



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, January 11, 2024 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

Watch online at [worthington.org/live](https://www.worthington.org/live), and comment in person or at [worthington.org/meeting-public-input](https://www.worthington.org/meeting-public-input)

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Oaths of Office
4. Election of Officers
5. Approval of minutes of the December 14, 2023 meeting
6. Affirmation/swearing in of witnesses

B. Architectural Review Board – Unfinished Business

1. Shuttered Windows – **44 W. New England Ave.** (Kevin Rohyans) **ARB 93-2023**

C. Architectural Review Board – New Business

1. Window Change – **689 Hartford St.** (Brenda S. Parker/Mutti) **ARB 99-2023**
2. Addition – **634 Morning St.** (James Ross/Kleinhenz) **ARB 100-2023**
3. Barn Renovation – **93 W. Granville Rd.** (James Ross/Welch) **ARB 101-2023**

D. Municipal Planning Commission

1. Conditional Use Permit

- a. Automotive Service – Major in I-1 – **6661 Huntley Rd.** (Tiltons Collision Center) **CU 06-2023**
- b. Recreational Facility in I-1 – **535 Lakeview Plaza Blvd.** (Mohamed Warsame) **CU 07-2023**

E. Other

F. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: January 5, 2024

SUBJECT: Staff Memo for the Meeting of January 11, 2024

B. Architectural Review Board – Unfinished Business

1. Shuttered Windows – 44 W. New England Ave. (Kevin Rohyans) ARB 93-2023

Findings of fact & Conclusions

Background & Request:

This property is roughly 1/4 acre in size and bordered on three sides by a municipal parking lot. The parcel was rezoned to C-5 in 2022. The Colonial Revival two-story house on this property was constructed in 1929 and is a contributing building in the Worthington Historic District. The original garage was demolished and a new one was constructed in 2018. A new roof and windows were approved in 2022 by the ARB and removal of a one-story addition in the rear was approved in 2023.

This is a request to remove two rear windows and install shutters in their place.

Project Details:

1. The windows in question are small windows in the middle of the first floor.
2. Two shutters would be installed over each window opening and each shutter would have two vertical panels.
3. The shutters are proposed to be white.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Avoid permanent blocking in of windows; the original window pattern of a house is part of its overall design. Install window shutters only if they are appropriate to the style of the house and are sized and placed properly.

Recommendation:

The guidelines recommend against permanent blocking in of windows. This solution, however, may still give the look of having windows in that location.

Motion:

THAT THE REQUEST BY KEVIN ROHYANS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SHUTTERS IN PLACE OF WINDOWS AT 44 W. NEW ENGLAND AVE. AS PER CASE NO. ARB 93-2023, DRAWINGS NO. ARB 93-2023, DATED NOVEMBER 9, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – New Business

1. Window Change – **689 Hartford St. (Brenda Parker/Mutti) ARB 99-2023**

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

This farmhouse was originally constructed in 1878 and is a contributing building in the Worthington Historic District. The existing house is two stories and 1558 square feet in area with 2 bedrooms and 2 bathrooms. The rear of the 0.21 acre property is adjacent to the parking lot at St. John's Episcopal Church.

The project approved in March of 2023 involved removal of a single-story addition and deck, and construction of a 2 story addition, a four-season room and a patio. This request is for approval to modify windows on the north side of the house. Changing the new siding to vinyl was part of this request, but the owners have decided to stay with the use of HardiLap siding as was originally approved.

Project Details:

1. There are two windows on the north side of the existing house, on the second floor, that are proposed for removal. The windows appear to be the same height as the two on the first floor but are narrower to fit in the gable, except the trim is cut off at the upper corners. After removal, the openings would be replaced with siding.
2. One of the windows would be re-installed, centered on the gable.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Windows: Avoid permanent blocking in of windows; the original window pattern of a house is part of its overall design.

Recommendation:

The guidelines recommend against permanent blocking in of windows. While this modification would change the north side of the house, having a single window on the second floor would be in character for this house. Also, it would fit in the gable better than having two windows.

Motion:

THAT THE REQUEST BY BRENDA S. PARKER ON BEHALF OF DONALD MUTTI FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY WINDOW PLACEMENT AT 689 HARTFORD ST. AS PER CASE NO. ARB 99-2023, DRAWINGS NO. ARB 99-2023, DATED DECEMBER 13, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Addition – 634 Morning St. (James Ross/Kleinhenz) ARB 100-2023**Findings of fact & Conclusions****Background & Request:**

This house was built in 1940 and is Colonial Revival style that is a contributing building in the Worthington Historic District. The property is 64.45' wide and 132' deep in the R-10 Low Density Residence Zoning District. A one-car freestanding garage is east of the house and sits further to the south. Patios are to the rear.

This is a request to construct a second-story addition on the back of the house.

Project Details:

1. The proposed addition is 15.6' wide x 10.6' deep and would extend to the rear 1.6' beyond the first-floor wall. The addition would be in line with the existing house on the side, 14.1' from the south property line.
2. The form of the addition would be a gable that faces the rear and is lower than the main house gable. One vinyl window with exterior muntins would be on the side and rear elevations.
3. Materials are proposed to match the existing house which has light gray vinyl lap siding and black asphalt shingle roofing.
4. The addition would accommodate an additional bathroom on the second floor. Remodeling is also proposed for the first floor.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house.

Recommendation:

Staff is recommending approval of this application. Although the outside wall of the addition is not set back on the side, it is in line with the first floor of the house. The proposed structure is to the rear, subordinate and the design matches the existing house.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF PETER KLEINHENZ FOR APPROVAL TO CONSTRUCT A REAR ADDITION AT 634 MORNING ST., AS PER CASE NO. ARB 100-2023, DRAWINGS NO. ARB 100-2023, DATED DECEMBER 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Barn Renovation – 93 W. Granville Rd. (James Ross/Welch) ARB 101-2023**Findings of fact & Conclusions****Background & Request:**

This two-story Colonial Revival house was constructed in the late 1800's and renovated in 1916-17, the 1940's, 2017-2018, and 2022. The 2,961 square foot two-story house is on Lot 79 (¾ acre in area) of the original plat of Worthington and is a contributing building in the Worthington Historic District. The barn on the west side of the rear of the property is also a contributing building.

The barn is south of the house and was moved there over a century ago from 80 W. Granville Rd. This application is a request to renovate the barn, so it is usable for a home office and additional social space. The applicant and owner understand the structure cannot be used as a dwelling unit per the City's current Code.

Project Details:

1. The barn is 34.5' wide x 20' deep and 12' from the west side property line. The barn is 2 stories and has a roughly 10' wide one-story lean-to area on the east side. The dimensions of the new structure would be the same. The first story is proposed to have a half bath, kitchen area, mechanical room and open space. The second story would have a full bath, storage areas, and open space.
2. Construction of a new foundation, floor, roof and walls is apparently needed as the current building is in disrepair.
3. Roof Plan:
 - Remove and reinstall the existing slate shingles on the north side and east side if there are enough shingles in good condition.
 - The south side and east side (if necessary) would have GAF Woodland "Castlewood Gray" asphalt shingles.

4. Siding:
 - If the existing siding can be removed undamaged, it would be reused.
 - New 1" x 10" wood boards in a tongue and groove pattern are proposed.
 - The type of wood: Yellow Pine, Cedar, Treated Yellow Pine, or Redwood.
5. Fascia is proposed to be 1" x 8" Windsor trim boards with matching bargeboard molding.
6. Soffits would be similar to the existing, but rafter tails would be covered with 3/8" beadboard plywood.
7. Gutters are shown as half-round style.
8. Marvin simulated divided light white windows are proposed to be added to the structure:
 - North elevation – 2 sets of two six-light awning windows on the second floor.
 - South elevation – 4 six-light windows and two four-light windows.
 - East elevation – 2 four-light windows – 1 upstairs and 1 downstairs.
 - West elevation – 2 six-light windows on the first floor and 1 upstairs in the gable.
9. Marvin simulated divided light white doors are proposed to be added to the structure:
 - Two sets of double doors are proposed on the north side.
 - One single door is shown on the east side.
 - Each door would have 6 lights over two vertical panels.
10. Black gooseneck light fixtures are proposed:
 - Three would be on the north side.
 - One is shown on the east side next to the door.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character. For repair work on older outbuildings, use new materials that match the old as closely as possible. Avoid modern materials that are incompatible with the original designs of these structures. When in doubt, use materials that match those on the house, as was often done historically.

Existing historic wood siding should be retained and repaired as required. Such siding gives historic buildings a texture and appearance important to their character. Most siding is painted to weatherproof it and keeping the paint in good shape is very important. Repairs to damaged siding should be done with new wood that exactly matches the appearance of the existing. Historic wood siding should not be covered over or removed if it is repairable. Wood siding is the preferred exterior material for new buildings, additions to existing buildings, or new garages and outbuildings. The siding should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. The new siding should match the thickness and width of the old as closely as possible.

Repair and retain existing traditional roofs such as wood shingle or slate. Roof materials often were intended to add to a building's character (especially slate) and should be retained for that reason.

1123.30 Dwellings.

(b) "Dwelling unit" means one room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease on a monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure and containing independent cooking and sleeping facilities.

Planning Comments:

1. The guidelines recommend retention and repair of outbuildings.
2. It would be nice to preserve the existing structure as is, but it reportedly does not have the "bones" needed to make it safe. Essential structural elements are not adequate to allow use of the building,
3. Replicating the size and shape of the barn, and reuse of some materials, will change the look of the barn but would honor the original structure.
4. The slate roofing is proposed for reuse on the front and possibly the side of the roof, so the look of the roof from the right-of-way would be retained.
5. If the existing siding cannot be removed without damage, the proposed siding would need to look like the existing.
6. The addition of windows and doors would change the look but should make this building usable as home office and social space. Typically, the ARB has accommodated requests to improve the function of structure.
7. An additional dwelling unit would not be permitted at this time.

Recommendation:

Reconstruction seems to be the best way to provide a safe structure for the use of the owners and maintain the form of the existing barn.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF MATT WELCH FOR APPROVAL TO RENOVATE THE BARN AT 93 W. GRANVILLE RD., AS PER CASE NO. ARB 101-2023, DRAWINGS NO. ARB 101-2023, DATED DECEMBER 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

D. Municipal Planning Commission

1. Conditional Use Permit

- a. Automotive Service – Major in I-1 – **6661 Huntley Rd.** (Tiltons Collision Center) **CU 06-2023**

Findings of Fact & Conclusions

Background & Request:

This property is just under an acre in size and includes a 20,600 square foot building that was built in 1970. In the late 1970's, a variance was granted to allow parking in the required setback along

Huntley Rd. The parcel is located in the I-1 Light Industrial Zoning District. Tiltens Automotive Service constructed a new building across the street and believed a different business would operate an autobody shop in this building. A Conditional Use was granted for that business in 2022. Now, Tiltens Collision Center would like to occupy the space.

Project Details:

1. Tiltens Collision Center would be a new venture for the business, initially having about 8 employees with the potential for more in the future.
2. Operating hours would likely be Monday-Friday, from 8:00 am to 5:00 pm.
3. The building would include areas for body repair and assembly, parts storage, paint prep, a paint booth and office use.
4. Badly damaged vehicles are proposed to be parked on the north side of the building, and Arbor Vitae would be planted at the northeast corner of the property for screening. Lesser damage vehicles may be parked along the Huntley Rd. side of the building when the northern area is full. Vehicles will also be stored inside the building.

Land Use Plans:

Comprehensive Plan Update & 2005 Strategic Plan for Worthington

The 2005 Comprehensive Plan Update recommends Restricted Light Industrial (I-1 District) for Huntley Road north of Schrock Road and General Industrial (I-2 District) for the area south of Schrock Road down to Dublin-Granville Road (SR-161). Recommendations in the Northeast Area Plan will likely include modifications to those classifications.

Worthington's industrial corridor is significant to the City because these uses contribute to the tax base and provide employment opportunities for its residents. It is an appropriate site for industry, providing an edge for the brewery to the east in Columbus and straddling the railroad tracks. Truck traffic uses Schrock, Huntley, and Busch Boulevard to access SR-161 to Interstate 71.

Based on the competitive regional environment in the industrial market and the lack of large undeveloped parcels, the focus in Worthington should be on maintenance, marketing, and reuse of existing structures. The real estate economics make razing and redeveloping sites difficult without a larger, coordinated effort to assemble land. The Economic Development Plan indicated that Worthington is still able to attract small to medium-sized manufacturers and distributors but has difficulty retaining them as they grow and expand. These users should continue to be the target market, with structures renovated where possible to flexible space, easily converted for the changing needs of the tenant or new lessee.

The corridor consists of a number of buildings of various sizes and arrangements, as well as a few vacant lots. Because of the general age of the corridor and larger size of competing areas, Worthington's industrial corridor is attractive to small and medium-sized manufacturers and distributors as well as business startups. The corridor still has the advantages of access to the rail line, proximity to the freeway system, close labor pool, and a location within the Outerbelt. It is critical that the City protect this area as an employment center. The City should strive to make this area attractive to investment and redevelopment.

Worthington Codified Ordinances

1123.06 Automotive Services and Sales

(c) “Automotive service major” means the repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning of vehicles.

1127.03 Conditional Use Permits.

(d) Basic Standards and Review Elements.

- (1) The following general elements are to be considered when hearing applications for conditional use permits:
 - A. Effect on traffic pattern;
 - B. Effect on public facilities;
 - C. Effect on sewerage and drainage facilities;
 - D. Utilities required;
 - E. Safety and health considerations;
 - F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards;
 - G. Hours of use;
 - H. Shielding or screening considerations for neighbors; and
 - I. Appearance and compatibility with the general neighborhood.
- (4) The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

1147.01 Permitted and Conditional Uses.

Automotive Services – Major is a Conditional Use in the I-1 Zoning District.

Division of Building Regulation Comments:

The existing building is already approved as an automotive repair facility, Group [S-1/B nonseparated](#) mixed uses. Portions of the building will be undergoing a [change of occupancy](#) for the body work component of the new occupancy. Specifically, the type, amount, and storage configuration of any new flammable or combustible material would need to be analyzed for compliance with [OBC 406.8](#) and [OBC 307.1](#). Of particular interest would be the application of flammable finishes and the specific requirements of [OBC Section 416](#) and [National Electrical Code Article 500](#) for the paint booth, including exhaust requirements of the [2017 Ohio Mechanical Code](#) and fire suppression requirements of [OBC Chapter 9](#). It is recommended a [registered design professional](#) be retained to prepare the constructions documents for this change of occupancy. Depending on the timing of the submission, keep in mind Ohio has adopted a new code effective March 1, 2024 and include the [2024 Ohio Building Code](#), [2024 Ohio Mechanical Code](#), and the [2023 National Electrical Code](#). The technical requirements will not likely change but the documents need to reference the correct code edition.

Recommendation:

Staff is recommending approval of this application with the proposed screening:

1. Traffic should not increase with this business's use of the site.
2. The roadway and intersection are designed for full use of the properties in the corridor.
3. No effect on public facilities, sewerage and drainage facilities or utilities have been identified.
4. No safety or health considerations have been identified.
5. Hours of use are typical for this area.

Motion:

THAT THE REQUEST BY BRITTANY PICKRELL ON BEHALF OF TILTONS COLLISION CENTER FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOTIVE SERVICES – MAJOR BUSINESS IN THE I-1 ZONING DISTRICT AT 6661 HUNTLEY RD., AS PER CASE NO. CU 06-2023, DRAWINGS NO. CU 06-2023, DATED DECEMBER 1, 2023, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Recreational Facility in I-1 – **535 Lakeview Plaza Blvd.** (Mohamed Warsame) **CU 07-2023**

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

Lakeview Plaza was platted in 1985 and developed as a light industrial/warehouse and office development. The I-1 Zoning District property in question was constructed in 1995 and consisted of 60,000 square feet (sq. ft.) of office and warehouse. An additional 26,128 sq. ft. was added to the south end of the building in 2007. The building has been used over time as warehouse space and for recreational purposes. In 2002 Ohio Sports Plus had a Conditional Use Permit to utilize approximately 35,000 sq. ft. of the southern end of the original building. SuperGames was approved as a Conditional Use in 2003 to operate as an adventure education/sports facility in the northern ~25,000 sq. ft. of the building and was located there until 2019. Road Runner Sports took over occupancy of the Ohio Sports Plus space in 2007, expanded the warehouse to the south by 26,128 sq. ft. and added a retail store to the site by a Conditional Use Permit approved in 2007. Road Runner Sports vacated the site in 2018 however they continue to have a small 7,890 sq. ft. retail facility at the site. Play:CBUS, received approval in July of 2019 to utilize ~52,260 sq. ft. for an indoor adventure park with an associated restaurant and bar for its patrons. The business left in 2023.

The applicant would like to use the 52,260 sq. ft. former Play:CBUS space for indoor pickleball.

Project Details:

1. Sixteen pickleball courts are planned for the space. The kitchen, dining and bar areas, existing conference rooms, and office/storage area would remain.

2. Hours of use are proposed as daily from 6:00 am to 10:00 pm.
3. Traffic and parking needs are expected to match the previous use.
4. Total parking on the site is 196 spaces; City Council approved a parking variance allowing 170 spaces for the site.
5. The Worthington Fire Department approved the layout for maneuverability of its trucks with the last request for this property. The site plan is not changing with this application.

Land Use Plans:

Worthington Codified Ordinances

1123.60 Recreational Facilities.

(b) "Commercial recreational facilities" means recreational facilities open to the public, established and operated for a profit, such as commercial golf courses, golf driving ranges, swimming pools, ice skating rinks and similar commercial enterprises.

1127.03 Conditional Use Permits.

(d) Basic Standards and Review Elements.

- (1) The following general elements are to be considered when hearing applications for conditional use permits:
 - A. Effect on traffic pattern;
 - B. Effect on public facilities;
 - C. Effect on sewerage and drainage facilities;
 - D. Utilities required;
 - E. Safety and health considerations;
 - F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards;
 - G. Hours of use;
 - H. Shielding or screening considerations for neighbors; and
 - I. Appearance and compatibility with the general neighborhood.
- (4) The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

1147.01 Permitted and Conditional Uses.

Recreational Facilities are a Conditional Use in the I-1 Zoning District.

Division of Building Regulation Comments:

A portion of the existing building has been approved for [A-3/A-2/B/S-2 nonseparated](#) mixed uses. It appears the alterations will include removing all of the climbing equipment and the installation of a sports floor for an indoor pickleball facility that does not include viewing of indoor sports, which will not trigger a new certificate of occupancy, but a certificate of completion would be

issued per [OBC 111.1.2](#). The new sports flooring is to comply with [OBC Chapter 8](#). Any alterations to the existing fire suppression and fire alarm systems in compliance with [OBC Chapter 9](#) that may be needed after the equipment removal. A new fire safety and evacuation plan for approval by the Division of Fire in compliance with [OBC 1001.4](#) and the [2017 Ohio Fire Code](#) will be required. Depending on the application timing, Ohio is adopting the [2024 Ohio Building Code](#) effective March 1, 2024. This will likely not affect the technical requirements since the 2 building codes are very similar, but the documents would need to reference the correct building code.

Worthington Fire Comments:

There are currently multiple open fire code violations related to the sprinkler and fire alarm systems within 535 Lakeview Plaza. Existing violations observed during pre-occupancy life safety inspection could delay the certificate of compliance process.

Recommendation:

Staff is recommending approval of this application as the proposed use is similar to the previous use, and negative effects have not been identified:

1. Traffic should not increase with this business's use of the site.
2. No effect on public facilities, sewerage and drainage facilities or utilities have been identified.
3. No safety or health considerations have been identified.
4. Hours of use are typical for this area.
5. Attention should be given to the Divisions of Building Regulation and Fire comments.

Motion:

THAT THE REQUEST BY MOHAMED WARSAME FOR A CONDITIONAL USE PERMIT TO ALLOW A RECREATIONAL FACILITY FOR PICKLEBALL IN THE I-1 ZONING DISTRICT AT 535 LAKEVIEW PLAZA BLVD., AS PER CASE NO. CU 07-2023, DRAWINGS NO. CU 07-2023, DATED DECEMBER 13, 2023, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



ARB APPLICATION
ARB 0093-2023
44 W. New England Ave.

Tabled 12-14-2023

Plan Type: Architectural Review Board
Project:
Work Class: Certificate of Appropriateness
District: City of Worthington
Status: In Review
Valuation: \$1,000.00
App Date: 11/09/2023
Approval Date:
Description: Modify existing ARB approval to change existing windows to faux shutters to allow for interior modifications.

Parcel: 100-000679	Main	Address: 44 W New England Ave Worthington, OH 43085	Main	Zone:
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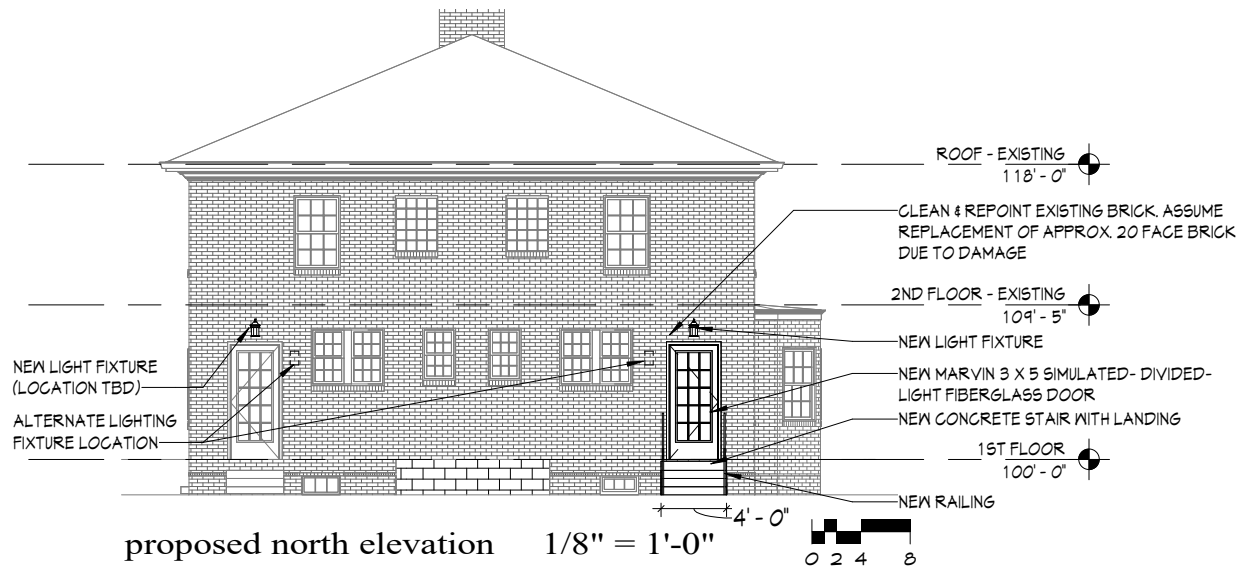
Owner 44 New England LLC 634 HIGH ST A Worthington , OH 43085	Applicant Kevin Rohyans 634 High St Suite A Worthington, OH 43085 Business: 6143329237
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004865	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00004865		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

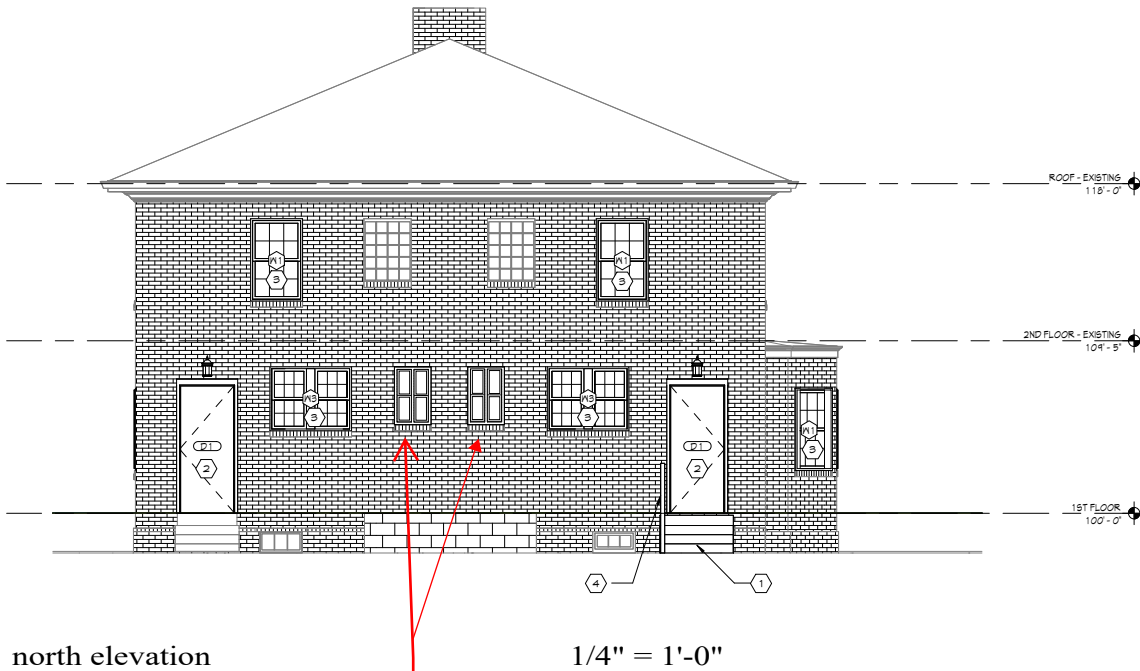
44 W. New England Ave.



Previously approved elevation



Revised elevation



FAUX SOLID PANEL SHUTTER
(JAMES HARDIE BOARD AND TRIM)
COLOR TO MATCH TRIM ON EXISTING
WINDOWS





ARB APPLICATION ARB 0099-2023 689 Hartford St.

Plan Type: Architectural Review Board
Project:
App Date: 12/13/2023
Work Class: Certificate of Appropriateness
District: City of Worthington
Status: In Review
Valuation: \$400,000.00

Description: Two proposed changes:

The first is on the north elevation, we are proposing to change from two separate windows at the second floor to a single window centered on the gable (see the Permit Set Sheets A2.2 & A3.2).
The second is the owner would like to switch from HardiLap siding to insulation vinyl siding.
The owner has opted to return to the original siding product which is HardiLap siding, painted in the field to match the existing vinyl siding color.

Original project:

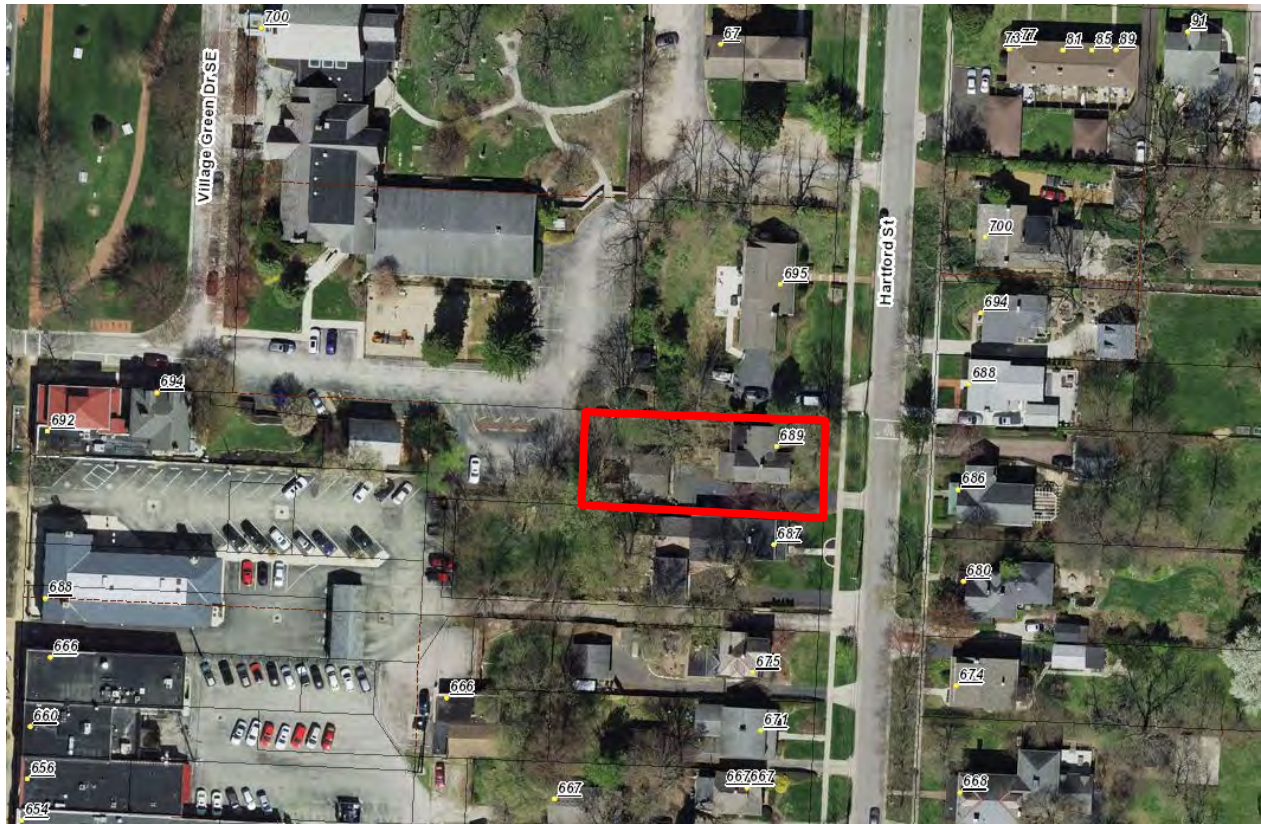
Removal of existing single-story addition, screen porch, & deck at rear of house. Construction of a new two-story addition for kitchen & primary suite at the rear of the house. Construction of a new 4-Season room at the rear of the house. Construction of a new portico & patio.

Parcel: 100-000195	Main	Address: 689 Hartford St Worthington, OH 43085	Main	Zone: R-10
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Applicant Brenda S Parker 405 N Front Street Columbus, OH 43215 Business: 6145865514	Owner Donald Mutti 689 HARTFORD ST Worthington , OH 43085 Home: (614) 352-6374 Business: (614) 247-7057
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005000	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00005000		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

689 Hartford St.



Existing First Floor SF:	776 sf
First Floor Kitchen Addition SF:	328 sf
First Floor 4-Season Addition SF:	175 sf
<u>Total First Floor SF:</u>	<u>1,279 sf</u>
Existing Second Floor SF:	776 sf
Second Floor Addition SF:	328 sf
<u>Total Second Floor SF:</u>	<u>1,104 sf</u>
Total House SF:	2,383 sf

Minimum Lot Size	Actual	Zoning Req't
Lot Size:	9,135 sf	10,400 sf Meets Zoning
Minimum Lot Width	Actual	Zoning Req't
Lot Width:	60'	80' Meets Zoning
Setbacks	Actual	Zoning Req't
Side South:	21'-6"	6'-0"
Side North:	7'-7"	6'-0"
Side Yard Sum:	29'-1"	12'-0"
Front Yard:	26'-7"	30'-0"
Rear Yard:	79'-4"	30'-0"
Number of Floors	Actual	Zoning Req't
Existing:	2 (22'-8" height)	2.5 floors (30')
Proposed:	2 (22'-8" height)	Meets Zoning

A1.0	Site Plan & General Info	A4.1	Overall Sections
A2.0	Basement Plans	A5.1	Wall Sections & Details
A2.1	First Floor Plans	A5.2	Wall Sections & Details
A2.2	Second Floor Plans	A6.1	First Floor Finish Plans
A2.3	Roof Plans	A6.2	Second Floor Finish Plans
A3.1	Exterior Elevations	A7.1	Interior Elevations
A3.2	Exterior Elevations	A7.2	Interior Elevations
A3.3	Exterior Elevations	MEP.0	Basement MEP Plans
		MEP.1	First Floor MEP Plans
		MEP.2	Second Floor MEP Plans

Design Criteria: Wind Speed = 115 mph Seismic Category = A Weathering = Severe Frost Line Depth = 32" Termite = Moderate to Heavy Ice Barrier Underlayment = Yes, Required. Floor Live Load = 40 psf Snow Load Roof = 20 psf Foundation Concrete Compressive Strength = 2,500 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



rev.	date	description
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key plan



CITY OF WORTHINGTON
DRAWING NO. ARB 99-2023
DATE 12/13/2023

issue date	November 12, 2023
phase	
issued for	Permit Set
project number	689 HS

SITE PLAN & GNRL INFO

sheet number

A1.0

Owner:
Donald Muttl
689 Hartford Street
Worthington, Ohio 43085

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

seal/signature



rev. date description

key plan



CITY OF WORTHINGTON
DRAWING NO. ARB 99-2023
DATE 12/13/2023

issue date November 12, 2023

phase

issued for Permit Set

project number 689 HS

sheet title

FIRST FLOOR
PLANS

sheet number

A2.1

WALL LEGEND:

--- Demo existing wall or component as noted.

Existing masonry wall.

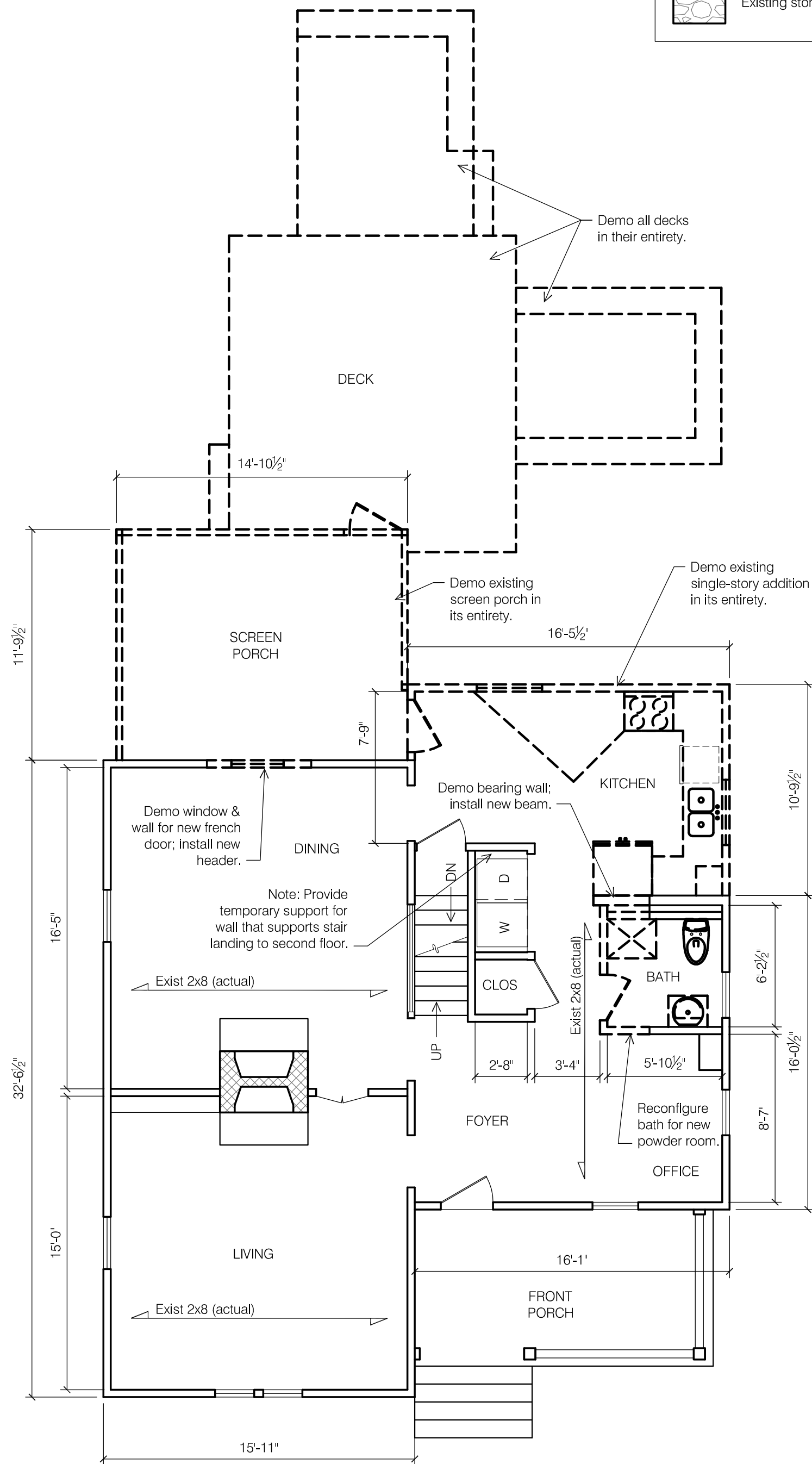
Existing stone masonry wall.

New 8" CMU foundation wall.

Existing 2x4 wood stud wall @ 16" o.c.

New Exterior walls: 2x6 wood stud @ 16" o.c.;
fill cavity with R19 kraft-faced fiberglass
insulation; 1/2" gypsum wallboard at interior.

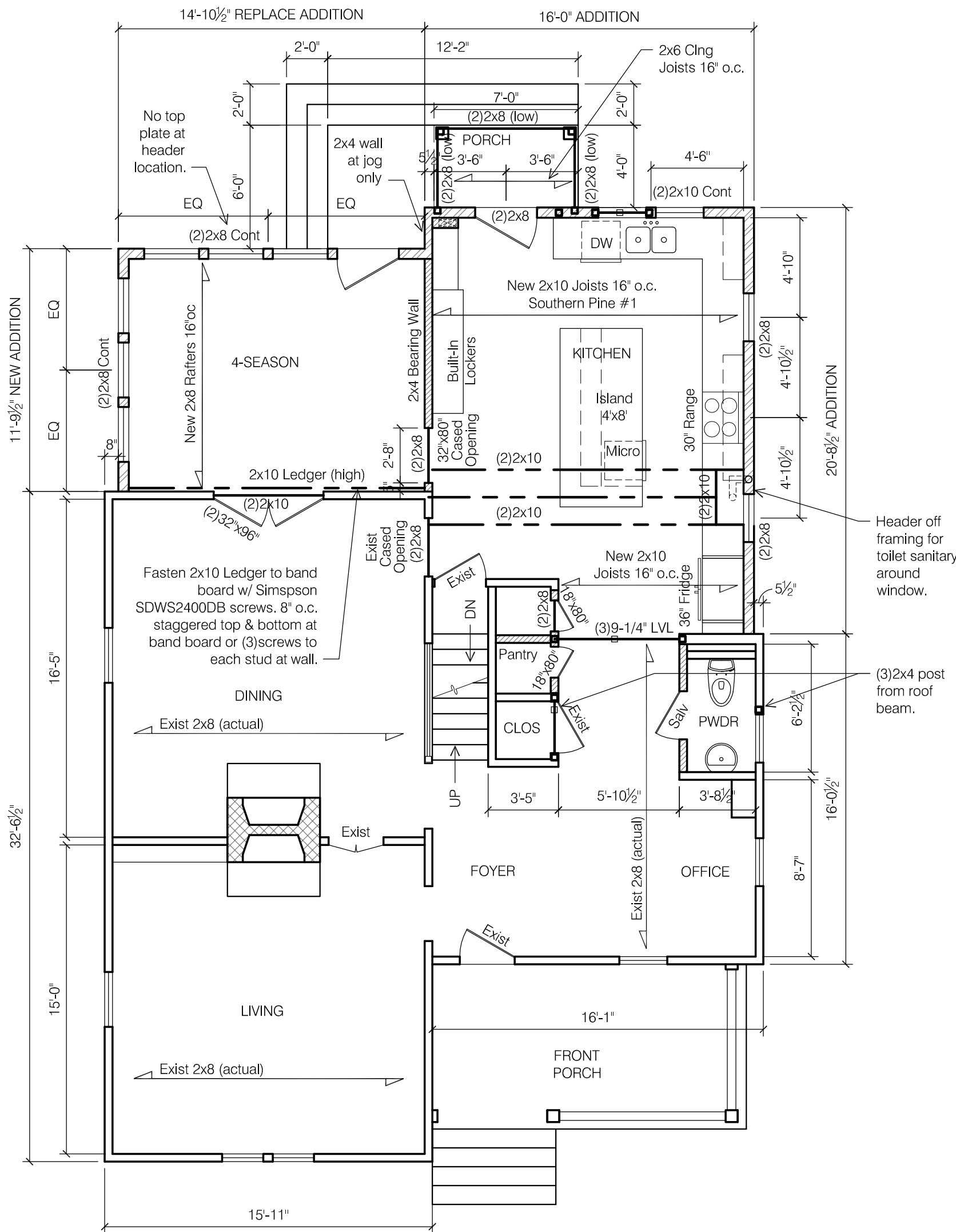
New Interior walls: 2x4 wood studs @ 16" o.c.
1/2" GWB at interior (1/2" cement board at
shower walls).



A2

FIRST FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



A7

FIRST FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"



Owner:
Donald Muttl
689 Hartford Street
Worthington, Ohio 43085

Architect:
Brenda Parker
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405 N Front Street
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seal/signature



rev. date description

key plan



CITY OF WORTHINGTON
DRAWING NO. ARB 99-2023
DATE 12/13/2023

issue date November 12, 2023

phase

issued for

Permit Set

project number

689 HS

sheet title

SECOND FLOOR
PLANS

sheet number

A2.2

WALL LEGEND:

--- Demo existing wall or component as noted.

Existing masonry wall.

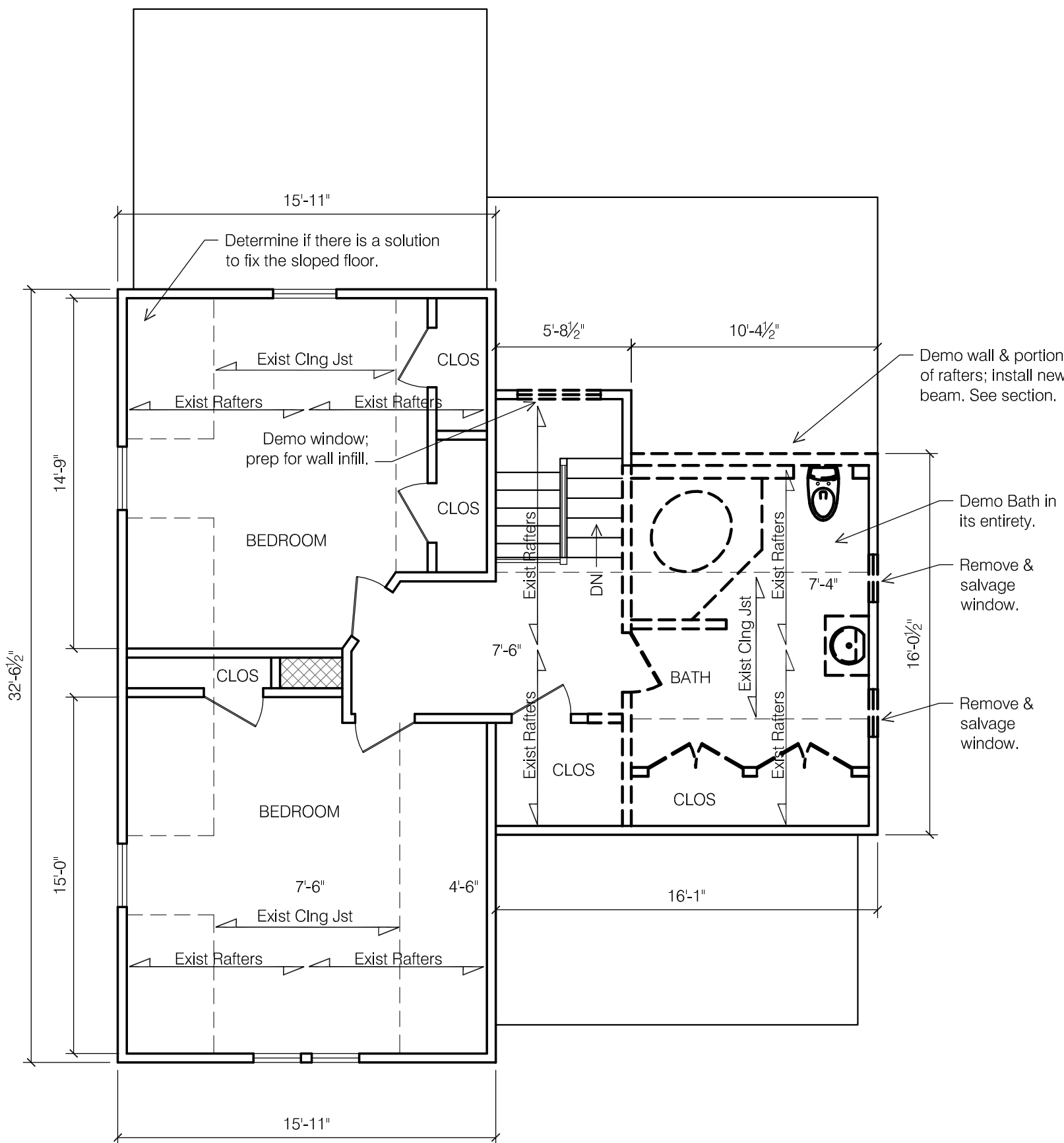
Existing stone masonry wall.

New 8" CMU foundation wall.

Existing 2x4 wood stud @ 16" o.c.

New Exterior walls: 2x6 wood stud @ 16" o.c.;
fill cavity with R19 kraft-faced fiberglass
insulation; 1/2" gypsum wallboard at interior.

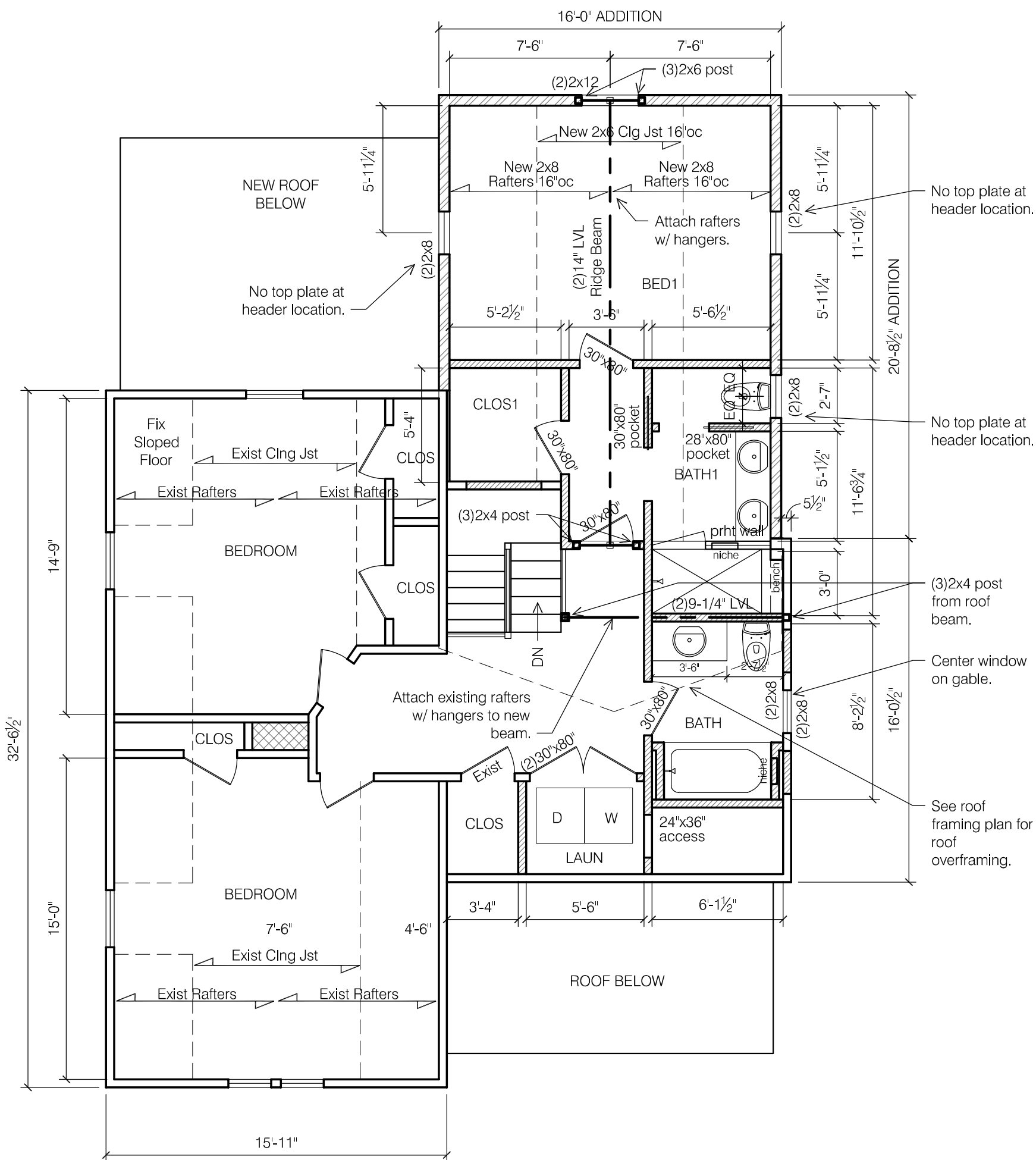
New Interior walls: 2x4 wood studs @ 16" o.c.
1/2" GWB at interior (1/2" cement board at
shower walls).



A2

SECOND FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



A7

SECOND FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"



Owner:
Donald Muttl
689 Hartford Street
Worthington, Ohio 43085

Architect:
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rev. date description

key plan



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DRAWING NO. ARB 99-2023
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phase

issued for Permit Set

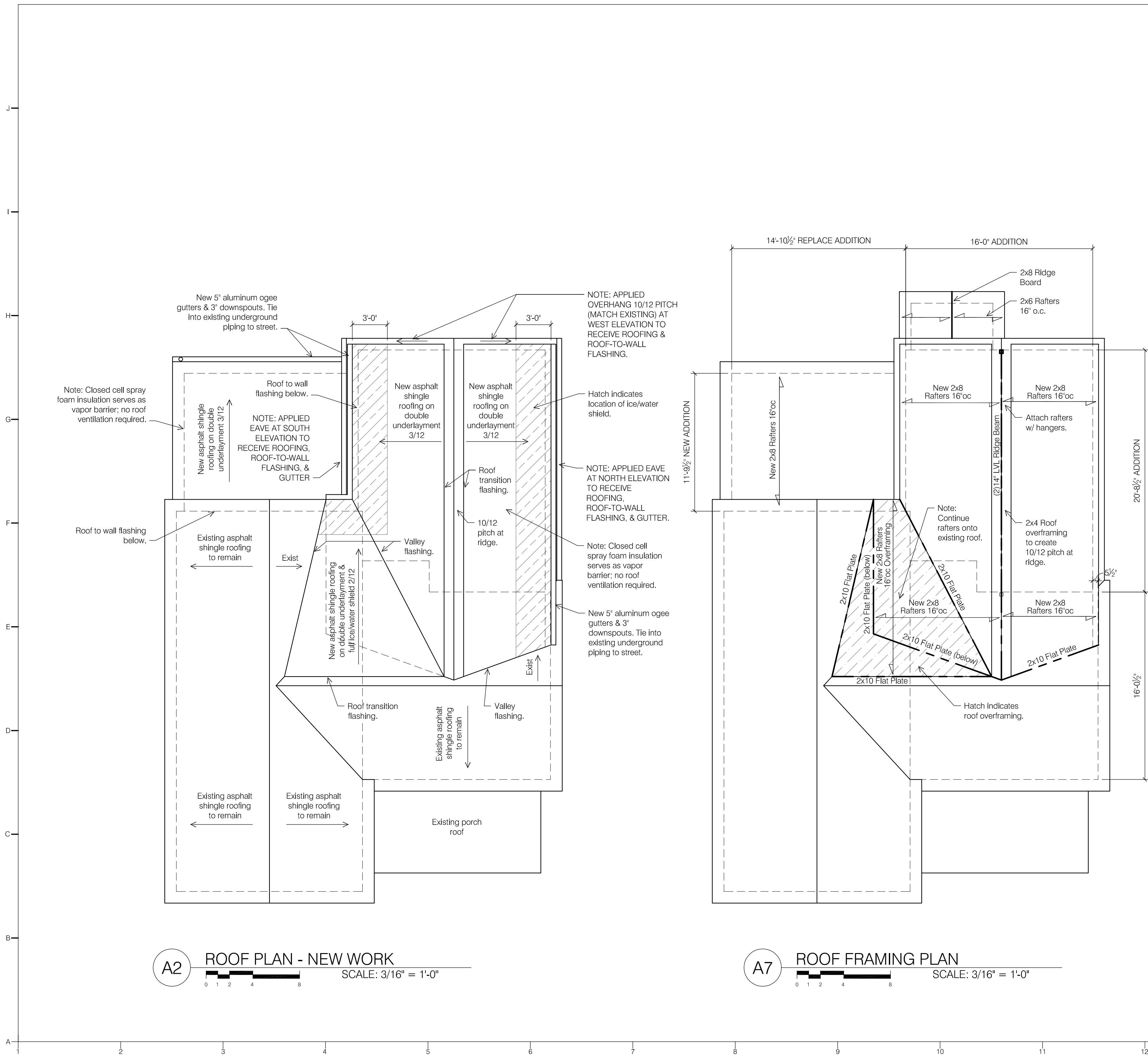
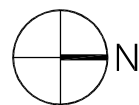
project number 689 HS

sheet title

ROOF
PLANS

sheet number

A2.3



WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
689 HARTFORD STREET	01	Single (Frame Size 2'-4"w x 4'-8")	DOUBLE HUNG	Kitchen - (4)locations
New Construction Windows to be Marvin Elevate (wood interior & fiberglass exterior).	02	Single (Frame Size 2'-4"w x 4'-8")	DOUBLE HUNG	Bath1 & Bed1 - (3)locations
New Construction Doors to be ThermaTru.	03	Single (Frame Size 2'-8" x 5'-2")	CASEMENT	Bed1 - (1)location - include check rail to mimic dbl hung
Exterior & Interior Color: owner selected.	04	Single (Frame Size 2'-8" x 4'-8")	DOUBLE HUNG	Meet egress - 5.7 sf Tempered labeled glass
Glass: LoE-272 with Argon.	05	Single (Frame Size 2'-8" x 4'-8")	DOUBLE HUNG	4-Season - (1)location Tempered labeled glass
Hardware Finish: Standard.				4-Season - (5)locations
Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls.	11	Swing Door (3'-0" x 6'-8")	Swing Door	Kitchen door - 3/4-light
Verify all sizes in field prior to placing order.	12	Swing Door (3'-0" x 6'-8")	Swing Door	Tempered labeled glass
				4-Season room door - 3/4-light
				Tempered labeled glass

ADDITION EXTERIOR MATERIALS			
Body:	Plygem Mastic insulated vinyl lap siding, smooth w/ 4" exposure.	Roof:	Asphalt shingle roofing; Slateline to match existing.
Trim:	Corner Trim 5/4 x 5-1/2" smooth.	Gutter:	5" aluminum ogee gutter & 3" downspouts.
(LP)	Casing 5/4 x 7-1/4" tapered at head, 5/4 x 3-1/2 jamb, historic sill, Fascia 5/4 x 7-1/4, smooth.	Window:	New construction windows to be Marvin Elevate double hung (fiberglass exterior, wood interior).
Soffit:	Aluminum soffit system, smooth w/ hidden venting.	Doors:	ThermaTru Smooth-Star S2100 (1/2-light door w/ 1-panel below). Paint in field.
		Foundation:	Split-face concrete masonry units above grade; buff color.
		Landing:	Landing and steps at addition rear door to be TimberTech Terrain decking. Guardrail to be TimberTech Radiance Rail; 36" height.
		Column:	6x6 treated post wrapped with 3/4 x 7-1/4" LP Smartside trim. 4/4 x 9-1/4" base trim w/ chamfered top edge, 4/4 x 3-1/2 top trim.

The owner has opted to return to the original siding product which is HardiLap siding, painted in the field to match the existing vinyl siding color.



E3 EAST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



E8 WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



A3 EAST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



A8 WEST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"

689 Hartford Street
Worthington, Ohio 43085

Owner:
Donald Muttl
689 Hartford Street
Worthington, Ohio 43085

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
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rev. date description

key plan



CITY OF WORTHINGTON
DRAWING NO. ARB 99-2023
DATE 12/13/2023

issue date November 12, 2023

phase

Issued for Permit Set

project number 689 HS

sheet title

EXTERIOR
ELEVATIONS

sheet number

A3.1

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
689 HARTFORD STREET	01	Single (Frame Size 2'-4"w x 4'-8"h)	DOUBLE HUNG	Kitchen - (4) locations
New Construction Windows to be Marvin Elevate (wood interior & fiberglass exterior).	02	Single (Frame Size 2'-4"w x 4'-8"h)	DOUBLE HUNG	Bath1 & Bed1 - (3) locations
New Construction Doors to be ThermaTru.	03	Single (Frame Size 2'-8" x 5'-2")	CASEMENT	Bed1 - (1) location - include check rail to mimic dbl hung
Exterior & Interior Color: owner selected.	04	Single (Frame Size 2'-8" x 4'-8")	DOUBLE HUNG	Meet egress - 5.7 sf Tempered labeled glass
Glass: LoE-272 with Argon.	05	Single (Frame Size 2'-8" x 4'-8")	DOUBLE HUNG	4-Season - (1) location Tempered labeled glass
Hardware Finish: Standard.				4-Season - (5) locations
Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls.	11	Swing Door (3'-0" x 6'-8")	Swing Door	Kitchen door - 3/4-light
Verify all sizes in field prior to placing order.	12	Swing Door (3'-0" x 6'-8")	Swing Door	Tempered labeled glass
				4-Season room door - 3/4-light
				Tempered labeled glass

ADDITION EXTERIOR MATERIALS			
Body:	Plygem Mastic insulated vinyl lap siding, smooth w/ 4" exposure.	Roof:	Asphalt shingle roofing; Slateline to match existing.
Foundation:	Split-face concrete masonry units above grade; buff color.		
Trim:	Corner Trim 5/4 x 5-1/2" smooth.	Gutter:	5" aluminum ogee gutter & 3" downspouts.
(LP)	Casing 5/4 x 7-1/4" tapered at head, 5/4 x 3-1/2 jambs, historic sill, Fascia 5/4 x 7-1/4, smooth.	Window:	New construction windows to be Marvin Elevate double hung (fiberglass exterior, wood interior).
Soffit:	Aluminum soffit system, smooth w/ hidden venting.	Doors:	ThermaTru Smooth-Star S2100 (1/2-light door w/ 1-panel below). Paint in field.
		Landing:	Landing and steps at addition rear door to be TimberTech Terrain decking. Guardrail to be TimberTech Radiance Rail; 36" height.
		Column:	6x6 treated post wrapped with 3/4 x 7-1/4" LP Smartside trim. 4/4 x 9-1/4" base trim w/ chamfered top edge, 4/4 x 3-1/2 top trim.

The owner has opted to return to the original siding product which is HardiLap siding, painted in the field to match the existing vinyl siding color.



E5 NORTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



A5 NORTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"

689 Hartford Street
Worthington, Ohio 43085

Owner:
Donald Mutti
689 Hartford Street
Worthington, Ohio 43085

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

seal/signature



rev. date description

key plan

Worthington
PLANNING & BUILDING
CITY OF WORTHINGTON
DRAWING NO. ARB 99-2023
DATE 12/13/2023

issue date November 12, 2023
phase
issued for Permit Set
project number 689 HS
sheet title

EXTERIOR
ELEVATIONS

sheet number

A3.2

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
689 HARTFORD STREET	01	Single (Frame Size 2'-4"w x 4'-8"h)	DOUBLE HUNG	Kitchen - (4)locations
New Construction Windows to be Marvin Elevate (wood interior & fiberglass exterior).	02	Single (Frame Size 2'-4"w x 4'-8"h)	DOUBLE HUNG	Bath1 & Bed1 - (3)locations
New Construction Doors to be ThermaTru.	03	Single (Frame Size 2'-8" x 5'-2")	CASEMENT	Bed1 - (1)location - include check rail to mimic dbl hung
Exterior & Interior Color: owner selected.	04	Single (Frame Size 2'-8" x 4'-8")	DOUBLE HUNG	Meet egress - 5.7 sf Tempered labeled glass
Glass: LoE-272 with Argon.	05	Single (Frame Size 2'-8" x 4'-8")	DOUBLE HUNG	4-Season - (1)location Tempered labeled glass
Hardware Finish: Standard.				4-Season - (5)locations
Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls.	11	Swing Door (3'-0" x 6'-8")	Swing Door	Kitchen door - 3/4-light
Verify all sizes in field prior to placing order.	12	Swing Door (3'-0" x 6'-8")	Swing Door	Tempered labeled glass
				4-Season room door - 3/4-light
				Tempered labeled glass

ADDITION EXTERIOR MATERIALS			
Body:	LP or Hardi lap siding, smooth w/ 5" exposure.	Roof:	Asphalt shingle roofing; Slateline to match existing.
Trim:	Corner Trim 5/4 x 5-1/2" smooth.	Gutter:	5" aluminum ogee gutter & 3" downspouts.
(LP)	Casing 5/4 x 7-1/4" tapered at head, 5/4 x 3-1/2 jambs, historic sill, Fascia 5/4 x 7-1/4, smooth.	Window:	New construction windows to be Marvin Elevate double hung (fiberglass exterior, wood interior).
Soffit:	Hardie soffit, smooth w/ 2" continuous linear soffit vent at eaves.	Doors:	ThermaTru Smooth-Star S2100 (1/2-light door w/ 1-panel below). Paint in field.
		Foundation:	Split-face concrete masonry units above grade; buff color.
		Landing:	Landing and steps at addition rear door to be Timbertech Terrain decking. Guardrail to be Timbertech Radiance Rail; 36" height.
		Column:	6x6 treated post wrapped with 3/4 x 7-1/4" LP Smartside trim. 4/4 x 9-1/4" base trim w/ chamfered top edge, 4/4 x 3-1/2 top trim.

The owner has opted to return to the original siding product which is HardiLap siding, painted in the field to match the existing vinyl siding color.



E5 SOUTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



A5 SOUTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"

689 Hartford Street
Worthington, Ohio 43085

Owner:
Donald Mutti
689 Hartford Street
Worthington, Ohio 43085

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

seal/signature



rev. date description

key plan



CITY OF WORTHINGTON
DRAWING NO. ARB 99-2023
DATE 12/13/2023

issue date November 12, 2023

phase

issued for Permit Set

project number 689 HS

sheet title

EXTERIOR
ELEVATIONS

sheet number

A3.3



ARB APPLICATION ARB 0100-2023 634 Morning St.

Plan Type: Architectural Review Board **Project:** **App Date:** 12/15/2023
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$225,000.00

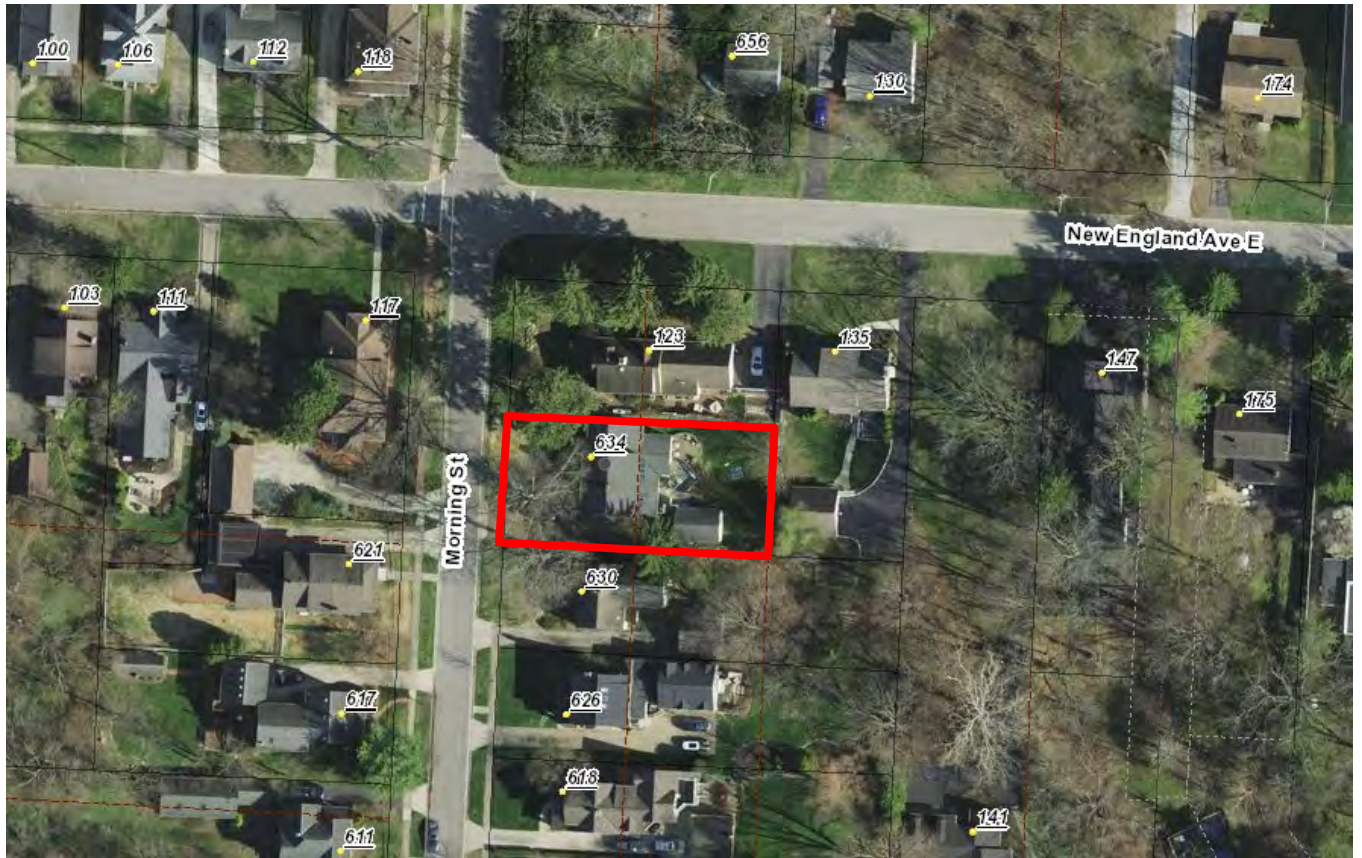
Description: Remodel back half of first floor, remodel hall bath, add above existing first floor for new full bath

Parcel: 100-000026	Main	Address: 634 Morning St Worthington, OH 43085	Main	Zone:
---------------------------	------	---	------	--------------

Applicant	Applicant	Owner
Ross Builders & Design	Ross Builders & Design	peter kleinhenz
James Ross	James Ross	Mobile: (937) 287-8370
6120 Crystal Valley Dr.	6120 Crystal Valley Dr.	
Galena, OH 43021	Galena, OH 43021	
Mobile: 6142045661	Mobile: 6142045661	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005005	Architectural Review Board	\$200.00	\$200.00
Total for Invoice INV-00005005		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

634 Morning St.



Date: 12 – 14 - 23

To whom it may concern and ARB city of Worthington,

We are requesting to complete a small addition on the rear of the house that will add a second full bathroom to the second floor. All of our bedrooms are located on the second floor and having only one full bathroom on this floor is not ideal for our family of five. We have lived in our Old Worthington home since 2011 and feel fortunate to live so close to the downtown. It's our hope to stay in our home for years to come and are excited for this change that will keep our home functional for our family, which includes three elementary aged children.

Sincerely,

Peter and Jill Kleinhenz

Exterior Materials:

1. Gutters of addition are to match existing (5" white standard aluminum gutter)
2. Fascia boards of addition are to be capped with aluminum coil like existing (1 x 8 Windsor treated wood trim capped with white aluminum coil)
3. Soffit panels for eaves of addition are to be 3/8" exterior grade plywood painted white to match existing and with soffit vents to match existing
4. Vinyl siding on the south side of the addition is to match the color and style of existing on south side of the house (4" straight lap vinyl)
5. Vinyl siding on the East and North side of the addition is to match the existing house on those same walls (4" straight lap vinyl)
6. Shingles to match existing as close as possible
7. New windows are to be white vinyl windows with grids between the glass to match existing in style and grid pattern
 - a. Window exterior trim will be capped aluminum coil as the second floor east side windows currently are....



NEW SECOND
FLOOR ADDITION



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023

ROSS
BUILDERS AND DESIGN

The Kleinhenz Residence
634 Morning St
Worthington Ohio 43085

Plan #: NEW EAST ELEVATION
Scale: 1/4" = 1'
Date: 11-10-23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



NEW SECOND
FLOOR ADDITION



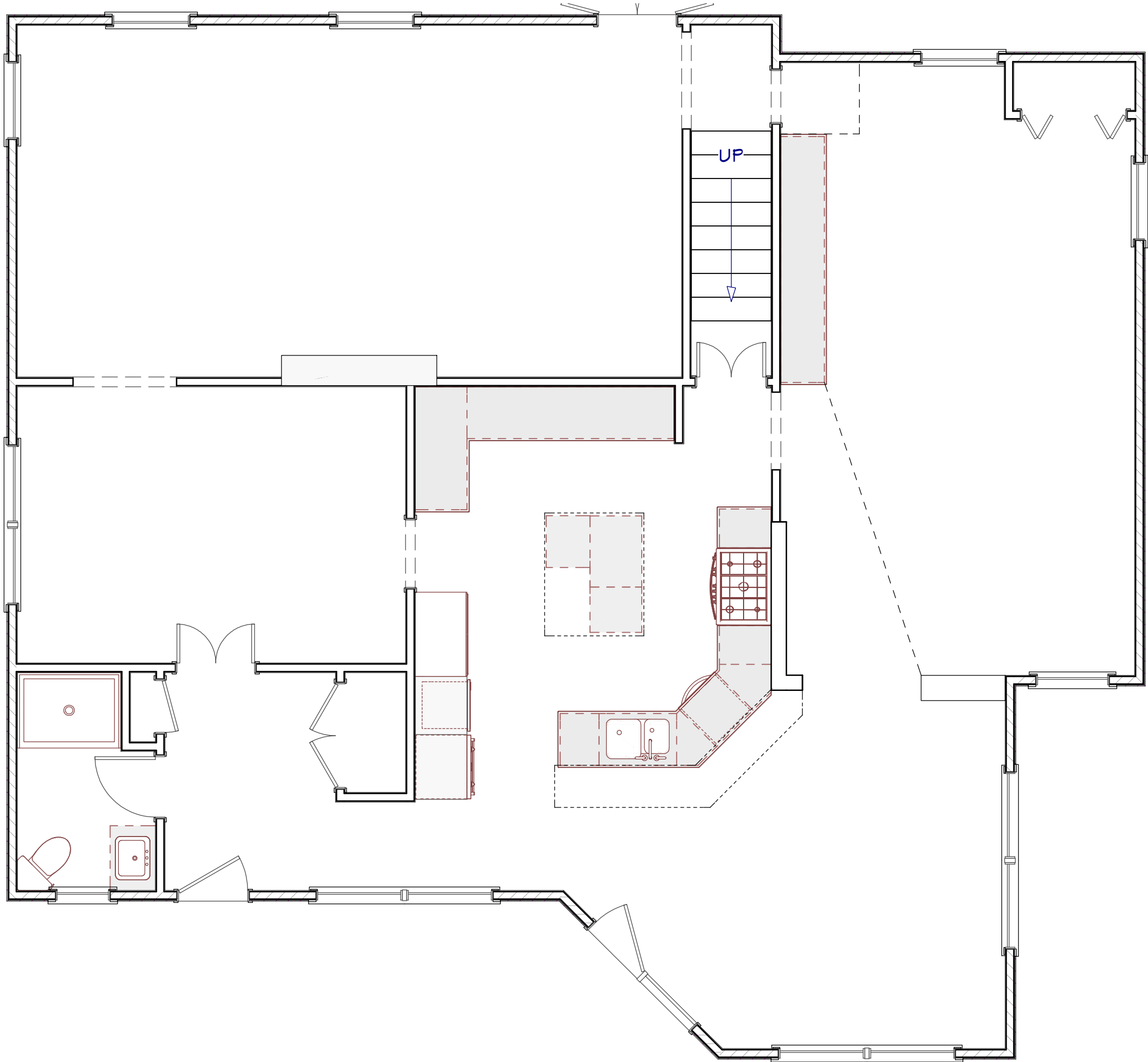
CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023

ROSS
BUILDERS AND DESIGN

The Kleinhenz Residence
634 Morning St
Worthington Ohio 43085

Plan #: NEW SOUTH ELEVATION
Scale: 1/4" = 1'
Date: 11-10-23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



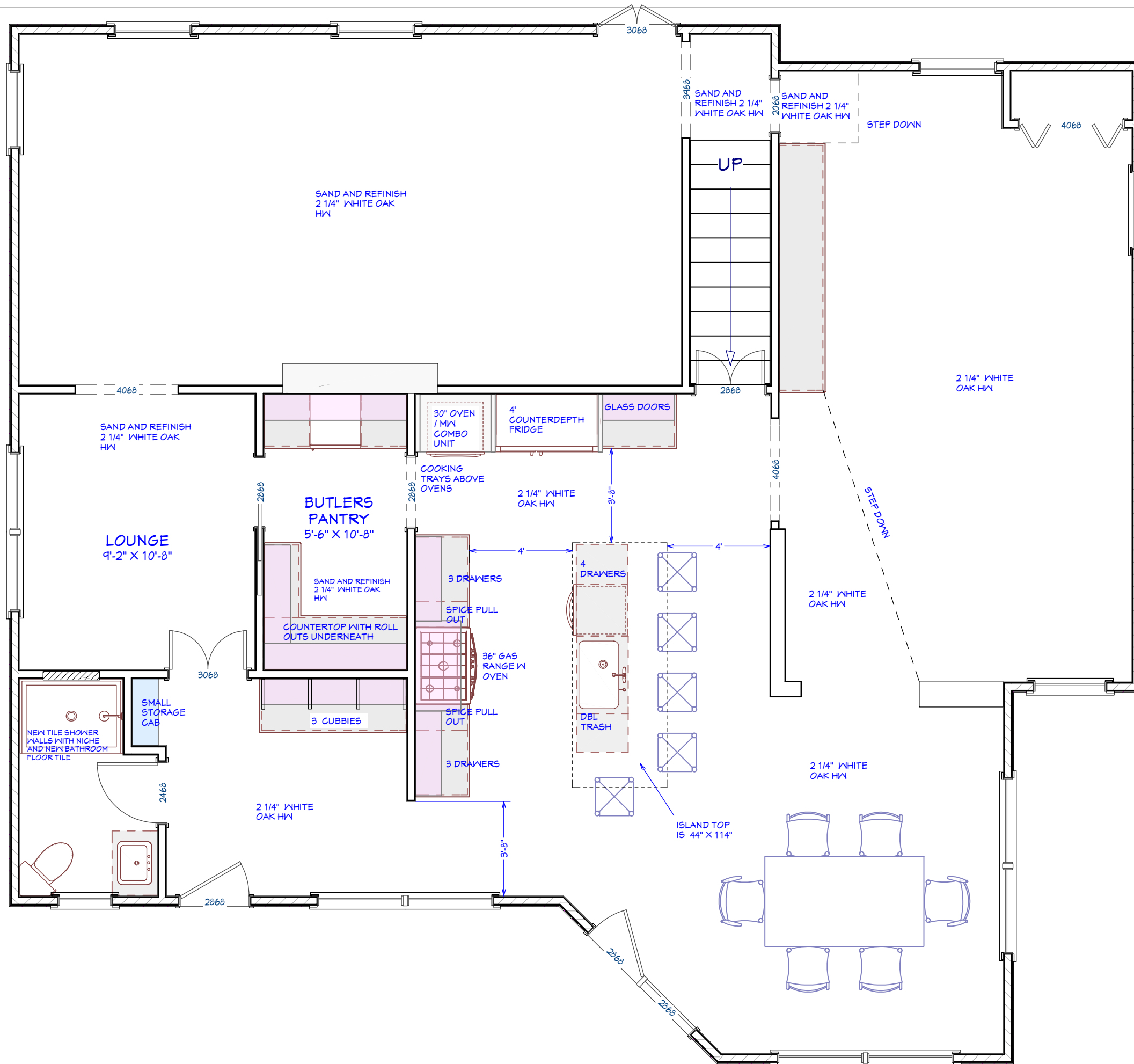
CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023

ROSS
BUILDERS AND DESIGN

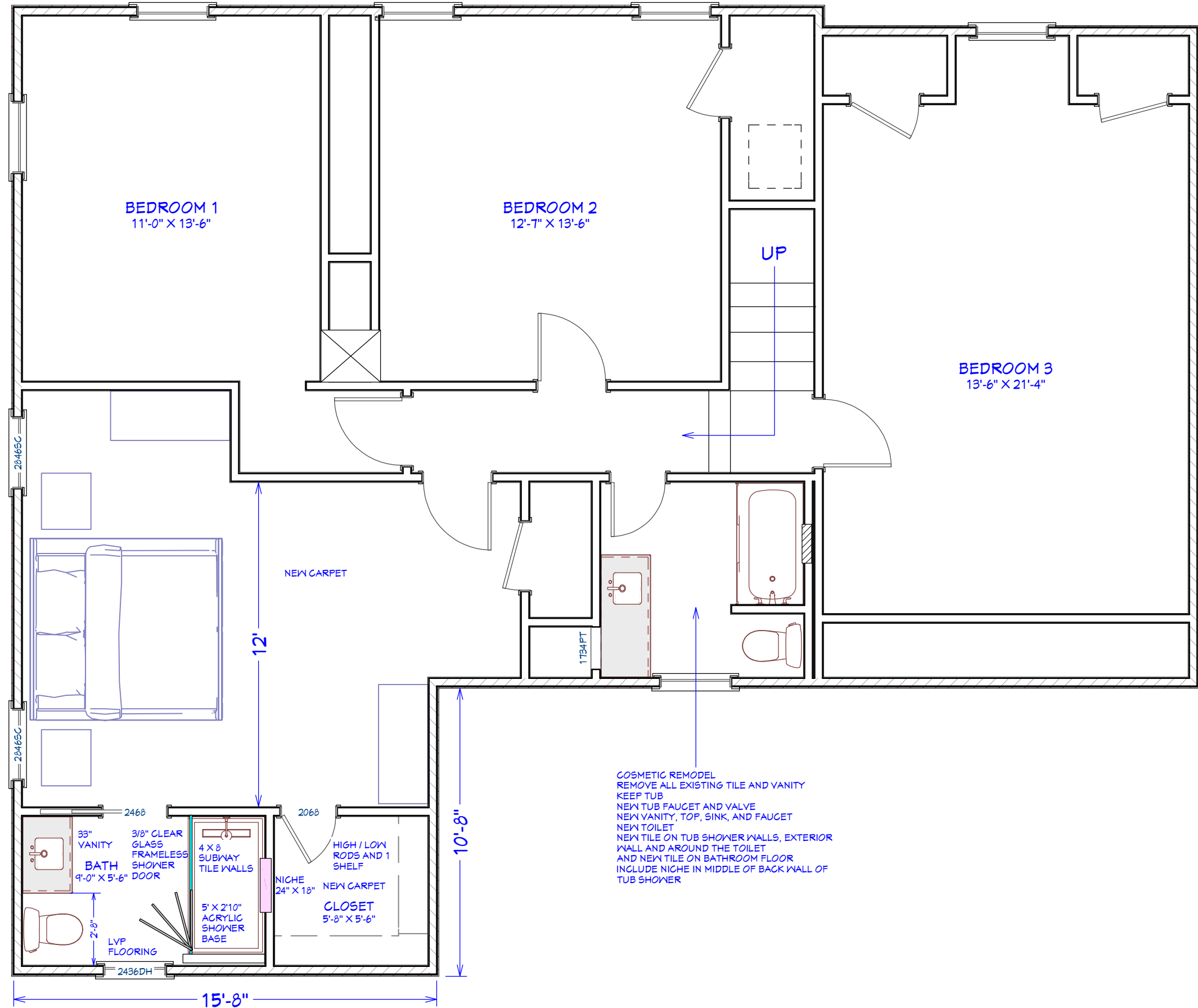
The Kleinhenz Residence
634 Morning St
Worthington Ohio 43085

Plan #: EXISTING 1ST FLOOR
Scale : 1/4" = 1'
Date: 11 - 10 - 23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023

ROSS
BUILDERS AND DESIGN

The Kleinhenz Residence
634 Morning St
Worthington Ohio 43085

Plan #: NEW 2ND FLOOR
Scale : 1/4" = 1'
Date: 11 - 10 - 23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 100-2023
DATE 12/15/2023



**ARB
APPLICATION
ARB 0101-2023**
- ' 'K " ; fUbj J`YFd.

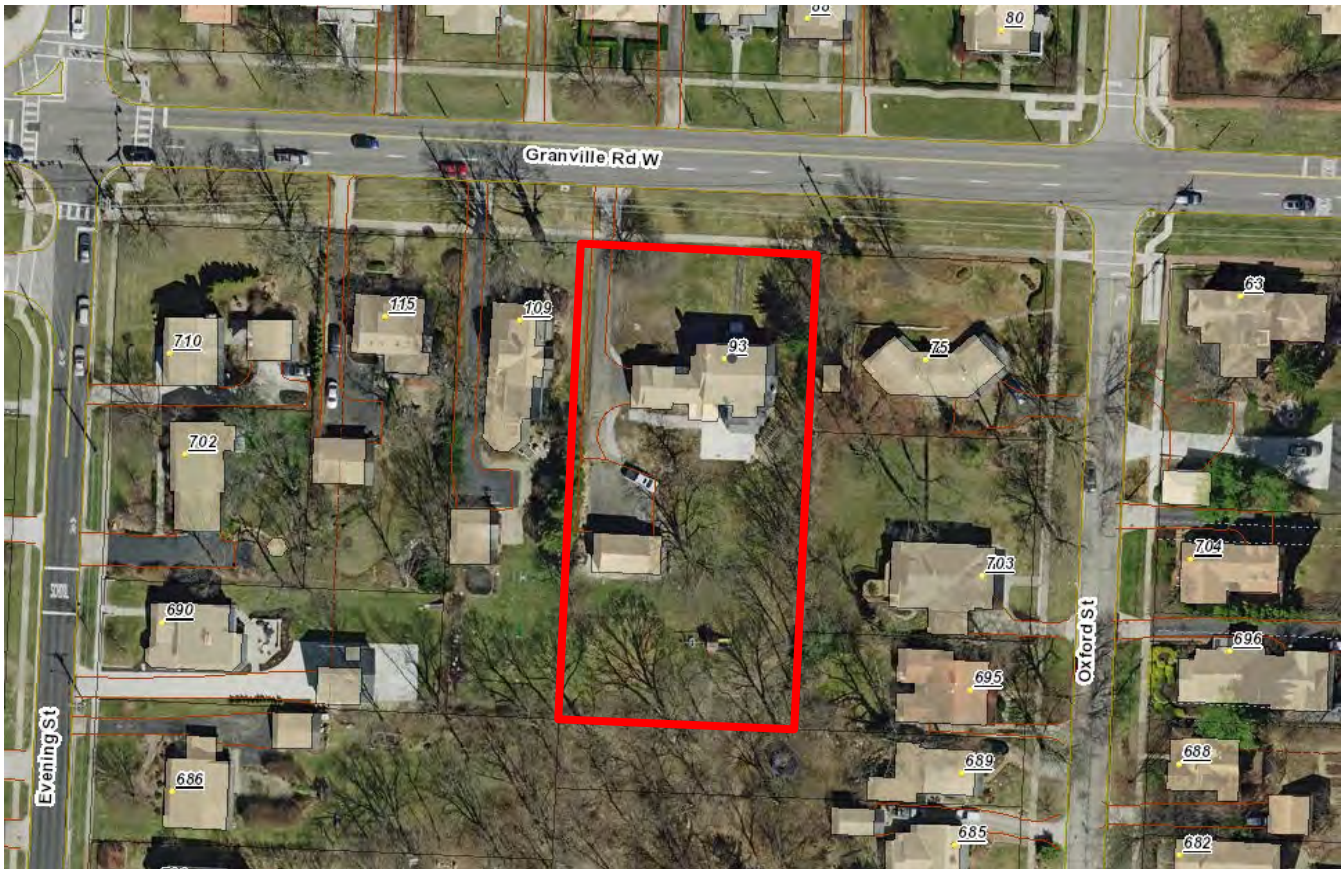
Plan Type: Architectural Review Board **Project:** **App Date:** 12/15/2023
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$325,000.00
Description: Remodel Existing Barn for Office/Additional Social Space

Parcel: 100-000216	Main	Address: 93 W Dublin-Granville Rd	Main	Zone:
		Worthington, OH 43085		

Owner Matt Welch Mobile: (614) 313-4424	Applicant Ross Builders & Design James Ross 6120 Crystal Valley Dr. Galena, OH 43021 Mobile: 6142045661
---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005006	Architectural Review Board	\$200.00	\$200.00
Total for Invoice INV-00005006		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

93 W. Granville Rd.



Dear ARB,

Lesley and Matt Welch at 93 W Dublin Granville. We are reaching out to seek approval for the renovation of our barn space. Currently in a dilapidated state, the barn poses safety concerns and is largely unusable. Given our parents' aging, we plan to host them more frequently for extended overnight stays. The renovated barn will serve as additional living space and accommodate our home office needs. Our goal is to preserve the existing aesthetic while making it a year-round enjoyable space.

Thank you for your consideration.

Best regards,
Welch's

Exterior Materials:

1. Roofing- On Northing facing roof section we plan to remove existing slate shingles on entire structure and re install existing slate on the north roof section of the remodeled structure

If the removal of the existing slate roof will provide enough materials to use the existing slate on the East roof section then we will install the existing slate. If not then we will use GAF Woodland "Castlewood Gray" Asphalt Shingles

On the South roof section we will use GAF Woodland "Castlewood" Asphalt Shingles

2. Exterior Fascia Boards to be 1 x 8 Exterior Grade Windsor Trim Boards with matching bardge molding up the rakes as does the existing structure (Color to match existing)
3. Exterior Soffits to be sloped soffits similar to the existing structure but all rafter tails will be covered with 3/8" bead board exterior grade plywood (Color to match existing)
4. Gutters to be new 1/2 round gutters with round conductor pipe (color to match existing)
5. Exterior siding to be exterior grade boards (One of the following....Yellow Pine, Cedar, Treated Yellow Pine, or Redwood) Tongue and Grooce 1 x 10's - Color to match existing
6. New windows and doors to be Marvin white exterior color and simulated divided lites (white) with white 1 x 4 wood exterior trim (windows) or 1 x 6 wood exterior trim (Doors)
7. North facing exterior light fixtures to be black goose neck style and same size and shape as existing on north elevation



From: [James Ross](#)
To: [Bitar, Lynda](#)
Subject: Re: 93 W. Granville Rd.
Date: Wednesday, January 3, 2024 9:24:15 AM
Attachments: [Marvin Push Out Casement.HEIC](#)

Lynda,

The slate roofing and possibly exterior siding but that depends on the feasibility of removing it undamaged. Some of the interior timbers were gonna be re used for decor in the corners of the structure to give the appearance of a post and beam structure inside.

The structure now has no adequate foundation, floor, roof, or wall construction so all of that was gonna change....

The thought was to recreate the structure in its appearance but also provide the functionality for the space to meet the clients need for office space.

No one wants to see the building disappear but at this point it is dangerous and a liability for the property. So, the thought was to rebuild it to look very similar to what it does today but also use the functionality of the space for office use and possibly housing for their aging parents down the road if the city code were to change. The added functionality is needed to help offset the costs to restore/rebuild it.

I cant find any accurate photos of the doors that we would use but adding the barn rail above the doors would be a nice feature to keep in tune with the existing structure. The doors would be inswinging French Doors by either Marvin, Provia, or Masonite. White or Black Exterior with SDL Girds. The Exterior HW will be more in tune with the barn door theme so just a large handle with deadbolt. The Software doesnt have a ton of options.

The windows were all gonna be casements with SDL and white or black exterior

Let me know if this helps...we are up for any input with the exterior as well

Thanks Jim R

On Tue, Jan 2, 2024 at 3:46 PM Bitar, Lynda <Lynda.Bitar@worthington.org> wrote:

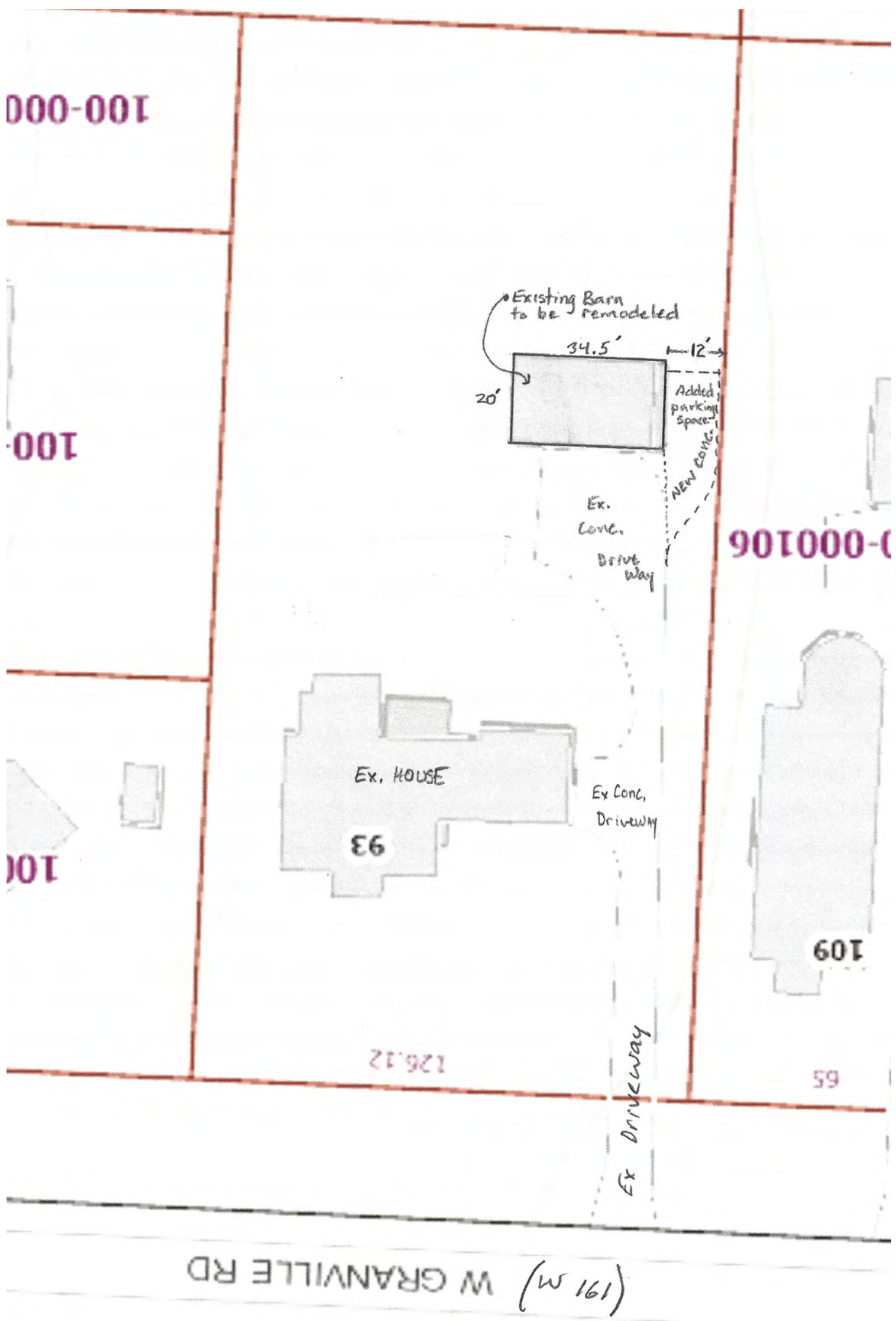
What of the original building is being saved?

Lynda Bitar

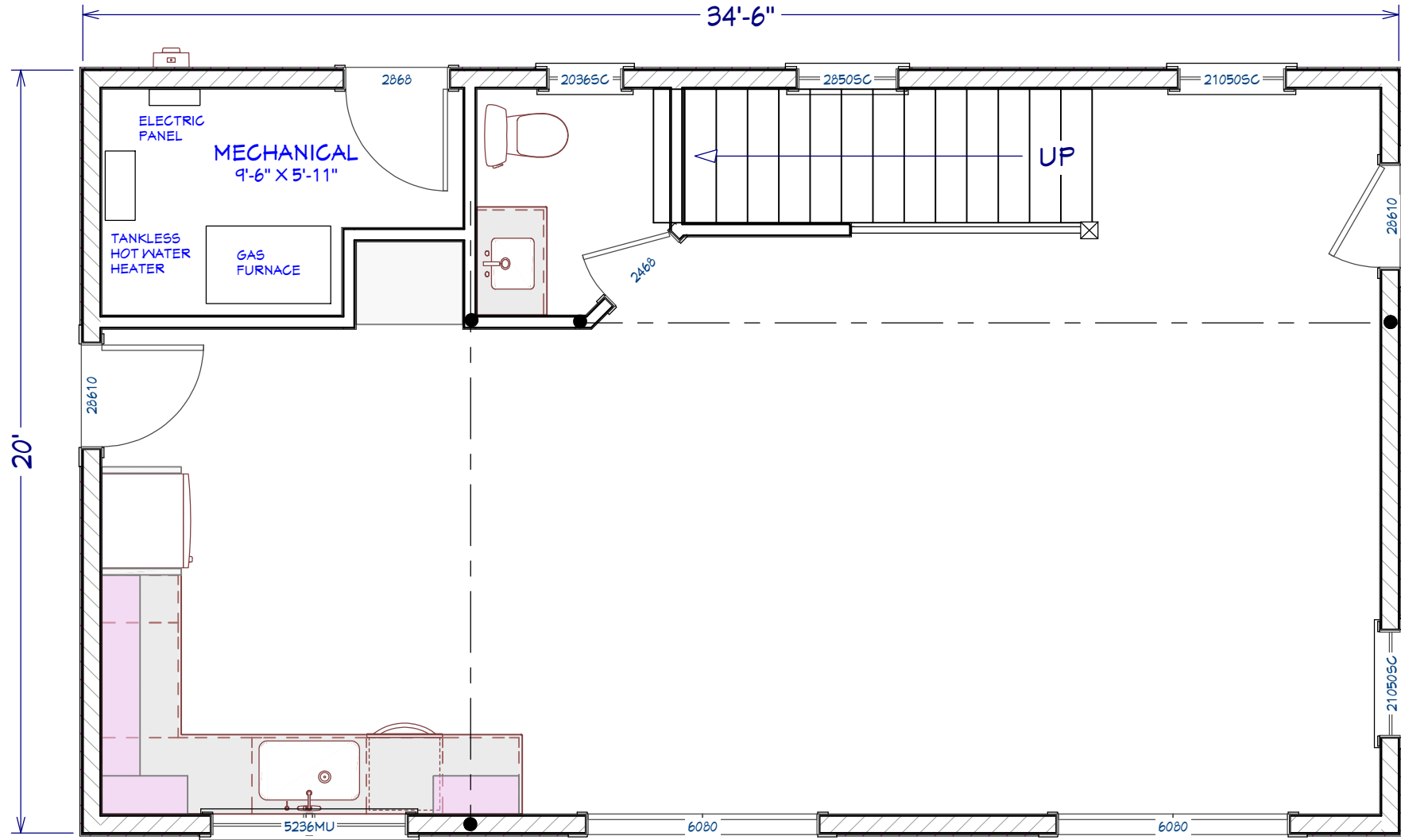
Planning Coordinator



CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
DATE 12/15/2023



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DATE 12/15/2023



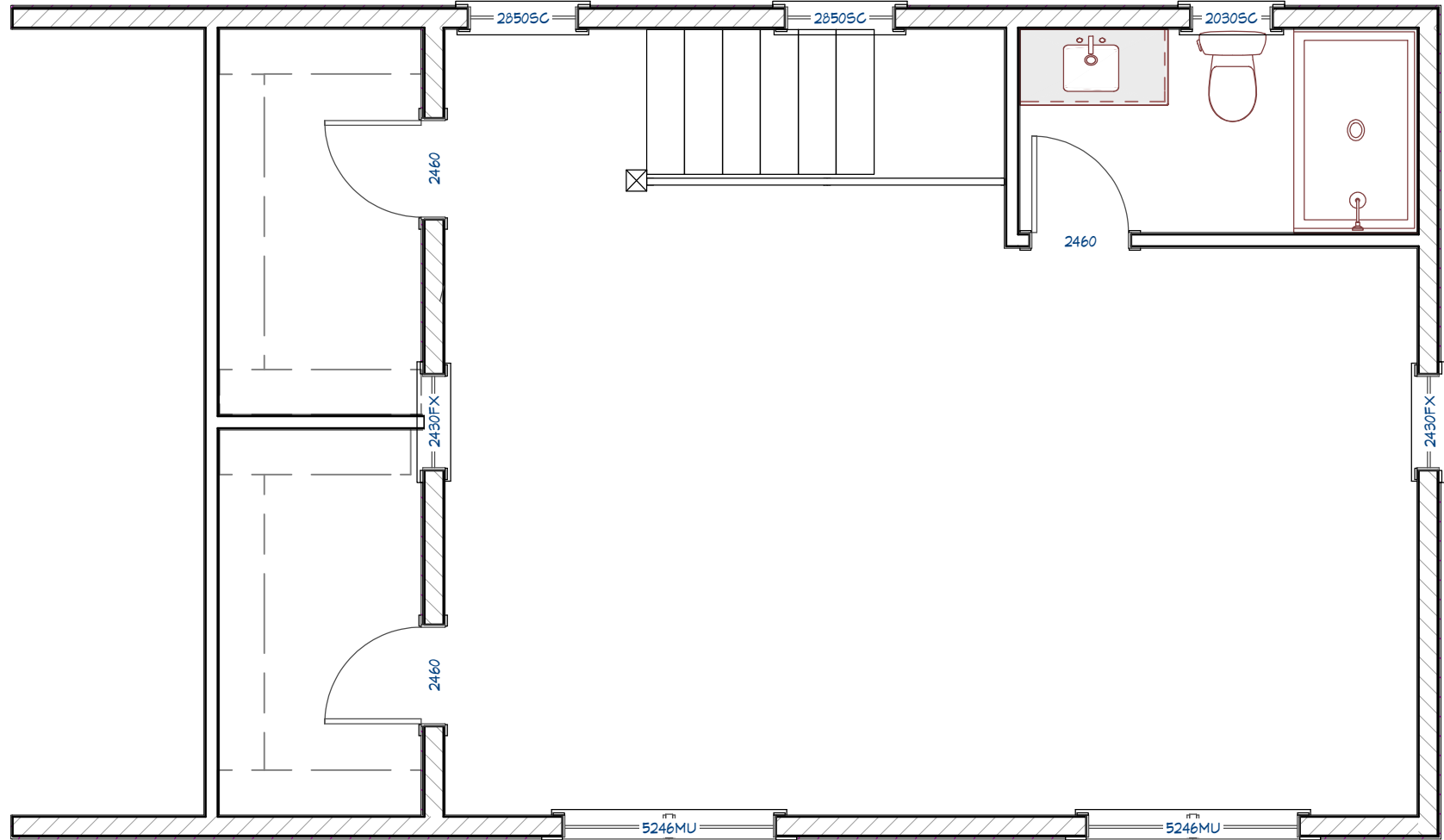
CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
DATE 12/15/2023

ROSS
BUILDERS AND DESIGN

The Welch Residence
93 W Dublin Granville Rd.
Worthington Ohio 43085

Plan #: NEW FIRST FLOOR PLAN
Scale : 1/4" = 1'
Date: 12 - 13 - 23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
DATE 12/15/2023

ROSS
BUILDERS AND DESIGN

The Welch Residence
93 W Dublin Granville Rd.
Worthington Ohio 43085

Plan #: NEW SECOND FLOOR PLAN
Scale : 1/4" = 1'
Date: 12 - 13 - 23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



NEW NORTH ELEVATION



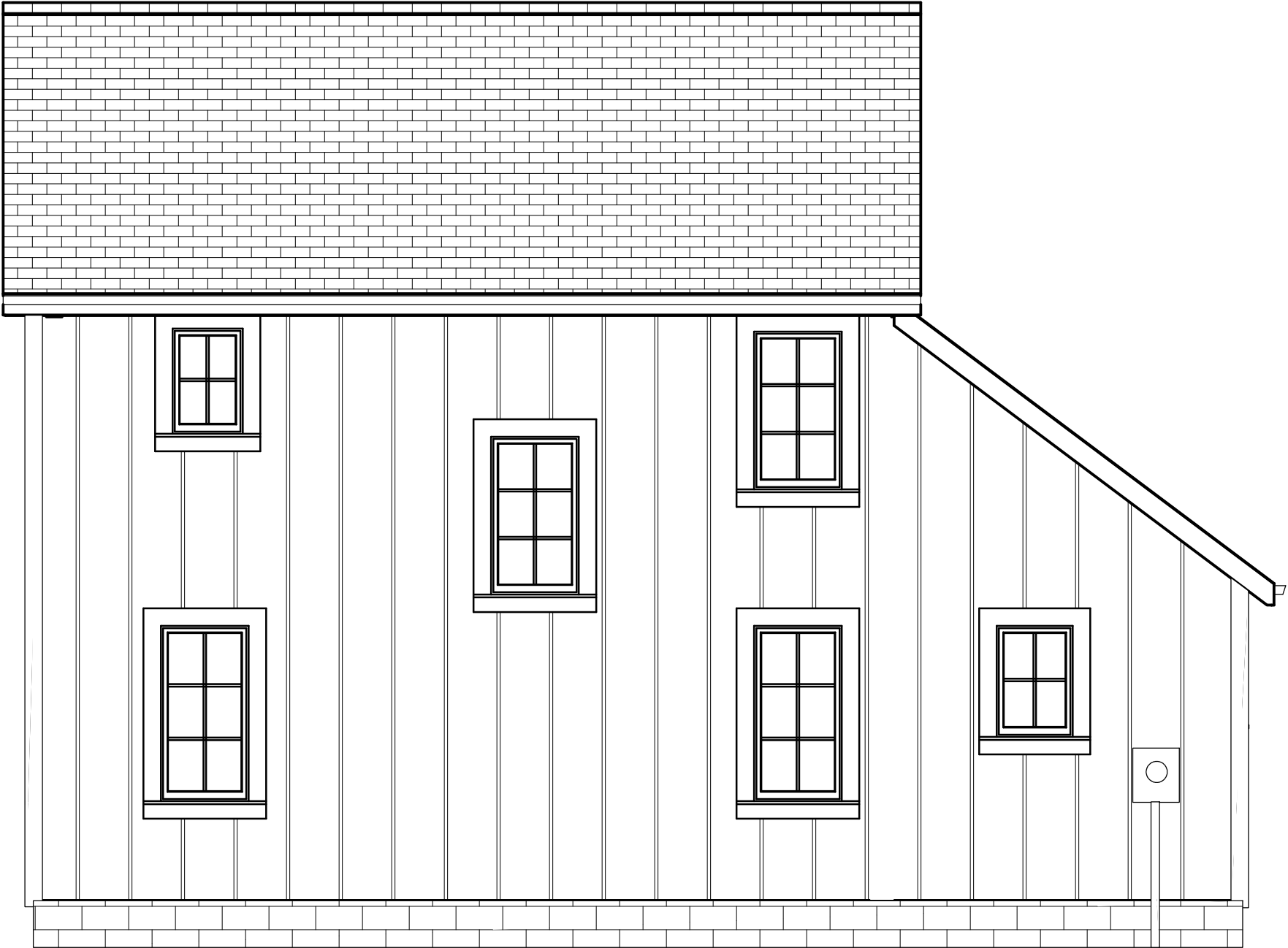
CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
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ROSS
BUILDERS AND DESIGN

The Welch Residence
93 W Dublin Granville Rd.
Worthington Ohio 43085

Plan #: NEW CARRIAGE HOUSE
Scale : 1/4" = 1'
Date: 10 - 28 - 23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



NEW SOUTH ELEVATION



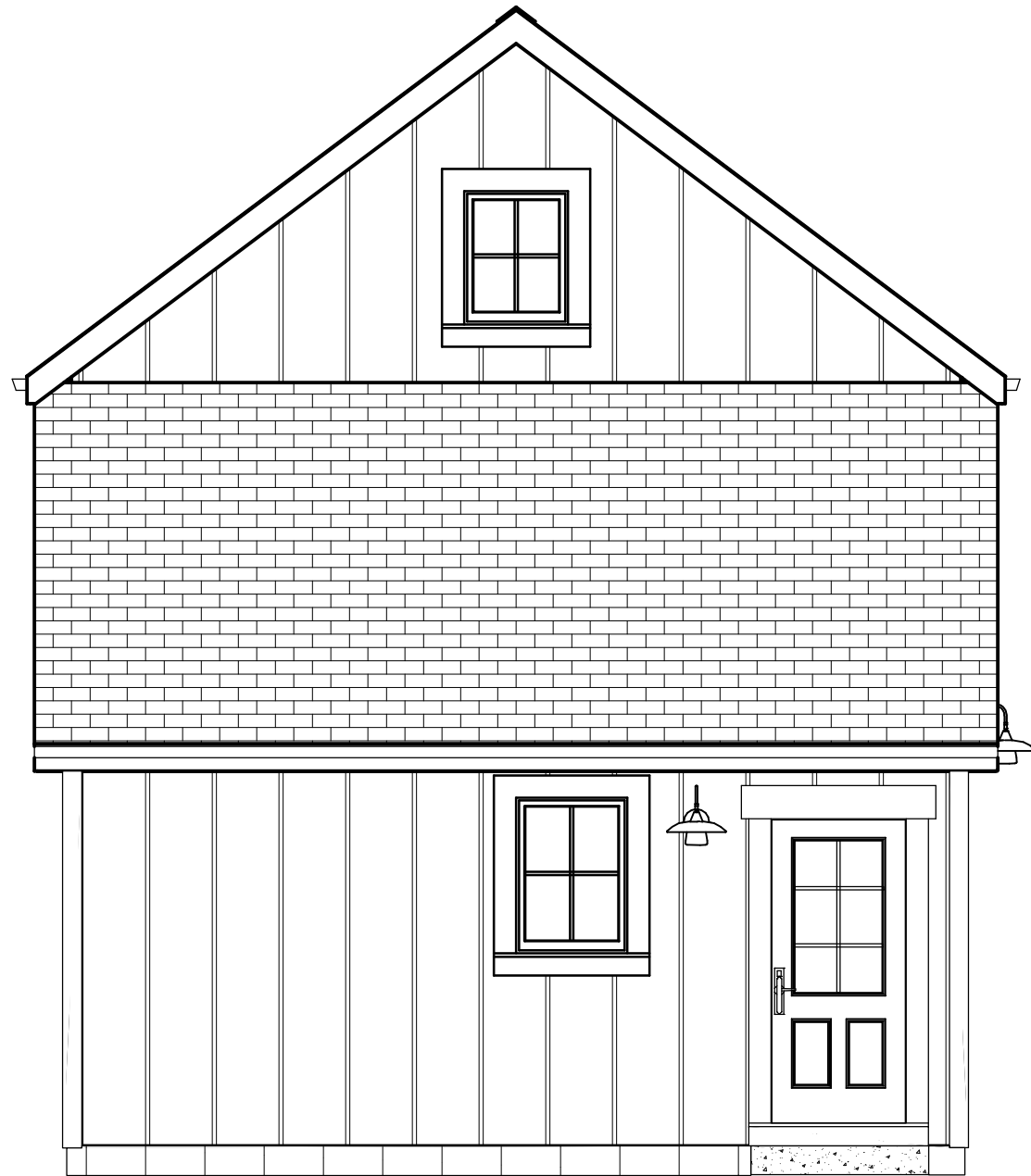
CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
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ROSS
BUILDERS AND DESIGN

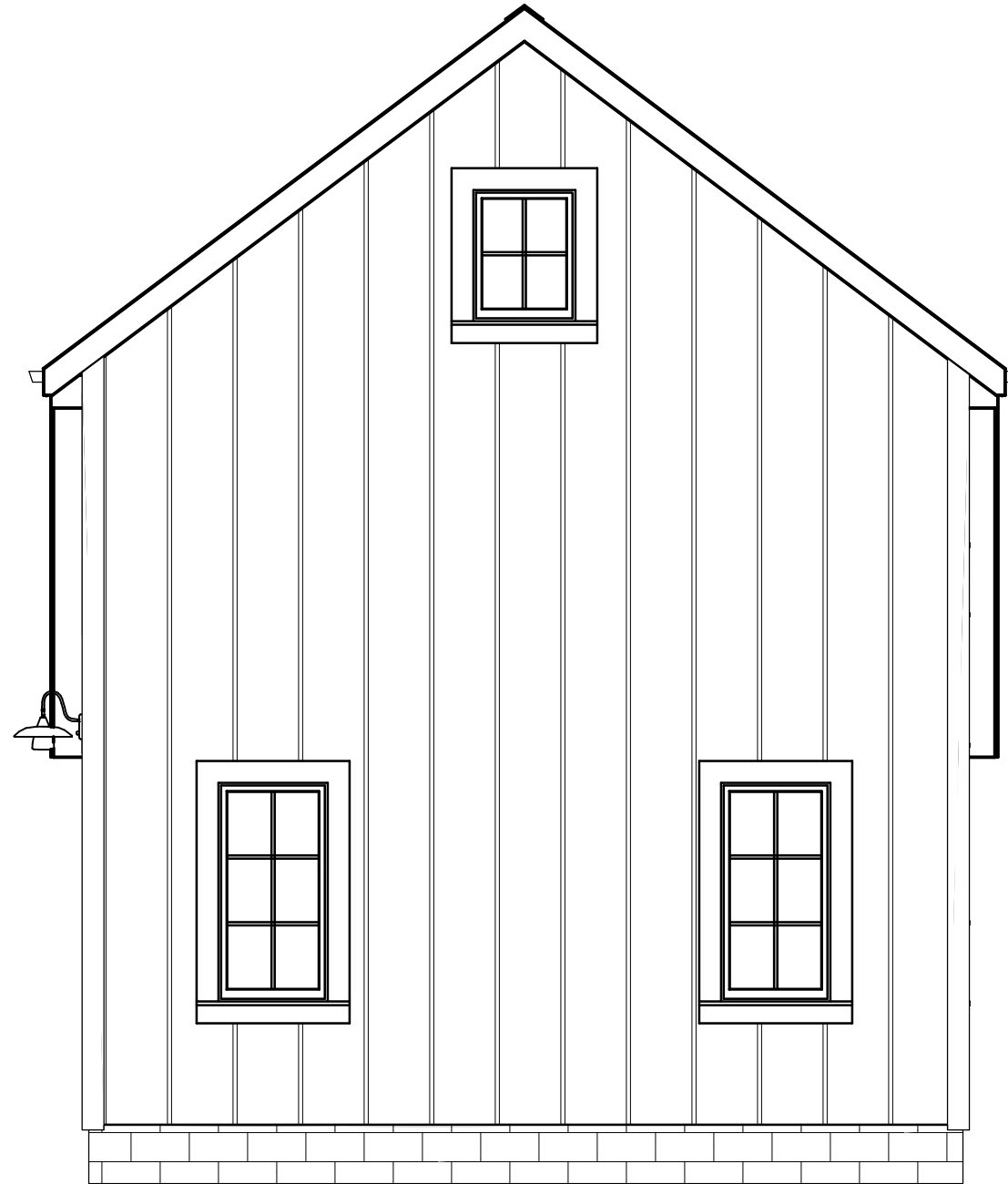
The Welch Residence
93 W Dublin Granville Rd.
Worthington Ohio 43085

Plan #: NEW CARRIAGE HOUSE
Scale : 1/4" = 1'
Date: 10 - 28 - 23

Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



NEW EAST ELEVATION



NEW WEST ELEVATION



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ROSS
BUILDERS AND DESIGN

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Plan #: NEW CARRIAGE HOUSE
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AN OPENING THAT RIVALS MOST DOORS

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INTERIOR



EXTERIOR OPEN



EXTERIOR CLOSED



ULTIMATE FRENCH CASEMENT & ULTIMATE PUSH OUT FRENCH CASEMENT

45



CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
DATE 12/15/2023

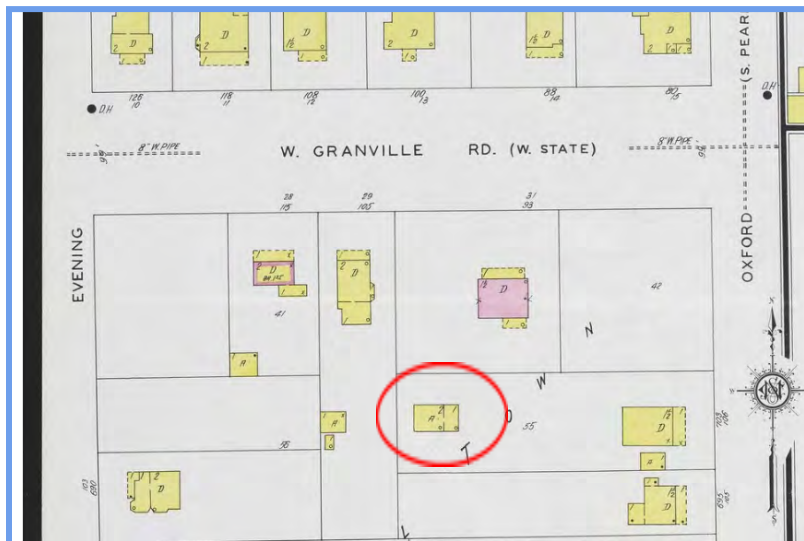


From the Worthington Historical Society:

Barn at 93 W Granville Road

The barn appears to have been on the property since before 1922, and was reportedly moved from lot 73 across the street (80 W. Granville Rd.) which had its first structure built in 1890.

1929 Sanborn Fire Insurance Map; Barn appears in correct location with same configuration of 2 story on west, one story on the east; Same appearance as the 1922 Insurance Map accessed here: [Worthington, Franklin County, Ohio, 1922 \(kent.edu\)](http://Worthington, Franklin County, Ohio, 1922 (kent.edu))



Photograph of the barn taken around 1960 at the time the Heckendorn family purchased the home. In "Histories of Structures" by Bob McCormick, in sources for 93 W. Granville Road, it states, "Conversations with Harold Heckendorn, current owner, provided a description of the current structure, and the fact that the "Barn" currently on lot 79 was moved from lot 73."

[Histories of Structures in Worthington and Sharon Township | Worthington Memory](#)

*Checked 1872 Map, and both lot 73 and 79 were vacant.

Lot 73 is where 80 West Granville was built in 1890.

The 1872 map was the last detailed map until the 1922 Sanborn map available for consultation; at which point the barn appears to be in place.





MPC APPLICATION CU 0006-2023 6661 Huntley Rd

Plan Type: Conditional Use Permit **Project:** **App Date:** 12/01/2023
Work Class: Conditional Use Permit **District:** City of Worthington
Status: In Review
Valuation: \$0.00

Description: Proposing a new collision center at the current location of Tilttons Automotive Service. Tilttons Collision Center will have no major effect on traffic, facilities, etc. A paint booth will need to be installed and used per EPA requirements. All hazardous waste will be removed per regulation by a licensed waste removal company. Business hours have not been set, but will likely be in the range of 8AM-5PM Monday through Friday. Planning for approximately 8 employees for the first couple of years. Compared to the current business on the premises, no major changes are expected in appearance or compatibility with neighborhood. Fencing &/or landscaping can be added if required.

Parcel: 100-002448	Main	Address: 6661 Huntley Rd Worthington, OH 43229	Main	Zone:
---------------------------	------	--	------	--------------

Owner Chris Tilton 6670 Huntley Rd Columbus, OH 43229 Business: (614) 547-0685 Mobile: (614) 315-2108	Applicant Brittany Pickrell 6661 Huntley Rd Columbus, OH 43229 Business: (614) 802-5690
---	--

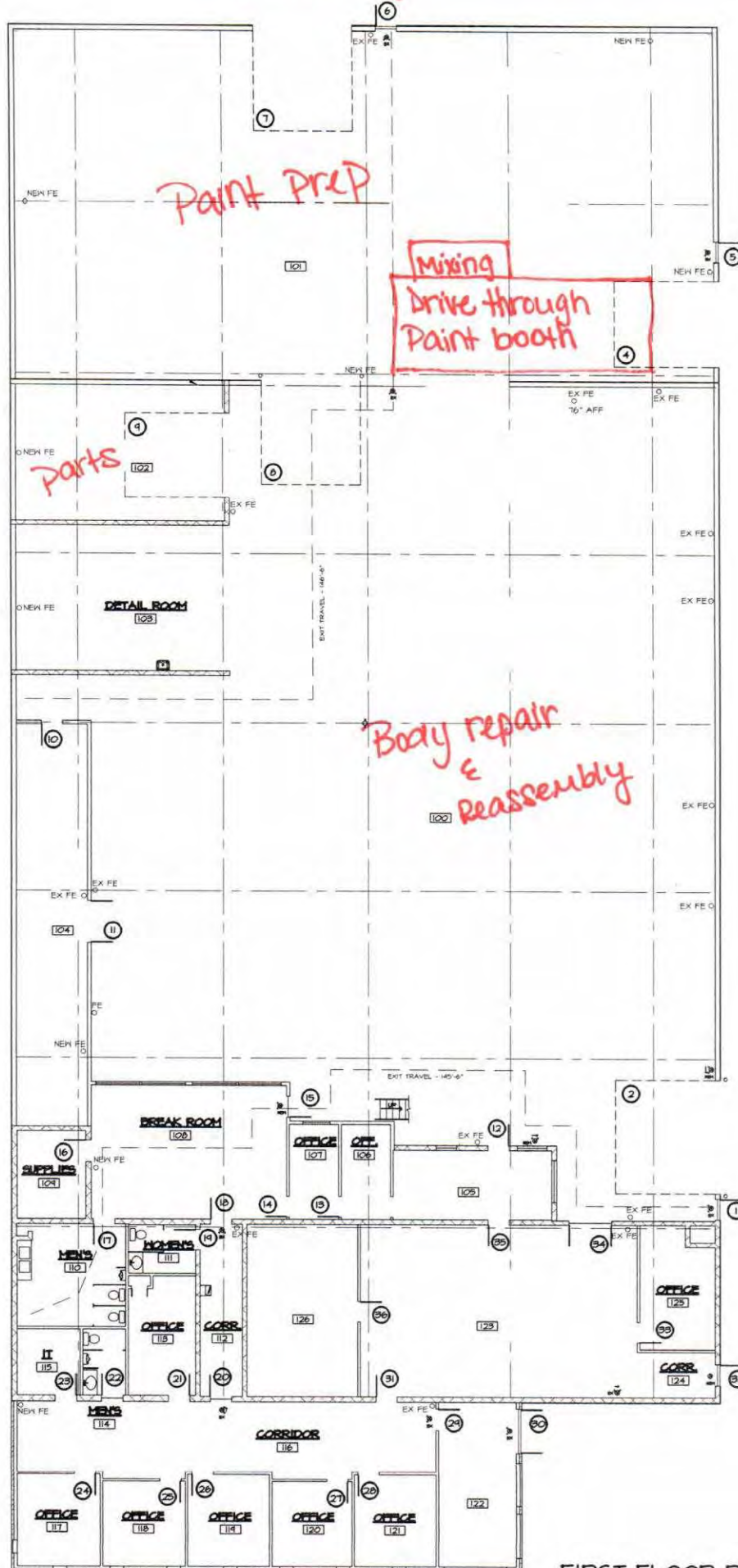
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004962	Conditional Use Permit	\$25.00	\$25.00
Total for Invoice INV-00004962		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

6661 Huntley Rd.





Parking



CITY OF WORTHINGTON
DRAWING NO. CU 06-2023
DATE 12/01/2023

FIRST FLOOR PLAN

3/32" = 1'-0"





AD7 APPLICATION
71 00\$+-2023
)') '@_Yj JYk 'D`UhU6 `j X"

Plan Type: Conditional Use Permit **Project:** **App Date:** 12/13/2023
Work Class: Conditional Use Permit **District:** City of Worthington
Status: In Review
Valuation: \$0.00

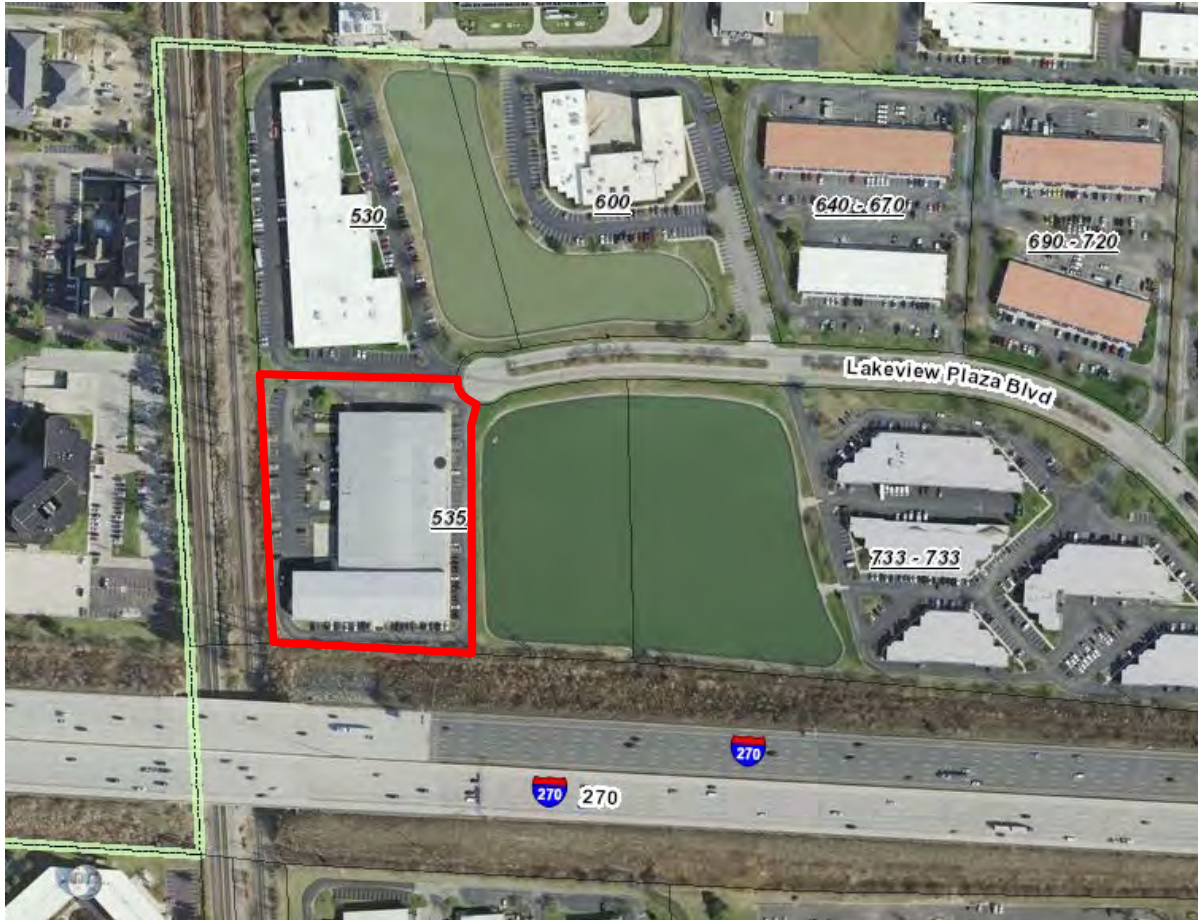
Description: The space will be for indoor pickleball. Previous tenant was recreational ropes course, which is similar to indoor pickleball use. Traffic pattern will not change. No change in sewer and drainage. No effect on public facilities. No additional utilities are needed. No additional safety and health considerations. No Noise, odors and other noxious elements, including hazardous substances and other environmental hazards. Hours of use from 6a to 10p. No Shielding or screening considerations for neighbors. Appearance and compatibility with the general neighborhood compliant.

Parcel: 100-005936	Main	Address: 535 Lakeview Plaza Blvd	Main	Zone:
		Worthington, OH 43085		

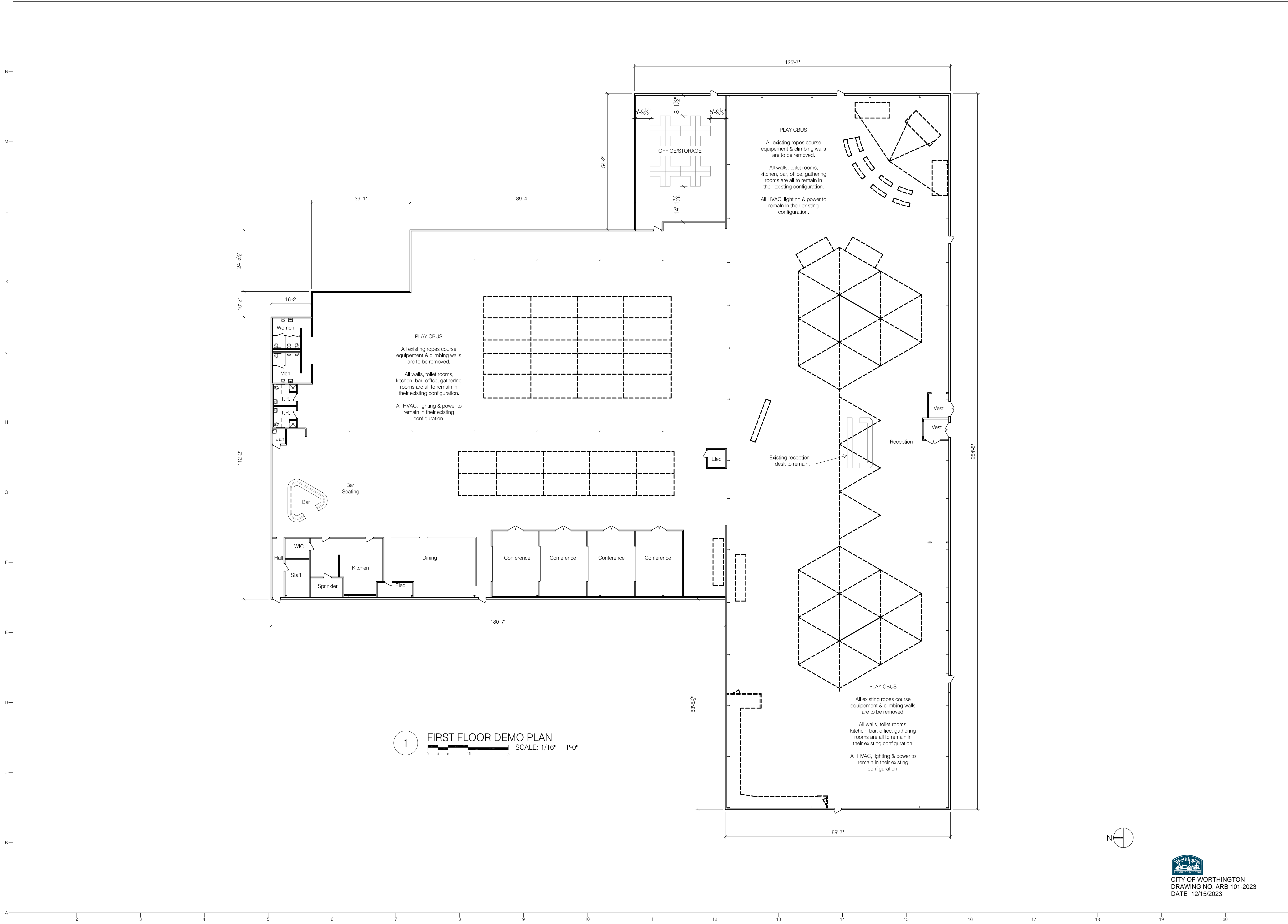
Owner	Applicant
RM-Use, LLC	Mohamed Warsame
997 P.O. Box	535 Lakeview Plaza Blvd
Alpine, CA 91903	Worthington, OH 43085
Business: 6193063314	Home: (614) 805-5821
	Business: (614) 805-5821
	Mobile: (614) 805-5821

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005001	Conditional Use Permit	\$25.00	\$25.00
Total for Invoice INV-00005001		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

535 Lakeview Plaza Blvd.



100-005936 09/09/2022



Indoor Pickleball

535 Lakeview Plaza Blvd
Worthington, OH 43085

Columbus

ARCHITECTURAL STUDIO

architect of record:

Brenda Parker
The Columbus Architectural Studio
405 North Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

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iss/signature

STATE OF OHIO

BREND A S
PARKER
20213127

REGISTERED ARCHITECT

rev

date

description

issued date

December 22, 2023

phase

Permit

issued for

Permit

project number

535 LPB

sheet title

FIRST FLOOR DEMO PLAN

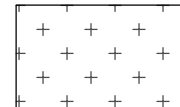
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A2.0

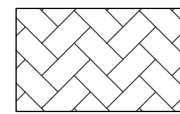


LIFE SAFETY LEGEND

USE GROUP



B - Business Use



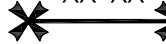
A-3 Assembly

XXX

Occupancy of room

XX'-XX'

Travel distance



Travel path

EXIT ELEMENT TAG

XXX

Total number of occupants exiting

XXX

Allowable number of occupants

X.X'

Exit width in decimal feet

OCCUPANT LOAD FACTORS

SPACE IDENTIFICATION	SF PER OCCUPANT
Offices	100 gross
Fitness	50 net

EXIT WIDTH FACTORS

EGRESS COMPONENTS	MULTIPLIER
Other	.2 inch/person

Indoor Pickleball

535 Lakeview Plaza Blvd
Worthington, OH 43085

Columbus
ARCHITECTURAL STUDIO

architect of record:
Brenda Parker
The Columbus Architectural Studio
405 North Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com

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rev. date description

key plan

issue date: December 22, 2023
phase: Permit
issued for: Permit
project number: 535 LPB
sheet title:

FIRST FLOOR
NEW WORK
PLAN

sheet number



CITY OF WORTHINGTON
DRAWING NO. ARB 101-2023
DATE 12/15/2023

A2.1