

ARCHITECTURAL REVIEW BOARD MUNICIPAL PLANNING COMMISSION -AGENDA-

Thursday, September 10, 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. Pledge of Allegiance
- 3. Approval of minutes of the July 23, 2020 meeting

B. Architectural Review Board

- 1. Fence **609 Oxford St.** (Diane & Tim Smullen) **AR 46-2020**
- 2. Fence **601 Oxford St.** (Andrew & Melissa Smullen) **AR 47-2020**
- 3. Sign 7174 N. High St. (SignMaster/Bright Tiger Dental) AR 48-2020
- 4. Deck **707 Morning St.** (Famiglia Homes/Aber) **AR 49-2020**
- 5. Patio, Wall, Pergola **250 E. Granville Rd.** (Caren & Timothy Troester) **AR 50-2020**
- 6. Ground Platform Deck **251 W. Dublin-Granville Rd.** (Cap City Decks & Patios/McKirnan) **AR 51-2020**
- 7. Signs 5625 N. High St. (Anthony Buchta/Central Ohio Compounding) AR 52-2020
- 8. Book Locker & Lighting **820 High St.** (Worthington Public Library) **AR 53-2020**

- 9. Deck Removal; Stairs; Fence **203 W. Dublin-Granville Rd.** (Nicholson Builders) **AR 55-2020**
- 10. Overhead Door 700 E. Granville Rd. (Architectural Alliance) AR 56-2020
- 11. New Front Porch **784 Oxford St.** (James Ross/Riley & Wabnitz) **AR 58-2020**
- 12. Remove Windows; New Door; Extend Deck **771 Oxford St.** (James Ross/Kwiek) **AR 59-2020**
- 13. Pergola 235 W. Dublin-Granville Rd. (Ben & Emily Brudos) AR 61-2020
- 14. Signage **6130 Linworth Rd.** (Gondal Linworth LLC/Dunkin & Baskin Robbins) **AR 54-2020**

C. Municipal Planning Commission

- 1. Conditional Use Permit
 - a. Drive-in Commercial Use Change **6130 Linworth Rd.** (Gondal Linworth LLC/Dunkin & Baskin Robbins) **CU 07-2020**
 - b. Recreational Facility in I-1 **640 Lakeview Plaza Blvd.** (Columbus Fit Life LLC/Rhythm's Musique Choreography LLC) **CU 05-2020**
 - c. Personal Service in C-3 **97 E. Wilson Bridge Rd.** (Balance Beauty Spa + Wellness) **CU 05-2020**
- D. Architectural Review Board (continued)
 - 15. Office Building 121 W. Wilson Bridge Rd. (Trivium Development) AR 60-2020
- **E.** Municipal Planning Commission (continued)
 - 2. Planned Unit Development Modification
 - a. Office Building **121 W. Wilson Bridge Rd.** (Trivium Development) **PUD 01-2020M**
- F. Other
- G. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board

Members of the Municipal Planning Commission

FROM: R. Lee Brown, Director

Lynda Bitar, Planning Coordinator

DATE: September 4, 2020

SUBJECT: Staff Memo for the Meeting of September 10, 2020

B. Architecture Review Board – New Business

1. Fence – **609 Oxford St.** (Diane & Tim Smullen) **AR 46-2020**

Findings of Fact & Conclusions

Background & Request:

The property is 60-feet wide and 252-feet deep sloping to the west. The house is a bungalow that was originally built in the early 1900's. In 2003, a two-story rear addition was constructed, and in 2011 the house was extended further to the rear. Fencing is proposed at the rear of the property.

Project Details:

1. The property owners are proposing a 6' high solid Cedar fence along the rear 60-feet of property line.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style.

Consider using natural plant materials instead of fences. Various bushes and shrubs can be used to mark property lines or to set off private areas such as rear patios. Some of these may be evergreens; some may lose their leaves in the fall. Get good advice from a nursery or professional arborist about plant size, shape, rate of growth and care before choosing a natural fencing material. Whether natural or man-made, all fencing materials require maintenance. Do not let plants get

overgrown or full of litter; keep wood fences painted or coated with opaque stain; keep metal fences from rusting; and watch for mortar loss and other deterioration in masonry walls.

Recommendation:

Staff is recommending <u>denial</u> of this application as presented, as the proposed fence does not meet the recommendations found in the Design Guidelines. Any fence should be no higher than 4' and open in style.

Motion:

THAT THE REQUEST BY DIANE & TIM SMULLEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 609 OXFORD ST. AS PER CASE NO. AR 46-2020, DRAWINGS NO. AR 46-2020, DATED JULY 21, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Fence – 601 Oxford St. (Andrew & Melissa Smullen) AR 47-2020

Findings of fact & Conclusions

Background & Request:

The property is 46.5-feet wide and 252-feet deep sloping to the west. The house is a Craftsman house that was originally built in the early 1900's. Fencing is proposed at the rear of the property.

Project Details:

1. The property owners are proposing a 6' high solid Cedar fence along the rear 60-feet of property line.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style.

Consider using natural plant materials instead of fences. Various bushes and shrubs can be used to mark property lines or to set off private areas such as rear patios. Some of these may be evergreens; some may lose their leaves in the fall. Get good advice from a nursery or professional arborist about plant size, shape, rate of growth and care before choosing a natural fencing material. Whether natural or man-made, all fencing materials require maintenance. Do not let plants get overgrown or full of litter; keep wood fences painted or coated with opaque stain; keep metal fences from rusting; and watch for mortar loss and other deterioration in masonry walls.

Recommendation:

Staff is recommending *denial* of this application as presented, as the proposed fence does not meet

Page 2 of 24 ARB/MPC Meeting September 10, 2020 Memo – Brown/Bitar the recommendations found in the Design Guidelines. Any fence should be no higher than 4' and open in style.

Motion:

THAT THE REQUEST BY ANDREW & MELISSA SMULLEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 601 OXFORD ST. AS PER CASE NO. AR 47-2020, DRAWINGS NO. AR 47-2020, DATED JULY 21, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Sign – 7174 N. High St. (SignMaster/Bright Tiger Dental) AR 48-2020

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in 2002. The current tenants are Starbucks, ImmediaDent, Jimmy John's, SportClips and Blaze Pizza. At the time of development, the building owner agreed to a unified theme for signage and awnings which included similar sizes, coordinated colors, and internally illuminated channel letters. Text styles were allowed to be different. As tenants have changed over the years, the basic premise of the sign package has been followed, except a larger variety of colors has been allowed. Currently, the signs are red, blue, green, white, black and orange. The awnings across the front of the building were all changed to black when Blaze Pizza was approved in 2017.

The tenants located in the ImmediaDent space are requesting to change the signage on the front of the building to reflect the new name.

Project Details:

- 1. The proposed wall sign consists of 14 3/16" high and 203 1/16" wide black internally illuminated with white LED channel letters spelling "BRIGHT TIGER DENTAL" mounted flush to the fascia.
- 2. Clarification needed on how the holes left from the previous sign will be patched.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Exposed raceways or wiring are not desirable. The Architectural District Ordinance calls for design and materials to be compatible.

Wilson Bridge Corridor

Wall-mounted Signs

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- Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
- Businesses occupying 25% or more of a building on a parcel abutting more than one Right-of-Way may have a wall sign facing each Right-of-Way.
- Businesses occupying 25% or more of a building abutting the I-270 Right-of-Way may have a wall sign facing each Right-of-Way. Such signs may have a non-illuminated background up to 200 square feet in area. The graphic portion of such signs shall not exceed 100 square feet in area.
- Wall-mounted and projection signs shall be designed appropriately for the building and shall not be constructed as cabinet box signs or have exposed raceways.

Recommendation:

Staff is recommending <u>approval</u> of this application if the Board is comfortable with the applicant's response to how the existing holes from the current sign will be patched.

Motion:

THAT THE REQUEST BY SIGNMASTER ON BEHALF OF BRIGHT TIGER DENTAL FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGNAGE AT 7174 N. HIGH ST., AS PER CASE NO. AR 48-2020, DRAWINGS NO. AR 48-2020, DATED AUGUST 7, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Deck – **707 Morning St.** (Famiglia Homes/Aber) **AR 49-2020**

Background & Request:

The structure is a two and ½ story American Foursquare that was built in 1913 and is a contributing building in the Worthington Historic District. Additions and renovations have been constructed over the years including extension of the front porch to curve around the southeast corner of the house in the late 1990's. This application is a request to remove the existing small deck and replace it with a new larger deck.

Project Details:

- 1. There is an existing 10' x 3' deck off the rear of the home that provides access to an existing paver patio. The existing deck is in poor condition and will be removed as part of this project.
- 2. Construct a new 12' x 18' deck with treated lumber painted to match the existing home.
- 3. The decking, rails and skirting will be painted to match the existing home with the spindles being painted white.
- 4. The proposed deck will not extend out past the existing southern sunroom bump-out.
- 5. The paver patio will stay in the current location.

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 <u>approval</u> of this application, as the proposed deck is appropriate and located towards the rear of the structure.

Motion:

THAT THE REQUEST BY FAMIGLIA HOMES ON BEHALF OF GARI ABER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW DECK AT 707 MORNING ST. AS PER CASE NO. AR 49-2020, DRAWINGS NO. AR 49-2020, DATED AUGUST 21, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Patio, Wall, Pergola – 250 E. Granville Rd. (Caren & Timothy Troester) AR 50-2020

Findings of Fact & Conclusions

Background & Request:

This house at the northeast corner of E. Granville Rd. and Pingree Dr. is a one-story house that was constructed in 1959 and is located in the Architectural Review District. This is a request to remove an existing wood deck and install a new paver patio, seat wall and pergola.

Project Details:

- 1. Remove existing wood deck and replace it with a new 18' wide by 20' deep paver patio with a 12' long seat wall along the western side of the paver patio.
- 2. Proposed 14' x 13' cedar pergola that will be 9.8' in height.
- 3. The pavers and seat wall will be a natural limestone in color.

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 <u>approval</u> of this application, as the proposed work is appropriate for the house.

Motion:

THAT THE REQUEST BY CAREN & TIMOTHY TROESTER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW PAVER PATIO WITH A SEAT WALL AND PERGOLA AT 250 E. GRANVILLE RD. AS PER CASE NO. AR 50-2020, DRAWINGS NO. AR 50-2020, DATED AUGUST, 24, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. Ground Platform Deck – **251 W. Dublin-Granville Rd.** (Cap City Decks & Patios/McKirnan) **AR 51-2020**

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1961 and is a bi-level design located in the Architectural Review District. In 1998 a deck was added across the rear of the house at the upper level. A rear room addition was later approved by the Board in 2016. This request is to install a ground platform deck.

Project Details:

- 1. The ground platform deck will be 8' x 17.6' and will be 24" above grade.
- 2. Storm gray TimberTech will be used for the platform and the steps that will wrap on two sides of the deck.
- 3. The submitted site plan is inaccurate and does not accurately reflect what is currently on the site. Clarification is needed on the exact location of the proposed platform.
 - a. An updated site plan is needed.

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 <u>approval</u> of this application if the Board feels comfortable once the applicant clarifies the actual location of the platform. The proposed ground platform deck should be appropriate.

Motion:

THAT THE REQUEST BY CAP CITY DECKS & PATIOS ON BEHALF OF HALE McKIRNAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GROUND PLATFORM DECK AT 251 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 51-2020, DRAWINGS NO. AR 51-2020, DATED AUGUST 24, 2020 BE APPROVED

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BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

7. Signs – 5625 N. High St. (Anthony Buchta/Central Ohio Compounding) AR 52-2020

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in 1959, having a one-story structure in the front and two levels in the rear. When Verizon moved out of the front space, the property owner refurbished that portion of the building. Central Ohio Compounding Pharmacy moved in last year and would like to install signage. A request was heard by the ARB in December of 2019 for a cabinet wall sign but was not approved. This application represents a request for a different sign style than previously proposed.

Project Details:

- 1. The stucco parapet on the front of the building was refinished and painted Ivory, and is the proposed location of the sign. The building is about 23' from the road.
- 2. Proposed now are individually mounted 24" high aluminum letters painted blue. A 27 ½" high x 24" wide logo is also proposed.
- 3. Three gooseneck lamps in a matching blue color are proposed above to illuminate the sign.
- 4. New faces are proposed for the existing freestanding sign which consists of a 42" high x 72" wide box on top of a pole for a total height of about 12'. The sign faces would have an opaque dark blue background with business's logo being internally illuminated.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. The Architectural District Ordinance calls for design and materials to be compatible.

In recent years the City has discouraged the use of cabinet box wall signs, and specifically disallowed these types of signs in the newest addition to the Planning and Zoning Code, the Wilson Bridge Corridor chapter.

Recommendation:

Staff is recommending <u>approval</u> of this application as the proposed signs meet the Design Guidelines.

Motion:

THAT THE REQUEST BY ANTHONY BUCHTA FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGNAGE AT 5625 N. HIGH ST., AS PER CASE NO. AR 52-2020, DRAWINGS NO. AR 52-2020, DATED AUGUST 24, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

8. Book Locker – **820 High St.** (Worthington Public Library) **AR 53-2020**

Findings of Fact & Conclusions

Background & Request:

The Worthington Public Library purchased the site at the southwest corner of E. Stafford Ave. and Hartford St. in 1973, and received approval to construct a new library in 1977 & 78. The library moved from 752 High St. to 805 Hartford St. in 1979. In 1993, the library purchased the office building adjacent to the west at 820 High St. That site was home to a gas station starting in the 1930's, with the current building being constructed in 1977 as a First Federal Savings and Loan. In 1996, the buildings were combined and renovated for use by the Worthington Libraries. Additional modifications were made in 2007.

The library would like approval to replace the exterior book lockers, and to change the building lighting with different fixtures than were approved several years ago.

Project Details:

- 1. The existing book lockers are near the library entrance on the south side of the building, and on a west facing wall. The lockers can be accessed on the inside by library workers and on the outside by patrons. The technology for these lockers is reportedly obsolete and cannot be upgraded. These lockers would be removed, and the inside and outside walls are to be repaired to match the existing walls.
- 2. Proposed are a bank of lockers that will be exclusively on the exterior. The roof overhang of the building would not adequately cover the units, so a slanted roof structure is proposed on top of the lockers. The entire unit is proposed to be white, with the roof material being a shaded plexiglass. Library staff would like the lockers to be wrapped in a cover that would identify the library, making use of the colors and characters used elsewhere in the library. Variances would be needed for the number of colors and for the digital screen.
- 3. A new drop box is proposed to be installed beneath the roof structure around the corner from the locker location.
- 4. A lighting plan was approved in 2016 that was not completed. Proposed now are 12 carriage lights to replace the existing wall mounted lights around the building. The proposed fixtures are bronze and 26" high x 11" wide x 14" deep. The style is more square than the existing curved lights. The candelabra style lighting would be LED, with 2700K as an option for color temperature.
- 5. The existing light poles are proposed for upgraded LED fixtures per the specifications the City of Worthington has used for its poles.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness.

Recommendation:

Staff is recommending <u>approval</u> of this application as the proposed lockers and dropbox are appropriate for the library and the new light fixtures are acceptable on the building. The pole lights are in line with the City fixtures.

Motion:

THAT THE REQUEST BY THE WORTHINGTON PUBLIC LIBRARY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW BOOK LOOKER, DROPBOX, AND LIGHTING AT 820 HIGH ST. AS PER CASE NO. AR 53-2020, DRAWINGS NO. AR 53-2020, DATED AUGUST 26, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

9. Deck Removal; Stairs; Fence – **203 W. Dublin-Granville Rd.** (Nicholson Builders) **AR 55-2020**

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1961 and is a bi-level design with a rear balcony and screen porch. This request is to remove the existing rear deck, repair siding, install new stairs to the screen porch, pour a new concrete pad and install fencing.

Project Details:

- 1. Removal of an existing 23' wide by 4.8' deep rear deck and stairs.
- 2. Install a new concrete pad at grade that will be 23' wide by 20' deep in the location of the existing deck and stairs to the screen porch.
- 3. Install new stairs to the screen porch that will go directly from the concrete pad directly up to the screen porch.
 - a. The wood will be pressure treated and will be painted to match the existing trim on the screen porch.
- 4. The applicant has requested a section of fence to be extended from the neighbors existing 6' shadowbox fence to connect to the applicants house on the west side.
 - a. The applicant submitted updated information late in the day that now asks for a different style of fence to be installed on the west and now east side of the house between the neighboring fences that would be 6' in height cedar fence that will be horizontal in style.

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 <u>approval</u> of this application if the Board feels comfortable with the updated information provided by the applicant. The overall proposal is to the rear of the home and is not highly visible from the public right-of-way and would be appropriate.

Motion:

THAT THE REQUEST BY NICHOLSON BUILDERS FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE AN EXISTING DECK, INSTALL NEW STAIRS AND CONCRETE PAD AND INSTALL A SECTION OF FENCING AT 203 W. DUBLINGRANVILLE RD. AS PER CASE NO. AR 55-2020, DRAWINGS NO. AR 55-2020, DATED AUGUST 22, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

10. Overhead Door – **700 E. Granville Rd.** (Architectural Alliance) **AR 56-2020**

Findings of Fact & Conclusions

Background & Request:

Jack Maxton Chevrolet was recently purchased after operating at this site since the 1960's. The new Mark Wahlberg Chevrolet has temporary signs in place and will come forward with permanent signage for approval. This application, however, is a request for an additional overhead door for the main building.

Project Details:

- 1. The new 12' x 14' door is proposed on the north side of the building.
- 2. It is described as a white insulated steel overhead door with vision panels.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use simple door and trim designs compatible with both the building and with adjacent and nearby development.

Recommendation:

Staff is recommending <u>approval</u> of this application as the proposed door is compatible with the building.

Motion:

THAT THE REQUEST BY THE ARCHITECTURAL ALLIANCE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW OVERHEAD DOOR AT 700 E. GRANVILLE RD. AS PER CASE NO. AR 56-2020, DRAWINGS NO. AR 56-2020, DATED AUGUST 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

11. New Front Porch – **784 Oxford St.** (Ross Builders/Riley & Wabnitz) **AR 58-2020**

Findings of Fact & Conclusions

Background & Request:

This structure was constructed in 1950 and is categorized as a Cap Cod in the Worthington Historic District. This request is to install a covered front porch and replace three windows.

Project Details:

- 1. Install a new 12' wide by 7' wide covered front porch. The covered porch will have a gable roof and the roof would be supported by round, tapered columns.
- 2. The porch roof will have GAF Timberline NS Natural Shade Charcoal shingles installed to match the existing shingles on the house.
- 3. Siding matching the house will be installed in the gabled portion of the new porch.
- 4. The house is located approximately 28-feet from the public right-of-way. The covered porch would be located approximately 21-feet from the public right-of-way.
 - a. A variance from the Board of Zoning Appeals would be needed to encroach the front yard setback.
- 5. Install three (3) new Marvin awning windows that will have muntins to match the existing windows on the house.
 - a. The current windows are replacement windows and are not the original wood windows from when the house was constructed and currently have the muntins between the glass.
 - b. The new windows will have the muntins between the glass to match all the other windows on the house.
- 6. The new windows would replace the existing double-hung windows that are located in the kitchen and bathroom. This would permit the property owner to easily open the windows without having to lift.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Windows - New windows made of substitute materials such as aluminum, vinyl, or clad wood can be an acceptable second choice if they provide a reasonably good match for the windows being replaced. Number of panes, real muntins, and correct profiles still are important.

Porches - From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered columns were common. New porches (located where one is missing or there has not been a porch in the past) should be built in a simple, contemporary design. Look at original porches on similar buildings -- height, materials, roof slope, and width -- and use these

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to develop a design. 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 proposal is appropriate.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF ANNE RILEY & WILMA WABNITZ FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A COVERED FRONT PORCH AND NEW WINDOWS AT 784 OXFORD ST. AS PER CASE NO. AR 58-2020, DRAWINGS NO. AR 58-2020, DATED AUGUST 22, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

12. Remove Windows; New Door – **771 Oxford St.** (Ross Builders/Kwiek) **AR 59-2020**

Findings of Fact & Conclusions

Background & Request:

This 2 ½ story structure was constructed in 1920 and is categorized as an American 4-Square in the Worthington Historic District. This request is to install a new exterior rear door and extend the rear deck.

Project Details:

- 1. Install a new Marvin "Ultimate" patio door with simulated dived lights that will be placed in the location of two existing wood windows on the rear elevation.
- 2. Extending the existing wood deck to the south to be inline with the southern bump-out and provide rear steps to the backyard.
- 3. Replacing the existing lattice work under the deck with horizontal skirting that would continue under the expanded portion of the deck to the south.
- 4. The handrails and spindles will be painted white to match the existing deck.
- 5. Rear lighting will need to be added by the new door to meet the requirements found in the Residential Code of Ohio.
 - a. The applicant has stated that they will be providing a light fixture for the Board to review and approve.
 - i. We do not have this information at the time of this report.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Decks - 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 Page 12 of 24

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of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendation:

Staff is recommending <u>approval</u> of this application Board feels comfortable with the information provided by the application concerning the light fixture that will be added as part of the overall request. City staff does not typically like to see the removal of original features (windows) to the home, however we understand the need to add an additional exterior door to access the outdoor space.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF JESSE & NICOLE KWIEK FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW DOOR AND EXTEND AN EXISTING DECK AT 771 OXFORD ST. AS PER CASE NO. AR 59-2020, DRAWINGS NO. AR 59-2020, DATED AUGUST 28, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

13. Pergola – 235 W. Dublin-Granville Rd. – (Ben & Emily Brudos) AR 61-2020

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1961 and is a bi-level design located in the Architectural Review District. A rear room addition was approved by the Board in 2010. This request is to install a pergola.

Project Details:

- 1. Proposed 14' x 10' cedar pergola that will be approximately 8-feet in height.
- 2. The pergola will be installed on an existing paver patio and will be 6'feet south of the existing house and will be 14-feet from the eastern property line.

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 <u>approval</u> of this application, as the proposed work is appropriate for the house.

Motion:

THAT THE REQUEST BY BEN & EMILY BRUDOS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A PERGOLA AT 235 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 61-2020, DRAWINGS NO. AR 61-2020, DATED AUGUST, 28, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

14. Signage – **6130 Linworth Rd.** (Gondal Linworth LLC/Dunkin & Baskin Robbins) **AR 54-2020**

&

C. Municipal Planning Commission

- 1. Conditional Use Permit
- a. Drive-in Commercial Use Change **6130 Linworth Rd.** (Gondal Linworth LLC/ Dunkin & Baskin Robbins) **CU 07-2020**

Findings of Fact & Conclusions

Background & Request:

This building was constructed by Wendy's International in 1985 and operated as a fast food restaurant with a drive-thru until earlier this year. The applicant is planning to transform the property into a restaurant that combines Dunkin (formerly Dunkin Donuts) and Baskin Robbins. Proposed are changes to the signage and a request for a Conditional Use Permit for the new restaurants.

Project Details:

- 1. Site layout is proposed to stay the same.
- 2. The only change to the drive-thru would be to move the menu and preview boards to the west side to make a more efficient operation. Both signs would have charcoal gray cabinets and digital displays, and the menu board is proposed with a canopy above that is painted orange. Although these signs may be smaller than the previous signs, variances would be required for the size and digital copy for both signs.
- 3. A new sign is proposed for the existing freestanding brick base. Proposed is a 10' wide x 3'3" high cabinet for Dunkin and a 6' wide x 3'7' high cabinet below for Baskin Robbins. A variance would be needed for the overall sign area (10' wide x 9'6" high including the base). The white sign background would be required to be opaque.
- 4. Internally illuminated directional signs are proposed at the two site entrances. The overall height is shown at 4'10", with the cabinets being 2'10 1/2" wide x 1'11" high. The height and width would exceed Code requirements. The white backgrounds would need to be opaque.
- 5. Signs are proposed on three sides of the building identifying both businesses. The signs would consist of internally illuminated freestanding letters in orange, pink and blue. The

- "DUNKIN" letters would be 18" or 24" high, and the Baskin Robbins logos would be 24" or 30" in height depending on which side of the building is being viewed.
- 6. Removal of the existing door on the east side of the restaurant is proposed. The opening would be filled in with brick to match the wall. A new door is shown toward the north end on the east side in place of a window. The style is supposed to match the existing on the building, as are the sconces proposed on both sides of the door. Also on the east side, a new awning would be installed above the existing drive-thru window. The color is shown as orange. On the west side, a wall pack is proposed for replacement with a sconce at the north end of the building.
- 7. The hours of use are proposed to be 5:00 am to 10:00 pm.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

<u>Worthington Code Basic Standards and Review Elements</u> The following general elements are to be considered when hearing applications for Conditional Use Permits:

- 1. Effect on traffic pattern
- 2. Effect on public facilities
- 3. Effect on sewerage and drainage facilities
- 4. Utilities required
- 5. Safety and health considerations
- 6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
- 7. Hours of use
- 8. Shielding or screening considerations for neighbors
- 9. Appearance and compatibility with the general neighborhood

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.

Worthington Sign Code – Chapter 1170

Recommendation:

Staff recommends *modification* of these applications based on the following:

- The number of wall signs is not appropriate. One wall sign per business, as the Code allows, should be approved. The freestanding and directional signs should suffice to let customers know the brands.
- The additional cabinet on top of the freestanding sign may appear too massive, being larger than typically is allowed in the City. Redesign of this sign may be necessary.
- Directional signs that meet Code requirement to be no higher than 3' should be met.
- Orange, pink and blue should not be used on the awning, canopy, height bar, etc. or framing for any of the signs, as that would function as additional signage.
- Bricked-in openings are not ideal
- The basic function of the site will not change with the proposed applications. There should be no change to impact.

ARB Motion:

THAT THE REQUEST BY GONDAL LINWORTH LLC FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE SIGNAGE AT 6130 LINWORTH RD. AS PER CASE NO. AR 54-2020, DRAWINGS NO. AR 54-2020, DATED AUGUST 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:

THAT THE REQUEST BY GONDAL LINWORTH LLC FOR A CONDITIONAL USE PERMIT TO MODIFY THE SIGNAGE AT 6130 LINWORTH RD. AS PER CASE NO. CU 07-2020, DRAWINGS NO. CU 07-2020, DATED AUGUST 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Recreational Facility in I-1 – **640 Lakeview Plaza Blvd.** (Columbus Fit Life LLC) **CU 05-2020**

Findings of Fact & Conclusions

Background & Request:

This building was constructed in the late 1980's and houses a variety of tenants. A business called RMF has been operating in Suite A offering group fitness classes. The City became aware of the use when a complaint was filed claiming classes were being held outside with loud music that was disturbing other tenants in the late afternoon and early evenings. The business was previously located in the 670 building on the same property and the owner did not realize a new Conditional Use Permit was necessary with the move.

Project Details:

- 1. The business is a fitness studio which offers group fitness classes and personal training.
- 2. Hours of operation would typically be 9:00 am to 9:00 pm daily.
- 3. Parking is available in the lot adjacent to the building.
- 4. The suite consists mainly of open floor space, with an overhead door at the rear that is sometimes open during classes. More recently, with the need to keep distance between customers, classes have moved outside of the back door into the parking lot at times.

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.

<u>Worthington Code Basic Standards and Review Elements</u> The following general elements are to be considered when hearing applications for Conditional Use Permits:

- 1. Effect on traffic pattern
- 2. Effect on public facilities
- 3. Effect on sewerage and drainage facilities
- 4. Utilities required
- 5. Safety and health considerations
- 6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
- 7. Hours of use
- 8. Shielding or screening considerations for neighbors
- 9. Appearance and compatibility with the general neighborhood

Recommendation:

Typically staff would recommend approval of this type of request as there is ample parking and should be minimal effect on public facilities; sewerage and drainage facilities; and utilities. The outdoor exercise makes this recommendation more difficult due to the disturbance to neighboring businesses. A lower volume for the music and instructor could be a compromise, but would be very difficult to monitor/regulate. The Conditional Use Permit could apply only to the use of interior space at this location. Discussion with the applicant is needed.

Motion:

THAT THE REQUEST BY COLUMBUS FIT LIFE, LLC/RHYTHM'S MUSIQUE CHOREOGRAPHY LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 640 LAKEVIEW PLAZA BLVD., SUITE A, AS PER CASE NO. CU 05-2020, DRAWINGS NO. CU 05-2020, DATED AUGUST 5, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Personal Service in C-3 – **97 E. Wilson Bridge Rd.** (Balance Beauty Spa + Wellness) **CU 05-2020**

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 1984 and has housed many different businesses over the years, including other personal services. The new owner is planning to move her business, Balance Beauty Spa + Wellness to this location.

Project Details:

- 1. The owner expects 4-12 cars at any given time and there are 14 parking spaces.
- 2. The hours of use are 9:00 am to 8:00 pm, Monday Friday and 9:00 am to 4:00 pm Saturday.

Zoning Code:

Worthington Conditional Use Permit Regulations

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.

Recommendation:

Staff is recommending *approval* of this application. The proposed business should be compatible with other uses in the corridor.

Motion:

THAT THE REQUEST BY BALANCE BEAUTY SPA + WELLNESS FOR A CONDITIONAL USE PERMIT TO OPERATE A PERSONAL SERVICE IN THE C-3 ZONING DISTRICT AT 97 E. WILSON BRIDGE RD., AS PER CASE NO. CU 06-2020, DRAWINGS NO. CU 06-2020, DATED AUGUST 28, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

D. Architecture Review Board – New Business (continued)

15. Office Building – 121 W. Wilson Bridge Rd. (Trivium Development) AR 60-2020

&

- **E.** Municipal Planning Commission (continued)
- 2. Planned Unit Development Modification
- a. Office Building 121 W. Wilson Bridge Rd. (Trivium Development) PUD 01-2020M

Findings of Fact & Conclusions

Background & Request:

This portion of the Worthington Gateway Planned Use District (PUD) is a 2.033 acre parcel abutting Caren Ave. and single family lots to the south, and Lot 1 of the Worthington Gateway Subdivision on the north, west and east sides. The parcel was intended to accommodate a hotel, with a Tru hotel being the last brand approved for the location.

The current application is a request for a building on the "hotel" parcel that would house a mix of uses. The applicant is hoping to get initial comments about the project before moving ahead with design details.

Project Details:

- 1. Site Plan and Landscaping:
 - Planned in about the same location, the new building would have a smaller footprint and be a bit further to the east than the hotel.
 - Main access to the building would be from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main entrance is shown at the northwest corner of the building.
 - The site plan indicates there would be 168 parking spaces or 3.4 spaces/1000 square feet of building area.
 - The dumpster enclosure is shown on the south side of the parking lot, south and west of the building.
 - Traffic, storm water and utility considerations were addressed with the PUD application but need to be updated and then approved by the City Engineer.
 - A landscape plan would be included with a future submittal.
- 2. Building:
 - The building would have a flat roof with four stories to the east and five to the west.
 - Design details and materials are not included with this packet, but discussion is needed.
- 3. Uses:
 - The first three floors are proposed to accommodate office users.
 - On the fourth floor, a boutique hotel with roughly 11 rooms is proposed.
 - A private club is proposed for the partial fifth floor, and would include an outdoor terrace.

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3. Mechanical units would be on the roof.

Worthington Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- 1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
- 2. Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
- 3. Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
- 4. Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.
- 5. Windows: On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
- 6. Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
- 7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
- 8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
- 9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics

on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

PUD Development Text:

- 1. Uses:
 - Offices minimum amount 18,000 square feet
 - Hotels
 - Restaurants
 - Sale of goods at retail limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
 - Breweries, Distilleries and Wineries
 - Personal services
 - Accessory uses
 - Banks, Drive-in banks
 - Pet shops
 - Arts and crafts
 - Entertainment facilities
 - Recreational facilities
 - Public uses
 - Essential services
- 2. Design Regulations
 - a. Character

The owner was approved to redevelop the site with a mix of uses. All the buildings were designed with 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the

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surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern comer of the site and along the southern property boundary if deemed necessary by the City of Worthington.

c. Tract Coverages

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.

d. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

e. Graphic/Signage

The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.

f. Traffic & Parking

Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.

g. Parking

The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The $7\pm$ acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian

access over the three (3) lots.

3. General Requirements

a. Environmental

Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

• Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

b. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

c. Public Area Payments

The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

- d. Public Space Amenities:
 - Public Right-of-Way dedication
 - Decorative Street lighting
 - Bike Parking (4 total) for each building
 - New Pedestrian sidewalks
 - Wilson Bridge Road intersection improvements
 - Plaza / Meeting area
 - Bio-Retention areas
 - New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
 - Street trees (along the rights-of-way)
 Paver parking and maneuvering areas
 - Upgraded Landscaping
 - Decorative retaining walls
 - Patio areas (8 total)
 - New green lawn area along Wilson Bridge Road
 - Decorative planting areas along entry ways to site along Wilson Bridge Road
 - Decorative Trash Receptacles

Code Chapter 1174

1174.08 PUD PROCEDURES.

- (2) Requested modifications to the approved Final Plans shall be reviewed according to the following:
 - A. <u>City Staff.</u> The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:
 - 1. Minor adjustments in lot lines provided no additional lots are created;
 - 2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
 - 3. Minor adjustments in Building height;
 - 4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
 - 5. Minor modifications of landscaping, including substitution of materials.
 - B. <u>Municipal Planning Commission</u>. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.
 - 1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD, and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
 - 2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Staff Analysis:

- 1. The use "Social Activities" may be appropriate to add to the allowable uses in the PUD.
- 2. Traffic, parking and storm water would remain relatively unchanged with the reduced size of the building. Approval of these applications would be subject to engineering approval by the City Engineer.
- 3. Revised information is needed for Fire Department access, hydrant placement, and fire flow on the entire site.
- 4. The proposed design should be complimentary to the character of the other buildings approved for the site and fit in with the community.

Recommendation:

Staff is recommending *tabling* of these applications after discussion.



Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 46-2020
Date Received 01 21 2000
Fee \$ L.OO pd
Meeting Date 7 10 2020
Filing Deadline
Receipt # 68789

_	
1.	Property Location 609 OXFORD ST.
2.	Present/Proposed Use RESIDENTIAL
	Zoning District 2-10
4.	Applicant DIANE & TIM SMULLEN
	Address 609 OXFORD ST.
	Phone Number(s) (614) 595 - 0497 OR (614) 309-9141
	Email DSMULLEN@CAMERON MIT CHELL. COM OR SMULLEN Ø1@YAHOG
5.	Property Owner DIANE 4 TIM SMULLEN
	Address SAME
	Phone Number(s)
	Email
	Project Description BACKYARD FENCE
7.	Project Details:
	a) Design CAP & TRIM TRADITIONAL PRIVACY
	b) Color CEDAR
	c) Size
(d) Approximate Cost # 2, 000 Expected Completion Date END of SUMMER
The knov	case read the following statementand sign your name: information contained in this application and in all attachments is true and correct to the best of my wledge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.
App	dicant (Signature) 7.13-20 Date
F	7:13:7070

Date

Abutting Property Owners List for 609 Oxford St.

Lynn Bird	615 Oxford St.	Worthington, OH 43085
Andrew & Melissa Smullen	601 Oxford St.	Worthington, OH 43085
Mary Ann Deaton	620 Evening St.	Worthington, OH 43085
Amy Tumblin	610 Evening St.	Worthington, OH 43085
Andrew and Kristen Senff	614 Oxford St.	Worthington, OH 43085
John and Jodi Marsh	115 W. New England Ave.	Worthington, OH 43085

Description of Rear Property Fence Along 609 Oxford Street

The fence is 6 feet in height. Board size is 4 inches with a dog ear board cut. The material is cedar. There will be 3 cedar frames/rails. Post size is 4x4 with toe nail framing construction. Post top will be beveled. The fence will run continuous with 601 Oxford along the rear property lines. It is felt this will provide a better backdrop to the property.

CITY OF WORTHINGTON

DRAWING NO. AR 46-2020

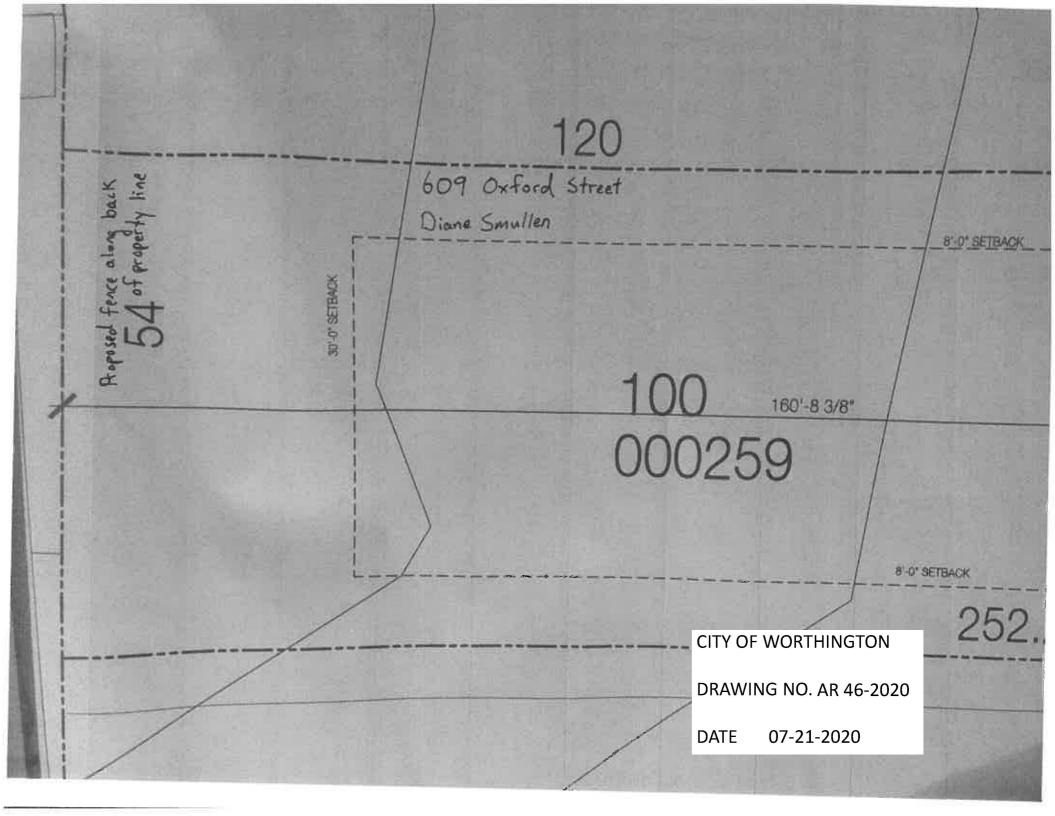
DATE 07-21-2020

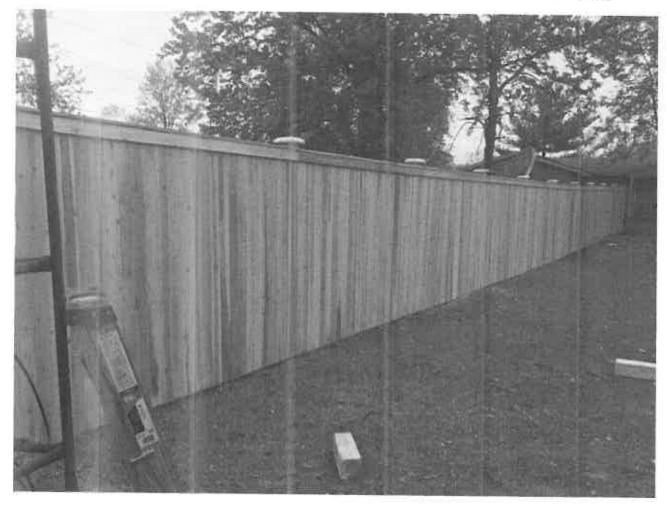
609 Oxford St.





100-000259 04/20/2017





CITY OF WORTHINGTON

DRAWING NO. AR 46-2020

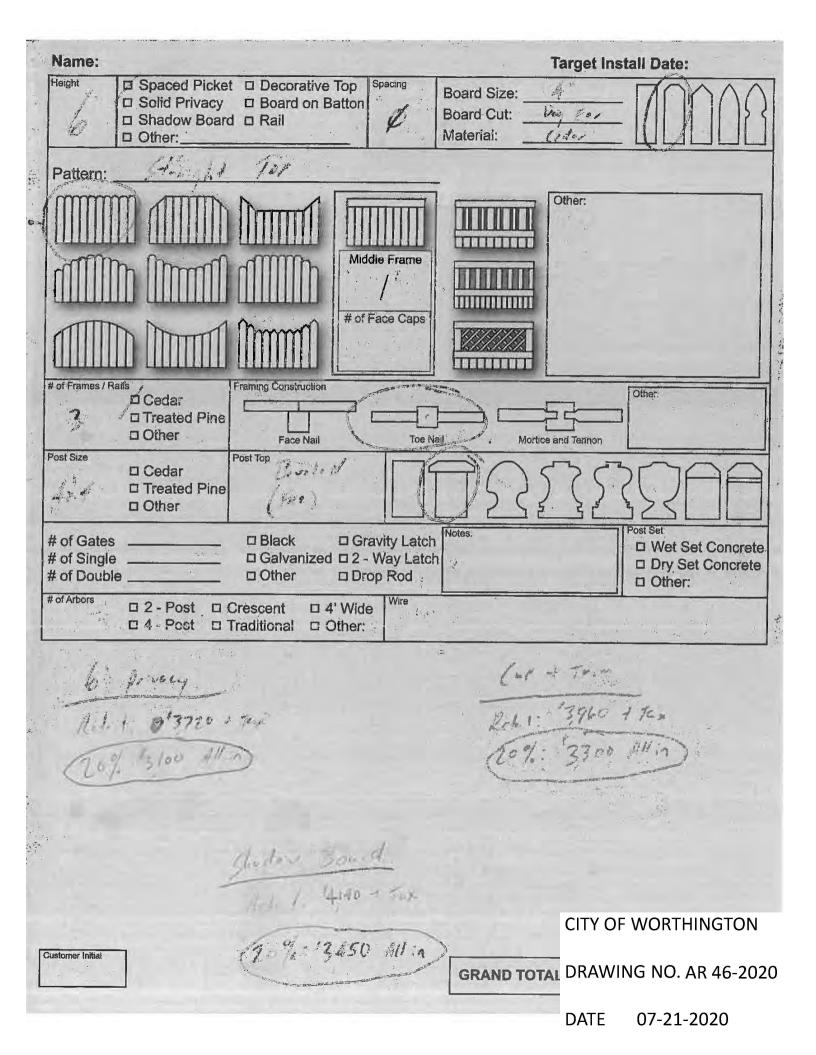
DATE 07-21-2020



109 E Main Street

Notes	Proposal Date // 3/200
	Expiration Date
	Target Install Date

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						1 7	+						++	Haul FTG
			4			1	-1							U Wood
			++		-			+	+ +			7	-	Other
														Leave Dirt by Post
					1-1-1-1		++	1-1-	+-				-	Haul Dirt Away
							++	11	+	1	<u></u>	+	1	# Breaks 🗆 Con 🗆 Asp
			1		1111		++	++		 		1	1+	Transition Slopes
						-								Removable Panels
			Time				-	+-	++			1	\vdash	Tionovable Fancis
							11						11	Permits/Approvals
			1-1-		1. 1					1-1-				Yes \$ 250
										1				City and Association
													П	fees are included PLAT OF SURVEY
					+	, , -			++				++	MUST BE PROVIDED
PAYMENT TERMS: 50 % DEPOSIT	s	Payment 1 Date	***	\$	Payment 2 Date		\$	Payr	ment 3 Date		TOTA	L	\$	
Balance to be paid to installation crev or office upon completion	M D A Check V M			M D A Ch				AC	heck	DEPO	POSIT \$			
D% DEPOSIT								- 14 F.			BALA	NCE	\$	
Terms:	Exp	Sec		EXP	Sec NCE OF P	POL	Exp	- unda -va	Sec	• • •	1		<u> </u>	
YOU, THE CONSUMI BUSINESS DAY AFT The above prices, specifications an according to standard practices. Ar above the sale price Cancellation and/or attorney for collection. Mae and/or attorney for collection. Mae and/or attorney agrees to pay all fees. Payment is due immediately.	ER THE D d conditions are ny alteration or o f this contract a Fence may reco s and costs asso	PATE OF T e satisfactory and deviation from ab fter three busines and enforce a lociated with defau	HIS T HIS T are heret ove speci s days wil nechanic	RANS Py accepte fications i I result in s lein aga	ACTION ACTION ACTION Payment will nvolving extra of a 20% restocking inst the property	be mad harges in g fee in	NY T	tlined in executed and of a coroject was	this cont I only lefauli C as ins	ract All	work is to b	e comp	leted i	n a workmanlike manner NGTON
Company Representative	ge				Customer S	ignatur	e		<u> </u>	PA۱	NING	NO	. A	R 46-2020 🖁
The 1614	1 (80	»- 67I		a*					_) ATE	. ^	17_ 2 ′	1 2	020



Rear. of 609 Oxford
7/21/2020



CITY OF WORTHINGTON

DRAWING NO. AR 46-2020

DATE 07-21-2020

Rear of 609 Oxford 7/21/7020



CITY OF WORTHINGTON

DRAWING NO. AR 46-2020

DATE 07-21-2020

Rear of 609 Oxford 7/21/2020



CITY OF WORTHINGTON

DRAWING NO. AR 46-2020

DATE 07-21-2020

Rear of 609 Oxford 7/21/2020



CITY OF WORTHINGTON

DRAWING NO. AR 46-2020

DATE 07-21-2020



City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application Case # AR47 2020
Date Received 07/2/2020
Fee \$2.00 A
Meeting Date 09/10/2020
Filing Deadline
Receipt # 08790

0.01000	
	Property Location 601 Oxford Street
2.	Present/Proposed Use Residental
3.	Zoning District R-10
4.	Applicant Andrew : Melissa Smullen Address 601 Oxford Street
	Address 601 Oxford Street
	Phone Number(s) 614-361-7341 614-313-3955
	Email Issann44@amail.com
5.	Property Owner (same as above)
	Address
	Phone Number(s)
	Email
6.	Project Description Backyard Fence
	Troject Description July 1 (1)
	DACKYALA I CVICA
	·
	Project Details:
	Project Details: a) Design Cap and Trim Traditional Privacy
	·
	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cedar c) Size 6++ × 46.50 ft.
	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cedar c) Size 6++ × 46.50++.
7.	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cedar c) Size 6++ × 46.50 f+. d) Approximate Cost # 2,000 Expected Completion Date End of Summer
7. PL	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cecar c) Size 6 ft. × 46.50 ft. d) Approximate Cost # 2,000 Expected Completion Date End of Summer EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my
7. The kno	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cecar c) Size Loft. × 46.50 ft. d) Approximate Cost \$\frac{1}{2},000\$ Expected Completion Date End of Summer EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my wledge. I further acknowledge that I have familiarized myself with all applicable sections of
7. The kno	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cecar c) Size 6 ft. × 46.50 ft. d) Approximate Cost # 2,000 Expected Completion Date End of Summer EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my
7. The kno	Project Details: a) Design Cap and Trim Traditional Privacy b) Color Cecar c) Size Loft. × 46.50 ft. d) Approximate Cost \$\frac{1}{2},000\$ Expected Completion Date End of Summer EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my wledge. I further acknowledge that I have familiarized myself with all applicable sections of
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7. The knot the	Project Details: a) Design Cap and Trim Tradifional Privacy b) Color Cecar c) Size 6 ft. × 46.50 ft. d) Approximate Cost 2000 Expected Completion Date End of Summer EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my wledge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.
7. The knot the	Project Details: a) Design Cap and Trim Tradifional Privacy b) Color Cecar c) Size 6 ft. × 46.50 ft. d) Approximate Cost 2000 Expected Completion Date End of Summer EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my wledge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.

Abutting Property Owners List for 601 Oxford St.

Timothy & Diane Smuller	ı	609 Oxford St.	Worthington, OH 43085
Andrew & Kristen Senff		614 Oxford St.	Worthington, OH 43085
Denis & Natalie Moore		60 W. Short St.	Worthington, OH 43085
Daphne Kackloudis		593 Oxford St.	Worthington, OH 43085
Adriana Dawes	Leo Comitale	600 Evening St.	Worthington, OH 43085
Amy Tumblin		610 Evening St.	Worthington, OH 43085
Mary Ann Deaton		620 Evening St.	Worthington, OH 43085

Description of Rear Property Fence Along 601 Oxford Street

The fence is 6 feet in height. Board size is 4 inches with a dog ear board cut. The material is cedar. There will be 3 cedar frames/rails. Post size is 4x4 with toe nail framing construction. Post top will be beveled. The fence will run continuous with 609 Oxford along the rear property lines. It is felt this will provide a better backdrop to the property.

CITY OF WORTHINGTON

DRAWING NO. AR 47-2020

601 Oxford St.

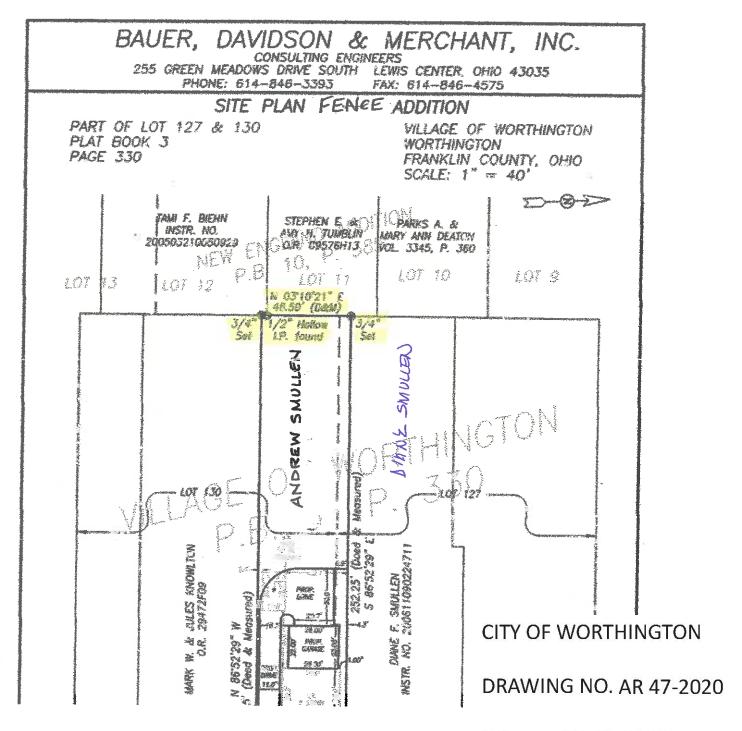


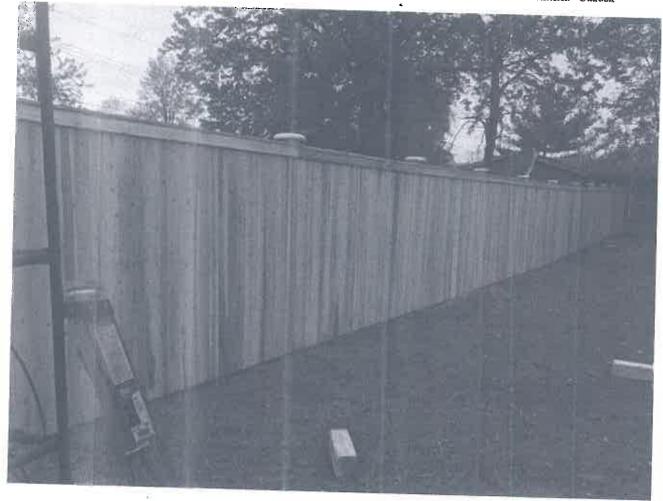


100-000524 04/20/2017

See attached.

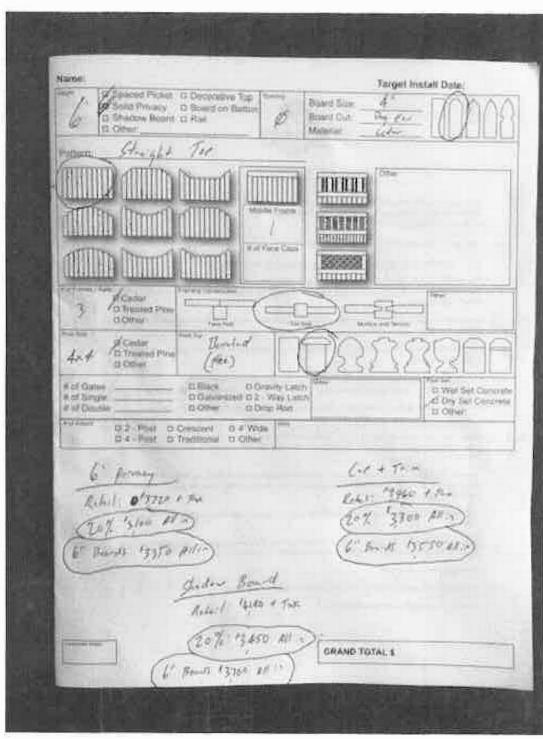
Michael Liscano, AIA 2185 Cambridge Blvd, Columbus, Ohio 43221 phone:614-804-1934 fax:614-488-1608





CITY OF WORTHINGTON

DRAWING NO. AR 47-2020



CITY OF WORTHINGTON

DRAWING NO. AR 47-2020

Rear of 601 Oxford



CITY OF WORTHINGTON

DRAWING NO. AR 47-2020



Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case	# AR 48-2020
Date	Received 8/7/2020
	\$4 pd
Meet	ing Date
	Deadline
Rece	

1.	Property Location 7174 North High ST.
2.	Present/Proposed Use Dental OFFICE
3.	Zoning District
4.	Applicant SignMaster
	Address 758 Radio Dr. Lewis Conter, OH 43035
	Phone Number(s) 6/4-777-0670
	Email MMOCKIER & Signmasterolio-Com
5.	Property Owner Rensko Properties LLC
	Address 8333 W. High St. Columbus, OH 43235
	Phone Number(s) 614-327-6148
	Email
6	
0.	Project Description Building Sign Replacement
7	Project Details:
1.	
	a) Design Channel Letters Internally Illuminated
	b) Color Black
	c) Size 203 1/16 X 117811
	d) Approximate Cost 14,000 Expected Completion Date 9/3/2020
The	EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: e information contained in this application and in all attachments is true and correct to the best of my owledge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.
	PR 2020
Ar	oplicant (Signature) Date
	Dui On Francis 8/7/2020

ABUTTING PROPERTY OWNERS FOR 7174 N. High St.

Sports Clips
Jimmy John's
Starbucks Coffee Co.
Blaze Pizza
Buca di Beppo Italian Restaurant
Tsai & Chan LLC
Sarasvati Inc.
James Hall
Foxwood Investments Ltd.
Park National Bank
Worthington Duchess LLC
BP

Chase

7170 N. High St.
7172 N. High St.
7176 N. High St.
7166 N. High St.
60 E. Wilson Bridge Rd.
15 W. 6th St., Suite 2400
50 E. Wilson Bridge Rd.
47 E. Wilson Bridge Rd.
490 Ashmoore Ct.
7140 N. High St.
447 James Pkwy.
7141 N. High St.
50 W. Wilson Bridge Rd.

Worthington, OH 43085
Tulsa, OK 74119
Worthington, OH 43085
Worthington, OH 43085
Powell, OH 43065
Worthington, OH 43085
Newark, OH 43056
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085



758 Radio Dr. Lewis Center, OH 43035 (614)-777-0670

signmasterohio.com

CITY OF WORTHINGTON

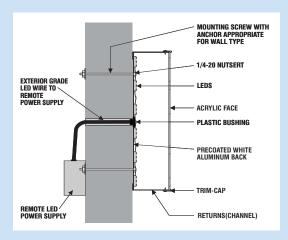
DRAWING NO. AR 48-2020

DATE 08-07-2020



14 3/16" Internally illuminated (with white LEDS) face-lit channel letters mounted flush to fascia

BRIGHT TIGER DENTAL



CHANNEL LETTERS

FACES - 1/8" 2447 WHITE ACRYLIC VINYL - 3M 3635-222 BLACK PERF TRIM CAPS - 1"BLACK

RETURNS - 4"BLACK

BACKS - .063 ALUMINUM

LEDS - WHITE

Bright Tiger Dental 7174 North High Street Worthington, OH 43085

7174 N. High St.







City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case	# AR 49-2020
Date !	Received 08/21/2020
Fee	\$7
Meeti	ng Date
Filing	Deadline
Recei	pt#

1. Property Location 707 Morning St. Worthington of 43085
2. Present/Proposed Use new deck Besidential
3. Zoning District
4. Applicant Alainna Greene Famiglia Homes
Address 1105 Beechview Dr. S. Worthington of 43035
Phone Number(s) 614-974-8231
Email CS@ famigliahomes, com
5. Property Owner Gari Aber
Address 707 Morning St.
Phone Number(s)
Email
6. Project Description Removing current walkway deck
and adding new steps, handvail
7. Project Details:
a) Design Wentel Jumper deck with handrail
b) Color Deck and skirt board Sw. 7069 spindles white
c) Size 12×18
d) Approximate Cost Expected Completion Date
PLEASE READ THE FOLLOWING STATEMENTAND 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) Applicant (Signature) Date
Jarneta Men 8/20/20
Property Owner (Signature) Date

Abutting Property Owners List for 707 Morning St.

JC Rice	119 E. Granville Rd.	Worthington, OH 43085
Daniel Cafarella	109 E. Granville Rd.	Worthington, OH 43085
Christopher & Beth Corner	99 E. Granville Rd.	Worthington, OH 43085
William & Teresa Charlton	700 Hartford St.	Worthington, OH 43085
Daniel & Colby Srsic	694 Hartford St.	Worthington, OH 43085
Marcus & Rebecca Hitt	688 Hartford St.	Worthington, OH 43085
Daniel & Rachel Gibson	701 Morning St.	Worthington, OH 43085
Sharon Township Trustees	137 E. Granville Rd.	Worthington, OH 43085
Robert & Lynne Browning	686 Hartford St.	Worthington, OH 43085

707 Morning Street, Worthington, Ohio 43085

Job Description

- Removing current walkway deck that is apprx 10' x 3'
- Bulilding new 12' x 18' deck with treated lumber to be painting to match the current home
- Keeping current paver patio as is (just removing paves under the new deck space)

Materials

- Treated lumber for deck, handrail and spindles
- Painting deck, handrail and skirt board SW 7069 (iron ore) current home color
- Painting spindles SW 7006 (white)

CITY OF WORTHINGTON

DRAWING NO. AR 49-2020

DATE 08-21-2020

NO. DESCRIPTION BY DATE

Descript

ROJECT DESCRIPTION:
707 Morning Stree

Famiglia Hom

DATE:

SCALE:

SHEET:

707 Morning St





707 Morning Street, Worthington, Ohio 43085



g Street

Property Lines

ROJECT DESCRIPTION: 707 Morning Street

wings Provided BY:
Famiglia Homes

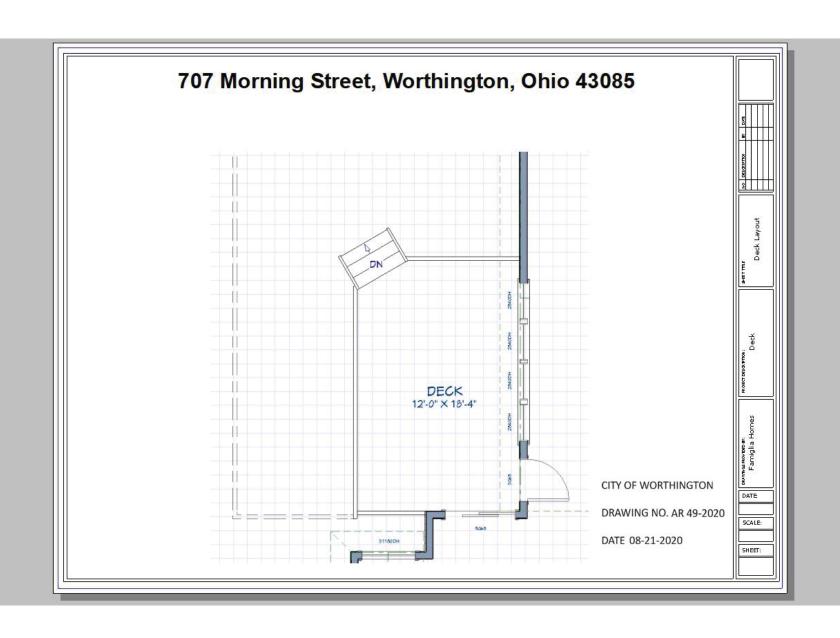
DATE:

SCALE:

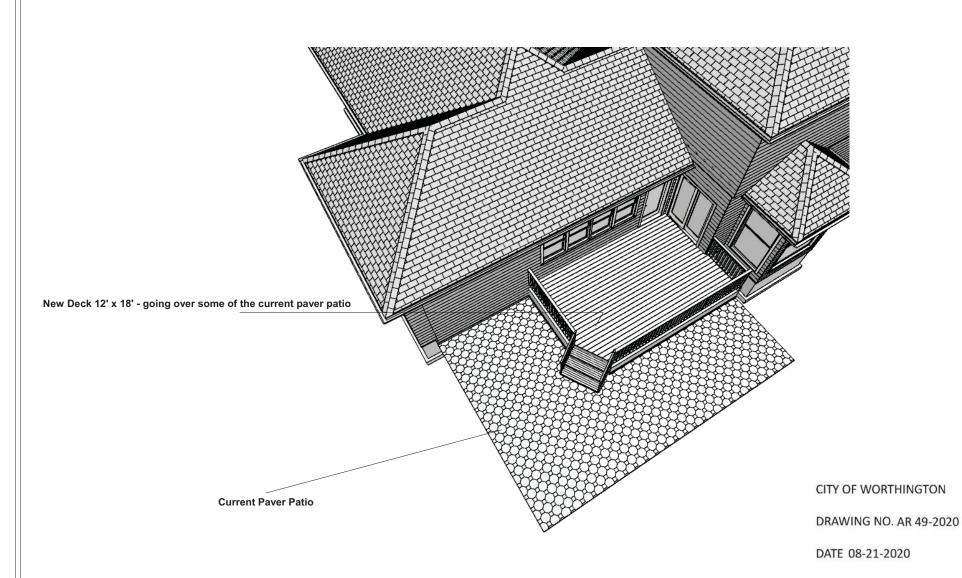
SHEET:

DATE 08-21-2020

DRAWING NO. AR 49-2020



707 Morning Street, Worthington, Ohio 43085



NO. DESCRIPTION BY DATE

Top View

707 Morning S

ngs Provided By: Famiglia Home

DATE:

SCALE:

SHEET:



CITY OF WORTHINGTON
DRAWING NO. AR 49-2020



Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # A R 50-2020 Date Received 8/24/2020
Fee 4/9.60 M
Meeting Date 4/10/20
Filing Deadline
Receipt # 68942

A Charles	
1.	Property Location 250 E. Dublin Granville Rd. Worthington
	Present/Proposed Use 43085
3.	Zoning District
4.	Applicant Caren and Timothy Troester
	Address 250 E. Dublin Granville Rd. Worthington 43085
	Phone Number(s) $6/4 - 329 - 9447$
	Email <u>Cdance Ogmail Com</u> Property Owner "
5.	Property Owner
	Address(('/
	Phone Number(s) [('' Email
6.	Project Description Patio with sitting wall and
	pergola.
7.	Project Datails:
	a) Design Paver patro with 12' sithing wall and pergula ettached b) Color Westport Pavers (River) and cedar pergula sketches
	b) Color Westport Pavers (River) and cedar pergola sketches
	c) size 18'20' patio with 12' sitting wall } Pergula approx
	c) Size 18×20 patio with 12's itting wall 3 Pergula approx d) Approximate Cost 19, 2/0,00 Expected Completion Date week in 14' long x EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME September. 12'wide
PL.	EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME September. 12'wide
The	information contained in this application and in all attachments is true and correct to the best of my
the	wledge. I further acknowledge that I have familiarized myself with all applicable sections of 9'8". Worthington Codified Ordinances and will comply with all applicable regulations.
	Marian elaula tall.
Αp	plicant (Signature) 8/24/20 Date
T.	
	Laren Holester 8/24/20
Pro	nerty Owner (Signature) Date

ABUTTING PROPERTY OWNERS FOR 250 E. Granville Rd.

Daniel & Nanette Fields		396 Pingree Dr.	Worthington, OH 43085
Salvatore Malguarnera		256 E. Granville Rd.	Worthington, OH 43085
Craig Hackman	Diane Marsicano	242 E. Granville Rd.	Worthington, OH 43085
Walter & Laurie McEnery		397 Pingree Dr.	Worthington, OH 43085

August 24, 2020
We would like to replace our
existing patio which is aging and beginning
to be unrafe with a paver patio.
The patio will have a sitting wall and
a pergola,

Caren and Tim Troester 250 E. Dublin Granville Rd. Wortnington, off 43085

CITY OF WORTHINGTON

DRAWING NO. AR 50-2020

DATE 08-24-2020

250 E. Granville Rd.





100-002471 03/31/2014

PAVER PARIS
19:120'

CITY OF WORTHINGTON

DRAWING NO. AR 50-2020

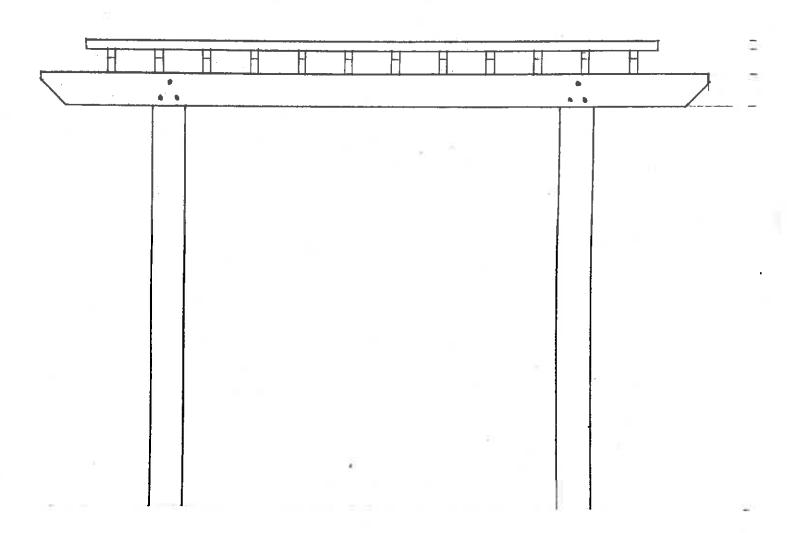
DATE 08-24-2020

SCALE: 1/8"=1"

CITY OF WORTHINGTON

DRAWING NO. AR 50-2020

DATE 08-24-2020



Troester Pergola 250 E Dublin-Granville Rd Front View 1/2"=1'

1

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mail.google.com



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nt from my iPhone

CITY OF WORTHINGTON

DRAWING NO. AR 50-2020

DATE 08-24-2020



Outdoor Living Installation* Tel: 614-407-0847

installation@mrmulch.com

http://www.outdoorlivingbymrmulch.com

Carrie Troester 250 East Dublin Granville Rd. Columbus OH 43085 United States

Invoice INV/2020/0195

Invoice Date:

Due Date:

Source:

Reference:

08/11/2020

08/11/2020

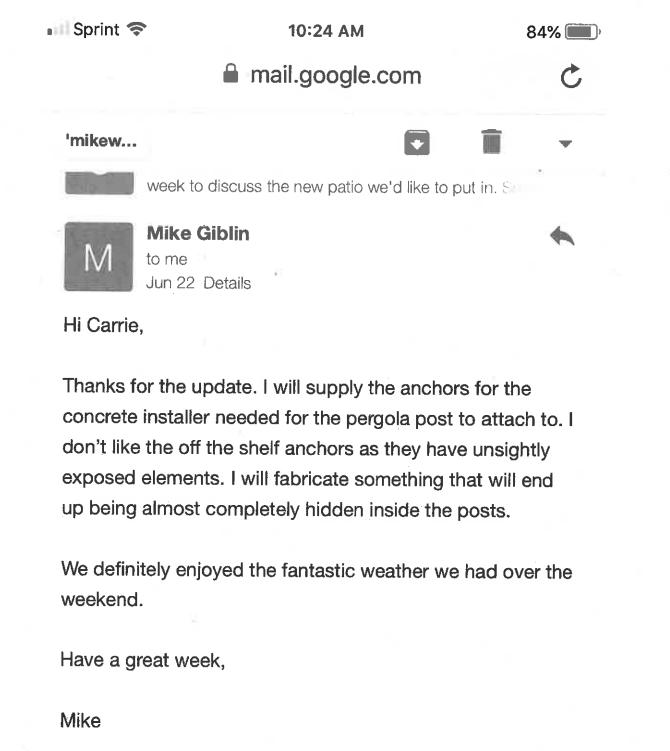
SO8669

INV/2020/0195/01

DESCRIPTION	QUANTITY	UNIT PRICE TAXES	AMOUNT
Brussels Dimensional Steps. Steps will be built on an aggregate base with 2" of mixed concrete for extra stability. Includes paver landing an Ledgestone Coping.	1.000 Units	1,950.000	\$ 1,950.00
Brussels Dimensional Seat Wall. Built on an aggregate base with 2" of mixed concrete for stability. All rows will be glued. Includes Ledgestone coping.	12.000 Units	135.000	\$ 1,620.00
Installation of Westport paver (River) on an aggregate base with 1" of #9 for a leveling bed. Includes edge guard and polymeric sand.	350.000 Units	24.000	\$ 8,400.00
		Subtotal	\$ 11,970.00
		Total	\$ 11,970.00
		Paid on 08/11/2020	\$ 6,000.00
		Amount Due	\$ 5,970.00
Please use the following communication for your payment 50% down for scheduling Balance upon completion	: INV/2020/0195/01	CITY OF WO	RTHINGTON
		DRAWING N	O. AR 50-202
		_ DATE 08-24-	-2020

2721 W Dublin Granville Road Columbus OH 43235 United States





CITY OF WORTHINGTON

DRAWING NO. AR 50-2020

DATE 08-24-2020

On Jun 20, 2020, at 4:31 PM, Carrie Reiger cdance@gmail.com wrote:

Sent from my iPhone

CITY OF WORTHINGTON

<u>MWG</u>

Remodeling & Woodworking LLC

DRAWING NO. AR 50-2020

DATE 08-24-2020

1980 W Dublin-Granville Rd Worthington, Ohio 43085 (614) 846-3284

July 23, 2020 Tim & Carrie Troester 250 E Dublin-Granville Rd Worthington, Ohio 43085

MWG Remodeling & Woodworking LLC proposes to build a cedar Pergola at 250 \pm Dublin-Granville Rd. Details below

Pergola dimensions will be approximately 14' long by 12' wide by 9' 8" tall.

- (4) 8"x8"x12' cedar post will be finished and the portion of the post that will be set below grade in concrete will have additional treatment applied to resist decay. Post will be set at 8'apart from each other.
- (4) 2"x8"x14' main beams will be installed on both sides of each set of posts running parallel to the back of your house.
 - (12) 2"x6"x12' purlins fastened on top of the main beams at 12" on center.
 - (12) 2"x2"x12' cross ties installed 12" on center on top of the purlins.

All wood components will be semi rough Western Red Cedar finished of site with Sherwin Williams Woodscapes and insecticide additive.

Work site must be flat and clear of any debris that will inhibit excavation for setting posts and installing the pergola. Installation of Pergola must be completed before paver patio work starts.

All work is to be completed in a manner according to standard practices. Any alteration to the above specifications or drawings involving extra cost will be executed only upon written orders, and will become an extra charge. Owner is to carry fire, disaster and any other necessary insurance.

Rock Clause: If rocks, roots, concrete, pipes, electric lines, or any other debris are encountered on a scale that inhibit normal progress during the post installation process, the customer will bear extra cost of \$45 per man hour plus jack hammer rental if required.

Total cost:

\$7,240.00

This price is good for 14 days.

Payments: completion.

\$3,500.00 dollar deposit due at acceptance. Remaining balance due at

Acceptance Of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.



City of Worthington

ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # A Date Received 9/14
Fee (10.00) Meeting Date 09/10/2010 Filing Deadline Receipt # 6894

1. Property Location 251 West Dublin Granulle Rd. Worthington 04 4308
2. Present/Proposed Use Ground Platform Rek.
3. Zoning District \mathcal{L} - 10
4. Applicant Cap City Decks + Patros
Address 1069 Kenchester Dr. Columbus of 43220
Phone Number(s) 614 570-0818
Email Capatry decks . Patros e grad, com
5. Property Owner Hale Mc Kirnan
Address 251 West Dublin Granville Rd. worthington Oft 43085
Phone Number(s) 614-905-7576
Email Throckirnan @ gmail, com
6. Project Description Building grand Platfor 24" of grown
7. Project Details:
a) Design 8 x 17 6' Rectangle Ground Platform
b) Color Storn Gran Timber Tech
c) Size 8 x 17 6" 24" off ground
d) Approximate Cost \$9,870 Expected Completion Date 2020
PLEASE READ THE FOLLOWING STATEMENTAND 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.
$1 \cap I$.
Applicant (Signature) Date
8/3/2020
Property Owner (Signature) Date

Abutting Property Owners List for 251 W. Granville Rd.

Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, OH 43085
Gregory & Kathleen Hayes	243 W. Dublin-Granville Rd.	Worthington, OH 43085
Timothy & Deborah Price	242 Sinsbury Dr. N	Worthington, OH 43085
Philip & Jean Green	250 Sinsbury Dr. N	Worthington, OH 43085
Jay Plasman	258 Sinsbury Dr. N	Worthington, OH 43085
Carol & Douglas Taylor	702 Farrington Dr.	Worthington, OH 43085

Description Constructing a ground platform approximately 8'x 17'6" and 24" off the ground.

CITY OF WORTHINGTON

DRAWING NO. AR 51-2020

DATE 08-24-2020

251 W. Dublin-Granville Rd.





100-002833 04/19/2017

Phone (800) 250-3451

www.McSteen.com

Fax (800) 897-9722

This survey is a mortgage location souvey prepared in accordance with chapter 44733-37, Onto administrative code and is not a boundary survey pursuant to chapter 4733-37. Onto administrative code. A mortgage location survey does not locate or determine boundary lines and is intended for landing and underwriting purposes only. Any other use of this survey is unauthorized and the use assumes all rest. Liability for this survey is limited to fees charged in its preparation.

Prepared For:

VALLEY TITLE & ESCROW AGENCY, INC.

FIRST BEXLEY BANK

Present Owner.

VICIEDO, LOUIS

New Owner

Title Co. File #:

MCKIRNAN, ROBERT H. AND LORI M.

Occupied By:

Present owner

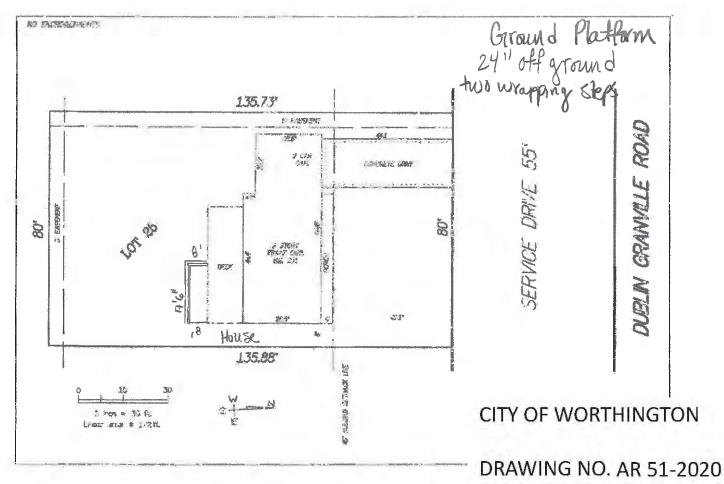
Work

None Observed None Apparent

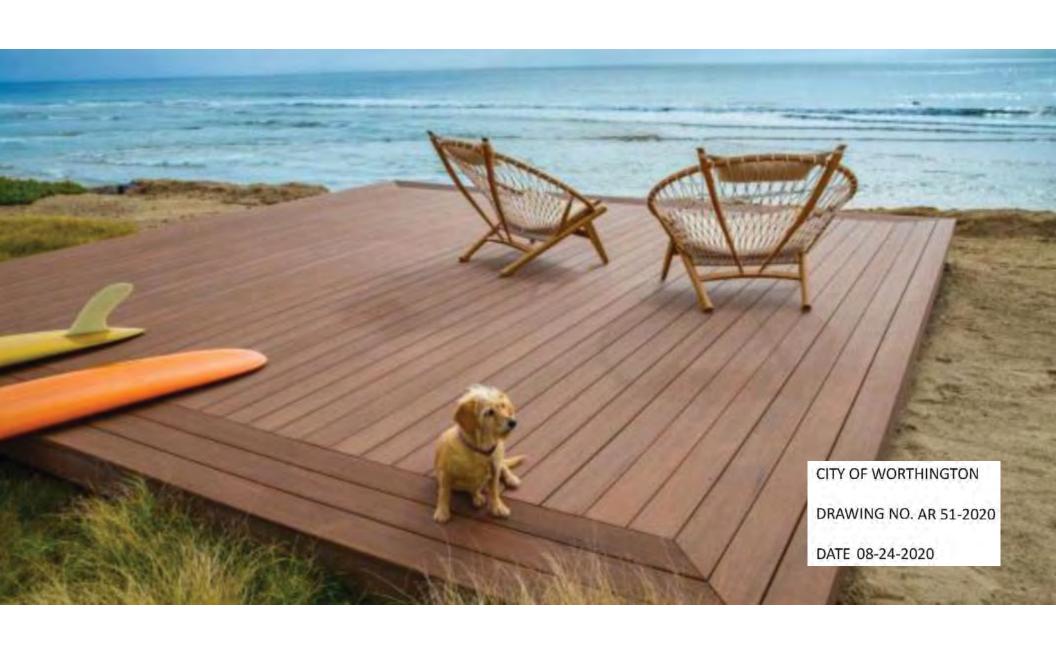
Street Improvements.

503426

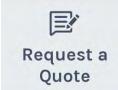


























CITY OF WORTHINGTON

<u>Home</u> > <u>Products</u> > <u>Decking</u> > <u>Timb</u> Collection

DRAWING NO. AR 51-2020

DATE 08-24-2020

Reserve Collection

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III

GOT IT



City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 51-2000 Date Received 08-24-000
Fee 44,00 pd
Meeting Date 19-10-2020
Filing Deadline Receipt # 68949
Receipt # WYYY
•

1	Property Location 5625 N. H. GH St #1 Womtwood, Ohio
2	Present/Proposed Use Phanney
3.	Zoning District
4.	Applicant Annuny Buchts
	Address 250 Daniel Burnham SQ # 303 Columbus Ones
	Phone Number(s) (614) 571 - 4478 .43215
	Email Tony, Buchts @ Cocpa, con
5.	Property Owner JEARY Sutton Sutton Propensits
	Address Po Box 955 Wormpuner, Obso 43085
	Phone Number(s) (614) 327 - 258(
	Email Surron Propenses 955 @ Gnail . Com
6	Project Description Building Signage
٠.	Project Description Ovito (100 810) A 80
7.	Project Details:
	a) Design Replacement face for Pylon Sign New Set of NON-
ILL	b) Color Extenduy lighted Blue Tones
	d) Approximate Cost 44,000.00 Expected Completion Date OCT 1 2020
PLI The	c) Size Pylon Such 42"x72" 214 wan Sign 27½ 252" 47.6 \$\foralle{\psi}\$ d) Approximate Cost \$\frac{4000.00}{2000}\$ Expected Completion Date \$\frac{00000}{2000}\$ 2020 EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: information contained in this application and in all attachments is true and correct to the best of my wiedge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.
App	Olican (Signature) The /20 Date
ge	rald Sutton 7/6/2020
	perty Owner (Signature) Date

ABUTTING PROPERTY OWNERS FOR 5625 N. High St.

Kelma LLC		26 S. Front St.	Columbus, OH 43215
Martha Denbow		5606 Emerson Ave.	Worthington, OH 43085
Arshot Realty	Attn: George O'Donnel	107 S. High St. #3	Columbus, OH 43215
St. Michael		5750 N. High St.	Worthington, OH 43085
Key Bank		5633 N. High St.	Worthington, OH 43085

Supporting Statement

This subject site known as 5625 N. High Street is located in the City of Wothington and was previously a Verizon phone store. The existing Verizon letters and logo are to be removed and discarded. The storefront fascia will be patched and painted a lighter Ivory tone to contrast with the new letters and logo. The new letters and logo are made of aircraft grade 1/4" thick plate aluminum letters painted 287C Blue with matching goose neck lighting above painted the same color to match. The new letters and lighting will be centered on the storefront both vertically and horizontally. The logo with have a vinyl digital print overlay.

The existing free-standing sign will have a face change only and will feature 3/16" thick polycarbonate faces with 2nd surface digitally printed translucent logo on an opaque PMS 287C background. The over-all-height and set-back are not changing.

We believe these graphic changes are complimentary to the site and building and will convey the the Pharmacy mission. We therefore respectfully request your consideration in our request.

Respectfully Submitted,

Stanley W. Young, III

August 20, 2020

CITY OF WORTHINGTON

DRAWING NO. AR 52-2020

5625 N. High St.







D/F PYLON SIGNS Qty: 2 Faces

3/16* Clear Polycarbonate Faces
- 2nd-surface Digitally Printed Translucent Logo
(PMS Cool Gray 3, PMS 287 Dk Blue, Process Blue, White)
- 2nd-surface Painted Opaque Dark Blue Background PMS 287C



www.brannamsign.com

888-976-7446

127 Cypress Street SW Reynoldsburg, Ohlo 43068

5625 N. High St. Worthington, OH

Installation Address: 5625 N. High St. Worthington, OH





ELECTRIC SIGN COMPLIES TO UL 48

3



3 of 3







-34 15/16"-42" 28"

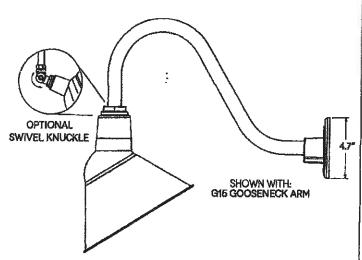


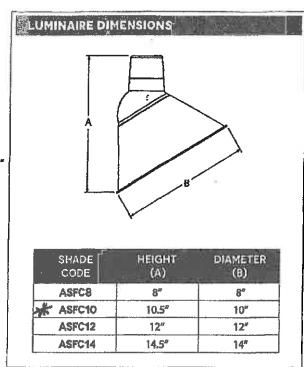
CITY OF WORTHINGTON

DRAWING NO. AR 52-2020

Royal Blue

DIMENSIONAL DRAWING





SPECIFICATIONS

MOUNTING

GOOSENECK

1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT

10 lbs

MATERIAL & FINISHES

POWDER COAT SHADE

Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

PORCELAIN SHADE

Hand-Spun from 20 Gauge Sheet Metal

POWDER COAT FINISHES

Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES

Applied by Hand and Fired in a High Temperature Oven

Hand-Spun from High Purity ,032 Thick C11000-O60 ETP Copper

Hand-Spun from High Purity .050" Thick C2600-O60 Brass

LIGHT SOURCE

INCANDESCENT

Medium Base E26 Socket, 200W Max, 120 VAC

COMPACT FLUORESCENT

Bi-Pin Base GU24 Socket, 23W Max, 120 VAC

Fire Chief Sign Light Also Available in LED. Please Visit Website for **LED Specifications.**

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA

Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY

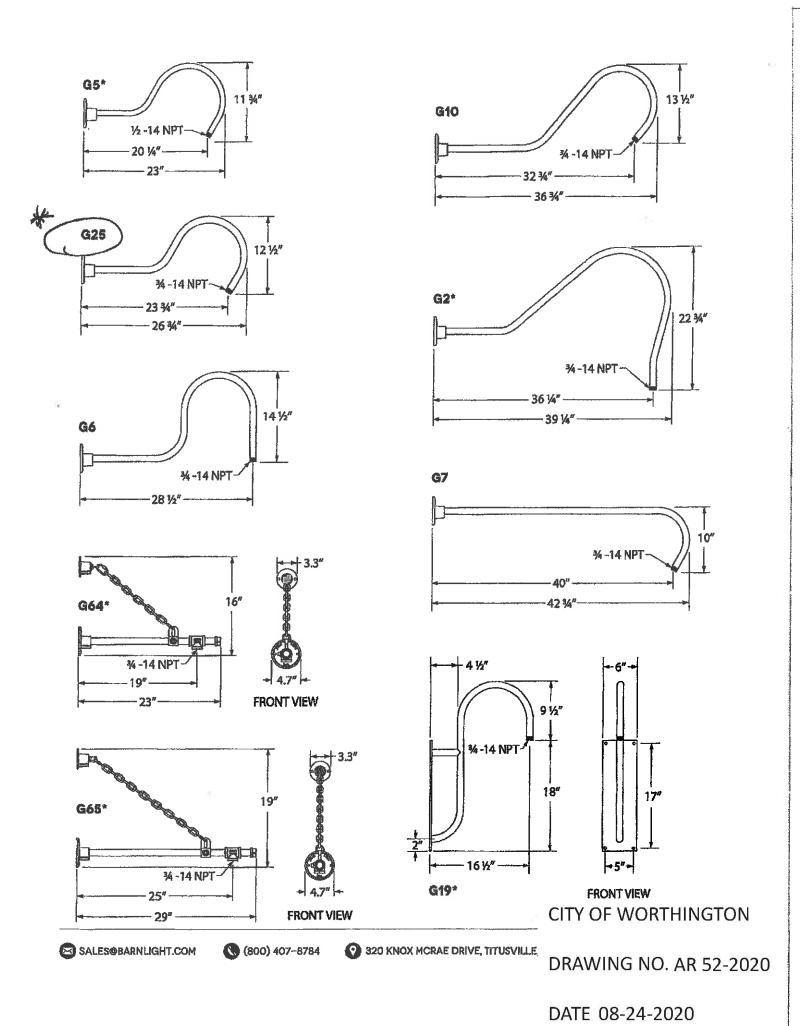
For Additional information on Our Limited Warranty, Please See **Our Terms & Conditions**

UL CERTIFICATION

UL Listed Fixtures Available upon Request. Please Consult Factory for Additional Information.

CITY OF WORTHINGTON

DRAWING NO. AR 52-2020





Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 53-2020
Date Received 8/26/2020
Fee \$50
Meeting Date
Filing Deadline
Receipt #

1.	Property Location	820 High Street, Worthington, OH 43085		
2.	Present/Proposed Use	Old Worthington Library (school district public library)		
3.	Zoning District C-3			
4.	Applicant Monica Baug	chman, Director of Support Services, Worthington Public Library		
	Address 820 High Street, Worthington, OH 43085			
	Phone Number(s) 614	-807-2602		
	Emailmbaughman@w	orthingtonlibraries.org		
5.	Property Owner Worth	nington Public Library Board of Trustees		
	Address 820 High St	reet, Worthington, OH 43085		
	Phone Number(s) 614-807-2601			
	Emailc/o cgibson@w	orthingtonlibraries.org		
6.	Project Description Place	ce existing in-wall 24/7 lockers with exterior, freestanding unit and		
	an in-wall walk-up mate	rials return .		
7.	Project Details:			
	a) Design D-Tech holdI	T locker module with 3 expansion units		
	b) Color _ Factory white	with library-designed wrap added after installation		
	c) Size <u>H-75" x W-84 x</u>	D-18"		
	d) Approximate Cost\$	Expected Completion Date11/30/2020		
The kno the	e information contained in this owledge. I further acknowled Worthington Codified Ord	WING STATEMENTAND SIGN YOUR NAME: s application and in all attachments is true and correct to the best of my dge that I have familiarized myself with all applicable sections of dinances and will comply with all applicable regulations. 8/24/2020		
Ap	oplicant (Signature)	Date		

Date

Abutting Property Owners List for 820 High St.

Tenant	48 E. Stafford Ave.	Worthington, OH 43085
Tenant	50 E. Stafford Ave.	Worthington, OH 43085
Michael Smith	2626 Redding Rd.	Worthington, OH 43085
Tenant	54 E. Stafford Ave.	Worthington, OH 43085
Tenant	56 E. Stafford Ave.	Worthington, OH 43085
J Four Properties LTD	364 Highland Way	Worthington, OH 43085
Tenant	58 E. Stafford Ave.	Worthington, OH 43085
Tenant	60 E. Stafford Ave.	Worthington, OH 43085
58-60 Stafford LLC	PO Box 509	Worthington, OH 43085
Worthington Schools	200 W. Wilson Bridge Rd.	Worthington, OH 43085
Victoria Brankamp	782 Hartford St.	Worthington, OH 43085
David and Malayna Chadwell	808 N. High St.	Worthington, OH 43085

1. Supporting Statement:

Old Worthington Library is applying to replace the existing in-wall 24/7 pickup lockers currently located near the south entrance. The existing lockers are 12 years old and have exceeded their life expectancy and it's not possible to update or expand this generation of technology. The current versions of these systems have different installation applications and are no longer built-it units.

As a result, Old Worthington Library need to remove the existing built-in locker unit, repair the exterior brick using matching materials (Brick: Beldon Belcrest 560; Mortar: Brixment B-500), repair the interior wall and install a new unit, which in addition to being current technology, will also provide increased capacity for an in-demand, no contact service.

A similar project was completed at the Northwest Library (2280 Hard Road), with the old built-in lockers being removed, brick and interior repaired, and new locker unit installed. From start to finish the project was completed in under a week.

The installation at the Northwest Library is a bit different in that the roof overhang is sufficient to protect the locker unit. The installation at Old Worthington Library does require a few inches of additional protection beyond the 18" roof overhang. This protecting will be achieved with the protective awning panels attached to the locker unit, which add 12" to the overall height of the unit and 36" of depth beyond the roof soffit.

In addition to the locker replacement, Old Worthington Library would like to install a walk-up materials return slot on the south side of the building where there is an existing structure designed to provide shelter. Originally this location was intended to be used for a materials handling intake or materials return slot, but was not pursued. Adding a materials return that goes directly into the building will provide for greater capacity for no-touch materials return and put to use a design element that currently looks unfinished.

2. List of Supporting Attachments

All parts of the Project

- 1. Site plan of Old Worthington Library
- 2. Old Worthington Street Level floor Plan showing location of the lockers and walk-up materials return.
- 3. Photos of existing built-in lockers
- 4. D-Tech holdIT locker specifications
- 5. Photo of newly installed D-Tech holdIT lockers at the Northwest Library
- 6. Photo example of a wrapped locker unit from Grand Prairie, TX
- 7. Proposed locker wrap design
- 8. Photo of proposed location of the Kingsley ThruWall walk-up materials return
- 9. Picture of the proposed ThruWall material drop location
- 10. Kingsley ThruWall materials return specifications

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

820 High St.



100-000386 04/26/2017



Old Worthington Library Floor Plan – Street level

820 High Street, Worthington, OH 43085



CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

Existing Lockers:



CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020

holdIT





D-Tech's holdIT[™] is an automated self-service holds kiosk which allows extended access to library materials. The holdIT™ can be used inside a building or outside with proper covering from the elements.

KEY FEATURES

- Safe and secure storage
- Adequate locker space for varying sizes of reservation
- Real time connection to ILS
- Barcode, Mifare, Biometrics, RFID for user ID
- Smart phone ID reader functionality
- Many color options available
- LED backlighting color options
- Optional Air Conditioned temperature management system
- Connection to ILS via SIP2
- Meets all required Safety Standards and is fully CE
- 15 lockers as standard
- 9 locker kiosk with touch screen monitor
- 8 locker with returns bin modules
- Modular design allowing for additional modules as needed
- Up to 255 lockers per kiosk
- Easy staff loading

The holdIT[™] automated self-service reservations kiosk allows library staff to remotely load lockers with reservation items with our loaning application. Just scan the item in the application. The holdIT[™] allocates a locker and prints a receipt with a barcode. The receipt will indicate the items and locker number. Once a trolley is full of items ready to be loaded into the holdIT™, the staff member has to just scan the barcode on the receipt that is attached to the reserved item; which will automatically unlock the correct locker, place the item in and close the door. The user will simply scans their user card, and the screen will display the items. The user accepts; the locker is opened, and the items are issued.

If the holdIT[™] is used for issuing other items, the software is like a self-check system. However, the user would select the item they wish to borrow; the system would issue the item and unlock the door. The item would be issued via SIP2 in a library. However, if not in the library, we would supply our own database or connect to a third party database (third party, database connections will be an extra cost).





DIMENSIONS

Main terminal unit (9 lockers included):

H 75" x W 21" x D 18"

Size locker unit (15 lockers included):

H 75" x W 21" x D 18"

Size locker unit with returns bin

(8 lockers included):

H 75" x W 21" x D 18"

Locker internal size for all units:

H 5" x W 20" x D 16"

Different size locker compartments available

Specifications subject to change without notice • © Copyright D-Tech International 21 CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020



D-Tech International USA Unit 5 • 1293 • Hornet Road • Rio Grande • New Jersey • 08242





CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020

Northwest Library August 2020 installation of replacement lockers. Unit will be wrapped in the library-designed images.



Grand Prairie, Texas wrapped example:



DRAWING NO. AR 53-2020

DATE 08-26-2020

WORTHINGTON LIBRARIES



Proposed walk-up material return location



CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020





Dimensions 20"W x 17 3/16"D x 18 3/16"H

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020



CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

ThruWall Depositories

DATE 08-26-2020

Product: KwikDrop Single ThruWall

Catalog#: 10-8951

Last Updated: 5/3/19

Specifications are subject to change without notice. Please see **www.kingsley.com** for the most current specifications. **Made in the USA.**

ThruWall System Construction/Features

Materials: • Exterior: Heavy-duty stainless steel faceplate, depository door

flap, and built-in weather hood.

• Interior: Stainless steel throughout to include 14-inch four-

sided chute housing. AirBloc neoprene rubber panels.

Weather Resistance: Angled built-in weather hood shields from rain and snow. The spring-

loaded depository door will not blow open in most winds. Caulking on the inside edges of the faceplate and weather stripping around door

create increased protection from inclement weather.

Air Draft Prevention: The AirBloc system helps to eliminate drafts caused when the

depository door is opened.

Theft Deterrence: The upward angle of external shroud, length of the internal slide

chute, and the AirBloc system prevent reaching inside through the depository door and block theft of materials with a claw apparatus. The angle of the external shroud also acts as a deterrent to pouring

liquids into the unit.

Available Wording: Self-adhesive vinyl decal. See website for complete list of available

wording options.

Locking Method: Easy to operate KwikLock System allows locking the depository door

with a simple "Open/Close" Lever. Note: KwikLock system is an

integral part of the unit and is not available separately.

ADA Compliancy: ADA compliant when properly installed.

Assembly Required: The KwikDrop ThruWall unit comes in two pieces: faceplate with slide

and chute housing. This allows the faceplate to be smaller but makes wall installation more challenging. KwikLock system also requires

1

assembly.

Compatibility: Compatible with any Kingsley high capacity receiving cart.



ThruWall Measurements

Overall Dimensions: $20'' \text{ W x } 17^{-3}/_{16}'' \text{ D x } 18^{-3}/_{16}'' \text{ H}$

[508 mm W x 436.6 mm D x 461.9 mm H]

External Faceplate: 20" W x 12-3/4" D x 13" H [508 mm W x 324 mm D x 330 mm H]

(from front of shroud to end of entry chute)

Interior Chute Assembly: $15^{-3}/_{4}$ " W x 14" D x $16^{-23}/_{32}$ " H

[400 mm W x 355.6mm D x 424.6 mm H]

Depository Opening: $15^{-1}/8$ " W x $3^{-7}/8$ " H [384.2 mm W x 98.4 mm H]

Product Weight: 19 lbs. [7.71 kg]

Shipping Method/Class: Ground or freight/class 150

Installation (Rough cut only. Please visit www.kingsley.com for complete instructions)

Rough Cut: 18-1/4" W x 111/4" H [464 mm W x 286 mm H]. 40-3/4" [1035.1 mm]

max from external floor to bottom of rough cut opening.

Trim: Keep 3" [76.2mm] horizontal from front to back then angle 90

degrees downward 7" [177.8mm] and continue horizontally through back of wall. Sides and bottom of opening trimmed with 3/4" thick

wood. This trim is for the installing mounting hardware

Accessories/Options for This System:

Braille Tags – Reads: BOOK DROP (**#99-8100**) or VIDEO DROP (**#99-8105**) **Custom Wording** – Call for quote.

DISCLAIMER: Lightweight material such as thin books or jewel cases may have difficulty passing through the AirBloc system.

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

Last Updated: 5/3/19



Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # _ AR 53-2020
Date Received8/26/2020
Fee
Meeting Date
Filing Deadline
Receipt #

Property Location	820 High Street, Worthington, OH 43085
Present/Proposed Use	Old Worthington Library (school district public library)
Zoning District C-3	
Applicant Monica Baug	hman, Director of Support Services, Worthington Public Library
Address 820 High St	reet, Worthington, OH 43085
Phone Number(s) 614	-807-2602
Emailmbaughman@w	orthingtonlibraries.org
Property Owner Worth	nington Public Library Board of Trustees
Address 820 High St	reet, Worthington, OH 43085
Phone Number(s) 614-	807-2601
	orthingtonlibraries.org
Project Description : E	xterior Lighting Upgrade
F	Replace 12 exterior carriage lights and convert 4 light poles to LED
Project Details:	
a) Design Quoizel De	von Outdoor Lantern (DE89601B)
c) Size Dimensions: 11"	W x 26" H x 14" D, Backplate Dimensions: 12.00"H x 5.00"W
EASE READ THE FOLLO e information contained in this owledge. I further acknowled Worthington Codified Ord	WING STATEMENTAND SIGN YOUR NAME: application and in all attachments is true and correct to the best of my dge that I have familiarized myself with all applicable sections of dinances and will comply with all applicable regulations.
pricant (Signature)	
	Applicant Monica Baug Address 820 High St Phone Number(s) 614 Email mbaughman@w Property Owner Worth Address 820 High St Phone Number(s) 614- Email c/o cgibson@w Project Description: E Project Details: a) Design Quoizel Decemble Color Imperial Brome c) Size Dimensions: 11" d) Approximate Cost 9 EASE READ THE FOLLOW information contained in this owledge. I further acknowledge.

Date

1. Supporting Statement:

Old Worthington Library is applying to replace twelve existing exterior carriage lamp fixtures, as the condition of the fixtures is declining and they are overdue due for replacement. This upgrade will also allow for the conversion to LED, a more energy-efficient option. This project was originally proposed to ARB in 2016 (AR88-16), but this component was not completed at that time. New fixtures have been selected.

The Library is also applying to upgrade the light poles on the northside of the building to LED to match the upgrade the City of Worthington completed to the light poles along High Street. We would upgrade the light poles using the same materials specified and used by City of Worthington Service and Engineering Department.

2. List of Supporting Attachments

All parts of the Project

- 1. Site plan of Old Worthington Library
- 2. Old Worthington Street Level floor Plan showing position of the lighting fixtures & light poles.
- 3. Front View of existing carriage lamp fixture showing condition.
- 4. Angled view of existing lamp showing connection to exterior wall.
- 5. Photos of lamp placement on the building.
 - a. South side of building
 - b. West side of building
 - c. North side of building-west portion
 - d. North side of building-brick courtyard
 - e. Northside of building-along concrete walk to north entrance
- 6. Cut sheet of proposed new fixture
- 7. Photometric report (forthcoming)
- 8. Photos of existing light poles (4)

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020



Old Worthington Library Floor Plan – Street level

820 High Street, Worthington, OH 43085



CITY OF WORTHINGTON

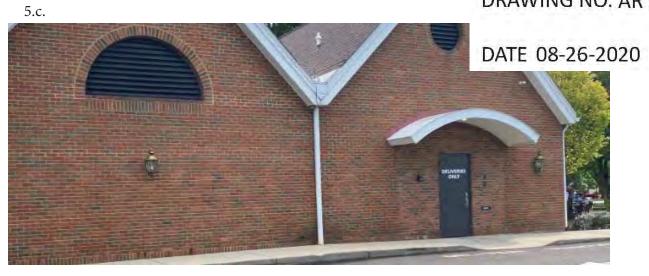
DRAWING NO. AR 53-2020



CITY OF WORTHINGTON DRAWING NO. AR 53-2020 DATE 08-26-2020



DRAWING NO. AR 53-2020







CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020

DE8960IB

Devon Outdoor Lantern Imperial Bronze Devon

QUOIZEL.



DIMENSIONS

Dimensions: 11" W x 26" H x 14" D

Backplate Dimensions: 12.00"H x 5.00"W

HCWO: 17.5"

Weight: 11.00 lbs

Dimensional Weight: 32.00 lbs.

DETAILS

Material: ALUMINUM-GLASS

Glass/Shade Description: Clear Beveled

Glass Panel

LAMPING

Light Source: Incandescent

Bulb Included: No

Bulb Type: Candelabra Base

Bulb Quantity: 3

Watts per Bulb: 60

ELECTRICAL

Dimmable: Yes

Voltage: 120v

Wire Length: 0.5'

INSTALLATION

Location Rating: Wet

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020

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DE8960IB

Product technical report



General Product Information:

Item no.: DE8960IB
Item class: Devon Outdoor Lantern

Base material: Aluminum-glass

Finish: Bronze Finish description: Bronze

Item description: Treat the exterior of your home with lighting worthy of the beauty and security your family deserves. This transitional style

Item family: Devon

Suggested room(s): Outdoor

Energy Star rated: No

ADA compliant: No

Listed Mark Rated Wet

Instruction sheet: IS-354

Listed Mark: Yes

with clear beveled glass fits into most any neighborhood and with most any architecture style.

Dimensional Information:

Height(H): 26.00 *

Length(L): Diameter(D):

Width(W): 11.00 -

Depth(Dp): 14.00 * Extension(Ext):

> Net weight: 15.00 lbs. HCWO: 17.500

> > Please note that the HCWO dimension represents the distance from the wall outlet box center to highest point of mounted product.

Canopy/backplate: 12.000"H x 5.000" W

Electrical Information:

Bulb Type: 3-60W Cand, Bulb Supplied: 0Switch Type: None, Wire Length: 0 ft 6,000 in, Voltage: 120

Shade Information:

Clear Beveled Glass Panel

Mounting Hardware:

Please refer to instructions where applicable

CITY OF WORTHINGTON

Product Photo:

DRAWING NO. AR 53-2020

DATE 08-26-2020

DE8960IB

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Quoizel Inc., 6 Corporate Parkway, Goose Creek SC 29445 www.quoizel.com

Tuesday, August 18,2020 Quoizel Inc. All Rights Reserved - Designs Protected by Copyright





CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020

Page 2 / 2 DE8960IB

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Quoizel Inc., 6 Corporate Parkway, Goose Creek SC 29445 www.quoizel.com





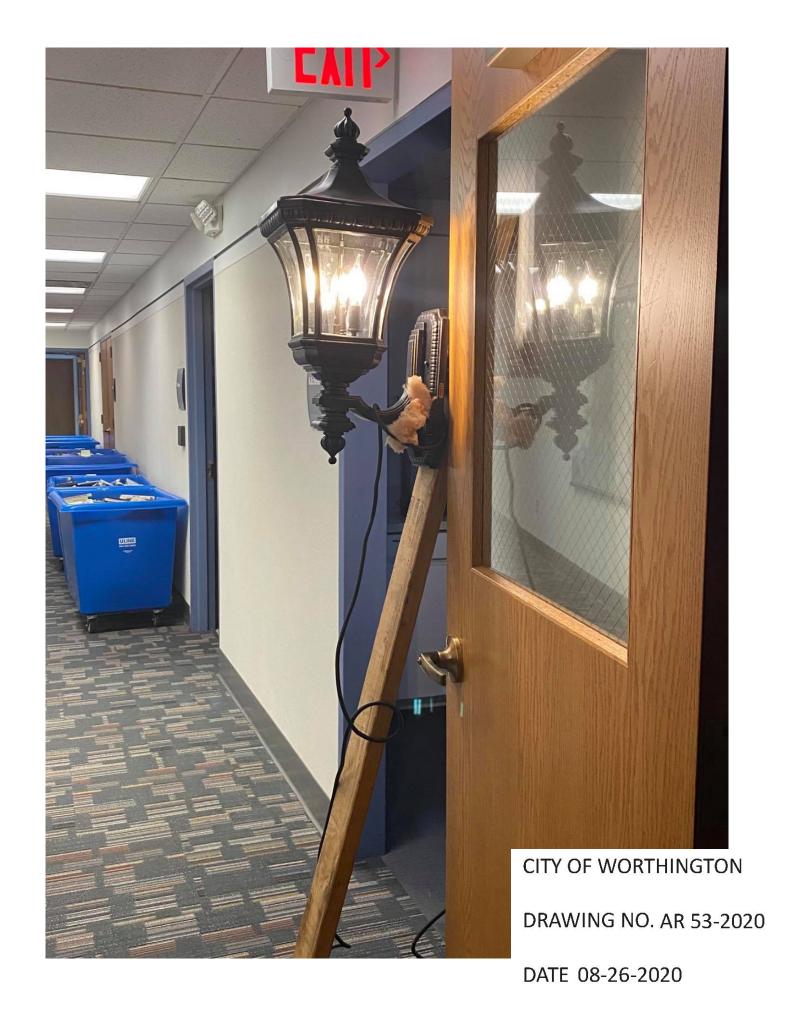
CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020









City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 55-2020
Date Received 8/22/2020
Fee \$18
Meeting Date
Filing Deadline
Receipt #

1.	Property Location	203 W. Dublin Gr	ranville Rd.		
2.	Present/Proposed Use	Personal residence	8		
3.	Zoning District				
4.	Applicant Bryan Copley - N	Jicholson Builders			
	Address 6525 Busch Bl	vd., Columbus, Ohio	43229		
	Phone Number(s) 614	-846-7388			
	Email _ Bryancopley@nich	olsonbuilders.com			
5.	Property Owner Linn Edu	<i>y</i> ardsen			
	Address 203 W. Dublin Gra				
	Phone Number(s) 614-5	531-1602			
	Email Lhedvardsen@hotmai				
7.	place stairs to screen porch with Project Details:	only one entry acce	ck, repair siding to match existir ess, extend fence from neighbors	ng, pour new concrete pad in a similar siz fence to house in a matching design	' e,
	c) Size				
	d) Approximate Cost <u>\$</u>	18,000.00	Expected Complet	ion Date Late 2020	
The	EASE READ THE FOLLO e information contained in the owledge. I further acknowl Worthington Codified O	is application and edge that I have	l in all attachments is true ar familiarized myself with a	nd correct to the best of my all applicable sections of	
Ap	oplicant (Signature)		Date		
<u></u>	- DocuSigned by: -33775352EFD748E		8/26/2020		
Pro	operty Owner (Signature)		Date		

Abutting Property Owners List for 203 W. Granville Rd.

Worthington Schools Daniel Sandberg Resident Donald & Miriam Utter Bruce & Julie Stephens Gregory & Annina Parini	200 E. Wilson Bridge Rd. 5173 Baronne St. 195 W. Dublin-Granville Rd. 194 Sinsbury Dr. N 202 Sinsbury Dr. N 210 Sinsbury Dr. N	Worthington, OH 43085 Columbus, OH 43221 Worthington, OH 43085 Worthington, OH 43085 Worthington, OH 43085 Worthington, OH 43085
Michael Dinneen	211 W. Dublin-Granville Rd.	Worthington, OH 43085

203 W. Dublin-Granville Rd.





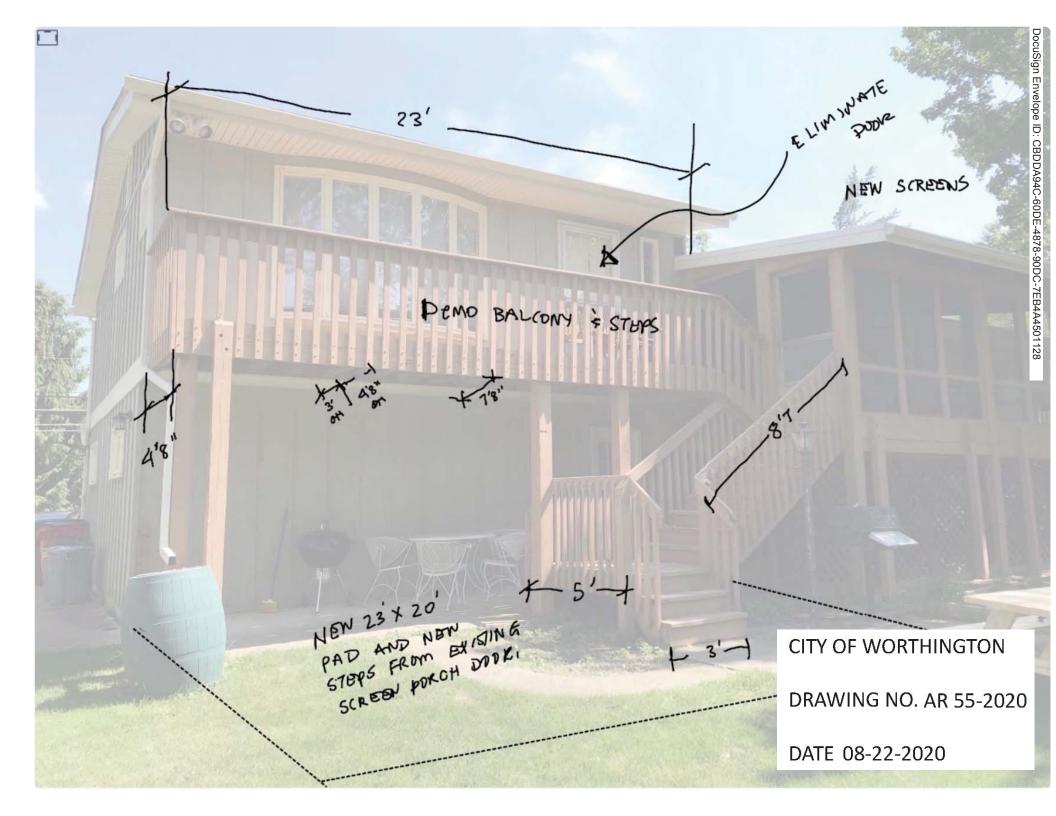
100-002827 04/19/2017



CITY OF WORTHINGTON

DRAWING NO. AR 55-2020

DATE 08-22-2020





- · Extend fence from neighbors fence to house, refer to red line in picture above
- · Match the design of the existing fence
- · Existing fence is approx. 6' tall
- · New fence will have one gate to allow access to backyard, gate will blend in with the fence design



City of Worthington

ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 50	5-2020
Date Received	8/27/202
Fee \$200pd	
Meeting Date	
Filing Deadline	
Receipt #	

1. Property Location 700 E. Dub	blin-Granville Rd.
2. Present/Proposed Use Auto Deale	rship / Auto Dealership
3. Zoning District Auto Dealership /	Auto Dealership
4. Applicant Dustin Todd, Architect - A	Architectural Alliance
Address 49 East Third Avenue, Co	olumbus Ohio 43201
Phone Number(s) 614-469-7500	
Email dtodd@archall.com	
5. Property Owner Wahlberg Chevy	
Address 700 E. Dublin Granville	
Phone Number(s)	17-2
	erhead door to the rear (North) facade of the building
7. Project Details:	
a) Design Insulated steel overhead do	oor with vision panels.
b) Color White	
5 M. C. Mar. 4 M.	
d) Approximate Cost \$200,000	Expected Completion Date 11/30/20
PLEASE READ THE FOLLOWING STATE	TMENTAND CICN POLITY
knowledge. I further acknowledge that I have	id in all attachments is true and correct to the best of my e familiarized myself with all applicable sections of will comply with all applicable regulations.
I will	08/20/2020
Applicant (Signature)	Date
5	, ,
	08/00/2000
Property Owner (Signature)	Date

Abutting Property Owners List for 700 E. Granville Rd

DLZ Corporation CARS-JMC LLC

6121 Huntley Rd. 8484 Westpark Dr. Ste 200 Columbus, OH 43229 McLean, VA 22102

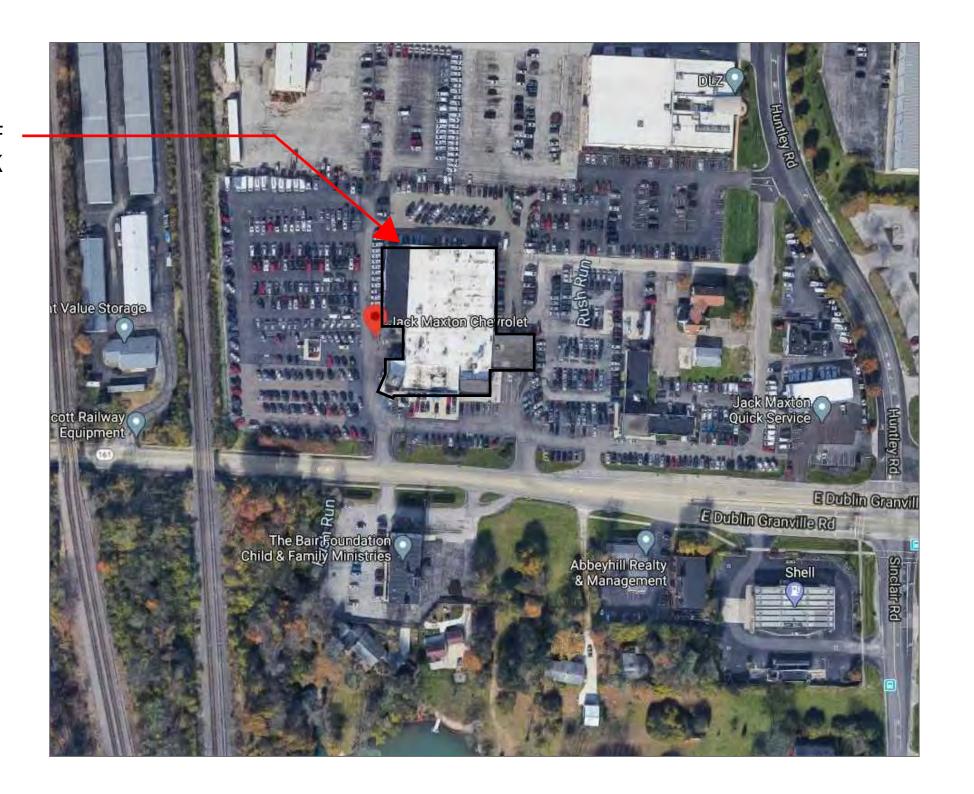
700 E. Granville Rd.





100-002127 04/22/2017

AREA OF WORK



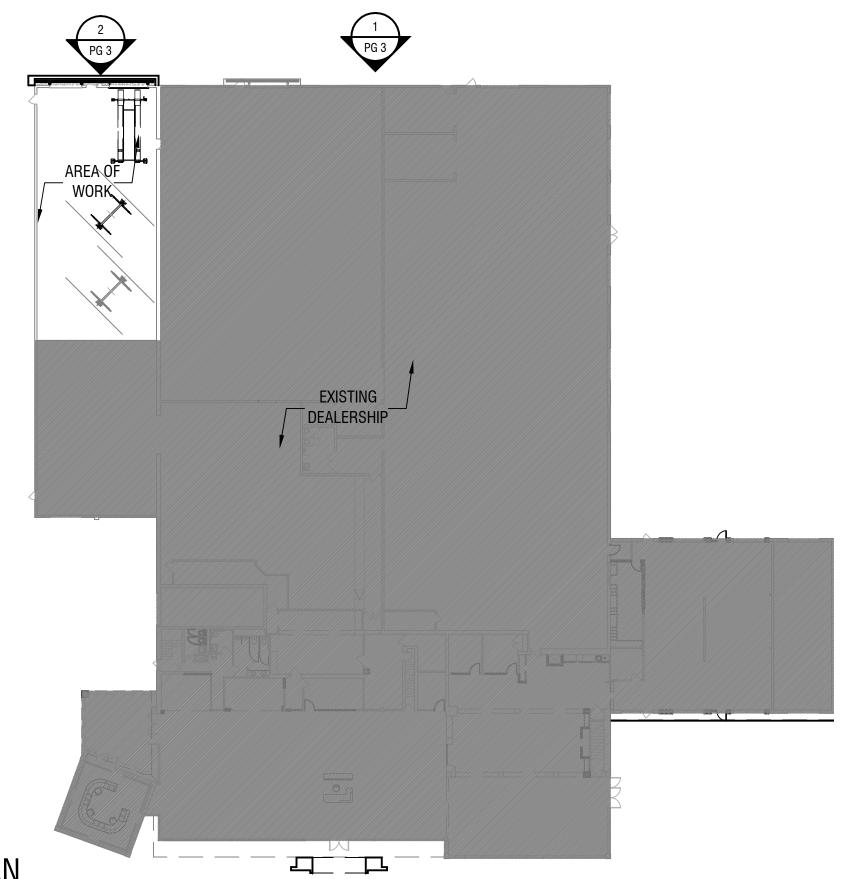
CITY OF WORTHINGTON

DRAWING NO. AR 56-2020

DATE 08-27-2020







CITY OF WORTHINGTON

DRAWING NO. AR 56-2020

DATE 08-27-2020



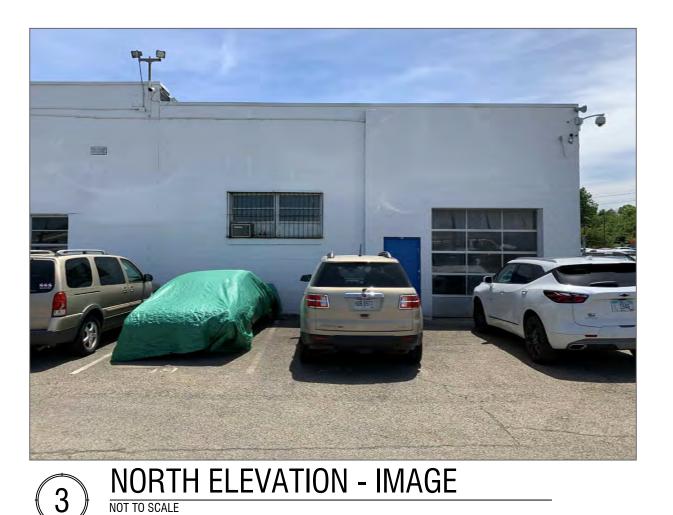
OVERALL FLOOR PLAN
SCALE 1" = 30'-0"

15

WAHLBERG CHEVY OF WORTHINGTON
FLOOR PLAN
08.25.2020



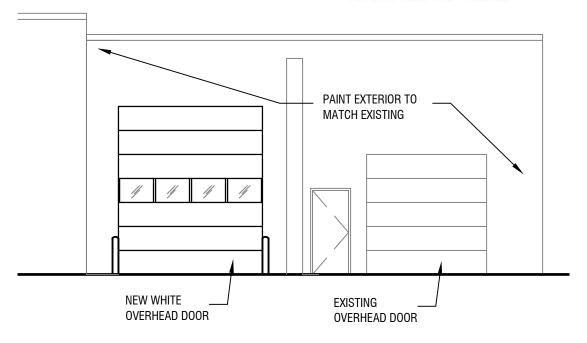




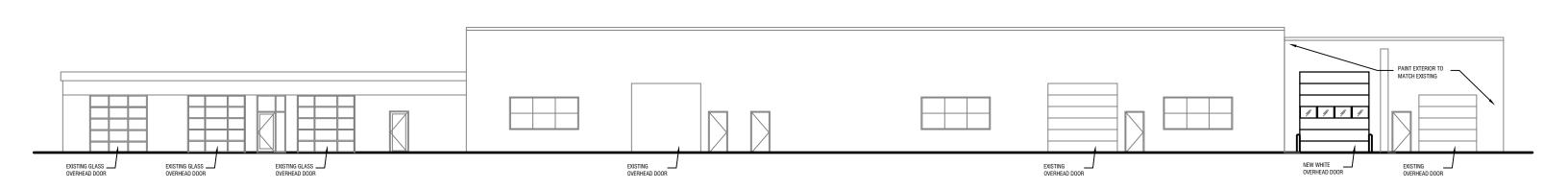
CITY OF WORTHINGTON

DRAWING NO. AR 56-2020

DATE 08-27-2020











Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application Case # AR 58-2020
Date Received \$18-2020
Fee \$1.00 al
Meeting Date 9-10-2020
Filing Deadline
Receipt # 68984

1.	Property Location 784 Oxford St.
2.	Present/Proposed Use Single Family Home
	Zoning District R-10
4.	Applicant James Ross
	Address 6120 Crystal Valley Dr.
	Phone Number(s) 614 204 5661
	Email Jimr, rbd @ gmail, com
5.	Property Owner Anne Riley and Wilma Wabnite
	Address 784 Oxford ST.
	Phone Number(s) 6/4 888 - 5/57
	Email aeriley 1 egmail . com
6.	Project Description Build new front porch
	4 Change (3) Ex vinyl windows to (3) New Marvin Windows
7.	Project Details:
	a) Design Drawing will be emailed
	b) color same as existing/light gray & white
	c) Size Parch 8×10'
	d) Approximate Cost \$8,000 Expected Completion Date Nov 2020
PL	EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The	e information contained in this application and in all attachments is true and correct to the best of my owledge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.
	Names Rass 8-28-20
Ar	plicant (Signature) Date
2	1. Duli. x17.8/20
	William XIIXIII

Date

ABUTTING PROPERTY OWNERS FOR 784 Oxford St.

Name	Name 2	Address	Citystatezip
Charles Benjamin Cooper	Carly Edelstein	790 Oxford St.	Worthington, OH 43085
Worthington Presbyterian Church		773 High St.	Worthington, OH 43085
Edwin & Chasity Hofmann		787 Oxford St.	Worthington, OH 43085
Scott & Holly Heitkamp		783 Oxford St.	Worthington, OH 43085

August 28, 2020

To: Architectural Review Board (City of Worthington)

Re: Supporting statement for new covered front porch & replacement windows at 784 Oxford Street

Dear Worthington ARB members,

Thank you for taking the time to review our proposed project at our home. We have lived in our house since 1991 and love our home and neighborhood. We would like to replace our current front entrance concrete stoop with a covered porch. Currently, our front stoop is not large enough for us to have a chair(s) on it and we would love to be able to sit out front and interact with the neighbors more. We also hope it will help with keeping our stoop more ice free in the winter and add to the curb appeal of our house.

We are also remodeling our downstairs bathroom and kitchen so we can age in place in the future. We would like to replace and upgrade our current windows in those two rooms to easier to open and more efficient Marvin windows. We would also like to have the same grilles-between-the-glass that we currently have in those rooms. All of the front and side windows in our house have grilles-between-the-glass so we would like to keep that feature for ease of cleaning.

Thanks in advance for considering our request and let us know if you have any questions,

Anne Riley & Wilma Wabnitz

784 Oxford Street

Worthington, OH 43085

784 Oxford St.





100-000612 04/26/2017

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR GALENA, OH 43021 Revised Contract Plan Ex. Back Porch Scale: 3/16"-1 DATE: 8-1-20 EAST PORCH 9'-7" x 3'-2" CLOSET 7'-2" x 5'-11" Maria Maria 2868 OFFICE 26'-7" x 13'-10" HALL Brop Drywall 12'-1" x 7'-8" BEAM 7 3'-0 1/2" Finish 30 R South **FAMILY** 14'-1" x 22'-2" North BEDROOM 12'-7" x 12'-2" 3068 CITY OF WORTHINGTON New Front Porch with WEST Arched Ceiling 12' x 7' DRAWING NO. AR 58-2020 NewFronT 0 DATE 08-28-2020 1 Initias: _____ J.R.



CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

PORCH FRONT ELEVATION

Scale: 1/4" = 1'

Riley Residence



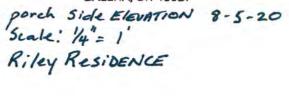
CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR GALENA, OH 43021





CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020



CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020



CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020

ULTIMATE AWNING NARROW FRAME

CITY OF WORTHINGTON DRAWING NO. AR 58-2020 Awning Narrow Frame windows with White hardware DATE 08-28-2020 44



ULTIMATE AWNING NARROW FRAME

The Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame-meaning it can be installed without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame casement or picture windows. Hardware located at the bottom of the window means easy operation-even in hard to reach areas like over a kitchen sink.



ULTIMATE AWNING NARROW FRAME WITH FOLDING HANDLE IN SATIN NICKEL



ULTIMATE AWNING PUSH OUT NARROW FRAME WITH PUSH OUT HANDLE IN OIL RUBBED BRONZE

CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020



City of Worthington

ARCHITECTURAL REVIEW BOARD **Certificate of Appropriateness** Application

Case # AR 59-2020 Date Received 8 28 1010
Fee 44 100 ad
Meeting Date 9/16/1020
Filing Deadline Receipt # 68985

1.	Property Location	771 Oxford Street
2.	Present/Proposed Use	Single family house
3.	Zoning District R-1	10
4.	Applicant James Ross	
	Address 6120 Crys	stal Valley Drive, Galena OH 43021
	Phone Number(s) 61	4-204-5661
	Email Jimr.rbd@gm	ail.com
5.	Property OwnerJesse	e & Nicole Kwiek
	Address 771 Oxford S	itreet
	Phone Number(s)	614-203-5122
	Email jkwiek@gmail.com	m
6.		n southwest (alley) side of house, remove 2 exterior windows d install 1 door (new door to match existing door on back/NW side of house). Extend existing deck.
7.	Project Details:	
	a) Design Described	d in detail in attachments (email)
	b) Color Described	d in detail in attachments (email)
		d in detail in attachments (emai)
	d) Approximate Cost	\$4,000 Expected Completion Date 9/14/2020
The kno	information contained in this wledge. I further acknowled	VING STATEMENTAND SIGN YOUR NAME: application and in all attachments is true and correct to the best of my lege that I have familiarized myself with all applicable sections of inances and will comply with all applicable regulations.
Ap	Normes Reversion (Signature)	<u>8-28-</u> 20 Date
	June Kl	8/26/2020
Pro	perty wner (Signature)	Date

ABUTTING PROPERTY OWNERS FOR 771 Oxford St.

Name	Name 2	Address	Citystatezip
William & Lauren Porteus		88 W. Granville Rd.	Worthington, Ohio 43085
Thomas Holcombe & M Katherine McClu	re	80 W. Granville Rd.	Worthington, Ohio 43085
Matthew & Olivia Hower		94 W. Granville Rd.	Worthington, Ohio 43085
Molly & Sharney Koch		100 W. Granville Rd.	Worthington, Ohio 43085
Jeremy & Clare Brofford		779 Oxford St.	Worthington, Ohio 43085
Worthington Presbyterian Church		773 High St.	Worthington, Ohio 43085

771 Oxford St.



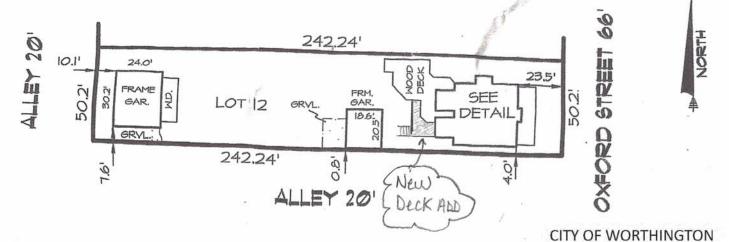


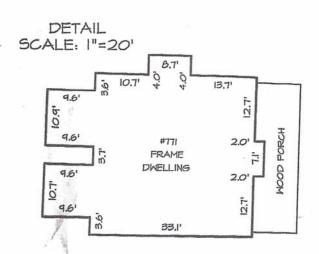
100-000366 04/26/2017



MORTGAGE LOCATION SURVEY

614.785.9340 Fax: 614.785.9342 77 E Wilson Bridge Road Suite 205 Worthington, OH 43085 http://www.campbellsurvey.com





DRAWING NO. AR 58-2020 DATE 08-28-2020



50 SCALE: 1"=50"

C & A Order No.

CO136937

State of Ohio, County of Franklin City of Worthington

New Owner

Address

Jesse and Nicole Kwiek

771 Oxford Sreet

Allotment: Henry T Fays Plat Book: 4 Page: 258

Client Order No. 100596

Date

June 30, 2016

Present Owner Bruce N and Karen J Messenger

This is to certify to PrimeLending, A Plains Capital Company and/or Pillar Title

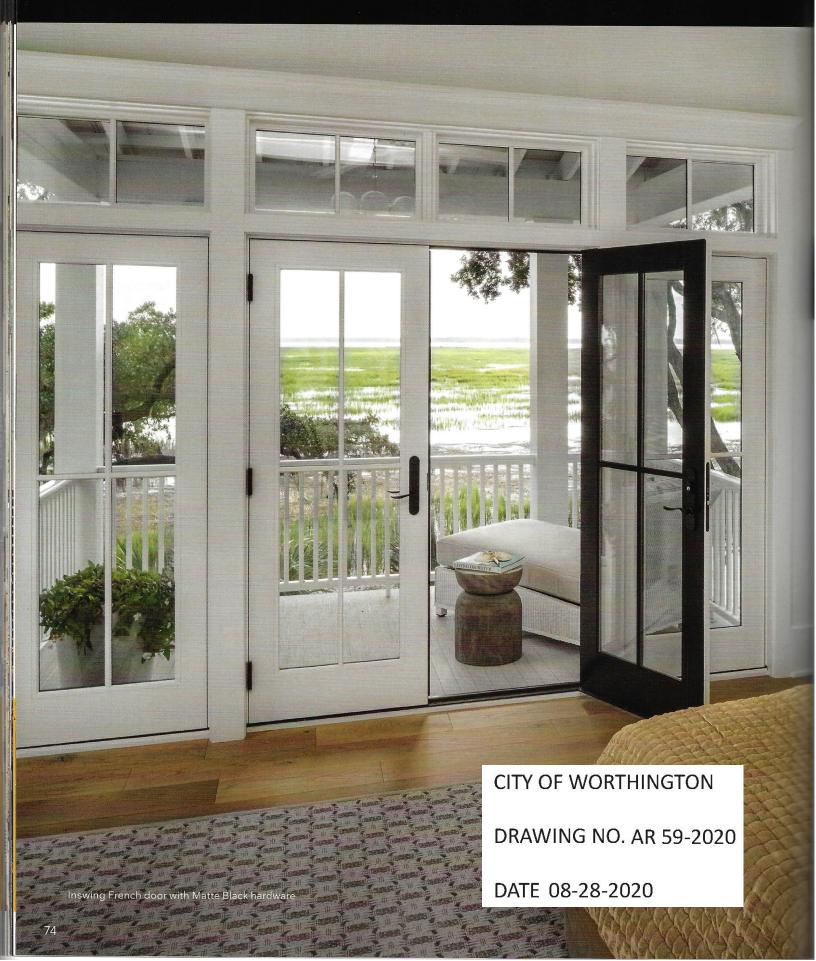
that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

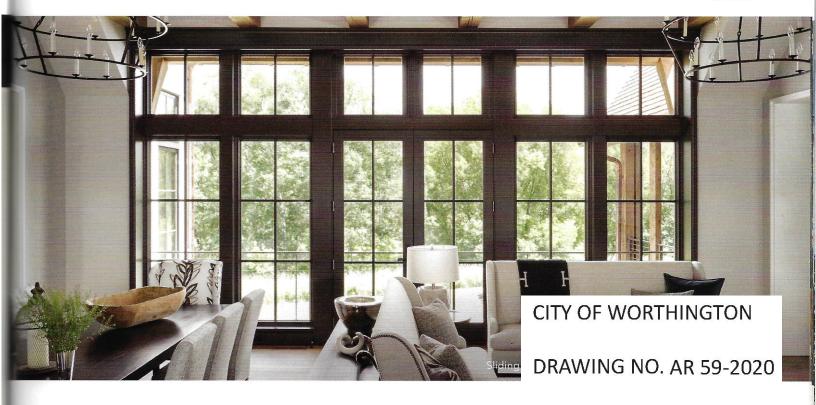
This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Matthew L. Campbell - Reg. Surveyor No. 8546

Page 2 of 2

ULTIMATE SWINGING FRENCH DOOR





DATE 08-28-2020

ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door combines a classic single- and double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide and 9 feet high, and if a more streamlined look is desired, choose our short bottom rail option with sleek 4 ¾ inch wood surround on all sides.



OUTSWING INTERIOR WITH TALL BOTTOM RAIL



ARCH TOP INSWING INTERIOR WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH SHORT BOTTOM RAIL



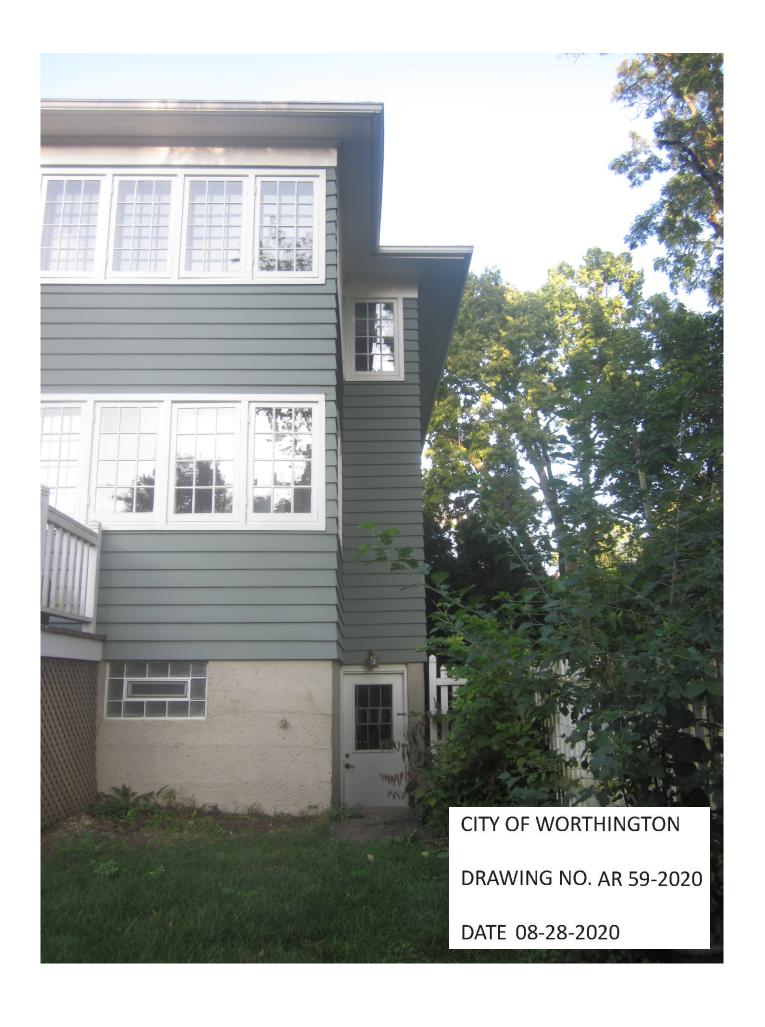
INSWING EXTERIOR WITH

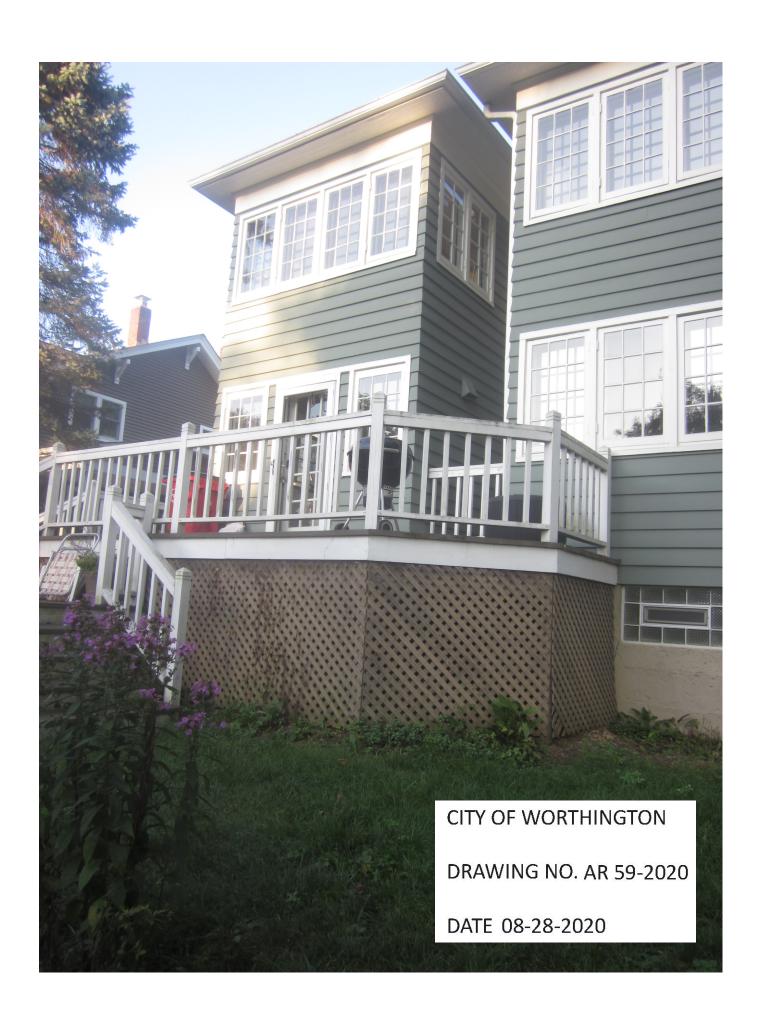


CITY OF WORTHINGTON

DRAWING NO. AR 59-2020

DATE 08-28-2020





ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR GALENA, OH 43021



DATE 08-28-2020



Property Owner (Signature)

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 61-2020
Date Received 8/28/2020
Fee\$2
Meeting Date
Filing Deadline
Receipt #

MIN	G & BUILDING		
1.	Property Location	235 W Dublin Granville Rd. Worthington	n, OH 43085
2.	Present/Proposed Use	Pergola in backyard of residential prop	perty
3.	Zoning District 100	-002831	
4.	Applicant Ben and	d Emily Brudos	
	Address 235 W Du	blin Granville Rd. Worthington, OH 4308	15
	Phone Number(s) 63	80-776-0180	
	Email brudosbp@g	mail.com	
5.	Property Owner Ben	and Emily Brudos	
		in Granville Rd. Worthington, OH 43085	
	Phone Number(s) 630	0-776-0180	
	Email _brudosbp@gi		
6.	ya	stalling a 10' x 14' cedar pergola (details rd attached) in the backyard. Pergola wi as a kit (Backyard Discovery Model #18	ll be purchased
7.	Project Details:		
	a) Design Pergola	a - Backyard Discovery, Model #1802513	BCOM
	b) Color Brown Wo	od - Cedar	
	c) Size <u>10'x14'</u>		
	d) Approximate Cost_	\$1500 Pergola + \$500 install = \$2000 Expected Completion Date	9/30/2020
The kno	e information contained in thowledge. I further acknowl	DWING STATEMENTAND SIGN YOUR NAME: is application and in all attachments is true and correct edge that I have familiarized myself with all applicable rdinances and will comply with all applicable	able sections of
F	Ben Burla	8/28/2020	
A	pplicant (Signature)	Date	

ABUTTING PROPERTY OWNERS FOR

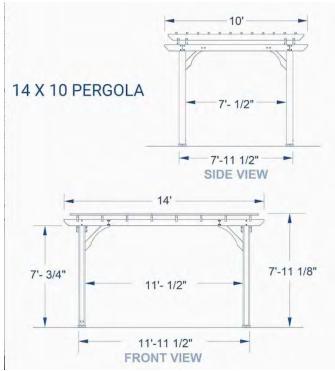
235 W. Dublin-Granville Road

Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, OH 43085
Todd & Jill Grdina	226 Sinsbury Dr. N	Worthington, OH 43085
Julie Dorst	234 Sinsbury Dr. N	Worthington, OH 43085
Timothy & Deborah Price	242 Sinsbury Dr. N	Worthington, OH 43085
Gregory & Kathleen Hayes	243 W. Dublin-Granville Rd.	Worthington, OH 43085
James & Amy Scarfpin	227 W. Dublin-Granville Rd.	Worthington, OH 43085

Brudos – Supporting Statement

We will be adding a pergola to our back patio to make the space look better and provide some shade. We will be buying the Backyard discovery 14' x 10' cedar brown wood pergola with dimensions below and Oakland Nursery will be installing it for us since they are also doing some other landscaping work. All other supporting documents are attached.





CITY OF WORTHINGTON

DRAWING NO. AR 61-2020

DATE 08-28-2020

235 W. Dublin-Granville Rd.





100-002831 04/19/2017

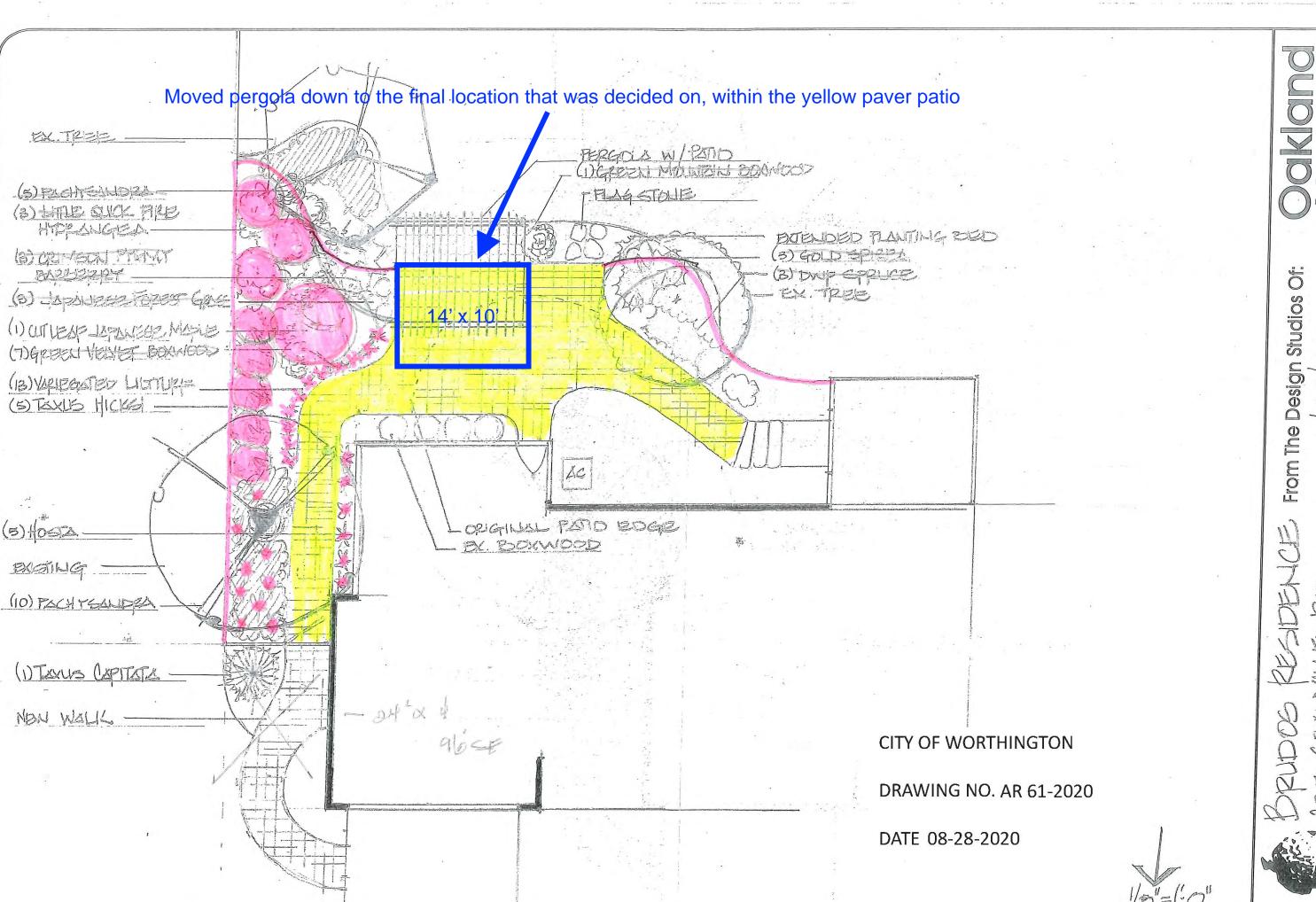
HOY LAND SURVEYING 1767 McCorkle Blvd #1767 Westerville, Ohio 43086 Phone: 614-679-1186





JOB NUMBER #: <u>879-2020 S</u> DATE OF DRAWING <u>02-28-20</u>

CERTIFIED TO GREAT AMERICAN TITLE A	AGENCY
LENDER _GUARANTEED RATE, INC.	BUYER BRUDOS
LEGAL DESC. LOT 23 ~ KILBOURNE VILLA	
	FRANKLIN DRN. SJH CK. SS DRAWING SCALE 1" = 20'
FEMA INFORMATION: FLOOD ZONE X MA	AP PANEL INFO <u>39049C 0159K</u> MAP DATE <u>06-17-08</u>
W. DUBLIN	GRANVILLE RD.
	80.00'
FARRINGTON DR.	
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
4	46.0' V C W C W V
	40' BLDG.
	+ + + - LINE
	COV. CONC. 4 21.0'
736.02' 53"	235
2.0'	233 138
32.0'	SPLIT-LEVEL 2º]
24	255.0'
2,721	18.3' 6'
14.7'	_
	14' x 10'
.	
	23 CITY OF WORTHINGTON
8.2' X 10. FRAME SH	
(NO. FNE	D.)
	DATE 08-28-2020 5' EASEMENT
Ç	80.00'
	We have by position that the forest in a MODTO AGE LOCATION CUDYEV.
ENCROACHMENT INFORMATION NONE NOTED	We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code.
	This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect
I / WE HAVE RECEIVED A COPY OF THIS SURVEY	fences or other structures. Easements shown on this plat were taken from the
AND FIND THE CONDITIONS ACCEPTABLE.	subdivision plat of record. Additional easements affecting this property may exist. Steven
BUYER / OWNER	J. Hoy will how will have the second of the
	By Mun Sus 1313 OF 1815
BUYER / OWNER	By Mind Solver Solver



Date $\frac{5}{48}$ 10

ASSOCIATION CHALDRACE ASSOCIATION ASSOCIAT



Lessee

City of Worthington

ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 54-2020
Date Received 8/27/2020
Fee
Meeting Date
Filing Deadline
Receipt #

1.	1. Property Location 6130 Linworth Road Worthington, OH			
2.	2. Present/Proposed Use Wendy's Restaurant/ Dunkin Restaurant w	th Drive Thru		
3.	3. Zoning District No change			
4.	4. Applicant TucHAR PARCA Jan GONDAN YNWO.	7H LLC		
	Address Pobox 629, LEWIS CENTER OH	43031		
	Phone Number(s) 267 249 7374			
	Email TITEPTL@ GMAIL. COM	·		
5.	5. Property Owner Lesee: Gondal Linworth LL			
	5. Property Owner Lesee: Gondal Linnorth LL Address Po Bx 629, Lewis	Center OH 43075		
	Phone Number(s) 267 249 7374			
	Email TIHRPTL @ GMAIL.	6m		
6.	Conversion of an existing Wendy's restaurant with drive thru to a Dunkin restaurant with drive thru			
7.	7. Project Details:			
	a) Design No change to existing exterior design with the exception of	of new Dunkin signage.		
	b) Color No change to existing building design.			
	c) Size			
	d) Approximate Cost Expected Completion	n Date		
PLEASE READ THE FOLLOWING STATEMENTAND 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) Date				
Ap	Applicant (Signature) Date			
	8/21/20			
Pro	Property Owner (Signature) Date			

ABUTTING PROPERTY OWNERS FOR 6130 Linworth Rd.

1621 Linworth Properties United Dairy Farmers United Dairy Farmers Linworth Duchess LLC Linworth Plaza LLC Cambria Ct. LLC 2425 N. High St. 3955 Montgomery Rd. 2204 W. Dublin-Granville Rd. 447 James Pkwy. 16130 Ventura Blvd Ste 590 673 High St., Suite 204 Columbus, OH 43202 Cincinnati, OH 45212 Worthington, OH 43085 Newark, OH 43056 Encino, CA 61436 Worthington, OH 43085



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case # CU (
Date Received	8/26/2020
Fee \$25.00	
Meeting Date	
Filing Deadline	
Filing Deadline	

4.	Property Location 6/30 Cinworth Rd, worthington OH 47085			
2.	Zoning District			
3.	. Applicant GONDAZ LINWORTH LLC			
	Address PO BX 629 LEWIS LEWIS CENTER OH 47031			
	Home Phone 261 249 7374 Work Phone			
4.	Property Owner Leske - Gordal Laurth Lec.			
	Address BBx 629 Cents Center of 41071			
	Home Phone 2672497374 Work Phone			
6.	Business Name DUNICIN' RATION GOBINS			
7.	Type of Business/Conditional Use			
PLEASE READ THE FOLLOWING STATEMENT AND SIGN:				

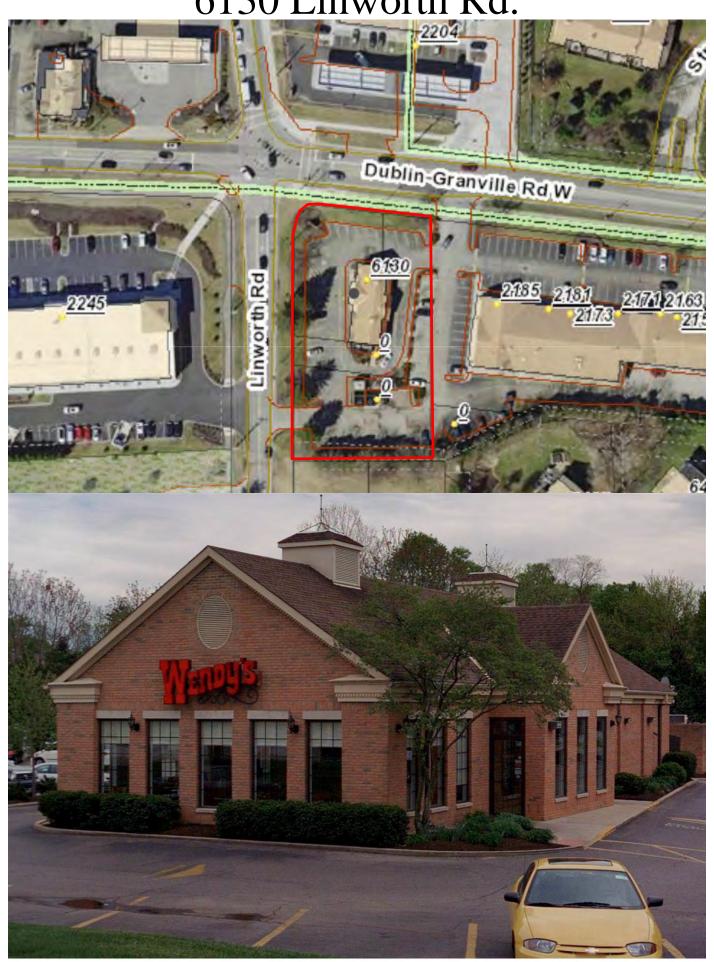
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

Property Owner (Signature)

Legee

6130 Linworth Rd.



100-006128 04/22/2017

Dunkin' & Baskin Robbins Gondal Linworth LLC PO Box 629 Lewis Center OH 43035

Ms. Lynda Bitar City of Worthington 374 Highland Ave Worthington, OH 43085

Dear Ms. Bitar

Re: Conditional Use Permit for 6130 Linworth Rd, Worthington OH 43085

With reference to property at the above address, which was a former Wendy's location with a drive-thru we are proposing to re-use the existing building and convert it to a Dunkin' and Baskin Robbins Restaurant, with a drive thru.

The restaurant and drive thru will be open daily from 5am to 10pm.

The drive thru lane, stack, parking spaces and drive thru window location are not being changed. The only change being proposed is to relocate the drive thru menu board and preview board to the south side of the Island from where it currently sits, and this change will not materially affect the traffic flow and drive thru stack. It will be beneficial to move it there to improve on speed of service, as it would provide an opportunity for two more cars to have their order in while waiting in line and in effect, and thus be able to leave quicker, thus reducing the vehicle stack at the property.

There would also be no change to the sewerage and drainage facilities.

Please let me know if you have any futher questions.

Sincerely

Yushar Patel Member.

Gondal Linworth LLC

CITY OF WORTHINGTON

AR 54-2020

DRAWING NO. CU 07-2020

DATE 08-27-2020



FRONT (NORTH) ELEVATION

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

CITY OF WORTHINGTON

AR 54-2020
DRAWING NO. CU 07-2020

DATE 08-27-2020



AR 54-2020 DRAWING NO. CU 07-2020

Drive Thru Menu Board



Preview Board



CITY OF WORTHINGTON

AR 54-2020
DRAWING NO. CU 07-2020

DATE 08-27-2020

SITE D	PATA:	EXISTING	PROPOSED
LOT USE:		WENDY'S RESTAURANT W/ D/T	DUNKIN AND BASKIN ROBBINS W/ D/T
\triangle	WEST ELEVATION FACING LINWORTH RD INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-	+/-24.8 S.F.
<u>(A1)</u>	NORTH ELEVATION FACING W. DUBLIN GRANVILLE RD INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-	+/-24.8 S.F.
<u>(A2)</u>	EAST ELEVATION AT DRIVE THRU INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-	+/-13.Ø S.F.
B	NORTH ELEVATION FACING W. DUBLIN GRANVILLE RD INTERNALLY ILLUMINATED "BR- BASKIN ROBBINS" FLAT WALL BUILDING SIGN	-	+/-22.5 S.F.
B	EAST ELEVATION AT DRIVE THRU INTERNALLY ILLUMINATED "BR- BASKIN ROBBINS" FLAT WALL BUILDING SIGN	-	+/-14.5 S.F.
0	WEST ELEVATION FACING LINWORTH RD NON-INTERNALLY ILLUMINATED "AROD" PIN MOUNTED WALL BUILDING SIGN	-	+/-12.38 S.F.
0	INTERNALLY ILLUMINATED "DUNKIN-BR-BASKIN ROBBINS-DRIVE THRU" MONUMENT SIGN BOX	"WENDY'S" INTERNALLY ILLUMINATED MONUMENT SIGN BOX	+/-53 S.F. OR EQUAL TO EXISTING "WENDY'S" SIGN BOX
E	DIRECTIONAL SIGNS, SEE SITE PLAN FOR SPECIFIC LOCATIONS	"WENDY'S" INTERNALLY ILLUMINATED DIRECTIONAL SIGNS	(2) TOTAL +/-2.75 S.F. E.A. SIGN
F	DRIVE THRU DIGITAL MENU BOARD AND SPEAKER TOWER. SEE SITE PLAN FOR SPECIFIC LOCATION.	"WENDY'S" STATIC MENU BOARD AND SPEAKER TOWER	+/-22.6 S.F.
G	DRIVE THRU PREVIEW BOARD. SEE SITE PLAN FOR SPECIFIC LOCATION.	"WENDY'S" PREVIEW BOARD	+/-11.Ø S.F.
	TOTAL PROPOSED SIGNAGE	-	+/-141.2 S.F.

MAINTAIN

EXISTING

DUMPSTER-

CAMBRIA CI

EXISTING "WENDY'S"

DRIVE THRU MENU

BOARD/SPEAKER

TO BE REMOVED.

ARCHITECTURAL SITE PLAN

SPID SCALE: 3/32"=1'-0"

ENCLOSURE

ENTRANCE

DRIVE AISLE

LINWORTH ROAD, EXISTING MONUMENT SIGN. "WENDY'S" SIGN BOX TO BE REMOVED AND REPLACED WITH "DUNKIN/BASKIN ROBBINS-DRIVE THRU" SIGN REPLACE EXISTING "WENDY'S" BOX TO MATCH EXISTING SIGN AREA SQUARE DIRECTIONAL SIGN WITH DD "DRIVE FOOTAGE, V.I.F. THRU" DIRECTIONAL SIGN DOCUMENTS PREPARED FOR BUNKINV BOONUTS MR. TUSHAR PATEL 8235 N. HIGHT STREET COLUMBUS, OH 43235 WELCOME POINT BRANDED GATEWAY WITH HEIGHT LIMITATION BAR. MAINTAIN GRANVILLE EXISTING DRIVE THRU ENTRANCE DRIVE THRU PREVIEW BOARD. DRIVE THRU EVIOUS ISE) PAINT DRIVE THRU MENU BOARD/SPEAKER AND CANOPY DUBLIN OI EXISTING (1)
STORY BUILDING (PREVIOUS
WENDY'S RESTAURANT USE)
TO BE CONVERTED INTO A
DUNKIN'/BASKIN ROBBING WITH D/T
+/-2,600 SQ. FT. 6 5 3 3 1 1 NO REPLACE

> ENTER DO NOT

MAINTAIN EXISTING

ENTRANCE DRIVE AIGLE

(B)

PROJECT

CITY OF WORTHINGTON

AR 54-2020

DRAWING NO. CU 07-2020

DATE 08-27-2020



POSED DUNINBASKIN ROBBINS COME BUIDING CONFESSION STANS STAND ALONE BUILDING WITH DRIVE TO 6130 LINWORTH ROAD WORTHINGTON, OH

EXISTING

"WENDY'S"
DIRECTIONAL

SIGN WITH

DIRECTIONAL

"DRIVE

THRU"

SIGN

DD

= VIDEO DISPLAY UNIT

□ = PRINTER

□ = PRINTER (opt.)

+/-1,500 SF Non-Retail

+/-1,100 SF Retail

+/-2,600 SF Total

39 DRY DELIVERIES per WK. 62 REF'D DELIVERIES per WK. 275 DZNS. of DONUTS per WK. 60 DZNS. of Munchkins per WK. 20 SEATS

24 LF Dry Storage Shelving



NOTES:

- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
- FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABL ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
- WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.

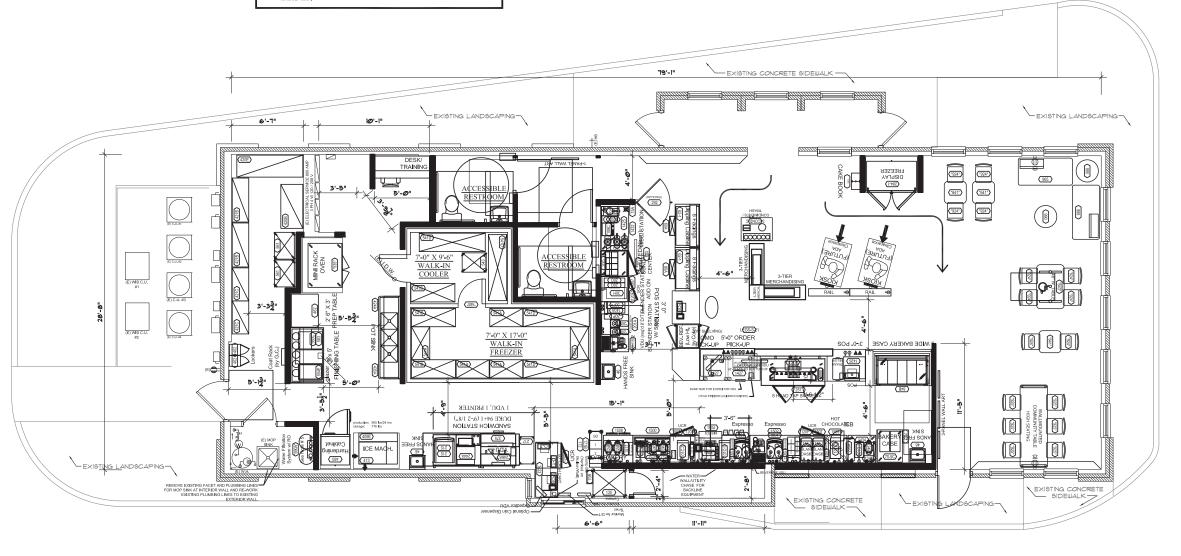
UNSIGHTLY UTILITIES:

TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.

- DEFAULT WATER FILTRATION SYSTEM SHOWN, ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.

FRANCHISEE REQESTS:

- CAN ONLY ACCOMMDATE A 2W BACKLINE BAKERY CASE EVEN THOUGH A 3W IS REQUIRED.
- BUILT CHASE WALL AT BACKLINE TO OPTIMIZE BACKLINE WORK FLOW.
- POS STATION @ 3'-0" LENGTH
- WET STORAGE IS UNDERSIZED. CANNOT PROVIDE EXTERIOR WALK-IN BOX WITH SITE CONDITIONS
- DRY STORAGE IS UNDERSIZED.
- SITE PENDING WATER SAMPLE REPORT. WILL SHOW APPROPRIATE WATER FILTRATION SYSTEM ONCE RECEIVED.
- OPEN TRAINING/OFFICE AREA
- ICB, 2ND COFFEE GRINDER, AND SINGLE HVB ON BACKLINE IN LIEU OF BEING REMOTE.



CITY OF WORTHINGTON AR 54-2020 DRAWING NO. CU 07-2020

DATE 08-27-2020

N - 1 2 4 10 10 N PPOSED DUNINBASKIN ROBBINS COME BUIDING CONFESSION STANS STAND ALONE BUILDING WITH DRIVE TO 6130 LINWORTH ROAD WORTHINGTON, OH

DOCUMENTS PREPARED FOR BOUNDING MOONUTS

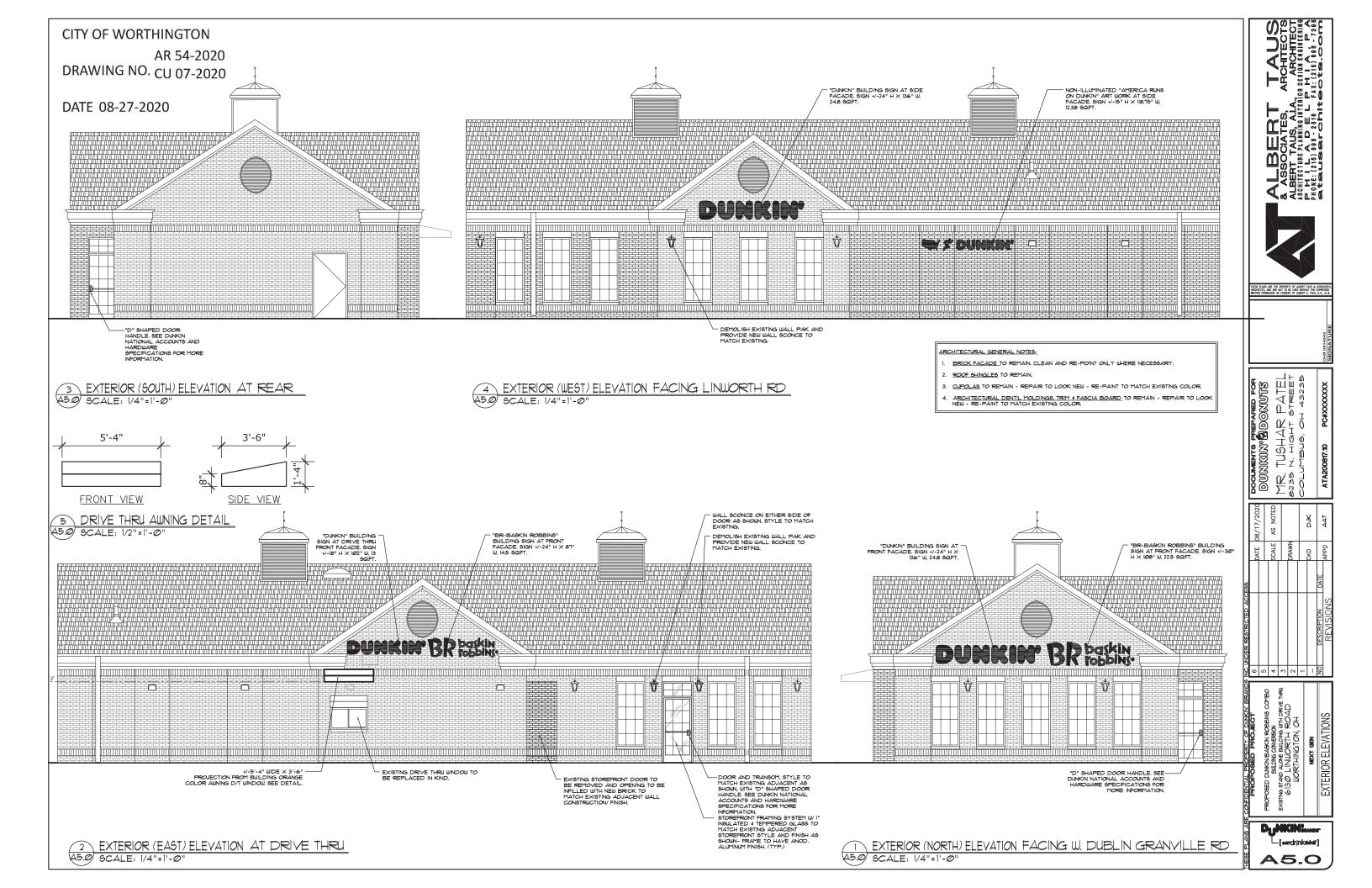
MR. TUSHAR PATEL 8235 N. HIGHT STREET

COLUMBUS, OH 43235

DUNKINim [eatdrink####] SK-5

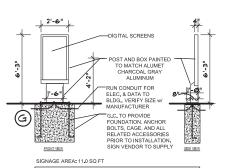






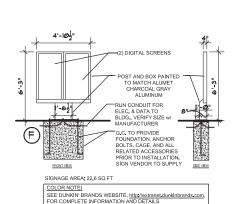
CITY OF WORTHINGTON AR 54-2020 DRAWING NO. CU 07-2020

DATE 08-27-2020

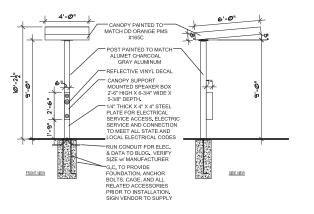


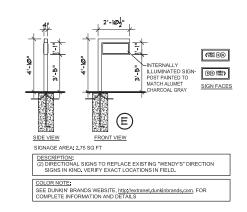
SEE DUNKIN' BRANDS WEBSITE, http://extranel.dunkinbrands.com, FOR COMPLETE INFORMATION AND DETAILS

DIGITAL PREVIEW BOARD SPIJ SCALE: NOT TO SCALE



5 DIGITAL MENU <u>BOARD AND SPEAKER TOWER DETAIL</u> SPIJ SCALE: NOT TO SCALE





4 DIRECTIONAL SIGN DETAIL (SPI.I) SCALE: NOT TO SCALE

6 LIMIT HEIGHT BAR DETAIL (SPI.I) SCALE: NOT TO SCALE

DESCRIPTION:
(IGTY: 1) VEHICLE CLEARANCE BAR,
3-1/2' SQUARE STEEL MAIN POST WITH 2' SQUARE STEEL CROSS ARM AND 1/2' PLATE STEEL MOUNTING
PLATE WITH HOLE AT BOTTOM FOR POWER FEED:
10' 8 J.08' 3 ALUMINUM PLATE COVER (PAINTED)
PAINTED 34" PVOLETTIERS, MOUNTED TO CROSS ARM. WITH 1' ANGLE AFFIXED TO BACKS:
PAINTED 4-12" PVO. CRASH-TUBES WITH HIM! CLEARANCE" COPY AND REFLECTIVE WINN L STRIPING:
PAINTED 4-12" PVO. CRASH-TUBES WITH HIM! CLEARANCE" COPY AND REFLECTIVE WINN L STRIPING:

8° 8, 083° ALUMINUM PLATE COVER (PAINTED); AINTED 14° PVC CERASH-TUBES WITH VIN'L "CLEARANCE" COPY AND REFLECTIVE VIN'LY STRIPING; RASH TUBES AFFICED TO CROSS ARM WITH REQUIRED HARDWARE AND AIRCRAFT CASILE, NOTE; ROSS-ARM EYE BOLTS TO BE REMOVABLE FOR MAINTENANCE PURPOSES; OTE ACCESS HOLE WITH COVER PLATE REQUIRED ON BACK OF POST, GC, TO PROVIDE CONDUIT FOR

3'-2½" (EXTENSION ARM)

6'-0"

POLE-MOUNTED SIGN" PROOF FOR PANEL SPECS

FRONT ELEVATION: VEHICLE CLEARANCE BAR

PLATE COVER-

11111

4" LETTER HEIGHT



SIDE ELEVATION: VEHICLE CLEARANCE BAR

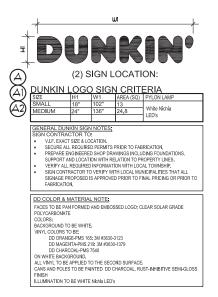
DESCRIPTION:
(1) DOUBLE SIDED MONUMENT SIGN TO REPLACE EXISTING
"WENDYS" MONUMENT BOX SIGN. LOCATE "DUNKIN" SIGN IN
EXISTING BRICK MONUMENT STRUCTURE, VERIFY EXISTING
SIGN OPENING IN FIELD.



Z B DUNKIN!

(1) SIGN LOCATION: AMERICA RUNS ON DUNKIN LOGO SIGN CRITERIA

"AROD" SIGN DETAIL SCALE: NOT TO SCALE







2 MONUMENT SIGN DETAIL SPIJ SCALE: NOT TO SCALE: NOT TO SCALE

BUILDING SIGN DETAILS SPII) SCALE: NOT TO SCALE

DOCUMENTS PREPARED FOR BUNNING BONNUTS MR. TUSHAR PATEL 8235 N. HIGHT STREET COLUMBUS, OH 43235 AS

PPOSED DUNINDASKIN ROBBINS COME BUIDING CONFESSION STANS STAND ALONE BUILDING WITH DRIVE TO 6130 LINWORTH ROAD WORTHINGTON, OH



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case # CU 0	5-2020
Date Received	8-5-2020
Fee \$25.00	
Meeting Date _	
Filing Deadline	

1. Property Location 640 Lakewiew Plaza Blvd. Swite A
2. Zoning District
3. Applicant Columbus Fit Life LLC / Rhythm's Musique Chorece
Address 640 Lakeview Plaza Blvd. Suite A
Home Phone 614-567-3424 Work Phone 614-567-3424
Email pmela @ columbusfitlife.com
4. Property Owner AREPIII AP Labourew LLC Go Arden Group
Address 1600 Market St. Ste 2600 Philadelphia, DA 19103
Home Phone Work Phone <u>614-852-4962</u>
Email Michellep@avistone.com
5. Business Name Rmf
6. Type of Business/Conditional Use <u>Fitness facility</u> / Recreational facility
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.
Applicant (Signature) B 4/20 Date
Allan Popper 8/5/2020
Property Owner (Signature) Date

Abutting Property Owners List for 640 Lakeview Plaza Blvd.

Tenant	640 Lakeview Plaza Blvd, Suite C	Worthington, OH 43085
Tenant	640 Lakeview Plaza Blvd, Suite D	Worthington, OH 43085
Tenant	640 Lakeview Plaza Blvd. Suite E	Worthington, OH 43085
Tenant	640 Lakeview Plaza Blvd. Suite F	Worthington, OH 43085
AREPIII AP Lakeview LLC C/O Arden Group	1600 Market St. Ste 2600	Philadelphia, PA 19103
CEM LLC	700 Eagle Ridge	Powell, OH 43065
Lakeview Commercial Properties LLC	470 Olde Worthington Rd., 100	Westerville, OH 43082

CONDITIONAL USE PERMIT APPLICATION

Columbus Fit Life LLC RMF / Rhythm's Musique Choreography LLC August 4, 2020

Supporting Statement requirements,

- A. We use front door and back garage door for access to the space
- B. We have two public facilities for use of patrons only
- C. City sewerage and drainage facilities
- D. Utilities, Electric and Gas
- E. Safety, There is always a employee on site for the safety of our patrons
- F. Noise is kept at reasonable volume, since we need music during our classes. Noise will only be heard outside the building after 6:30PM No odors or hazardous substances are on site.
- G. Hour of Operation 9 AM to 9PM
- H. Shielding or screening consideration for neighbors, N/A
- I. Appearance, In compliance with the lease agreement.

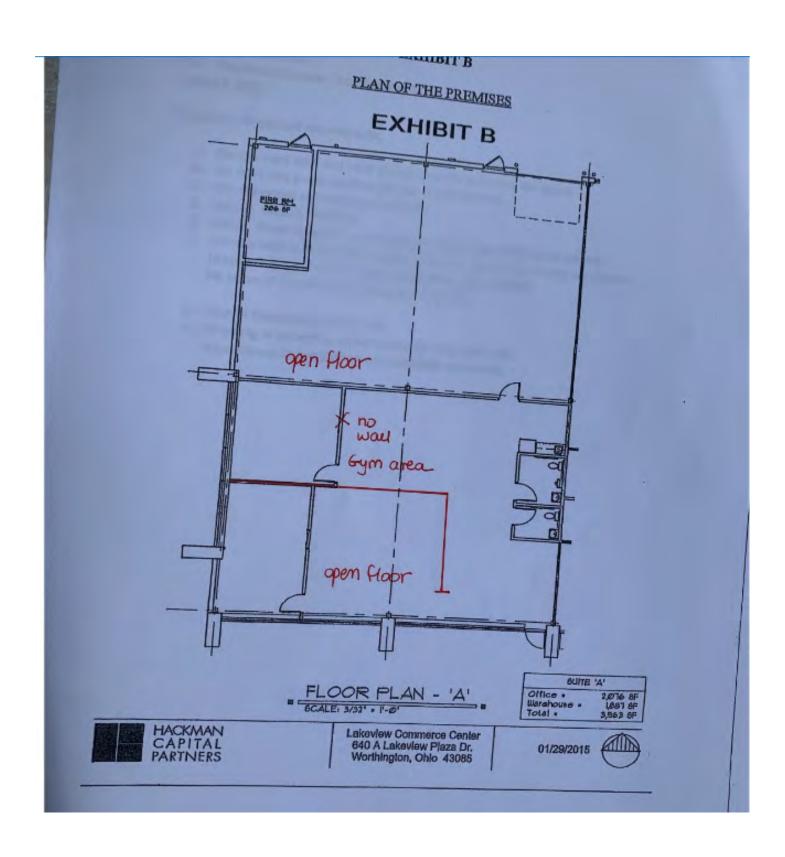
CITY OF WORTHINGTON

DRAWING NO. CU 05-2020

640 Lakeview Plaza Blvd., A







CITY OF WORTHINGTON

DRAWING NO. CU 05-2020

DATE 08-05-2020



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case # CU 06-2020
Date Received 8/28/2020
Fee \$25.00 pd
Meeting Date
Filing Deadline

1.	Property Location 97 E. Wilson Bridge Rd. Worthington, 0443
2.	Zoning District C-3
3_	Applicant Balance Beauty Spa + Wellness
	Address 41 W. New England Ave. Northington, 04 43085
	Home Phone 614-745-9250 Work Phone
	Email Balance Beauty Spa @gmail.com
4.	Property Owner Kelly Walton DBA Balance Shop LC
	Address 6521 Marshview Drive Hilliard, DH 43026
	Home Phone 937-605-8148 Work Phone
	Email Kelly@balancebeautyspar.com
5.	Business Name Balance Beauty Spa + Wellness
6.	Type of Business/ Conditional Use Personal Service
PL)	EASE READ THE FOLLOWING STATEMENT AND SIGN:
of i	information contained in this application and in all attachments is true and correct to the best my knowledge. I further acknowledge that I have familiarized myself with all applicable ions of the Worthington Codified Ordinances and will comply with all applicable plations.
A _F	elly Walton 8/28/2020 Date Date
N Pro	Uly Walton Operty Owner (Signature) 8/28/2020 Date

ABUTTING PROPERTY OWNERS FOR

97 E. Wilson Bridge Rd.

Name	Name 2	Address	Citystatezip
Thelma Bonham		101 E. Wilson Bridge Rd.	Worthington, Ohio 43085
100 East Wilson B	ridge LLC	100 E. Wilson Bridge Rd., #200	Worthington, Ohio 43085
Board of Trustees	of Sharon Township Ohio	95 E. Wilson Bridge Rd.	Worthington, Ohio 43085
Ohio Automobile C	llub	90 E. Wilson Bridge Rd.	Worthington, Ohio 43085

August 27, 2020

Kelly Walton Balance Beauty Spa 41 W. New England Avenue Worthington, OH 43085

City of Worthington 374 Highland Avenue Worthington, OH 43085

To whom it may concern:

My name is Kelly Walton, and I writing in regards to a Conditional Use Permit Application for to move Balance Beauty Spa to the address of 97 E. Wilson Bridge Rd. Here is the information for the supporting statement of this permit.

- A. Effect on traffic pattern: (No change) There are 14 parking spaces, and there will approximately be between 4 and 12 vehicles in the parking lot at any given time. This is similar to the previous owner's traffic pattern.
- B. Effect on public facilities: (No change) We are not making any changes that would effect public facilities.
- C. Effect on sewerage and draining facilities: (No change) We are not making any changes that would effect sewerage and draining facilities.
- D. Utilities Requires: (No change) Electric, Gas, Water, and Internet are the only utilities required.
- E. Safety and Health Considerations: (None) There are no safety or health considerations. Our spa has been inspected by the Ohio State Board of Cosmetology for the past 7 years and has never had any issues. All employees are licensed. Balance Beauty Spa is fully insured.
- F. Noise, odors and other noxious elements: (None) We use natural and organic products, including with our manicuring treatments, so there is no concern here.
- G. Hours of Use: Monday-Friday 9am-8pm, Saturday 9am-4pm, Sunday Closed.
- H. Shielding or screening consideration for neighbors: (None) We see no concerns here.
- Appearance and compatibility with the general neighborhood: Balance Beauty Spa will fit wonderfully with the general neighborhood. The area has a good mix of similar businesses, including a hair salon just across the street.

Thank you for your time and I look forward to continuing to be a part of what makes the Worthington community special.

Sincerely,

Kelly Walton

97 E. Wilson Bridge Rd.



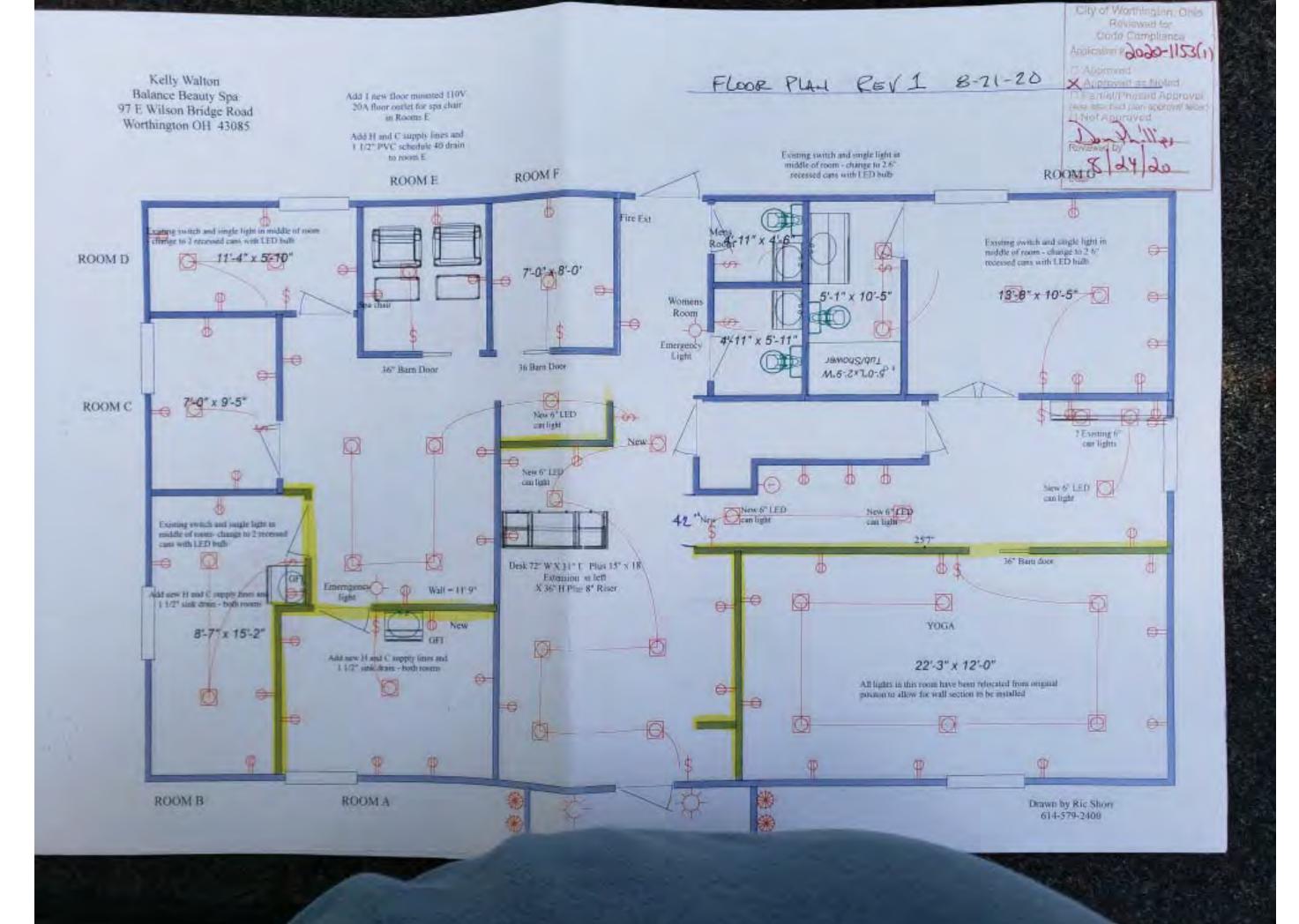


100-002569 04/10/2017

1212-12-5

Order No.







City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # _AR 60-2020	
Date Received <u>8/28/2020</u>	
Fee _ \$200	
Meeting Date	
Filing Deadline	
Receipt #	

1.	Property Location 121 W. Wilson Bridge Road						
2.	Present/Proposed Use Vacant / Hotel						
3.	Zoning District PUD						
4.	Applicant Trivium Development / Tim Spencer						
	Address 210 North Lazelle Street, Columbus, Ohio 43215						
Phone Number(s) 614-679-6979							
	Emailtim@triviumdevelopment.com						
5. Property Owner HE - HARI Inc.							
Address600 Enterprise Drive, Lewis Center, Ohio 43035							
	Phone Number(s) 614-846-6600						
	Email						
6.	Project Description New mixed-use building (retail / restaurant / office / boutique						
	hotel / social club)						
7. Project Details:							
	a) Design See attached drawings						
	b) Color See attached drawings						
	c) Size See attached drawings						
	d) Approximate Cost T.B.D. Expected Completion Date T.B.D.						
The	EASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME: e information contained in this application and in all attachments is true and correct to the best of my owledge. I further acknowledge that I have familiarized myself with all applicable sections of Worthington Codified Ordinances and will comply with all applicable regulations.						
Ap	oplicant (Signature) Date						
Pro	operty Owner (Signature) Date						

ABUTTING PROPERTY OWNERS FOR

121 W. Wilson Bridge Rd.

Cast Away Realty LLC		42-40 Bell Blvd Ste 200	Bayside, NY 11361
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Beth Evans		101 Saint Julien St.	Worthington, OH 43085
Park National Bank		7140 N. High St.	Worthington, OH 43085
Insight Bank		150 W. Wilson Bridge Rd.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Lois Drenik		1104 Rosebank Dr.	Worthington, OH 43085
Tenant		103 St. Julien Dr.	Worthington, OH 43085
Thomas and Margaret Bush	ong	115 St. Michelle St.	Worthington, OH 43085
Suzanne Shigledecker		117 St. Michelle St.	Worthington, OH 43085
Luke Lumsden		119 St. Michelle St.	Worthington, OH 43085
Barbara Miller		121 St. Michelle St.	Worthington, OH 43085
Carol Smith		123 St. Michelle St.	Worthington, OH 43085
Gary and Susan Berntson		114 St. Julien St.	Worthington, OH 43085
David McCall	Laura Mller	116 St. Julien St.	Worthington, OH 43085
James Sharvin		118 St. Julien St.	Worthington, OH 43085
Bart and Brenda Greene		120 St. Julien St.	Worthington, OH 43085
Donald Gleason		115 St. Julien St.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
John and Catherine Diakog	eorgiou	139 Caren Ave.	Worthington, OH 43085
Daniel and Karen Gibson		142 Caren Ave.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Scott and Allison Goeller		145 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Tenant		130 Greenglade Ave.	Worthington, OH 43085
Curtis and Alicia Barden		3790 Spur Ln.	Columbus, OH 43221
Tenant		140 Greenglade Ave.	Worthington, OH 43085
Chad and Elyce Cucksey		150 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	z 777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085



Property Owner (Signature)

City of Worthington

PLANNED UNIT DEVELOPMENT MODIFICATION APPLICATION

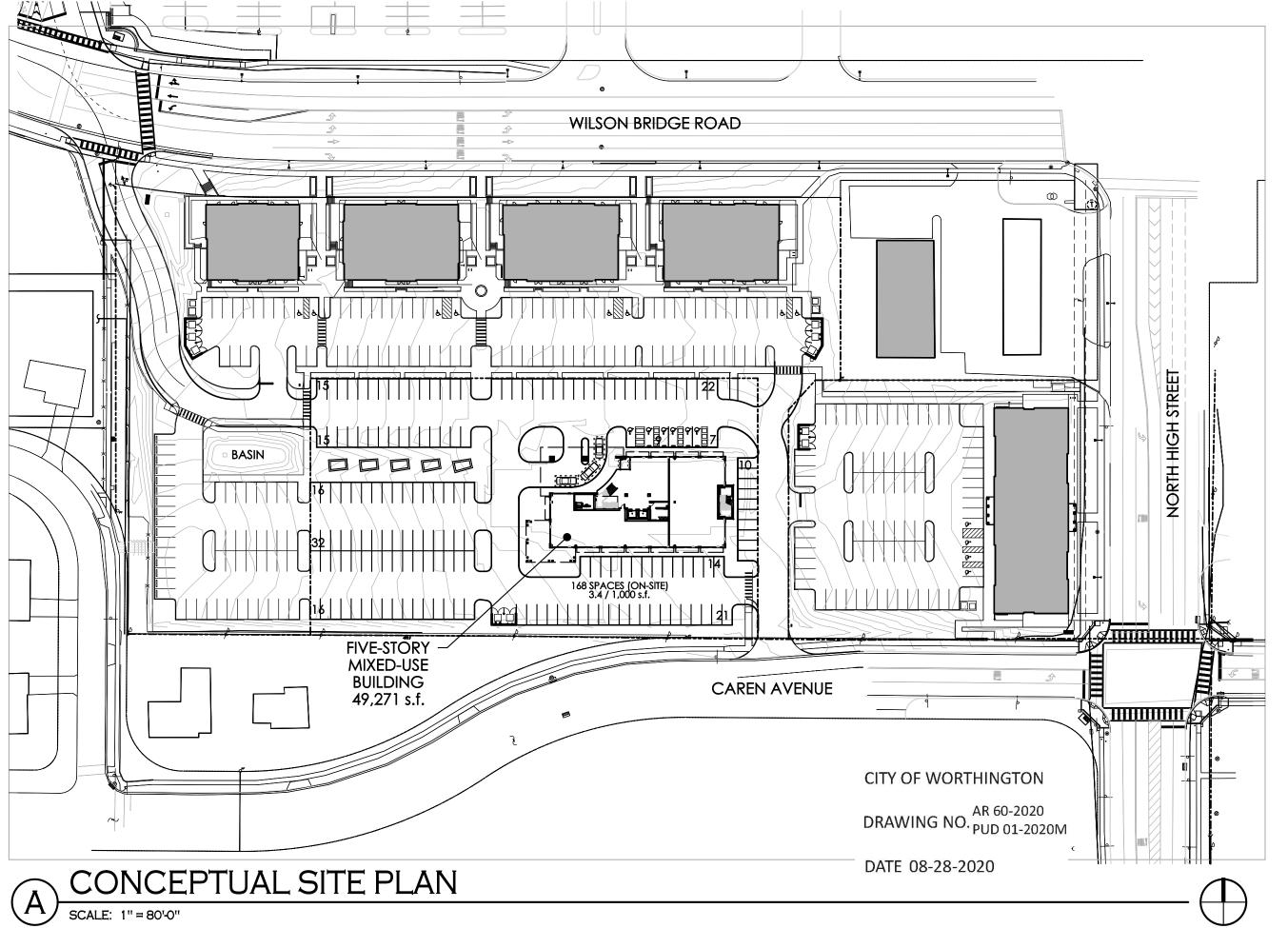
1.	Property Location 121 W. Wilson Bridge Road				
2.	Present Zoning PUD Present Use Vacant / Hotel				
3.	Proposed Use Mixed-use building (retail / restaurant / office / boutique hotel / social club)				
4.	Applicant Trivium Development / Tim Spencer				
	Address 210 North Lazelle Street, Columbus, Ohio 43215				
	Home Phone Work Phone				
	Email tim@triviumdevelopment.com				
5.	Property Owner HE - HARI Inc.				
	Address 600 Enterprise Drive, Lewis Center, Ohio 43035				
	Home Phone Work Phone 614-846-6600				
	Email				
6.					
	hotel / social club)				
DI	EACE DEAD THE EOLI OWING STATEMENT AND SIGN VOLD NAME.				
PI	EASE 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)					

Date

121 W. Wilson Bridge Rd.







A CRIED SERIES AND A CRIED AND

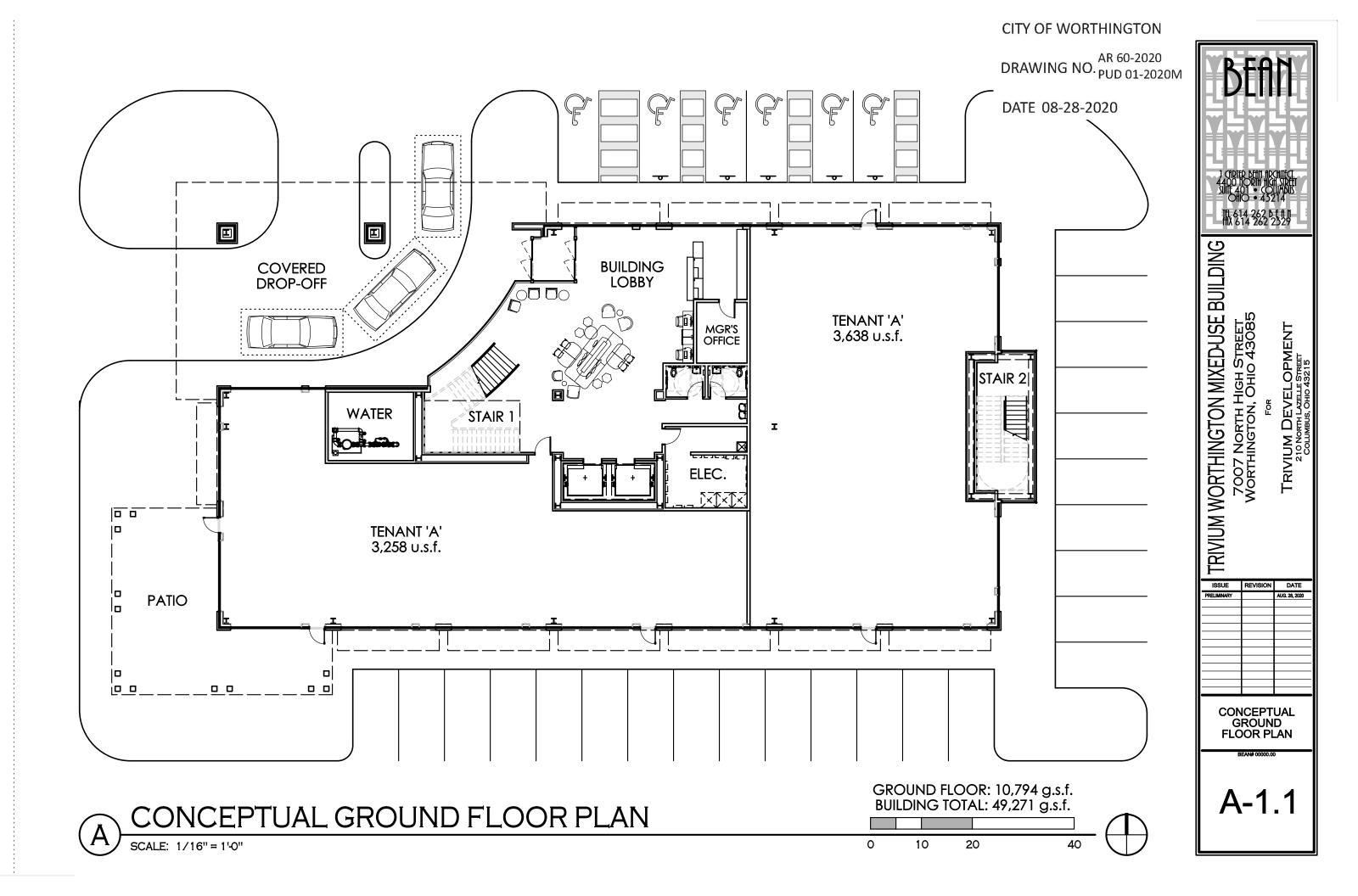
TRIVIUM WORTHINGTON MIXED-USE BUILDING 7007 NORTH HIGH STREET WORTHINGTON, OHIO 43085

TRIVIUM DEVEL

ISSUE REVISION DATI
ELIMINARY AUG. 28, 20

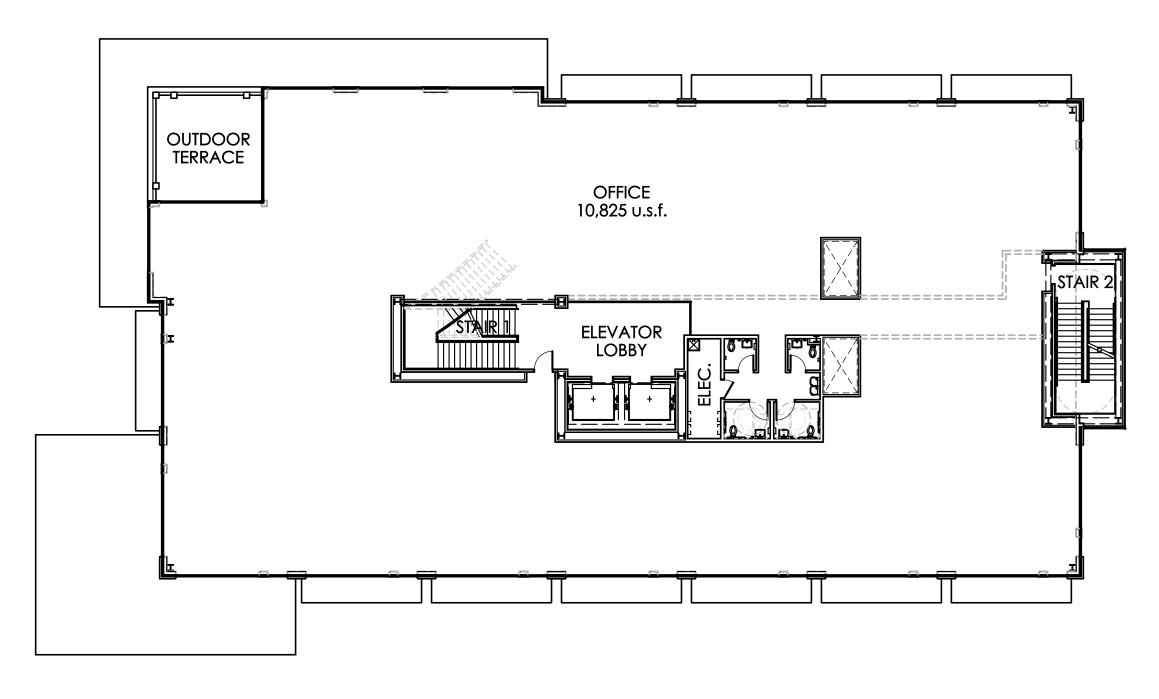
CONCEPTUAL
SITE PLAN

SD-1.1



DRAWING NO. AR 60-2020 PUD 01-2020M

DATE 08-28-2020



SECOND FLOOR: 12,359 g.s.f. BUILDING TOTAL: 49,271 g.s.f.

0 20 10



RIVIUM WORTHINGTON MIXED-USE BUILDING 7007 North High Street Worthington, Ohio 43085

<u>F_</u>			
ISSUE	REVISION	DATE	
PRELIMINARY		AUG. 28, 2020	
CONCEPTUAL			

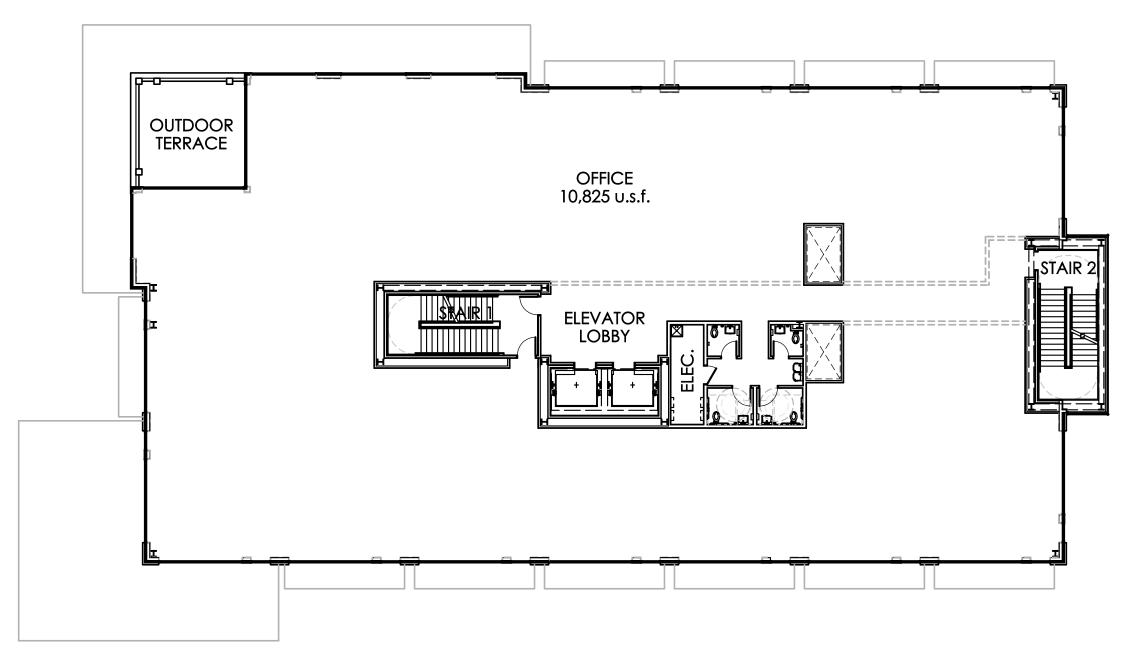
SECOND FLOOR PLAN

A-1.2

CONCEPTUAL SECOND FLOOR PLAN SCALE: 1/16" = 1'-0"

DRAWING NO. AR 60-2020 PUD 01-2020M

DATE 08-28-2020



THIRD FLOOR: 12,359 g.s.f. BUILDING TOTAL: 49,271 g.s.f.

0 20 10



RIVIUM WORTHINGTON MIXED-USE BUILDING 7007 NORTH HIGH STREET WORTHINGTON, OHIO 43085

<u> </u>			
ISSUE	REVISION	DATE	
PRELIMINARY		AUG. 28, 2020	
CONCEPTUAL			

THIRD FLOOR PLAN

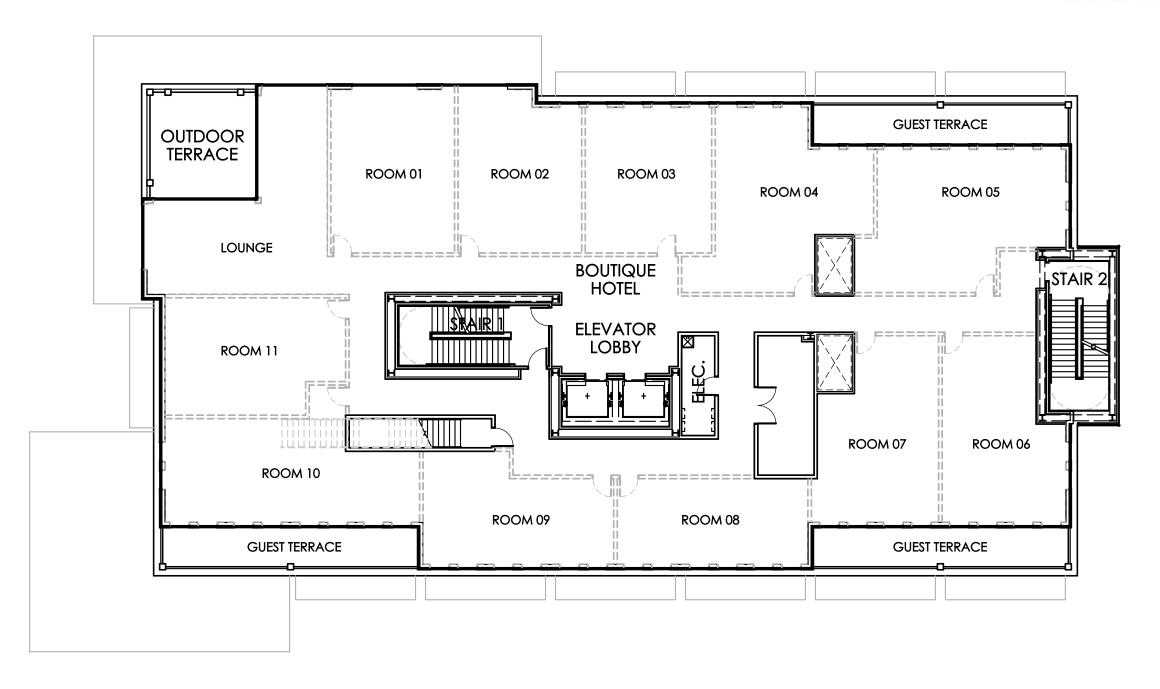
A-1.3

CONCEPTUAL THIRD FLOOR PLAN

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

DRAWING NO. PUD 01-2020M

DATE 08-28-2020



FOURTH FLOOR: 11,119 g.s.f. BUILDING TOTAL: 49,271 g.s.f.

0 10 20 4



A CORTER DATE OF THE CONTROL OF THE

RIVIUM WORTHINGTON MIXED-USE BUILDING
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR THIM DEVICE DEVICE.

<u> </u>			
ISSUE	REVISION	DATE	
PRELIMINARY		AUG. 28, 2020	
CONCEDIUM			

CONCEPTUAL FOURTH FLOOR PLAN

BEAN# 000

A-1.4

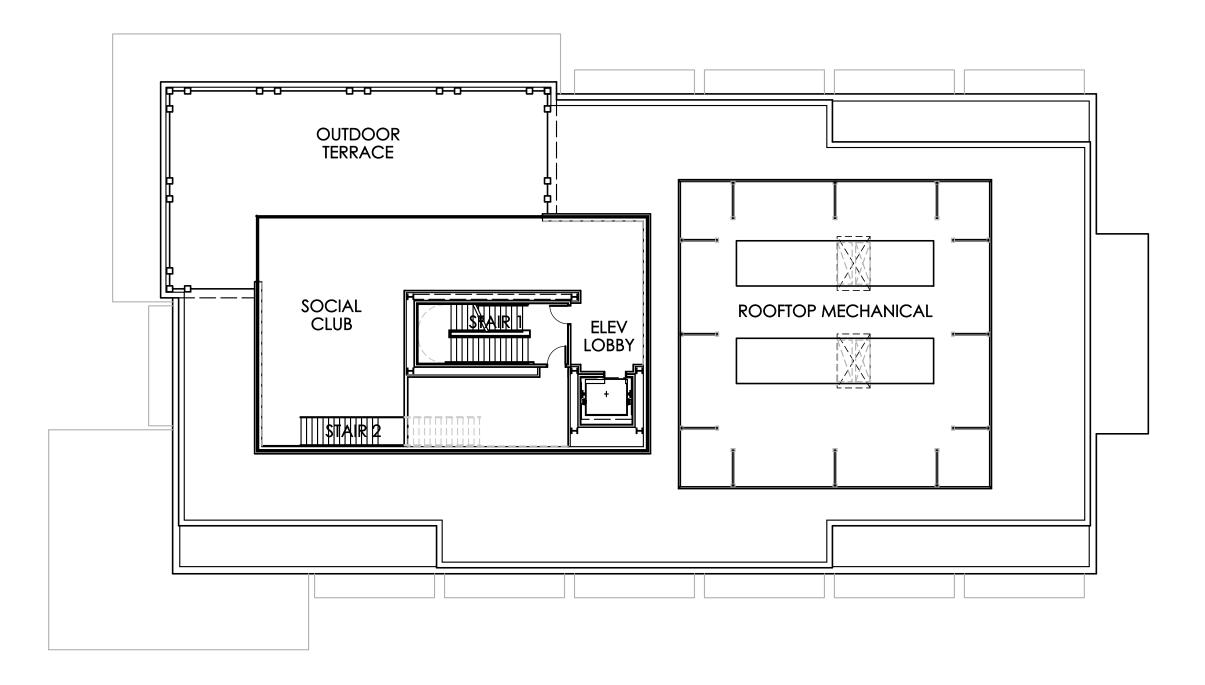
(A)

CONCEPTUAL FOURTH FLOOR PLAN

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

DRAWING NO. AR 60-2020 PUD 01-2020M

DATE 08-28-2020



FOURTH FLOOR: 11,119 g.s.f. BUILDING TOTAL: 49,271 g.s.f.

0 10 20 4

TRIVIUM WORTHINGTON MIXED-USE BUILDING 7007 NORTH HIGH STREET WORTHINGTON, OHIO 43085

ISSUE REVISION DATE

CONCEPTUAL FIFTH FLOOR PLAN

BEAN# 0000

A-1.5

(A)

CONCEPTUAL FOURTH FLOOR PLAN

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















































