



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, May 14, 2020 at 7:00 P.M.**

**This will be a virtual meeting that will be streamed on the internet:
worthington.org/live**

A. Call to Order - 7:00 pm

1. Roll Call
2. Approval of minutes of the March 12, 2020 meeting
3. Affirmation/swearing in of witnesses

B. Architecture Review Board

1. Addition and Renovations – **605 Evening St.** (David and Amy Yenkin) **AR 17-2020**
2. Garage Modification – **100 W. South St.** (Neil Toepfer) **AR 18-2020**
3. Deck Replacement – **615 Oxford St.** (Lynn A. Bird) **AR 19-2020**
4. Replace Fire Escape – **41 Short St.** (New England Construction) **AR 20-2020**
5. Hot Tub – **6452 Bellbrook Pl.** (Mark & Ashley Davis) **AR 21-2020**
6. Front Porch – **661 Seabury Dr.** (Famiglia Homes/Piche) **AR 22-2020**

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Recreational Facility in I-1 – **7086 Huntley Rd.** (M Lab Ohio LLC) **CU 03-2020**

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: May 8, 2020

SUBJECT: Staff Memo for the Meeting of May 14, 2020

B. Architecture Review Board

1. Addition and Renovations – **605 Evening St.** (David and Amy Yenkin) **AR 17-2020**

Findings of fact & Conclusions

Background & Request:

The house on this property is an L-shaped one story with a walk out lower level to the rear. Constructed in 1958, the house is not a contributing property in the Worthington Historic District. In the late 1980's a covered porch was added to the rear at the southern part of the house; and in 2015 approval was granted for the porch to be replaced with a deck. A fence was approved on the south side of the property last year.

This is a request to construct an addition and renovate the house.

Project Details:

1. On the existing house there is a front facing gable for the garage at the south end, and a cross gable to the north. The garage is faced with brick and the house walls have horizontal white siding. A covered porch supported by columns extends across the front elevation north of the garage. Double hung windows with shutters are on the existing house.
2. The proposed ~550 square foot addition would be primarily on the north side of the house and would include a small gable to the east. A larger gable is proposed to add area to the west with that part of the addition supported above the downward sloping grade.
3. It is not clear if any siding is being replaced, or what material is proposed for the new siding. Dark gray is the proposed color for the covered patio siding and for trim on the house, and the rest would be white. On the new north gable, a brick water table is proposed.
4. Windows of different shapes and sizes are shown on all sides of the house. The window material and color have not been identified.

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.

Recommendation:

Staff is recommending modifications be made to the proposed plans. The windows and trim proposed for the front façade and the addition are not traditional looking and change the look of the house. The location, form and massing of the addition appear to meet the Design Guidelines.

Motion:

THAT THE REQUEST BY DAVID & AMY YENKIN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND RENOVATE THE HOUSE AT 605 EVENING ST. AS PER CASE NO. AR 17-2020 DRAWINGS NO. AR 17-2020, DATED MARCH 13, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Garage Modification – 100 W. South St. (Neil Toepfer) AR 18-2020**Findings of Fact & Conclusions****Background & Request:**

This property in Old Worthington is 70.13' wide and 150' deep. The owners gained approval on March 22, 2018 to create a house with more living space and create space that is accessible. The project originally involved partial demolition of the existing house, construction of an addition and garage, and total renovation. The owners ended up demolishing the entire house and are in the process of building a new structure that matches the design of the previous approval. A new detached garage is nearly complete. An extension of the construction completion period to the end of this year was granted by the Board of Zoning Appeals on May 7, 2020.

This application is a request for approval to install a window instead of a vent in the main garage gable.

Project Details:

1. The new detached garage is at the northwest corner of the property and is roughly 33' wide x 22' deep. The structure was approved to be 3' from the west property line and 10' from the rear. Variances were granted for side yard setback and total accessory structure area, which includes a one-car attached garage at the northeast corner of the house.
2. On the street facing gable above the garage doors, a 16" x 32" attic vent was proposed. Now the owners would like to install a 24" x 36" double hung window with simulated divided light windows in a four over four pattern. The trim would match that on the garage and proposed for the house.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending approval of this application, as the proposed window is appropriate in this location.

Motion:

THAT THE REQUEST BY NEIL TOEPFER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WINDOW IN THE GARAGE GABLE AT 100 E. SOUTH ST., AS PER CASE NO. AR 18-2020, DRAWINGS NO. AR 18-2020, DATED APRIL 6, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Deck Replacement – 615 Oxford St. (Lynn A. Bird) AR 19-2020**Findings of Fact & Conclusions****Background & Request:**

This house is a single-story stucco ranch constructed in 1935. In 2002 the Board approved the construction of a 230 sq. ft. composite (TimberTech) deck on the rear of the home. The rear yard is heavily landscape and slopes to the west, and was reworked as part of a major hardscape and landscape plan last year (approved drawings included). With this application replacement of the deck is proposed.

Project Details:

1. The existing deck is reportedly stained and the cedar railings are rotted.
2. The proposed deck would have roughly the same footprint as the existing deck.
3. Trex flooring in gray would replace the existing. The railings would be replaced with metal railings in black.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Decks should be built of wood and kept low to the ground. Finishes should be either paint or an opaque stain to match the color of the building or its trim. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendation:

Staff is recommending approval of this application, as the proposed deck is appropriate.

Motion:

THAT THE REQUEST BY LYNN BIRD FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW DECK AT 615 OXFORD ST. AS PER CASE NO. AR 19-2020, DRAWINGS NO. AR 19-2020, DATED APRIL 13, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Replace Fire Escape – **41 Short St.** (New England Construction) **AR 20-2020**

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

This building is a rare fourplex in Old Worthington that was constructed in 1935. On the front, the two-story brick building has patio space for the two units on the first floor and balconies for the two units on the second floor. There is a deteriorated metal fire escape on the rear that is proposed for replacement with this application.

Project Details:

1. The new structure would extend out 12'6" from the building with a flat roof, creating a roughly 9' x 9' area for each upstairs apartment, with steps leading to the ground level. The new structure would be above the existing exterior basement access for the first floor apartments. As part of the project, existing concrete and railings at the ground level would be replaced.
2. Materials proposed for the fire escape include:
 - Timbertech composite material would be used for the decking (6" wide Vintage Mahogany) and railings (Impression Rail in black).
 - New columns would be fiberglass Perma Wrap that would look similar to those on the front of the building.
 - Boral composite fascia and soffit boards are proposed.
 - The ceiling would be tongue and groove Panlownia.
 - EPDM rubber roofing is proposed.

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

Original porch elements should be retained to the maximum extent possible and should be duplicated in the same design and materials if deteriorated or missing. Wrought or cast iron or aluminum supports and railings should not replace original elements unless the originals were made of these materials (this typically was true primarily of post-World War II houses). Porches tend to project from a house and are exposed to the weather. Watch for signs of deterioration caused by moisture such as streaking, staining, mildew, dry rot, moss growth and peeling paint

Recommendation:

Staff is recommending approval of this application. Although the metal fire escape is likely original, replacement with a product that looks like wood is also appropriate.

Motion:

THAT THE REQUEST BY NEW ENGLAND CONSTRUCTION FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FIRE ESCAPE AT 41 SHORT ST. AS PER CASE NO. AR 20-2020, DRAWINGS NO. AR 20-2020, DATED APRIL 14, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Hot Tub – **6452 Bellbrook Pl.** (Mark & Ashley Davis) **AR 21-2020**

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

This house is the second house north of W. Dublin-Granville Rd. on the east side of Bellbrook Pl., and is not easily seen from W. Dublin-Granville Rd. Approved by the ARB in 1989, the house is two-stories with a gabled roof; and finished with lap siding and brick accents. A 14' x 22' deck was approved and constructed on the east side (rear) of the house in 1989 and replaced and enlarged in 2016. The owners would now like to install a hot tub in the rear yard.

Project Details:

1. The 7' x 7' x 3' high hot tub is proposed near the northeast of the deck. The rear yard is enclosed with a fence.
2. The Jacuzzi J-425 would have a brown exterior and cover.

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

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending approval of the application as the hot tub appears it would be an attractive addition to rear yard.

Motion:

THAT THE REQUEST BY MARK & ASHLEY DAVIS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A HOT TUB AT 6452 BELLBROOK PL. AS PER CASE NO. AR 21-2020, DRAWINGS NO. AR 21-2020, DATED APRIL 24, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. Front Porch – **661 Seabury Dr.** (Famiglia Homes/Piche) **AR 22-2020**

Findings of Fact & Conclusions

Background & Request:

This two-story house at the southwest corner of W. Dublin-Granville Rd. and Seabury Dr. was constructed in 1962. The house has a combination of brick and vinyl siding. Approval is sought to construct a front porch.

Project Details:

1. A new 34' wide x 8' deep concrete porch with a roof is proposed to extend across the front of the house.
2. The shed roof structure would be supported by square columns. White board and batten vinyl siding is proposed in a small front gable and on the sides of the shed roof. Asphalt shingles would match the existing roof.
3. Variances for placement would be necessary due to the 50' setback requirement for W. Dublin-Granville Rd.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending approval of this application, as the proposed porch is appropriate for this house.

Motion:

THAT THE REQUEST BY FAMIGLIA HOMES ON BEHALF OF MICHAEL AND DANIELLE PICHE FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A FRONT PORCH AT 661 SEABURY DR. AS PER CASE NO. AR 22-2020, DRAWINGS NO. AR 22-2020, DATED APRIL 30, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Recreational Facility in I-1 – **7086 Huntley Rd. (M Lab Ohio LLC) CU 03-2020**

Findings of Fact & Conclusions

Background & Request:

This 1.37 acre property has a roughly 22,000 square foot building that was constructed in 1978. This request is to locate a Recreational Facility, Movement Lab Ohio, in the north half of the building. The business is a fitness center that is focused on providing professional training and entertainment for obstacle course racing and building active local communities. Classes, open gyms, team practices, camps, birthday parties, competitions, seminars, yoga classes, weightlifting, private training, and more will be offered mostly in the evening and on weekends.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Ample parking is available adjacent to the building and will mostly be used at times the other tenant is not in the building.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Generally 4:00 am – 10:00 pm, but possibly some daytime hours also.
8. Shielding or screening considerations for neighbors – Not applicable.
9. Appearance and compatibility with the general neighborhood – Signage would need to meet Code requirements.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards 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. Recreational Facilities are a conditionally permitted use in the I-1 Zoning District.

Recommendations:

Staff is recommending *approval* of the application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Motion:

THAT THE REQUEST BY M LAB OHIO LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 7086 HUNTLEY RD. AS PER CASE NO. CU 03-2020 DRAWINGS NO. CU 03-2020, DATED APRIL 30, 2020, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case #	AR 1720
Fee	3-13-20
Meeting Date	8198.00
Filing Deadline	
Receipt #	68258

1. Property Location 605 Evening Street
2. Present/Proposed Use Residential home addition
3. Zoning District R-10
4. Applicant David and Amy Yankin
Address 605 Evening St
Phone Number(s) 614-725-9762 (DAVID) 614-565-4436 (Amy)
Email [REDACTED]
5. Property Owner David and Amy Yankin
Address 605 Evening Street
Phone Number(s) same as above
Email same as above
6. Project Description Home addition and remodel
7. Project Details:
- a) Design Single ranch home, back bump out, north side extension
- b) Color White; Gray
- c) Size 600 - 550 sq ft.
- d) Approximate Cost \$198,000 Expected Completion Date Fall 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

3-13-2020
Date

[Signature]
Property Owner (Signature)

3-13-2020
Date

ABUTTING PROPERTY OWNERS
FOR
605 Evening St.

Joanne Leussing		613 Evening St.	Worthington, OH 43085
Elizabeth Morse		612 Sanbridge Cir. E.	Worthington, OH 43085
Jo Diekmann		575 Evening St.	Worthington, OH 43085
Martha Knotter	Mark Loudenslagel	567 Welling Way	Worthington, OH 43085
Adriana Dawes		600 Evening St.	Worthington, OH 43085
Barbara McFarland		578 Evening St.	Worthington, OH 43085

David and Amy Yenkin

March 12, 2020

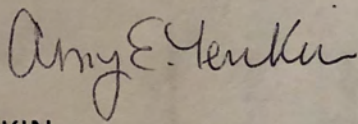
605 Evening Street

Worthington, OH 43085

To the Architectural Review board,

We are planning to build an approximately 600 square foot addition to our current residence based on the architect drawings. We will build this within the character of the architectural community.

Thank you for your support,



AMY YENKIN

Aburge05@yahoo.com

614-565-4436

CITY OF WORTHINGTON

DRAWING NO. AR 17-2020

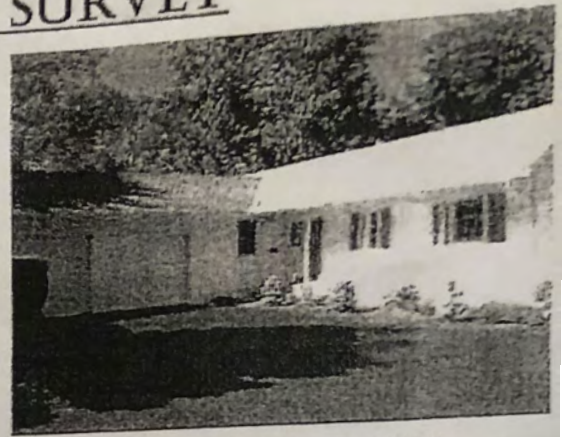
DATE 03-13-2020

605 Evening St.



MORTGAGE LOCATION SURVEY

TITLE COMPANY: CLEAN TITLE AGENCY, INC.
LENDER: THE FIRST BEXLEY BANK
BUYER: DAVID AND AMY YENKIN
SELLER: PHYLLIS I. WETTERS, TRUSTEE
DATE: 08/14/14
ORDER NO.: 0854-14



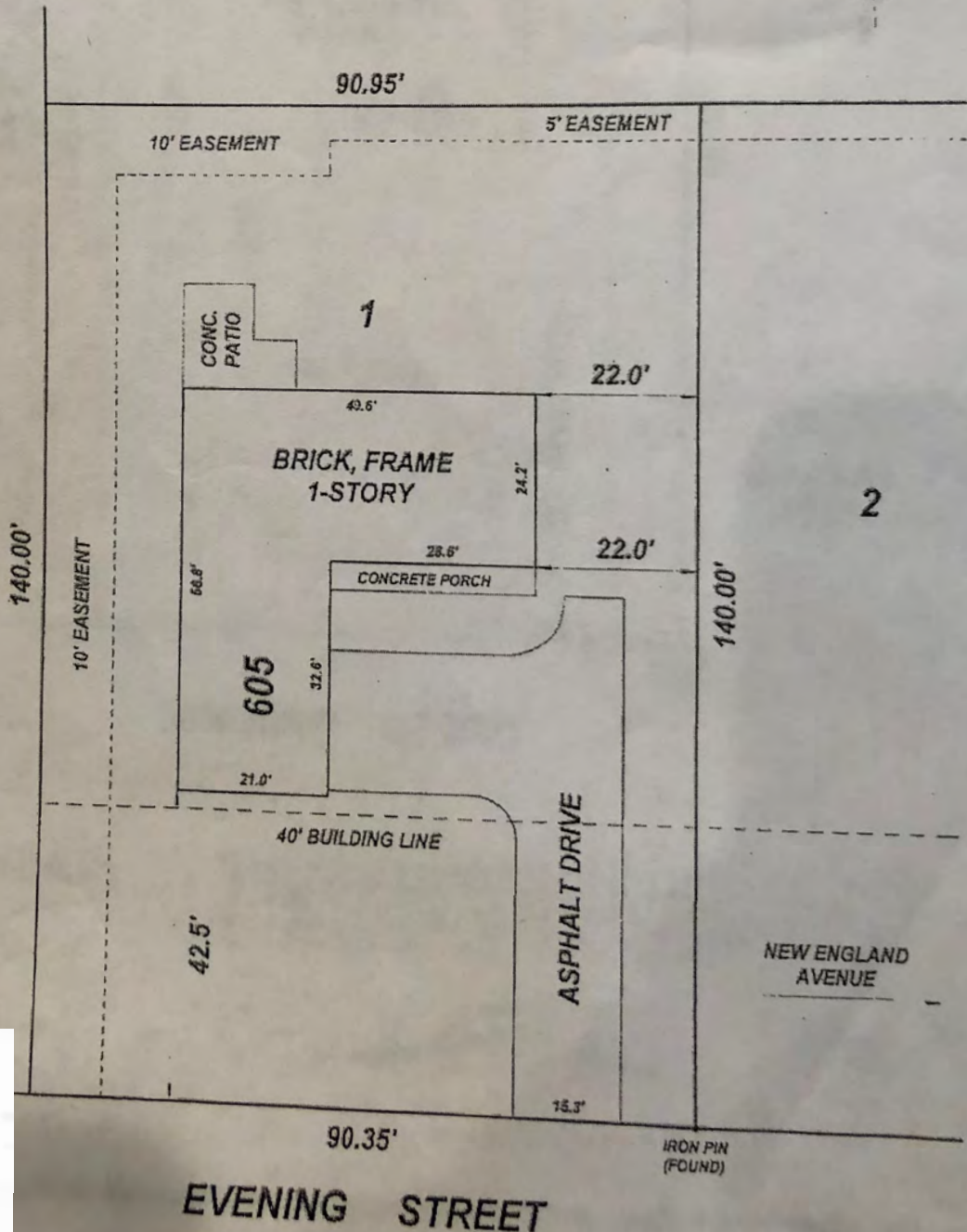
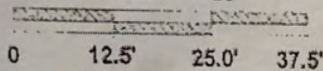
APPARENT ENCROACHMENTS: NONE.

LEGAL DESCRIPTION: BEING LOT NO. 1 OF KILBOURNE VILLAGE, OF RECORD IN PLAT BOOK 28, PAGES 62 AND 63, FRANKLIN COUNTY RECORDER'S OFFICE, CITY OF WORTHINGTON, STATE OF OHIO.

PARCEL NO. 100-002809-00

TITLE CO. FILE NO. 30383

SCALE: 1" = 25'



CITY OF WORTHINGTON

DRAWING NO. AR 17-2020

DATE 03-13-2020

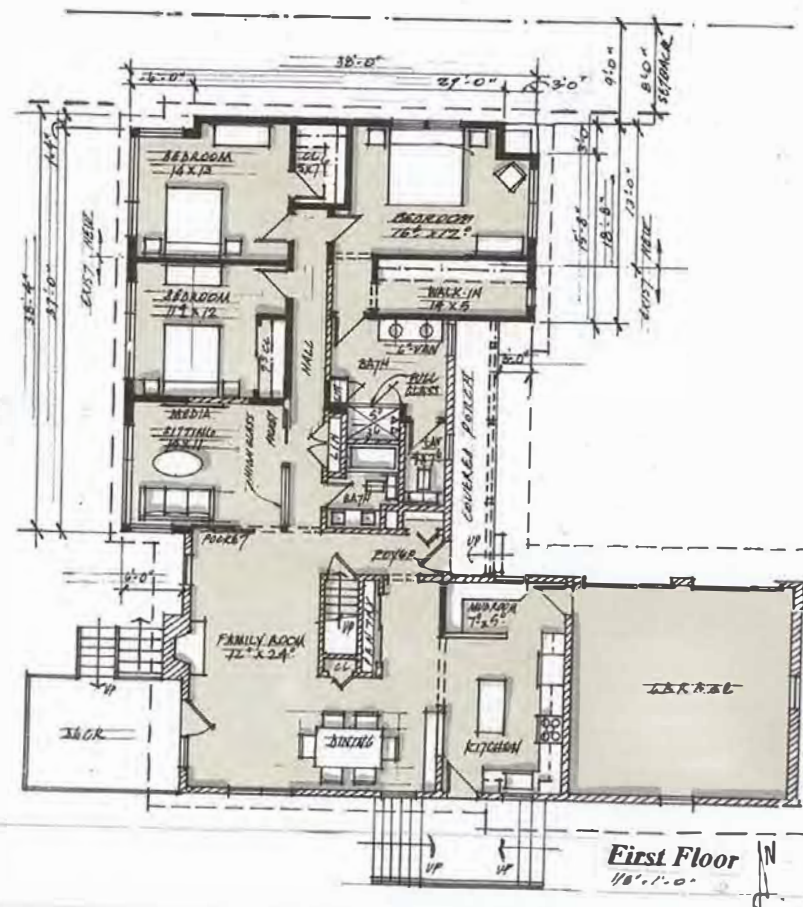
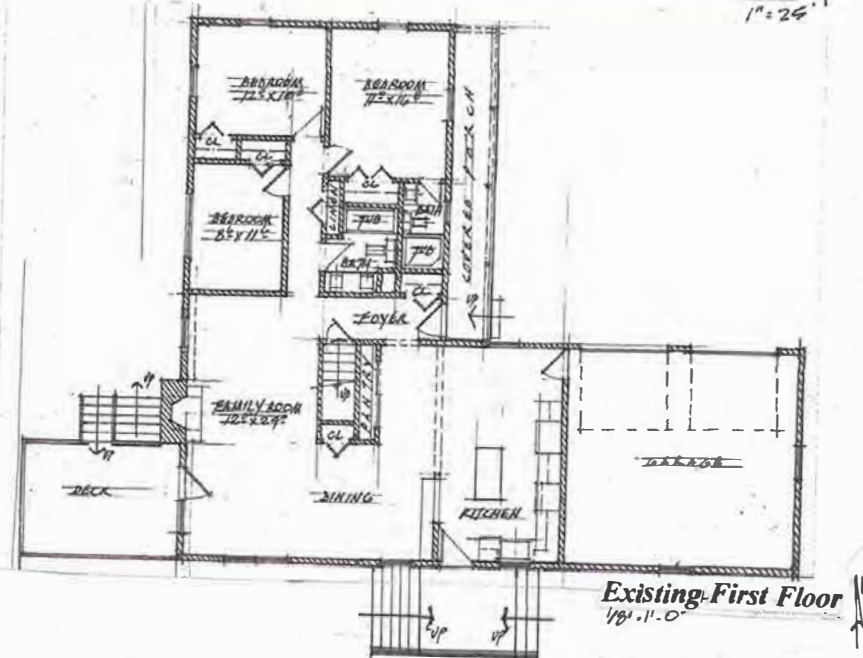
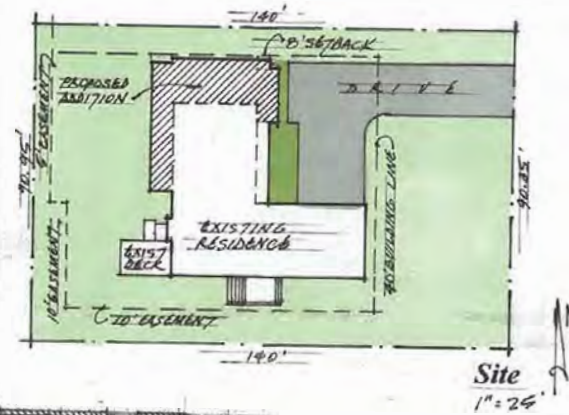
EVENING STREET

PETE POSTER
 Residential Design
 LLC
 Jenkins Residence
 605 Evening Street
 Worthington, Ohio
 JANUARY 10, 2020

CITY OF WORTHINGTON

DRAWING NO. AR 17-2020

DATE 03-13-2020





City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case #	AR 18-2020
Date Received	4/6/2020
Fee	\$2 pd
Meeting Date	
Filing Deadline	
Receipt #	

1. Property Location 100 W. South St. Worthington OH 43085

2. Present/Proposed Use Residence

3. Zoning District R-10

4. Applicant Neil Toepfer

Address 100 W. South St. Worthington OH 43085

Phone Number(s) (614) 956-8667

Email _____

5. Property Owner Neil Toepfer

Address 100 W. South St. Worthington OH 43085

Phone Number(s) (614) 956-8667

Email _____

6. Project Description Alteration of detached garage to include 2nd story window for storage area.

7. Project Details:

a) Design 24x36 Composite clad window with 7/8" SDLs, white


b) Color White

c) Size 24x36 Window

d) Approximate Cost \$450.00 Expected Completion Date 12/31/2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

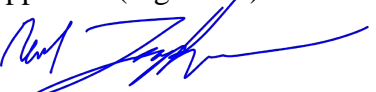
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.



Applicant (Signature)

4-2-2020

Date



Property Owner (Signature)

4-2-2020

Date

ABUTTING PROPERTY OWNERS
FOR
100 W. South St.

Charles & Leslie Buford	96 W. South St.	Worthington, OH 43085
Sarah Johnston & Fritz Graf	117 W. South St.	Worthington, OH 43085
Brenda Sutherland	111 W. South St.	Worthington, OH 43085
Susan Hoffmannbeck	102 W. South St.	Worthington, OH 43085
Samuel & Mary Musgrove	562 Evening St.	Worthington, OH 43085

Original Design with 16in x 32in attic vent



Redesign with 24in x 36in double hung window, Low-E glass coating, 7/8" SDLs with spacer bars, white composite cladding, painted white wood interior.



CITY OF WORTHINGTON

DRAWING NO. AR 18-2020

DATE 04-06-2020

100 W. South St.





City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case #	AR 19-2020
Date Received	4/13/2020
Fee	\$10 pd
Meeting Date	
Filing Deadline	
Receipt #	

1. Property Location 615 OXFORD ST. WORTHINGTON 43085
2. Present/Proposed Use EXISTING DECK REPLACEMENT
3. Zoning District R-10
4. Applicant LYNN A. BIRD
Address 615 OXFORD ST.
Phone Number(s) 614-325-9316
Email [REDACTED]
5. Property Owner LYNN A. BIRD
Address 615 OXFORD ST.
Phone Number(s) 614-325-9316
Email [REDACTED]
6. Project Description REPLACE STAINED 19 YR. OLD DECKING - SAME FOOTPRINT
REPLACE ROTTED CEDAR RAILING w/ BLACK WROUGHT IRON
SPINDLES - SEE SAMPLE PHOTO
7. Project Details:
 - a) Design _____
 - b) Color SLATE GREY TREX - SPINDLES BLACK METAL
 - c) Size SAME AS EXISTING -
 - d) Approximate Cost \$10,000.00 Expected Completion Date MID JUNE

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Lynn A. Bird
Applicant (Signature)

4/13/2020
Date

Lynn A. Bird
Property Owner (Signature)

4/13/2020
Date

ABUTTING PROPERTY OWNERS
FOR
615 Oxford St.

Andrew Senff	614 Oxford St.	Worthington, Ohio 43085
Resident	633 Oxford St.	Worthington, Ohio 43085
Resident	91 W. New England Ave.	Worthington, Ohio 43085
Bryan and Anne Fouss	99 W. New England Ave.	Worthington, Ohio 43085
Richard and Deanna Stovall	59 W. New England Ave.	Worthington, Ohio 43085
John and Jodi Marsh	115 W. New England Ave.	Worthington, Ohio 43085
Diane Smullen	609 Oxford St.	Worthington, Ohio 43085

I have been living at 615 Oxford St. for the last 20 years. Last year I had a major redo of my backyard. It's awesome. After 19 years the deck needs to be replaced. My proposal is to replace the Trex flooring (same foot print, almost same color) and replace rotted cedar railings with metal spindles and Trex. Attached is an example of the materials and design I want to use, as well as a photo of the cedar rot. The only REAL difference would be no privacy wall.

Thank you, Lynn Bird

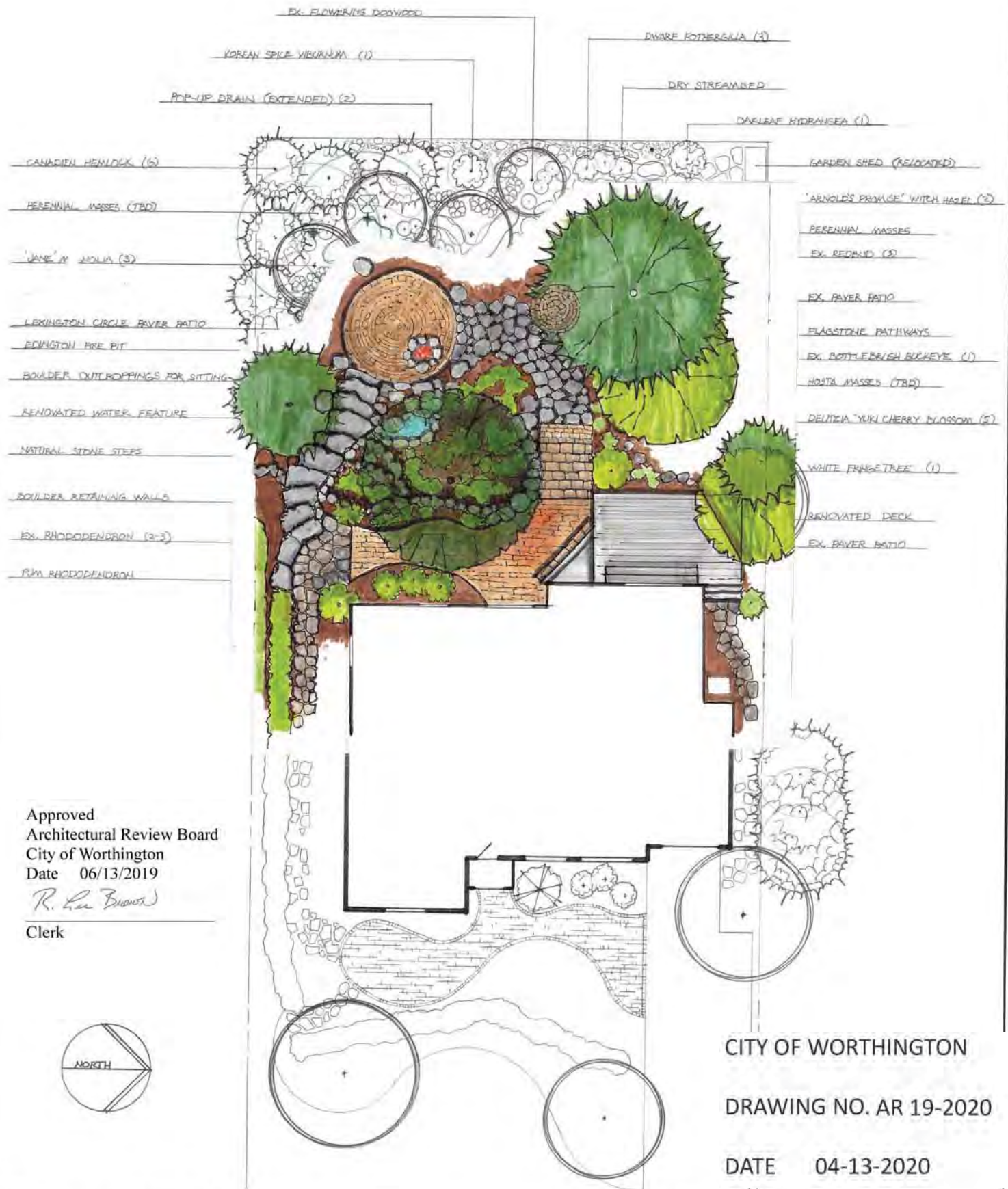
CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

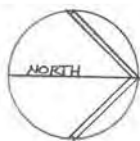
DATE 04-13-2020

615 Oxford St.





Approved
Architectural Review Board
City of Worthington
Date 06/13/2019
R. Lee Brown
Clerk



CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

DATE 04-13-2020

Date: 4-22-19 Scale: 1/8" = 1'

Drawn By: JON HOLKENBORG

Revisions:

BIRD/BERNON RESIDENCE

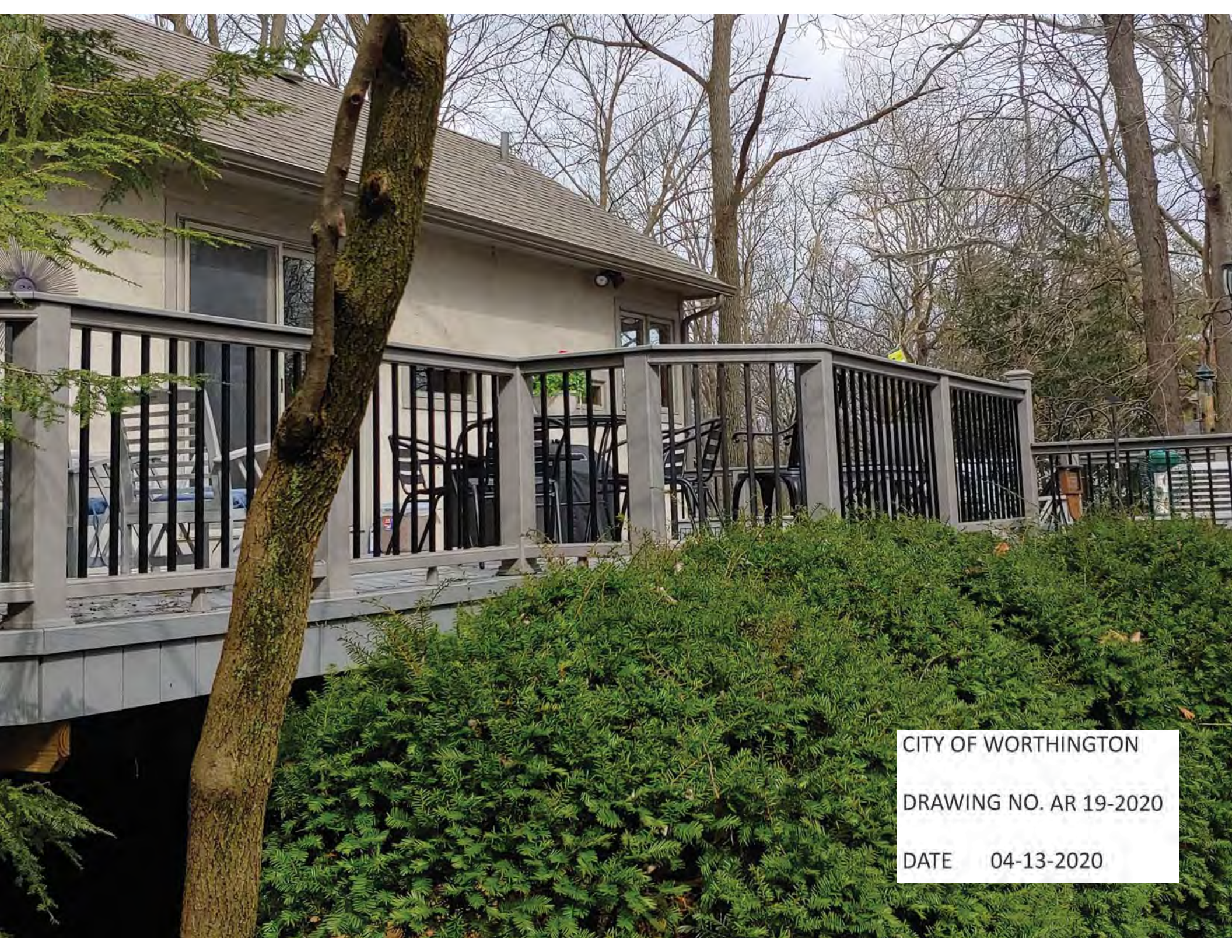


HOLKENBORG
Design & Landscape, LLC

1191 Cole Rd.
Galloway, Ohio 43119
(614) 870-0508 Office
(614) 870-0507 Fax
www.hdandl.com

CITY OF WORTHINGTON
DRAWING NO. AR 19-2020
DATE 04-13-2020





CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

DATE 04-13-2020



CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

DATE 04-13-2020



CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

DATE 04-13-2020



CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

DATE 04-13-2020



CITY OF WORTHINGTON

DRAWING NO. AR 19-2020

DATE 04-13-2020

Approved
Architectural Review Board
City of Worthington
Date 06/13/2019
R. Lee Brown
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 55-19

DATE 05-30-2019



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case #	AR 20-2020
Date Received	4/14/2020
Fee	\$25
Meeting Date	
Filing Deadline	
Receipt #	

1. Property Location 41 Short Street
2. Present/Proposed Use Residential
3. Zoning District AR-4.5
4. Applicant New England Construction
Address 634 High Street Suite A
Phone Number(s) 614-547-7433
Email _____
5. Property Owner 41 Short LLC
Address 634 High Street Suite A
Phone Number(s) 614-547-7433
Email _____
6. Project Description Remove existing metal fire escape and replace with wood framed deck and stairs.
7. Project Details:
 - a) Design See attached drawings
 - b) Color To match existing paint scheme of the building
 - c) Size See attached drawings
 - d) Approximate Cost \$25,000 Expected Completion Date 4-6 weeks

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

KR
Applicant (Signature)

4/14/20
Date

KR
Property Owner (Signature)

4/14/20
Date

ABUTTING PROPERTY OWNERS
FOR
41 Short St

Todd Musgrove	45 Short St.	Worthington, OH 43085
Dorothy Talarico	40 Short St.	Worthington, OH 43085
Tenant	602 Oxford St.	Worthington, OH 43085
Erma LLC	579 High St.	Worthington, OH 43085
Marlene Talbott	36 W. Short St.	Worthington, OH 43085
U.S. Post Office	597 High St.	Worthington, OH 43085
Tenant	574 Oxford St.	Worthington, OH 43085
Tenant	588 Oxford St.	Worthington, OH 43085
571 High LLC	571 High St.	Worthington, OH 43085

41 SHORT STREET REAR ENTRANCE IMPROVEMENT SUPPORTING STATEMENT

TO: LYNDA BITAR, DIVISION OF PLANNING, CITY OF WORTHINGTON
FROM: NEW ENGLAND CONSTRUCTION ON BEHALF 41 SHORT STREET LLC
SUBJECT: 41 SHORT STREET REAR ENTRANCE IMPROVEMENT
DATE: APRIL 14, 2020

Please see the attached drawing that details a proposal to remove and replace the existing metal fire escape with a new wood framed deck and staircase. As part of this project, there will also be some miscellaneous concrete repairs and new railings installed at the ground level. The new structure will be trimmed similarly to front entrance deck along Short Street, see Figure 1. The decking will be Timbertech's Azek Decking in 6" wide Vintage Mahogany, see Figure 2. The railings will be Timbertech's Impression Rail in black, refer to Figure 3. The columns will be HB&G's 8" plan square fiberglass Perma Wrap columns. The fascia and soffit boards will be Boral composite while the underside of each level will be tongue and groove paulownia with a 4" decorative crown. The painting scheme will match that of the existing structure. The roof will be black EPDM.



Figure 1: Short Street Entrance

CITY OF WORTHINGTON

DRAWING NO. AR 20-2020

DATE 04-14-2020

41 Short St.



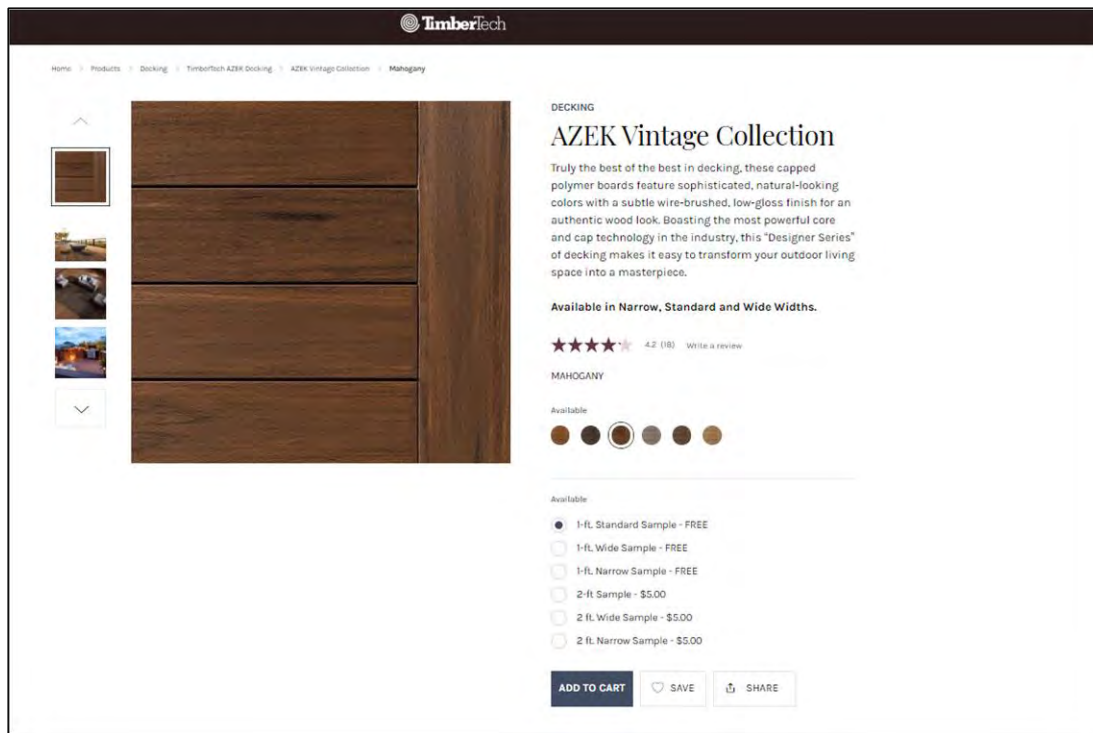


Figure 2: Decking Material

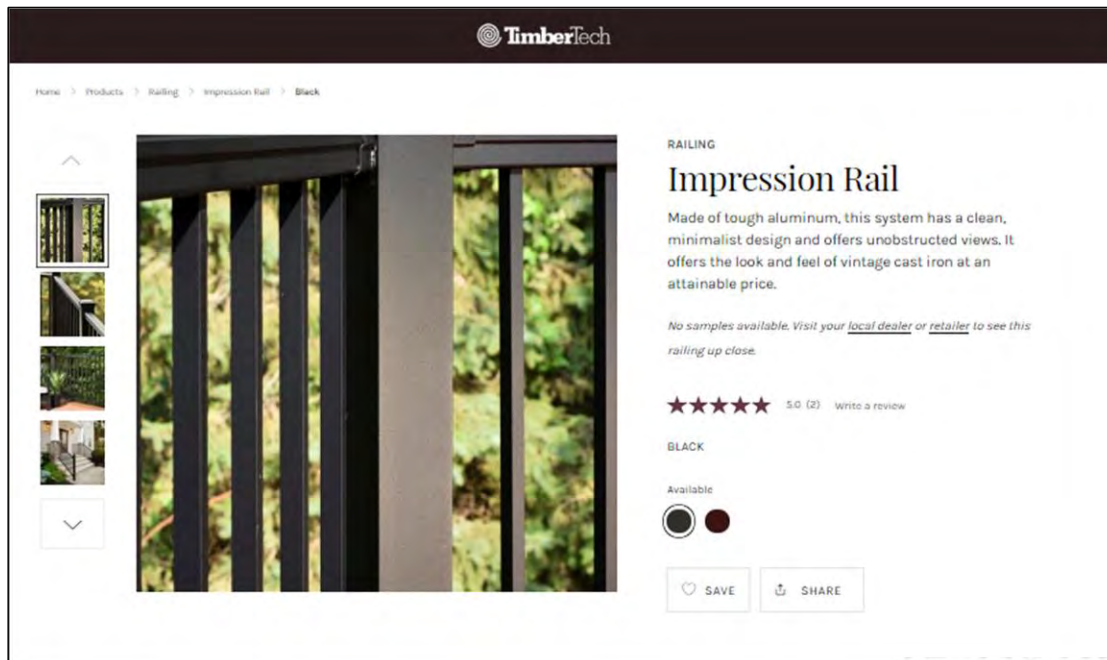
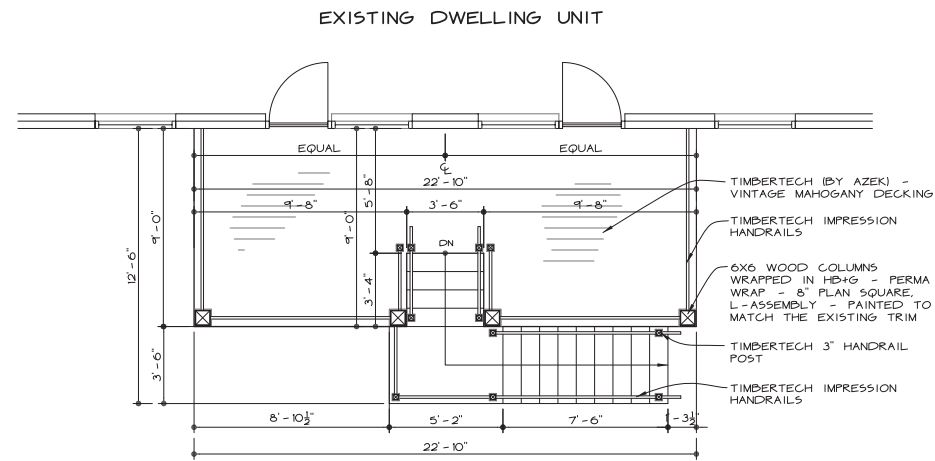


Figure 3: Railing Selection

CITY OF WORTHINGTON

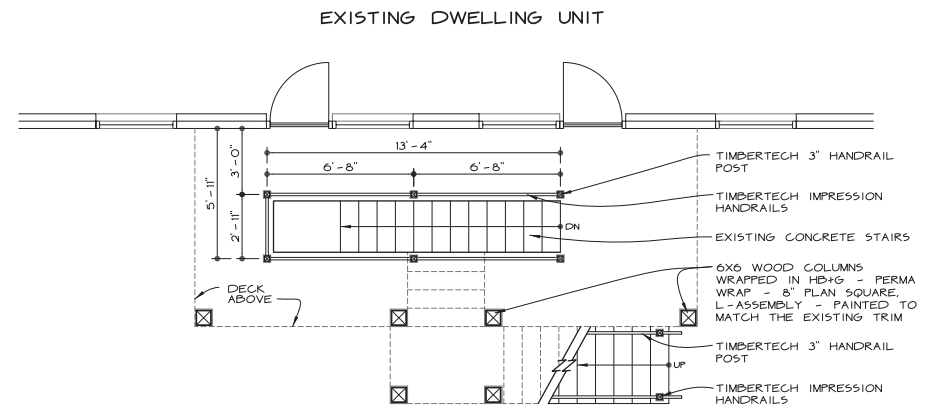
DRAWING NO. AR 20-2020

DATE 04-14-2020



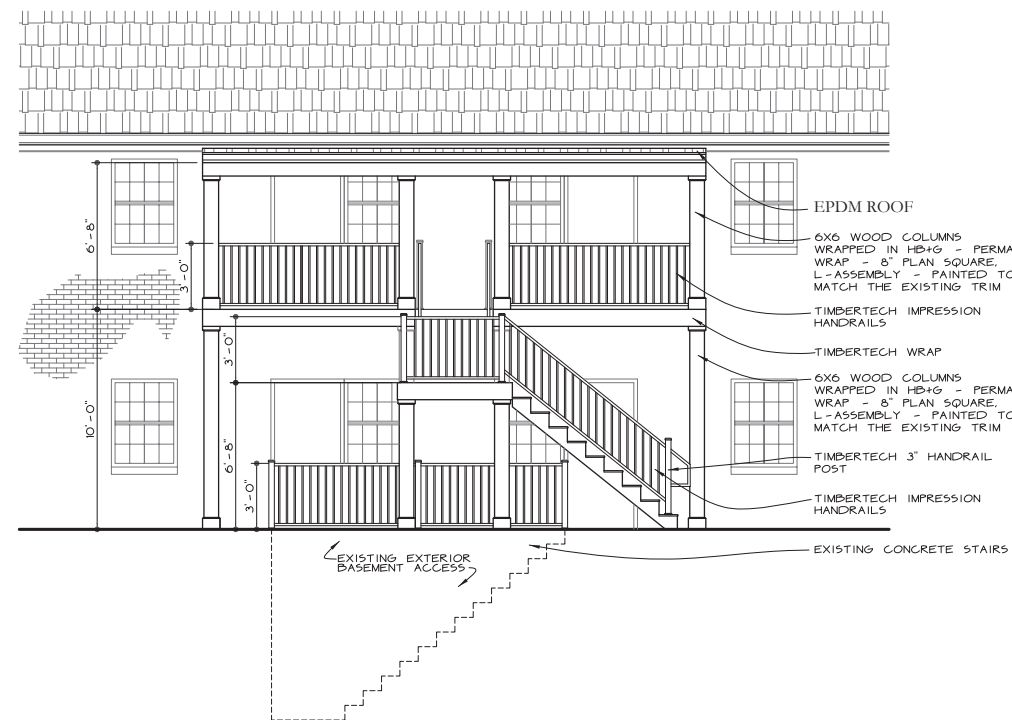
UPPER FLOOR PLAN

1/4"=1'-0"



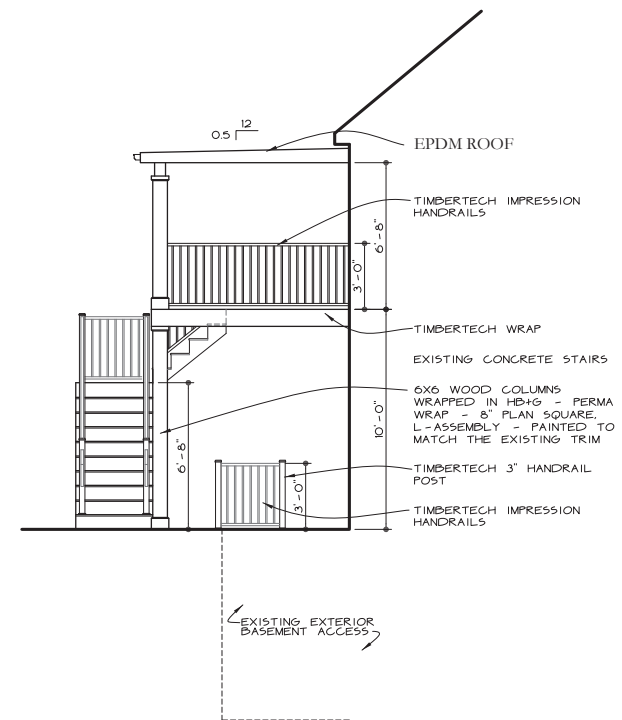
LOWER FLOOR PLAN

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



SIDE ELEVATION

1/4"=1'-0"



THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS, INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CHANGED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DSA ARCHITECTS, INC.

REVISIONS
1
2
3
4
5
6
7
8
9
10

SHORT STREET DECK
NEW DECK
41 SHORT STREET
WORTHINGTON, OH 43085

DONALD SCHOFIELD + ASSOCIATES, INC.
72 MILL ST. - CAHANNA, OH 43230
TEL (614) 840-0986
FAX (614) 840-0989
WWW.DSAARCHITECTSINC.COM

DWG. TYPE	SHEET NO.
A	1
COMM. NO.	DATE
16140	12/20/19

CITY OF WORTHINGTON

DRAWING NO. AR 20-2020

DATE 04-14-2020

BASEMENT FLOOR PLAN AND INFORMATION



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case #	AR 21-2020
Date Received	4/24/2020
Fee	\$7
Meeting Date	
Filing Deadline	
Receipt #	

1. **Property Location** 6452 BELLBROOK PLACE
2. **Present/Proposed Use** LEISURE
3. **Zoning District** _____
4. **Applicant** MARK & ASHLEY DAVIS

Address 6452 BELLBROOK PLACE

Phone Number(s) 614-648-6296

Email _____
5. **Property Owner** MARK DAVIS

Address 6452 BELLBROOK PLACE


Phone Number(s) 347-306-4025

Email _____
6. **Project Description** HOT TUB INSTALLATION

7. **Project Details:**
 - a) **Design** JACUZZI J-245
 - b) **Color** BROWN
 - c) **Size** 84"X84"X36"
 - d) **Approximate Cost** \$6879 **Expected Completion Date** JUNE 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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


Applicant (Signature)

04/24/2020
Date


Property Owner (Signature)

04/24/2020
Date

ABUTTING PROPERTY OWNERS
FOR
6452 Bellbrook Pl

Anand Ramachandran	6464 Bellbrook Pl.	Worthington, OH 43085
Michael Bowman	6440 Bellbrook Pl.	Worthington, OH 43085
Gary Clark	2070 Dublin-Granville Rd.	Worthington, OH 43085
Lowell Fox	6467 Bellbrook Pl.	Worthington, OH 43085
Takis and Beverly Laios	6453 Bellbrook Pl.	Worthington, OH 43085

ARCHITECTURAL REVIEW BOARD SUPPORTING STATEMENT

6452 BELLBROOK PLACE RE: HOT TUB INSTALLATION

We would like to purchase and install an above ground hot tub within our fully fenced in back yard. The area we are proposing for it's location is currently an unused area of our yard that we feel this install would help improve the overall visual. We are planning to spend much more time at home due to the uncertainty the pandemic has caused so we feel this would provide enjoyment for our whole family, including our 5 year old son.

Mark & Ashley Davis
6452 Bellbrook Place
Worthington, OH
43085

CITY OF WORTHINGTON

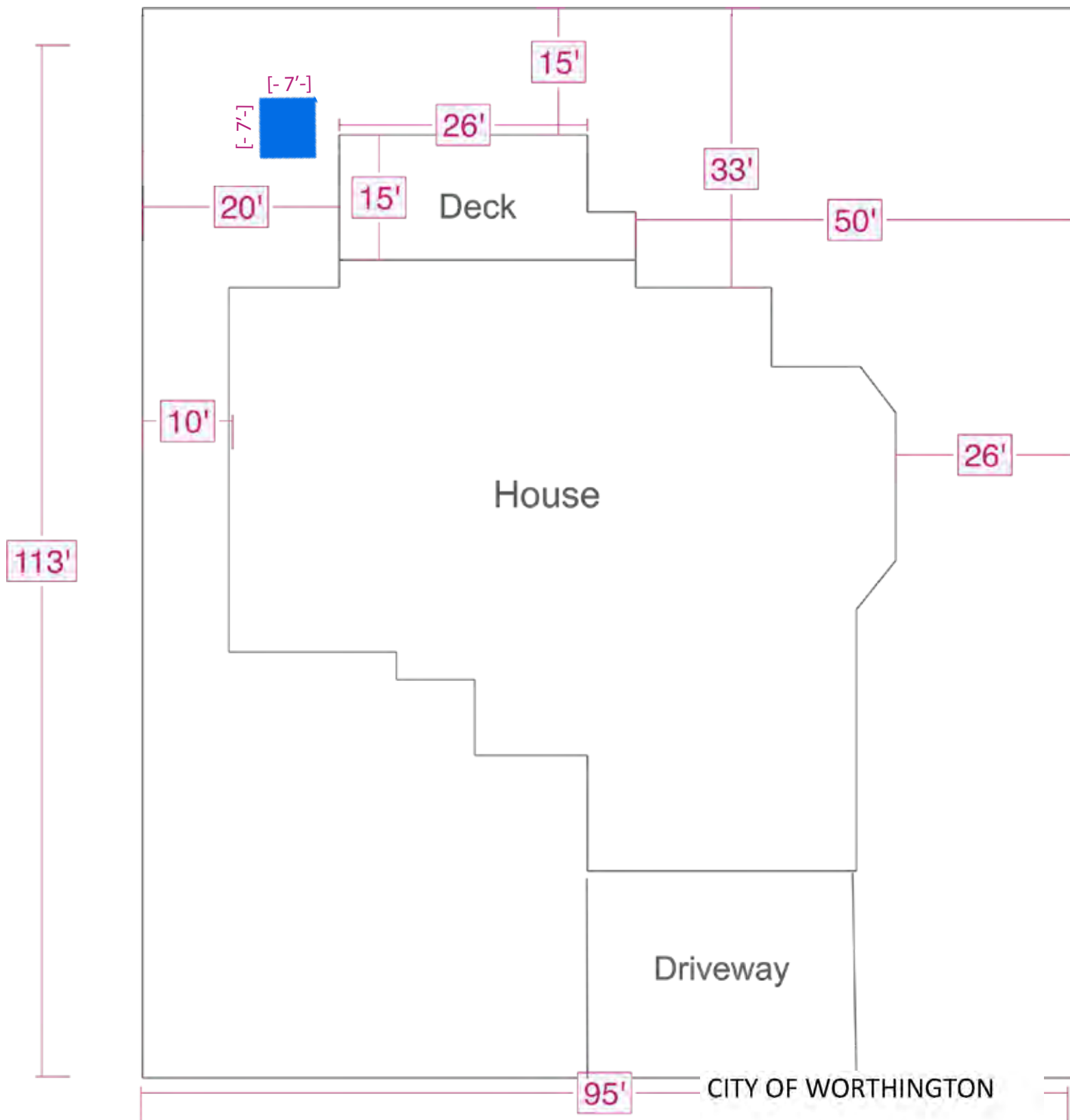
DRAWING NO. AR 21-2020

DATE 04-24-2020

6452 Bellbrook Pl.



SITE PLAN:



CITY OF WORTHINGTON

DRAWING NO. AR 21-2020

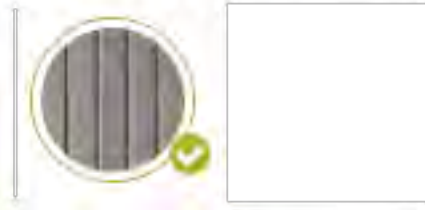
DATE 04-24-2020

MODEL & COLOR INFORMATION:

Jacuzzi J-425
84"x84"x36"

BROWN EXTERIOR
LIGHT GREY INTERIOR
BROWN COVER

CABINET COLORS:



SHELL COLORS:



RIVER ROCK STONE BASE:
(ROCKS WILL BE GREY/WHITE NOT RED)



CITY OF WORTHINGTON

DRAWING NO. AR 21-2020

DATE 04-24-2020



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 22-2020
Date Received 4/30/2020
Fee 25
Meeting Date _____
Filing Deadline _____
Receipt # _____

1. Property Location 661 Seabury Dr. Worthington OH 43085
2. Present/Proposed Use _____
3. Zoning District R
4. Applicant Famiglia Homes
Address 1105 Beechview Dr. S. Worthington OH 43085
Phone Number(s) 614.974-8231
Email _____
5. Property Owner Michael Piche and Danielle Piche
Address 661 Seabury Dr. Worthington OH 43085
Phone Number(s) _____
Email _____
6. Project Description new front porch on the front of the house with a new roof, concrete front porch and steps
7. Project Details:
 - a) Design front porch open concept
 - b) Color white pillars, concrete, asphalt shingles
 - c) Size 34' x 8'
 - d) Approximate Cost 25,000 Expected Completion Date July 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Aleanna Greene
Applicant (Signature)

4/30/20
Date

Dan Dan
Property Owner (Signature)

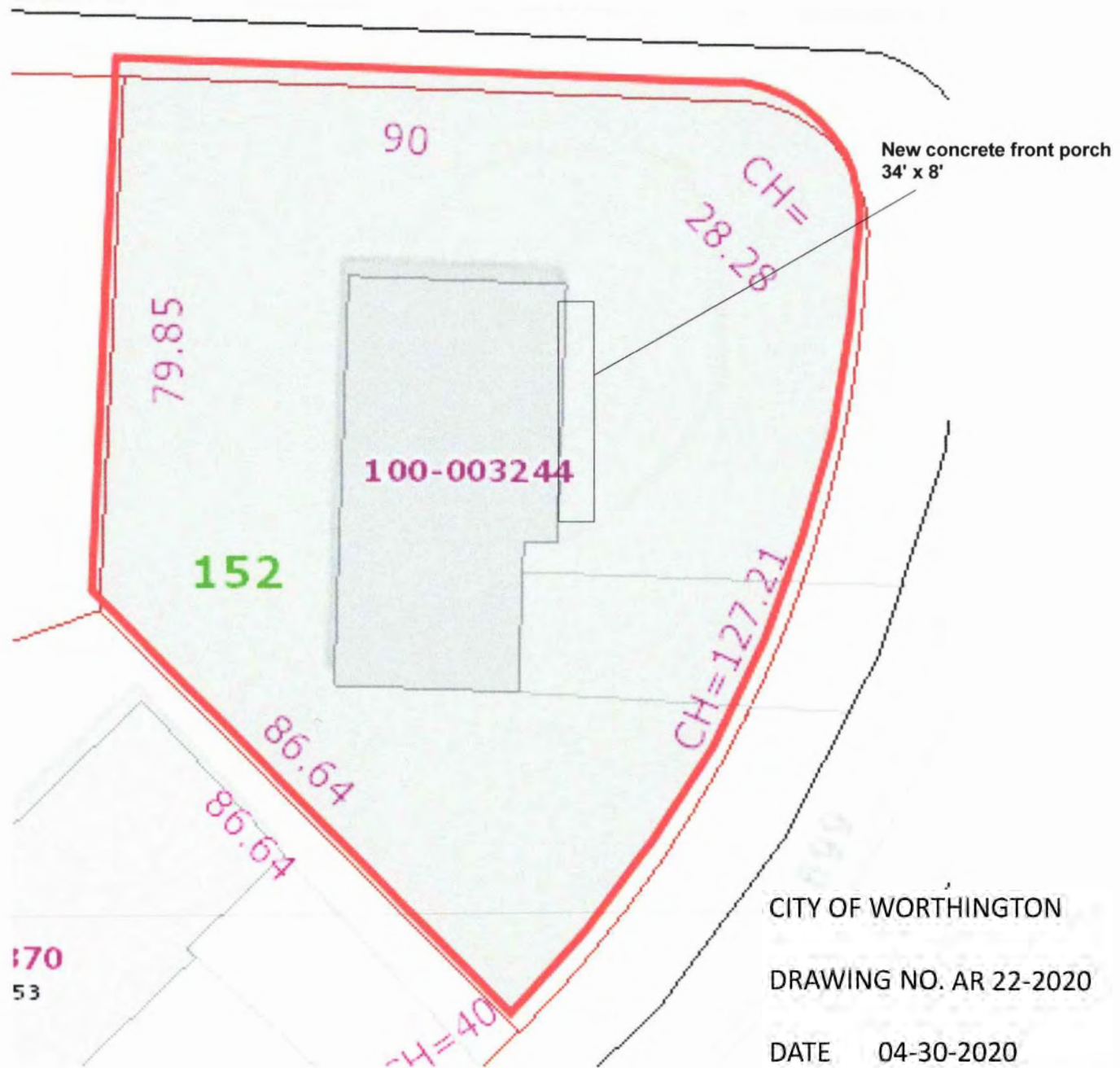
4/30/20
Date

ABUTTING PROPERTY OWNERS
FOR
661 Seabury Dr

Petr Hradecky	357 W. Dublin-Granville Rd.	Worthington, OH 43085
Ronald Ryback	668 Seabury Dr.	Worthington, OH 43085
John and Jodi Lindner	660 Seabury Dr.	Worthington, OH 43085
Jianming Xia	663 Seabury Dr.	Worthington, OH 43085
Qian Mo		
Worthington Board of Education	300 W. Dublin-Granville Rd.	Worthington, OH 43085

661 Seabury Dr.





CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

DRAWINGS PROVIDED BY:
Famiglia Homes

PROJECT DESCRIPTION:
661 Seabury

SHEET TITLE:
Site Plan

NO.	DESCRIPTION	BY	DATE

--

DATE:

SCALE:

SHEET:

Current View



CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	Current View
--------------	--------------

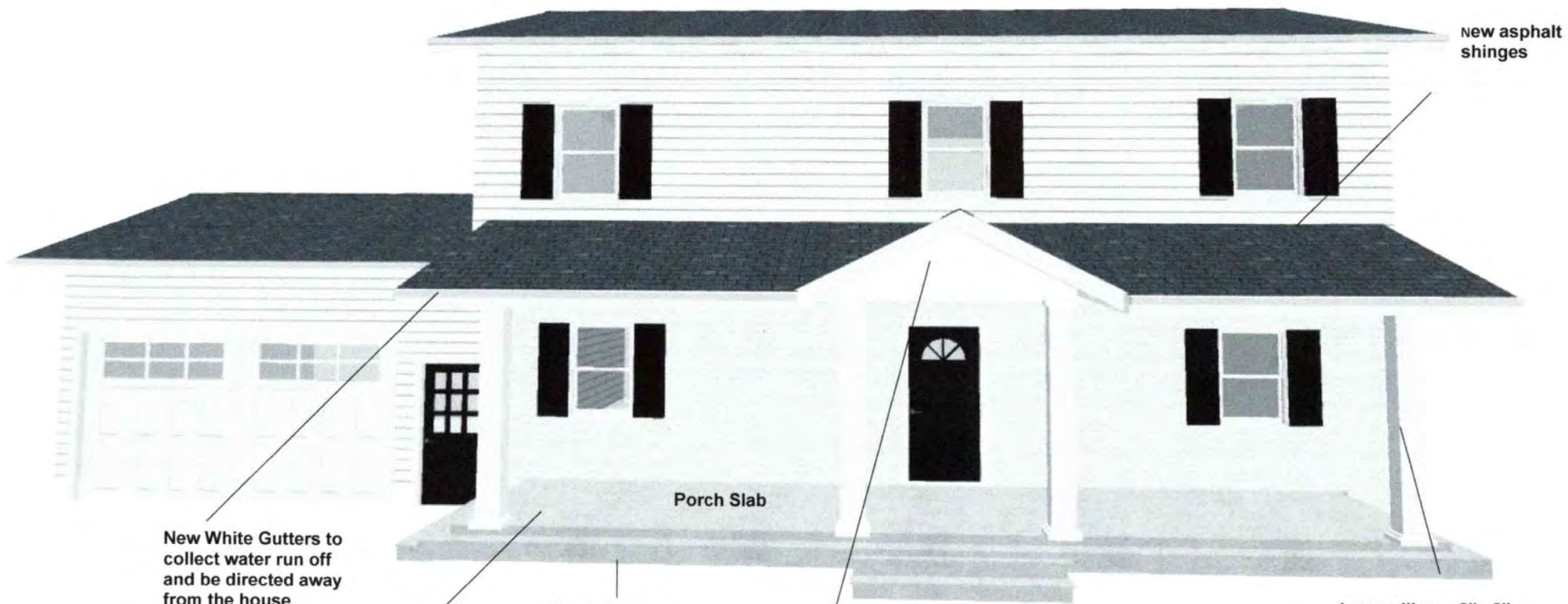
PROJECT DESCRIPTION:	661 Seabury
----------------------	-------------

DRAWINGS PROVIDED BY:	Famiglia Homes
-----------------------	----------------

DATE:	
-------	--

SCALE:	
--------	--

SHEET:	
--------	--



New White Gutters to collect water run off and be directed away from the house

Concrete Porch with footer and block 34' Wide x 8' Deep

2 Steps off the front to meet front walk
2 steps off the side to meet the driveway

Porch Footer

Porch Slab

White vinyl Board and Batten of the front peak and the 2 end peaks of the new front porch

new asphalt shingles

4 new pillars - 8"x 8" painted white (SW - Super paint)
Holding up new rafter construction roof with asphalt shingles

CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	Porch Materials Specs
--------------	-----------------------

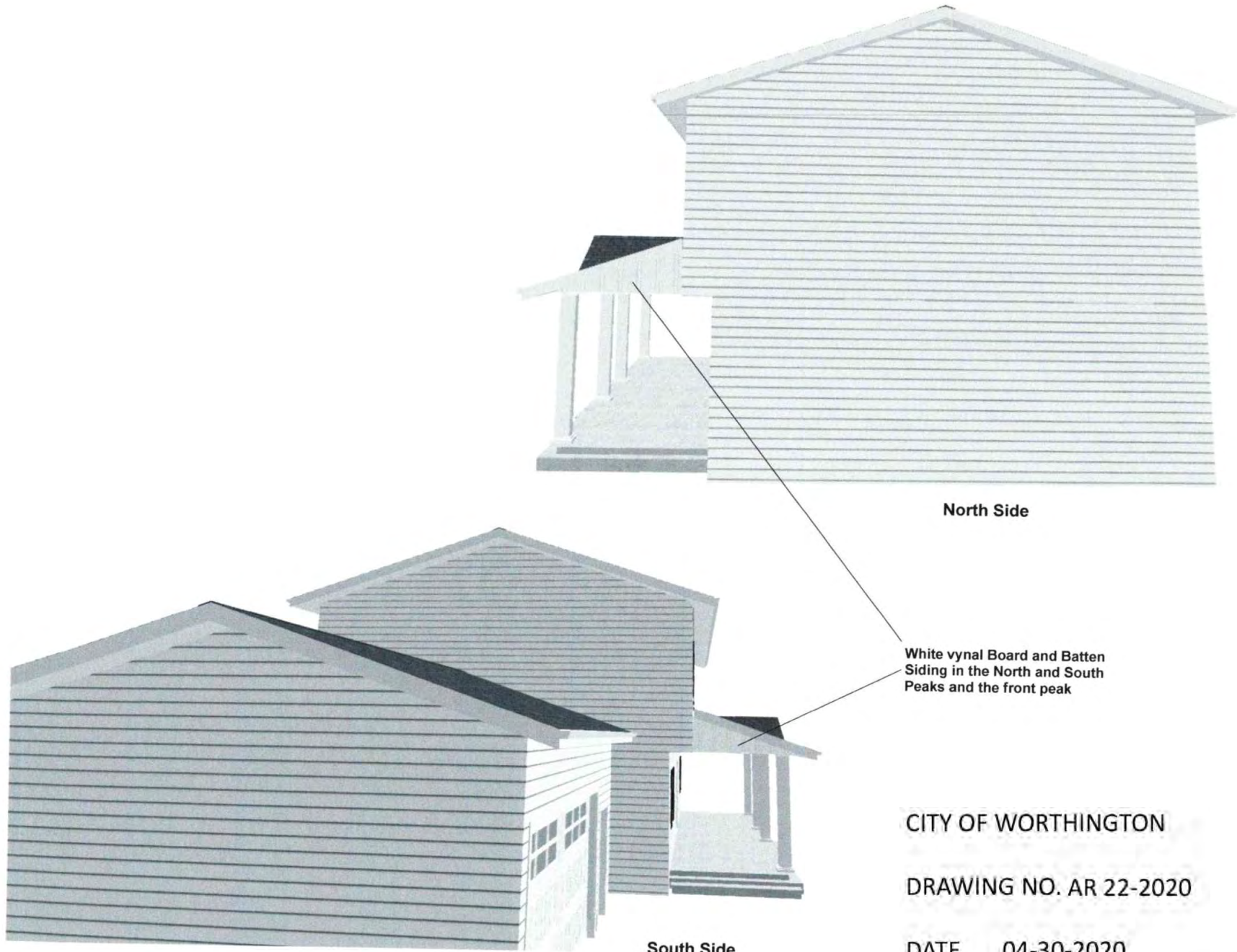
PROJECT DESCRIPTION:	661 Seabury
----------------------	-------------

DRAWINGS PROVIDED BY:	Famiglia Homes
-----------------------	----------------

DATE:	
-------	--

SCALE:	
--------	--

SHEET:	
--------	--



North Side

White vinyl Board and Batten
Siding in the North and South
Peaks and the front peak

South Side

CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	Side Views
--------------	------------

PROJECT DESCRIPTION:	661 Seabury
----------------------	-------------

DRAWINGS PROVIDED BY:	Famiglia Homes
-----------------------	----------------

DATE:	
-------	--

SCALE:	
--------	--

SHEET:	
--------	--

Materials List



GAF - Royal Sovereign Weathered Gray StainGuard 25-Year 3-Tab Shingles



White Vynal Board and Batten Siding (peaks only)



White post - Painted white - SW - Super Paint (white)

CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Materials List

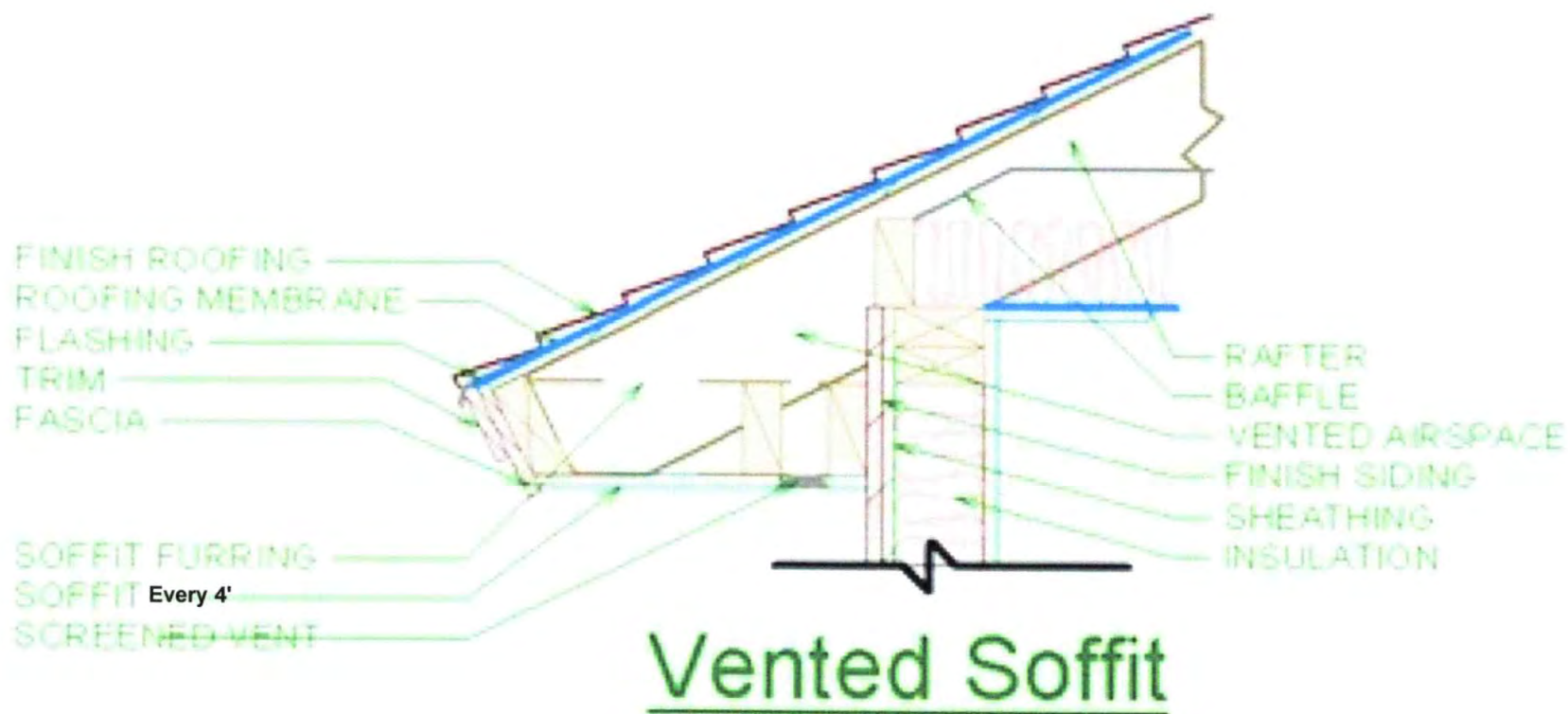
PROJECT DESCRIPTION:
661 Seabury

DRAWINGS PROVIDED BY:
Famiglia Homes

DATE:

SCALE:

SHEET:

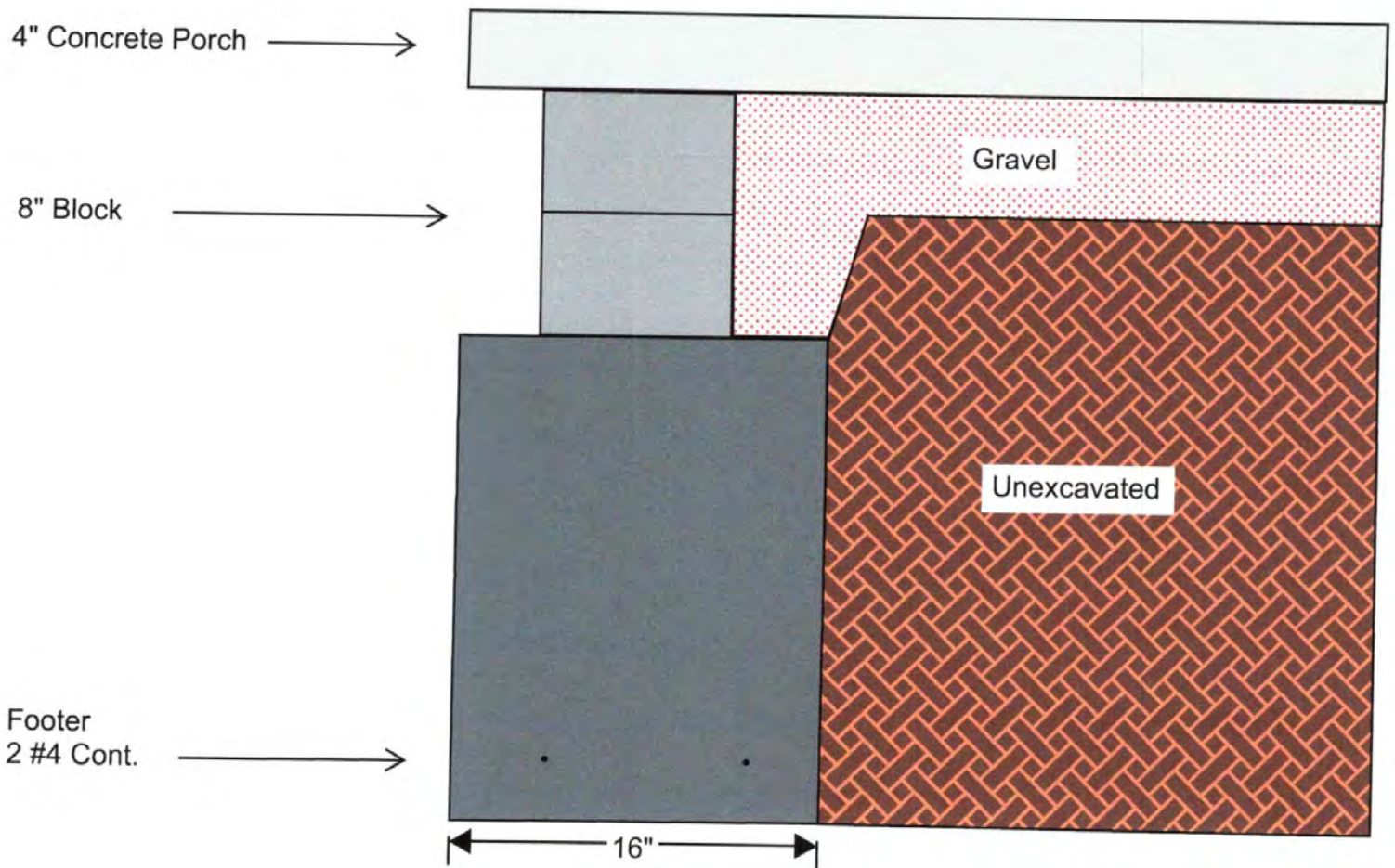


CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

NO.	DESCRIPTION	BY	DATE
SHEET TITLE: Vented Soffit			
PROJECT DESCRIPTION:			
DRAWINGS PROVIDED BY: Famiglia Homes			
DATE:			
SCALE:			
SHEET:			

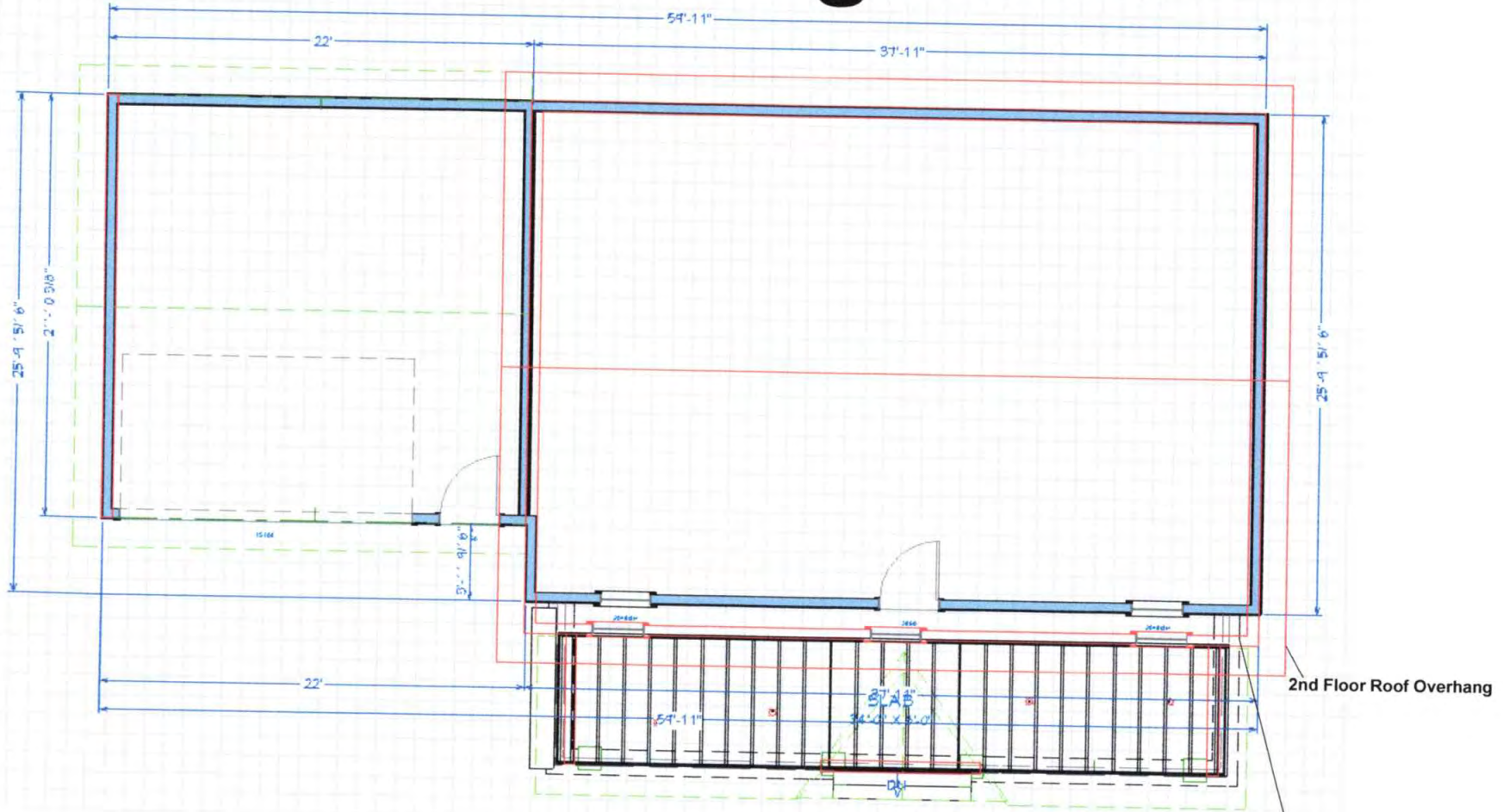


CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

Framing Notes



Rafter Roof Construction

- 2" x 8" with 12" overhang
- 16" on center
- 4/12 pitch
- Simpson Hurricane Ties and Connections
- 1/2" OSB roof sheathing
- See attached Soffit Drawing
- Attached roof to 2nd floor over hang

CITY OF WORTHINGTON

DRAWING NO. AR 22-2020

DATE 04-30-2020

[illegible]

SHEET TITLE:

661 Seabury

Famiglia Homes

DATE: _____

CALE:

SHEET:



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case #	CU 03-2020
Date Received	04/30/2020
Fee	\$25.00
Meeting Date	
Filing Deadline	

1. Property Location 7086 Huntley Rd, Columbus 43229
2. Zoning District I-1
3. Applicant M Lab Ohio LLC
Address 400 Lazelle Rd Ste 5, Columbus OH 43240
Cell Home Phone 614-517-8853 Work Phone _____
Email _____
4. Property Owner Werstler Holdings LLC
Address 2101 9TH St. SW, Massillon OH 44647
Cell Home Phone 330-844-4090 Work Phone 330-837-2216
Email _____
5. Business Name Movement Lab Ohio LLC
6. Type of Business/ Conditional Use Fitness Center/Gym

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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

Michelle Buurma

Applicant (Signature) Michelle Buurma, Co-owner of LLC

4/30/2020

Date

[Signature]

Property Owner (Signature)

4/28/2020

Date

Todd Werstler, owner/member LLC

ABUTTING PROPERTY OWNERS
FOR
7086 Huntley Rd.

Mayfam Realty
Geldreich Family
Huntley Rd. Holdings LLC
Worthington Galena LLC

7100 Huntley Rd.
8 Wildlake Dr.
500 W. Wilson Bridge Rd.
68 S. Fourth St.

Worthington, OH 43085
Covington, KY 41015
Worthington, OH 43085
Columbus, OH 43215

Conditional Use Application:

1. Supporting Statement

Movement Lab Ohio is a fitness center that is focused on providing professional training and entertainment for obstacle course racing, through building active local communities. We work with all types of age groups, starting with 3 and 4 year olds, all the way up to adults. We offer a wide range of options for the public, including classes, open gyms, team practices, camps, birthday parties, competitions, seminars, yoga classes, weight lifting, private training, and more.

We run most of our regularly scheduled classes in the evenings and on weekends, since that's when a majority of people are available. This works well with other tenants and traffic, as most of our schedule is during lower traffic times. There are also two entrances to this space, which allows easier access and helps limit any possible congestion when people are coming or going.

We are mindful of our neighbors and appreciative of the lease, so we would work hard to respect other tenants in every way, especially in regard to their space, parking, noise level, and upkeep and proper use of the building. This location has concrete walls separating the tenants, which will also help cut down on any excess noise. At the 7086 Huntley location, our fellow tenant in the space would also be the landlord and we would make sure to be a respectful renter, as well as a good neighbor.

The area around this building has similar buildings. I know that a parkour gym used to be just a few buildings down from this space, so I believe we would fit in very well with the surrounding area. We will be sure to follow code with our useage, including its relation to sewerage, water, health, and safety. The building space is set up very well for a gym, and we would love to make the most of it and help make even more people's lives better through activity and community.

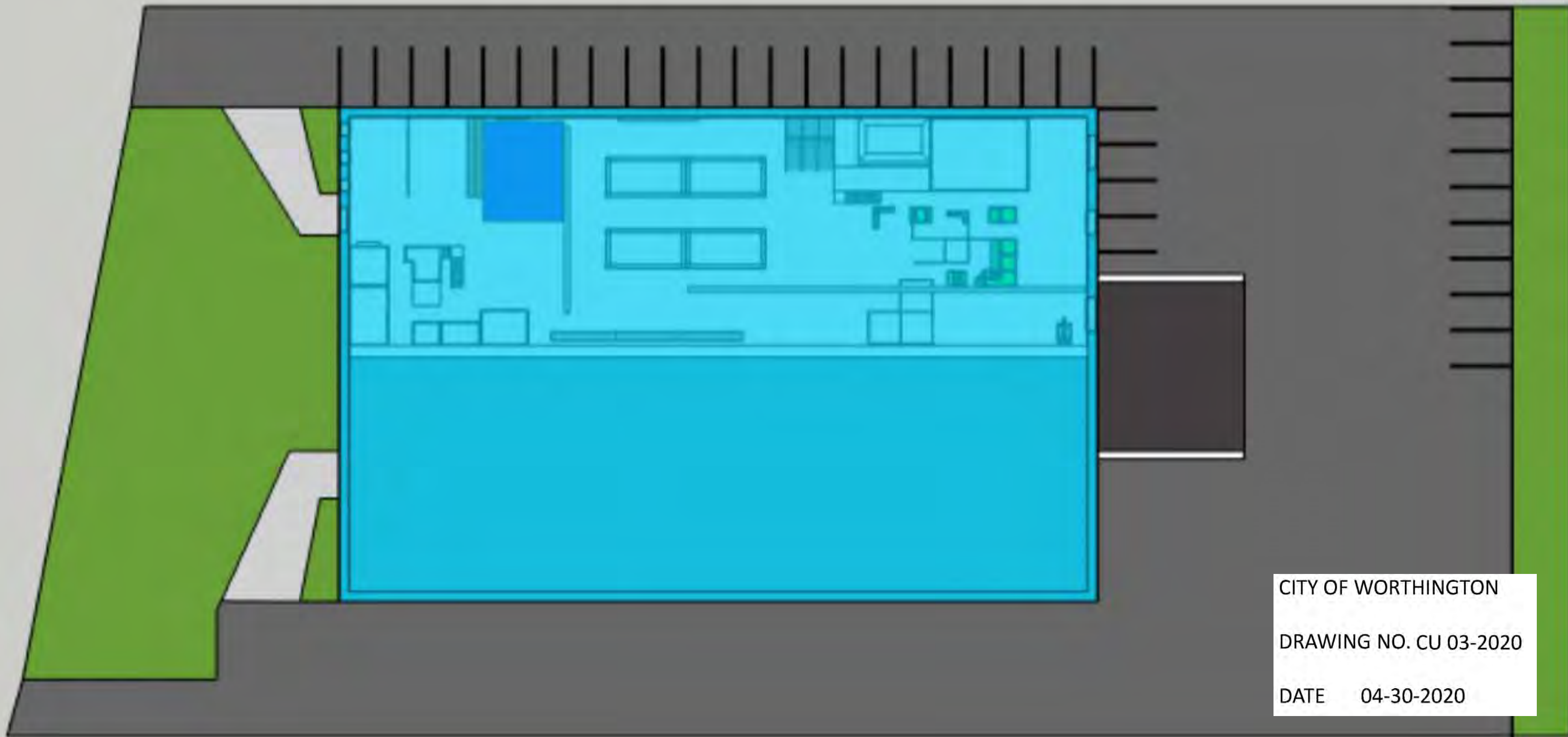
CITY OF WORTHINGTON

DRAWING NO. CU 03-2020

DATE 04-30-2020

7086 Huntley Rd.



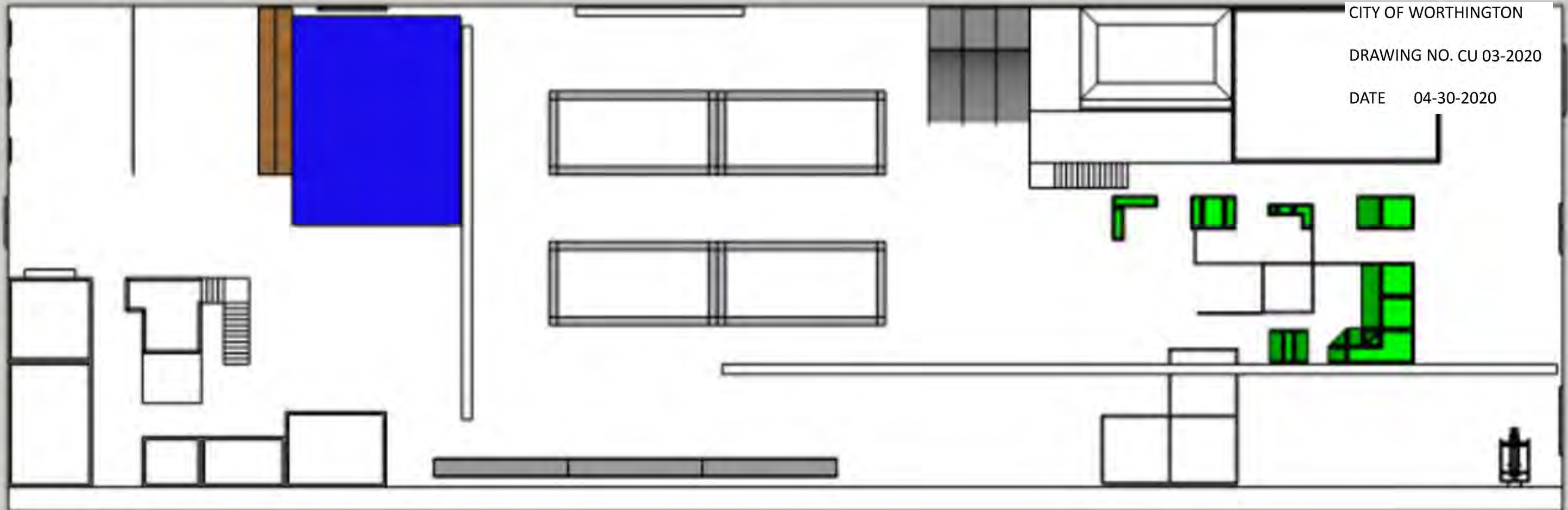


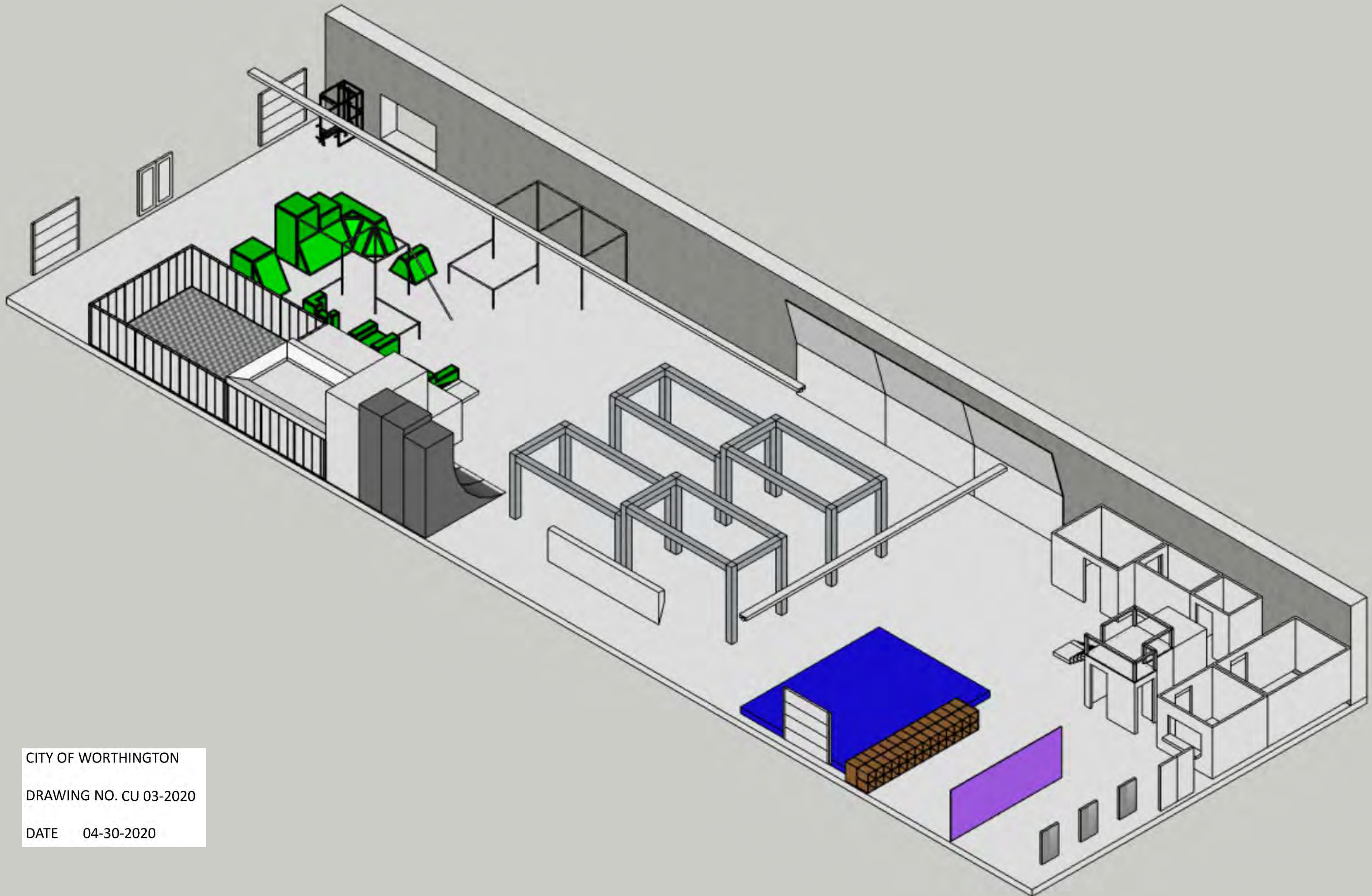
CITY OF WORTHINGTON
DRAWING NO. CU 03-2020
DATE 04-30-2020

CITY OF WORTHINGTON

DRAWING NO. CU 03-2020

DATE 04-30-2020





CITY OF WORTHINGTON
DRAWING NO. CU 03-2020
DATE 04-30-2020