
- 4x4 ROOF ACCESS HATCH
- LIGHT FIXTURE - REFER TO MEP DRAWINGS

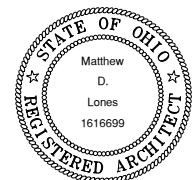


CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023



Orange frog Design Group  
411 Meditation Lane  
Columbus, Ohio 43235  
P 614.578.1707

DAIRY QUEEN - ADDITION  
920 HIGH STREET WORTHINGTON, OHIO 43085

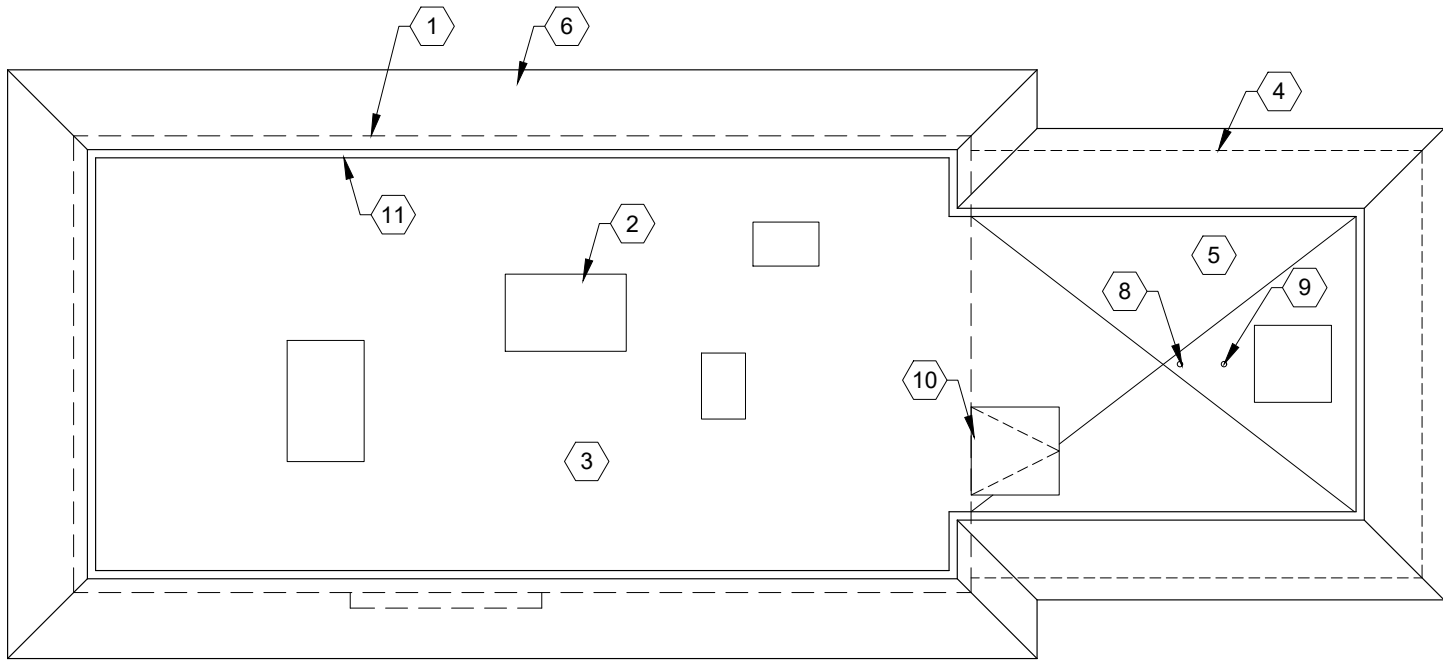


MATTHEW D. LONES, LICENSE #1616699  
EXPIRATION: DECEMBER 31, 2023

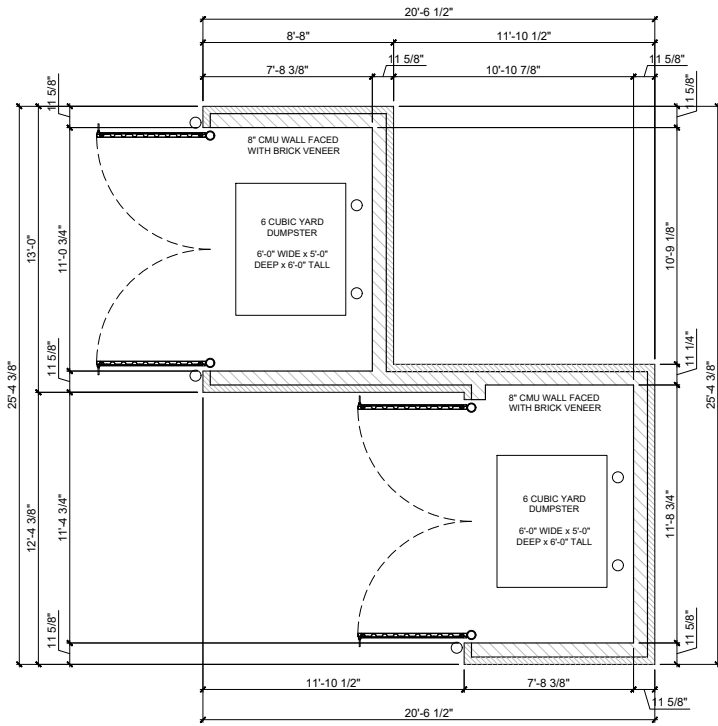
NO.	DATE	REVISION
JOB NO. : 2022-25		
DATE : 8.29.2023		

FLOOR PLAN &  
REFLECTED CEILING  
PLAN

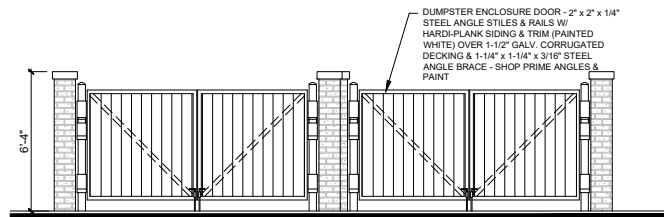
A301



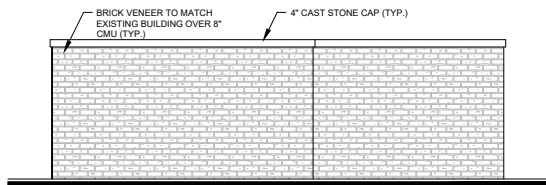
ROOF PLAN  
SCALE: 1/4" = 1'-0"



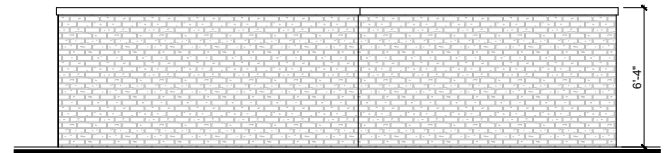
DUMPSTER ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



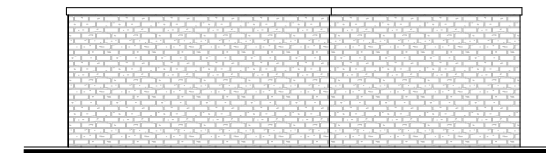
1 DUMPSTER ENCLOSURE NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0" LOOKING SOUTHEAST



2 DUMPSTER ENCLOSURE NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0" LOOKING NORTHEAST



3 DUMPSTER ENCLOSURE SOUTHEAST ELEVATION  
SCALE: 1/4" = 1'-0" LOOKING NORTHWEST



4 DUMPSTER ENCLOSURE NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0" LOOKING SOUTHWEST

- ROOF PLAN CODED NOTES:**
1. OUTLINE OF EXISTING STRUCTURE BELOW
  2. EXISTING RTU UNITS TO REMAIN UNCHANGED
  3. EXISTING EPDM ROOF TO REMAIN UNCHANGED
  4. OUTLINE OF THE NEW ADDITION BELOW
  5. FULLY ADHERED EPDM, 0.060, MEMBRANE ROOFING SYSTEM OVER TAPERED RIGID INSULATION
  6. 30 YEAR DIMENSIONAL ASPHALT SHINGLES
  7. 2x2 EPDM WALKING MATS HEAT WELDED TO ROOF. PADS TO BE PLACED 1'-0" APART. COORDINATE LOCATE TO ACCESS ROOFTOP EQUIPMENT
  8. PRIMARY ROOF DRAIN
  9. SECOND ROOF DRAIN
  10. 4x4 INSULATED BILOO TYPE "T" ROOF ACCESS HATCH
  11. ALUMINUM PARAPET CAP
  12. ROOFTOP MECHANICAL EQUIPMENT - REFER TO MEP DRAWINGS
  13. EXHAUST VENT - REFER TO MEP DRAWINGS



Orange **frog** Design Group  
411 Meditation Lane  
Columbus, Ohio 43235  
P 614.578.1707

DAIRY QUEEN - ADDITION  
920 HIGH STREET WORTHINGTON, OHIO 43085



MATTHEW D. LONES, LICENSE #1616699  
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2022-25		
DATE : 7.14.2023		

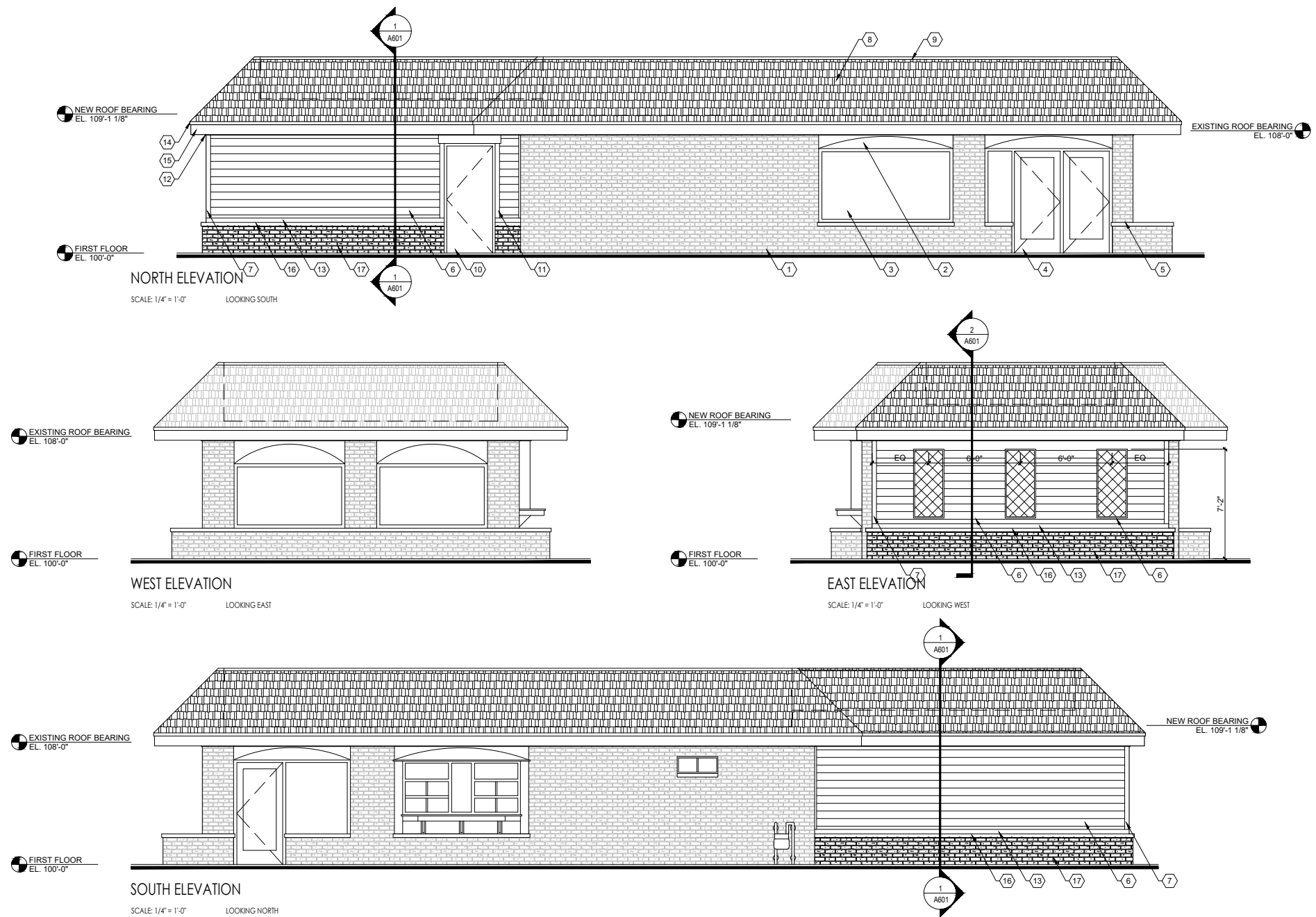


CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023

ROOF PLAN &  
DUMPSTER  
ENCLOSURE PLAN/  
ELEVATIONS

A302





ELEVATION LEGEND:

- BRICK VENEER - TO MATCH EXISTING
- DIMENSIONAL ASPHALT SHINGLES
- CEMENTITIOUS LAP SIDING

ELEVATION CODED NOTES:

- EXISTING BRICK VENEER TO REMAIN UNCHANGED
- EXISTING WOOD WINDOW TRIM TO REMAIN UNCHANGED
- EXISTING ALUMINUM STOREFRONT WINDOW SYSTEM TO REMAIN UNCHANGED
- EXISTING ALUMINUM DOOR SYSTEMS TO REMAIN UNCHANGED
- EXISTING LIMESTONE CAPS AND SILLS TO REMAIN UNCHANGED
- 6" CEMENTITIOUS LAP SIDING - PAINTED WHITE
- 5/4"x 4 CEMENTITIOUS CORNER TRIM - PAINTED WHITE
- 30 YEAR DIMENSIONAL ASPHALT SHINGLES - OWNER TO SELECT COLOR
- CONTINUOUS ALUMINUM COPING
- METAL DOOR AND FRAME - PAINTED WHITE
- DOOR TRIM - 5/4"x 8 HEAD TRIM WITH 5/4"x 4 JAMBS
- 5/4"x4 CEMENTITIOUS CORNICE TO MATCH EXISTING - PAINTED WHITE
- 5/4"x4 CEMENTITIOUS BASE TRIM BOARD - PAINTED WHITE
- 1x3 CEMENTITIOUS TRIM BOARD - PAINTED WHITE
- CEMENTITIOUS FASCIA TO MATCH EXISTING - PAINTED WHITE
- CAST STONE CAP TO MATCH EXISTING WINDOW SILL PROFILE
- BRICK VENEER TO MATCH EXISTING
- CUSTOM 24" WIDE x 54" TALL ALUMINUM ACCENT PANELS



Orange **frog** Design Group  
411 Meditation Lane  
Columbus, Ohio 43235  
P 614.578.1707

DAIRY QUEEN - ADDITION  
920 HIGH STREET WORTHINGTON, OHIO 43085



MATTHEW D. LONES, LICENSE #1616699 EXPIRATION: DECEMBER 31, 2023		
NO.	DATE	REVISION
JOB NO. : 2022-25 DATE : 8.29.2023		



CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023

EXTERIOR  
ELEVATIONS

A401



CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023







CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023



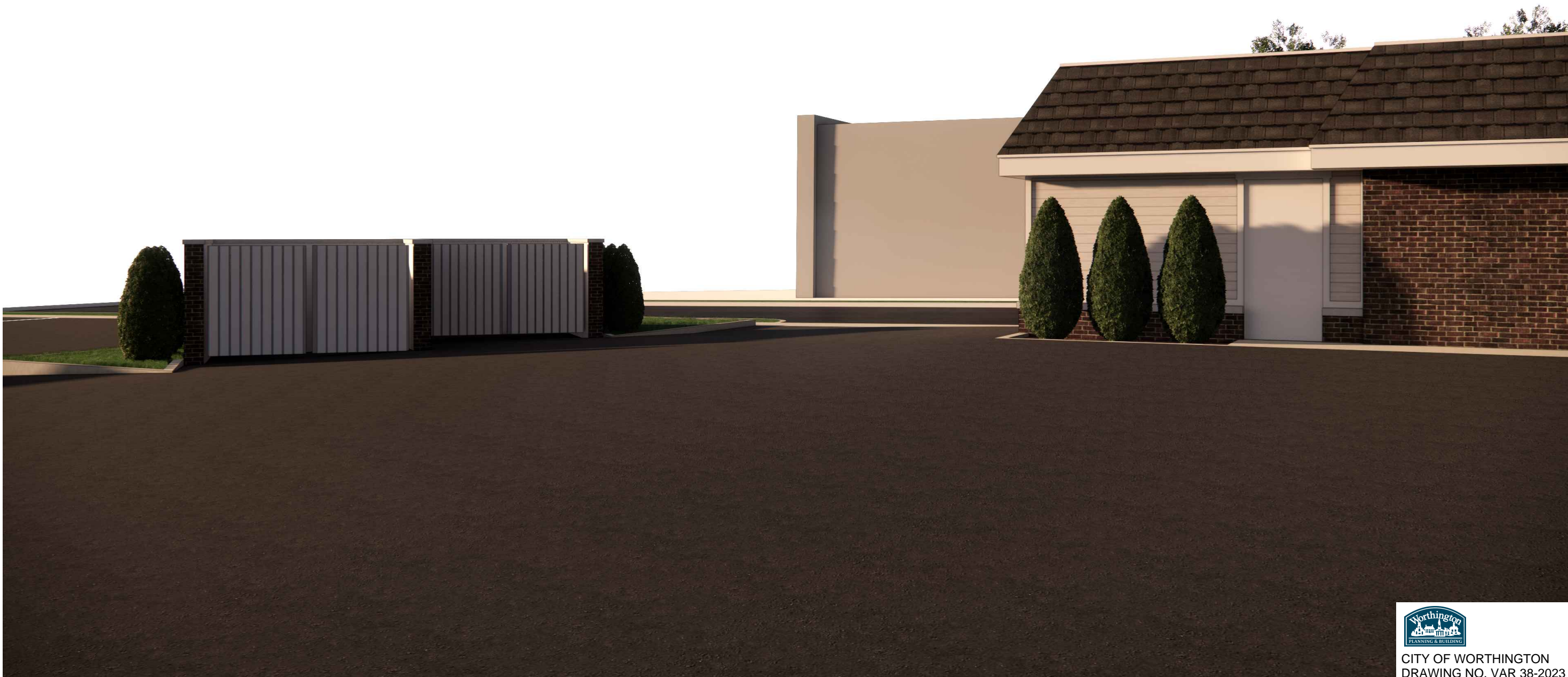




CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023







CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023







CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023







CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023







CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023







**NORTH ELEVATION**  
SCALE: NOT TO SCALE  
LOOKING SOUTH



**SOUTH ELEVATION**  
SCALE: NOT TO SCALE  
LOOKING NORTH



**EAST ELEVATION**  
SCALE: NOT TO SCALE  
LOOKING WEST



CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235

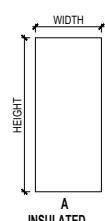
PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

## A402 - CONCEPTUAL 2D EXTERIOR ELEVATIONS

8.29.2023

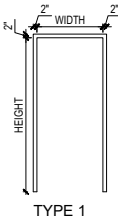
DOOR SCHEDULE													
DOOR NO.	ROOM NAME	DOOR				FRAME		HEAD	JAMB	SILL	FIRE RATING	HARDWARE	COMMENTS
		WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL						
101A	EXISTING ORDERING AREA	3'-0"	7'-0"	-	ALUM	-	ALUM	-	-	-	-	-	EXISTING TO REMAIN
101B	EXISTING ORDERING AREA	3'-0"	7'-0"	-	ALUM	-	ALUM	-	-	-	-	-	EXISTING TO REMAIN
101C	EXISTING ORDERING AREA	3'-0"	7'-0"	-	ALUM	-	ALUM	-	-	-	-	-	EXISTING TO REMAIN
103	EXISTING UNISEX RESTROOM	3'-0"	7'-0"	-	METAL	-	HM	-	-	-	-	-	EXISTING TO REMAIN
104	NEW PREP AREA	3'-0"	7'-0"	A	METAL	1	HM	1/ A801	2/ A801	3/ A801	-	1	
NOTES: - ALL DOOR HARDWARE TO COMPLY WITH ADA REQUIREMENTS OBC 1008.1.9													

ROOM FINISH SCHEDULE						
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE MATERIAL	WALL FINISH	CEILING FINISH	COMMENTS
101	EXISTING ORDER AREA	-	-	-	-	EXISTING TO REMAIN - NO WORK
102	EXISTING PREP AREA	-	-	-	-	EXISTING TO REMAIN - NO WORK
103	EXISTING UNISEX RESTROOM	-	-	-	-	EXISTING TO REMAIN - NO WORK
104	NEW PREP AREA	SC	RB	PNT	PNT GYP	
LEGEND: SC - SEALED CONCRETE RB - 4" RUBBER COVE BASE PNT - PAINTED GYPSUM GYP.PNT - PAINTED CEILING GYPSUM						



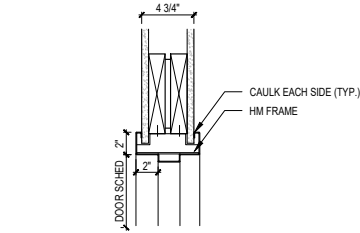
A  
INSULATED  
METAL  
DOOR TYPES

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



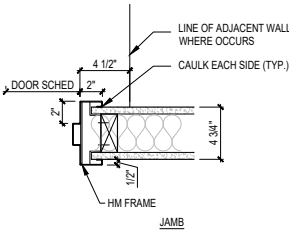
TYPE 1  
FRAME TYPES

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



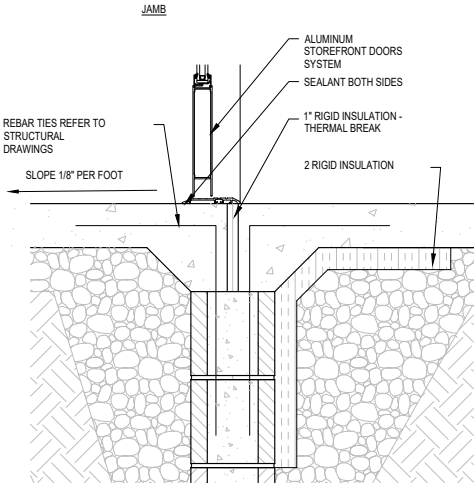
1 HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



2 JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



3 SILL DETAIL

SCALE: 1 1/2" = 1'-0"



Orange **frog** Design Group  
411 Meditation Lane  
Columbus, Ohio 43235  
P 614.578.1707

DAIRY QUEEN - ADDITION  
920 HIGH STREET WORTHINGTON, OHIO 43085



MATTHEW D. LONES, LICENSE #1616699  
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2022-25 DATE : 8.29.2023		

DOOR/ FINISH  
SCHEDULE &  
DETAILS

A801



CITY OF WORTHINGTON  
DRAWING NO. VAR 38-2023  
DATE 09/11/2023



## BZA APPLICATION VAR 0040-2023 672 Evening St.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 10/05/2023
<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>Expire Date:</b>

**Description:** 1. The variances will allow for more green space and more functional spaces on the interior of the home. Without the addition's variance, any addition would make the inside feel odd.  
2. Neither variance is substantial.  
3. The addition's variance still allows a larger separation between this house and the northern neighbor than is currently there. The garage variance also allows for additional space between structures than is currently there.  
4. Neither variance will affect government services.  
5. No, they were not aware of the zoning restrictions when they purchased the home.  
6. For the house addition, without the variance, the kitchen addition would need to be much smaller and less functional. Also, we want the interior spaces to feel like they've "always been there" - keeping scale and character as much as possible. With the garage addition, the required setbacks on a new garage would reduce the amount of usable green space by a substantial amount and they already have a rather small back yard.  
7. The addition to the home is set back from the existing northern wall by 12", which is perfect in terms of maintaining the original architecture. We are not reducing space on the northern side, but actually increasing it. Their existing garage is much closer to the property lines; if made to build the new garage in the required setbacks, it would severely alter the character and space in their back yard.

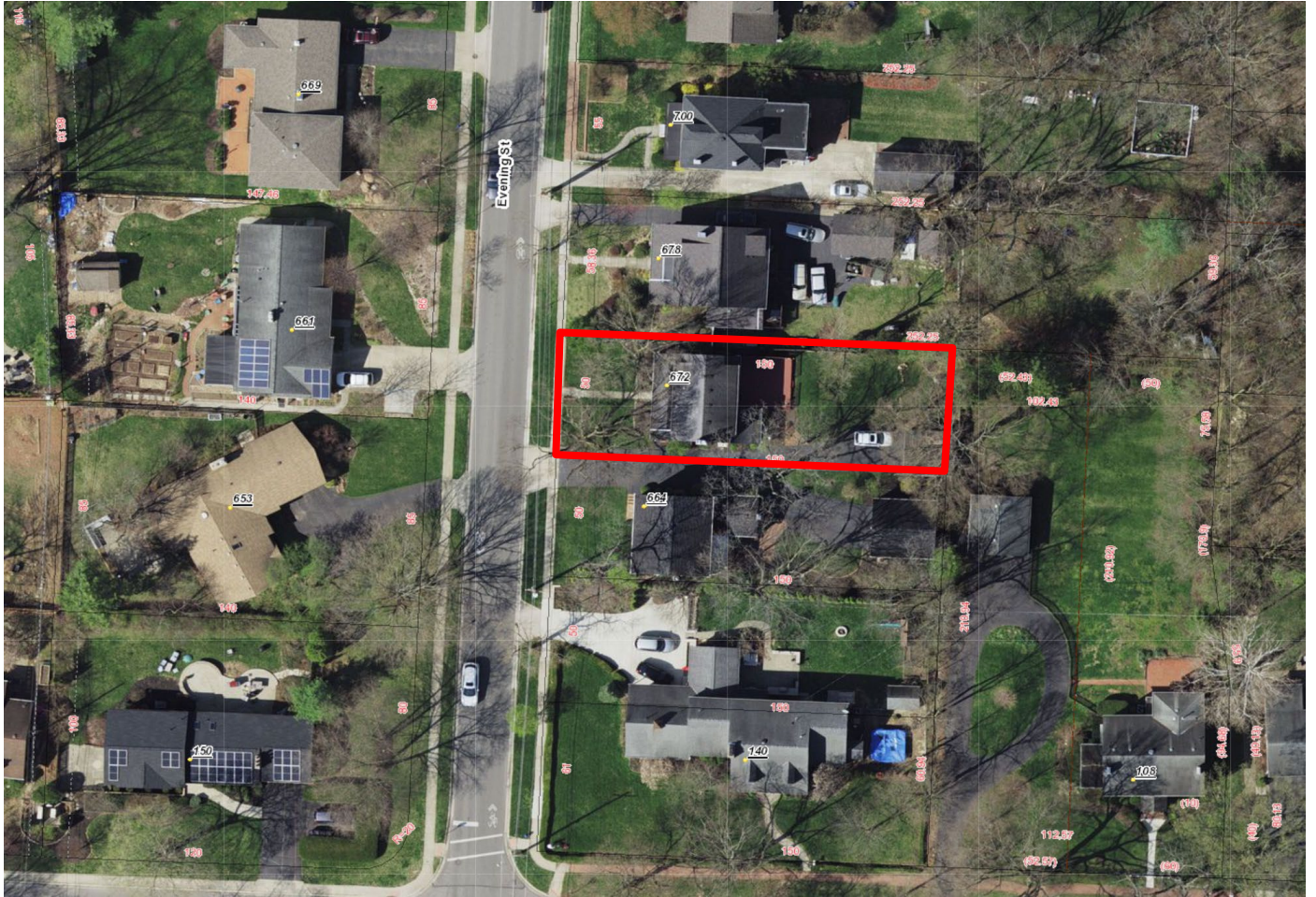
<b>Parcel:</b> 100-000585	Main	<b>Address:</b> 672 Evening St Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
---------------------------	------	---	------	--

Applicant	Owner
Jamee M Parish	Pam Smith
162 E. North Broadway St.	Mobile: (614) 403-7955
Columbus, OH 43214	
Mobile: (614) 404-7092	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004730	(Residential) Board of Zoning Appeals	\$25.00	\$0.00
Total for Invoice INV-00004730		\$25.00	\$0.00
Grand Total for Plan		\$25.00	\$0.00



# 672 Evening St.





10.05.23

## **Supporting Statement**

For the Residence located at:  
672 Evening Street  
Worthington, Ohio 43085

## **Zoning Statement**

For the **First Variance**, we are requesting a new detached garage that will encroach into the required accessory setbacks.

- The existing garage is set 0.7' from the Eastern property line and 1.1' from the Southern property line.
- The proposed new garage will be set 3' from both the Eastern and Southern property lines.

The existing garage is in pretty bad shape, so the Owners would like to demolish this garage and add a new, simple 2-car garage in its place. Their back yard is not very large, so they want to maximize their usable green space as much as possible.

If the required setbacks are maintained (and assuming a 24'x24' garage), they would lose approximately 15'1" of space at the West of the garage and approximately 12'2" of space to the North of the garage.

For the **Second Variance**, we are requesting an addition to the rear of the home that will encroach into the 6' non-conforming setback requirement.

- The existing Northeast corner of the house is located at 3.7' from the property line.
- The proposed addition will be set at 4.7" from the property line. This is a 12" offset from where the house currently sits.

For this variance, we will be building further from the Northern house than the existing house, so we are not worsening any access or space. However, every square foot matters on the inside of this house, so an additional 1.3' will make a huge difference on what they can add to their home. The existing kitchen size will already be reduced by 1' in order to accommodate the 12" setback.

Further, while any addition will look nice on the outside, this variance is important in order for the interior spaces to feel more in character with the original house and function well.



CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023

## **Architectural Review Statement**

This is a beautiful Dutch Colonial Revival home that has been relatively untouched for many years. The current kitchen is very small, so they'd like to increase the size while still maintaining a scale that compliments the original house. They would also like to have a more accessible first floor bathroom.

Attached to the rear of the new addition will be a small patio. This design is preliminary and will be detailed along with the landscaping in a further project. The finish on this patio and on the landing will be bluestone.

The house has aluminum siding that they'd like to remove. The new siding will be a fiber cement product. There is currently no visible trim around the windows, so we would like to do a flat trim board surround with a small backband; characteristic of house of this age and style. Both the trim and siding will be white like they currently have.

The garage will be a simple 2-car structure. We will be doing board and batten on the garage in a white color as well. We want everything to be crisp and clean looking but would also like to have a change in texture on the garage.

The addition over the bathroom will have a swooped roof to match the roof over the existing rear sunroom and front porch. The kitchen addition will have a relatively steep roof pitch to complement the main house. All of the siding on the house will have the same details.



CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023

HOUSE - EXTERIOR NOTES:

SIDING+TRIM:

- REMOVE EXISTING ALUMINUM SIDING
- REPLACE WITH NEW HARDIE PLANK LAP SIDING, 7" EXPOSURE, "SMOOTH", COMPOUND MITER AT CORNERS
- NEW TRIM SURROUNDS TO BE 3 1/2" TRIM WITH BACKBAND

PAINT:

- NEW SIDING + TRIM: SW 7004 SNOWBOUND

ROOF:

- EXISTING SHINGLES TO REMAIN
- NEW TO MATCH EXISTING

WINDOWS+DOORS:

- COMPANY TBD; WOOD WITH ALUMINUM CLADDING (WHITE)

LIGHTING:

- BLACK

FLOWER BOX:

- BLACK

PATIO + PORCH LANDING:

- DESIGN BY OTHERS
- BLUESTONE PAVERS

LANDSCAPING:

- DESIGN BY OTHERS

GARAGE - EXTERIOR NOTES:

SIDING+TRIM:

- HARDIE BOARD + BATTEN, "SMOOTH"
- NEW TRIM SURROUNDS TO BE 3 1/2" TRIM WITH BACKBAND

PAINT:

- NEW SIDING + TRIM: SW 7004 SNOWBOUND

ROOF:

- NEW TO MATCH HOUSE

WINDOWS+DOORS:

- COMPANY TBD; WOOD WITH ALUMINUM CLADDING (WHITE)

LIGHTING:

- BLACK

GARAGE DOORS:

- CLOPAY "COACHMAN" LINE, DESIGN #31, NO WINDOWS, COLOR TO MATCH SIDING AND TRIM, SPEAR LIFT HANDLES



CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023

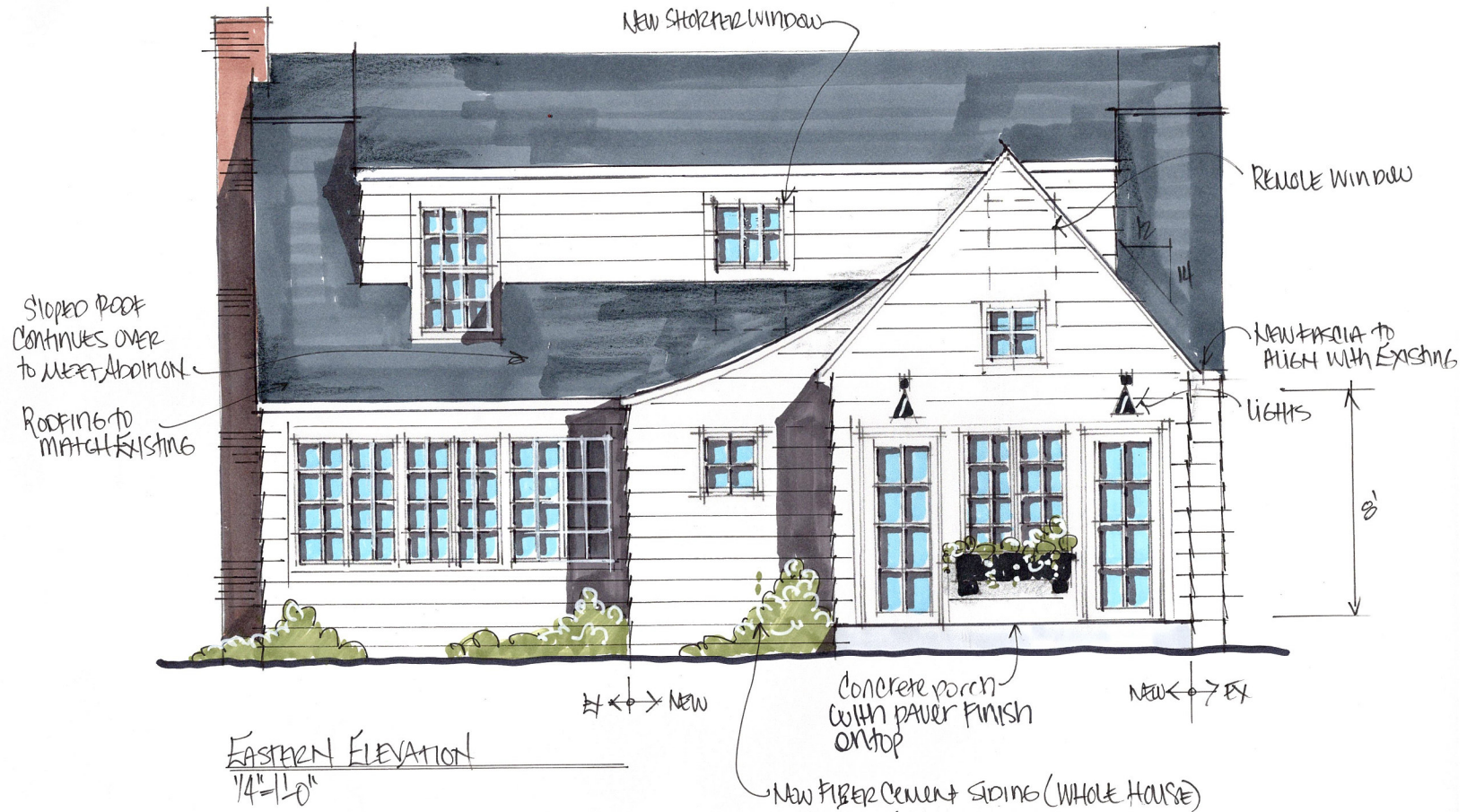












CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023

JAMEE PARISH  
*Architects*

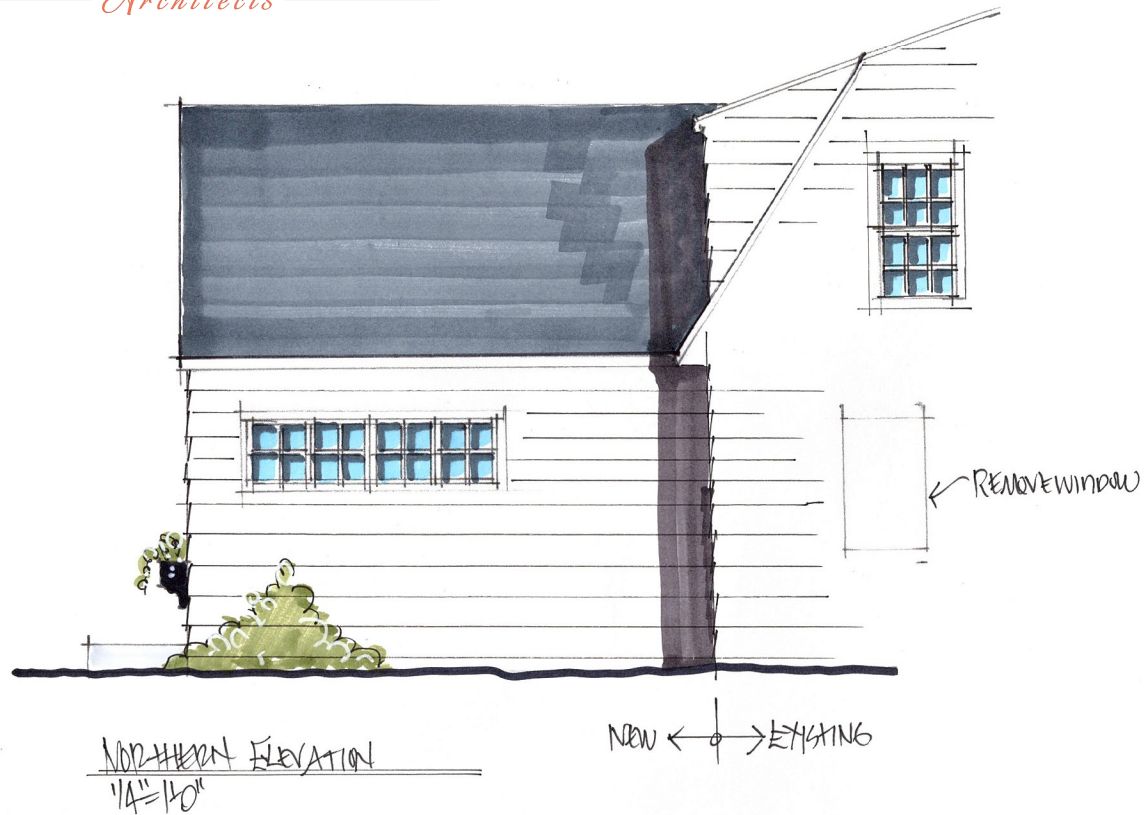
JAMEE PARISH  
*Architects*



CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023

# JAMEE PARISH

*Architects*



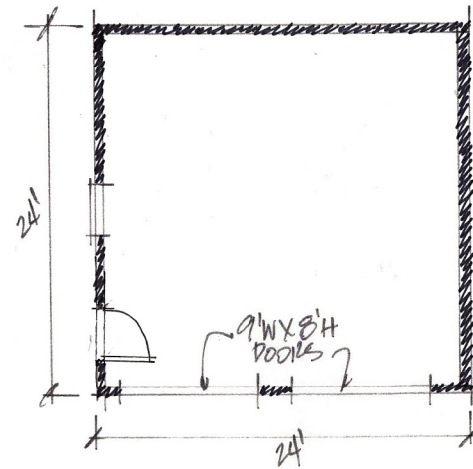
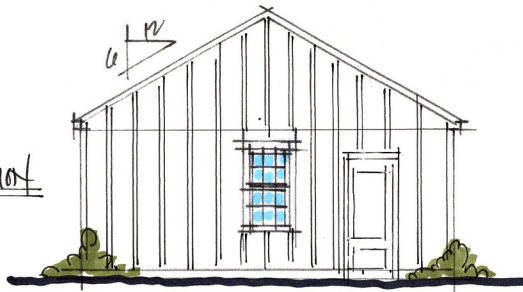
CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023



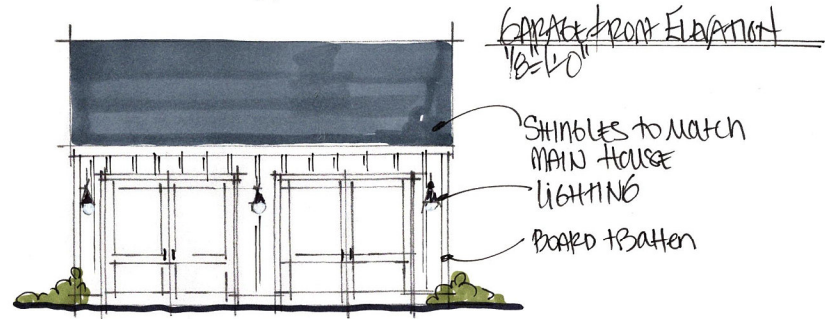
# JAMEE PARISH

Architects

GARAGE SIDE ELEVATION  
1/8"=1'-0"



GARAGE PLAN  
1/8"=1'-0"



GARAGE FRONT ELEVATION  
1/8"=1'-0"



CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 40-2023  
DATE 10/05/2023





## BZA APPLICATION VAR 0041-2023 600 Morning St.

<b>Plan Type:</b> Variance	<b>Project:</b>	<b>App Date:</b> 10/11/2023
<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>Expire Date:</b>

### Description:

The variance request is for a 12 x 14 foot gabled roof, wooden shed to be placed 2 feet from the south property line. Shed placement would be parallel to the neighbor's new house extension (590 Morning St) which terminates in a carport facing our yard. The shed with the requested setback variance would be sited in front of neighbor's carport and provide a sense of privacy without extending the building further into the yard. Also, I'd like to note that the house on the other side (606 Morning St) has a long-extended dwelling that also hems in our yard-so we are basically surrounded.

- Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;  
-Not applicable
- Whether the variance is substantial;  
-Given the current spacing between properties it is not substantial or detrimental.
- 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;  
-Other properties would not suffer a detriment as this structure will be esthetically pleasing and well placed to ensure privacy and division between properties.
- Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);  
-No affect.
- Whether the property owner purchased the property with knowledge of the zoning restriction; -We were not knowledgeable about specific zoning restrictions at the time of purchase
- Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and  
-This is the best placement of the shed for usability, storage and privacy concerns.
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.  
-Given the neighbor's addition and carport this is a reasonable ask that will greatly benefit our quality of life while being compatible with neighboring properties.

<b>Parcel:</b> 100-001240	Main	<b>Address:</b> 600 Morning St Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
---------------------------	------	---	------	--

Owner Elizabeth Melville 600 Morning Street Worthington, OH 43085 Home: (614) 601-2789 Mobile: (614) 601-2789	Applicant / Owner Paul Campagnoli 600 MORNING ST WORTHINGTON, OH 43085 Business: 6147900114 Mobile: (614) 790-0114
--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004734	(Residential) Board of Zoning Appeals	\$25.00	\$0.00
Total for Invoice INV-00004734		\$25.00	\$0.00
Grand Total for Plan		\$25.00	\$0.00



# 600 Morning St.





To whom it may concern,

Shed placement would be parallel to the neighbor's new house extension (590 Morning St) which terminates in a carport facing our yard. The shed with the requested setback variance would be sited in front of neighbor's carport and provide a sense of privacy without extending the building further into the yard. Also, I'd like to note that the house on the other side (606 Morning St) has a long-extended dwelling that also hems in our yard- so we are basically surrounded.

Of course, the shed will provide much needed storage for our large garden.

Site context photos below.

Thanks for your consideration.

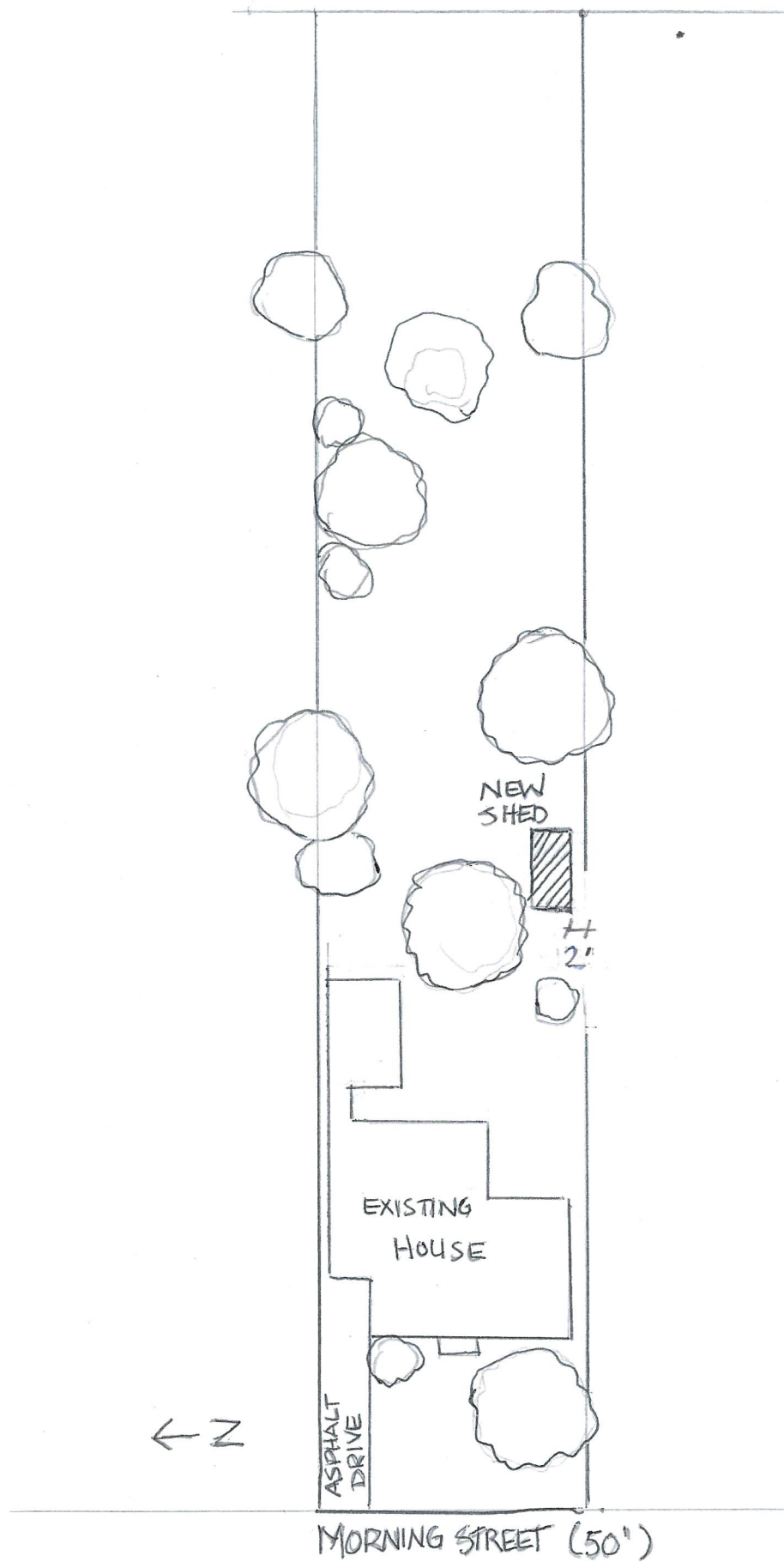
Paul Campagnoli

-600 Morning St

-614-790-0114



CITY OF WORTHINGTON  
DRAWING NO. VAR 41-2023  
DATE 10/11/2023



CITY OF WORTHINGTON  
DRAWING NO. VAR 41-2023  
DATE 10/11/2023

For 600 Morning Street

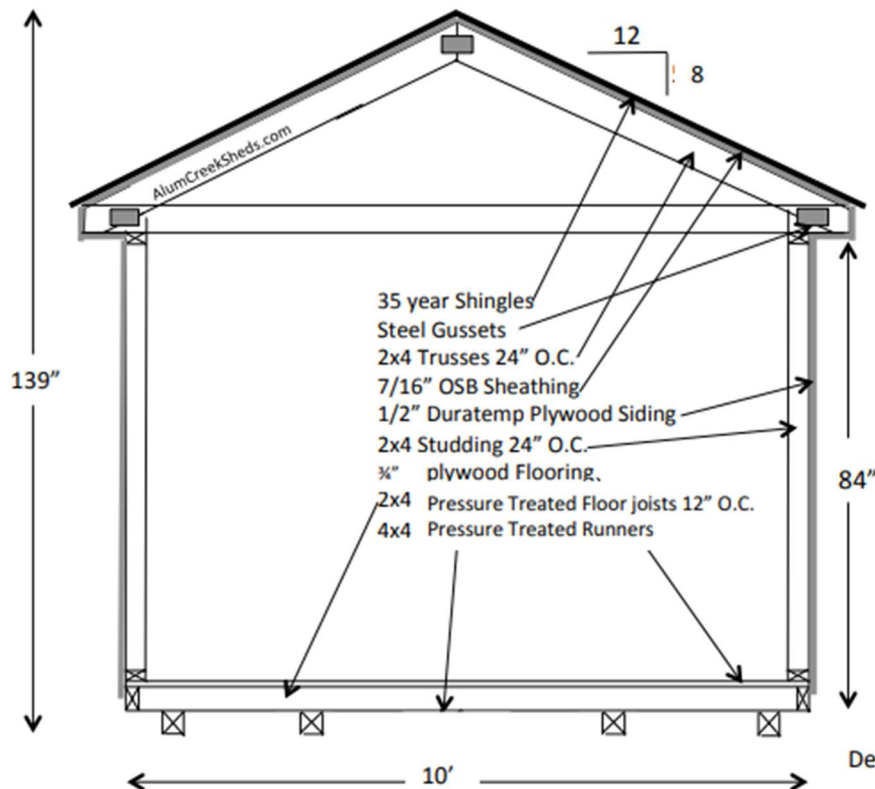


Alum Creek Sheds  
15710 East State Route 37  
Sunbury, Ohio 43074  
614-395-4017  
AlumCreekSheds.com

## Pendenza Drawing



10x14 Pendenza with 3 transoms and 2 windows



December 2017



CITY OF WORTHINGTON  
DRAWING NO. VAR 41-2023  
DATE 10/11/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 41-2023  
DATE 10/11/2023



CITY OF WORTHINGTON  
DRAWING NO. VAR 41-2023  
DATE 10/11/2023





CITY OF WORTHINGTON  
DRAWING NO. VAR 41-2023  
DATE 10/11/2023