



**BOARD OF ZONING APPEALS
-AGENDA-**

Thursday, December 1, 2022 at 7:00 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the October 6, 2022 meeting
4. Affirmation/swearing in of witnesses

B. Items of Public Hearing – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and will be adopted by one motion. If a member of the Board, staff, or the public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. **Extension of Construction Completion Period** – Additions & Renovations – **561 Park Overlook Dr.** (Jeremy & Rachel Little) **EXCP 08-2022**
2. **Extension of Construction Completion Period** – Additions – **174 Loveman Ave.** (Debora Stubbs) **EXCP 09-2022**
3. **Extension of Construction Completion Period** – Remodel – **46 Howard Ave.** (Colin Depew) **EXCP 10-2022**

C. Item of Public Hearing – Regular Agenda

1. **Variance** – Side Yard Setback – Pavilion – **385 Riley Ave.** (Pete Marsh/Moraille) **VAR 40-2022**
2. **Variance** – Front Yard Setback – Porch Roof – **477 Loveman Ave.** (Eric Kramer/Semenya and McMahon) **VAR 41-2022**

3. **Variance** – Side Yard Setback – Shed – **6500 Meadowbrook Cir.** (Christopher L. Wald)
VAR 42-2022
4. **Variance** – Side Yard Setback – Addition – **771 Morning St.** (Dennis Meacham/Karafa)
VAR 43-2022
5. **Variance** – Accessory Building Area - Garage – **43 W. Granville Rd.** (Dennis Meacham/
Rankey) **VAR 44-2022**
6. **Variance** – Front Yard Setback – Fence – **1105 Beechview Dr. S** (Famiglia Homes
LLC) **VAR 45-2022**

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Lynda Bitar, Planning Coordinator
Kenny Ganter, Planning & Building Assistant

DATE: November 23, 2022

SUBJECT: Staff Memo for the Meeting of December 1, 2022

A Items of Public Hearing – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and will be adopted by one motion. If a member of the Board, staff, or the public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. **Extension of Construction Completion Period – Additions & Renovations – 561 Park Overlook Dr. (Jeremy & Rachel Little) EXCP 08-2022**

Findings of Fact & Conclusions

Background:

This house is in the R-10 (Low Density Residential) Zoning District in Colonial Hills. The property owner is completing an interior renovation of the existing house, constructing a one-story addition on the front of the house, and a one-story addition on the rear.

The permit for the project was issued on April 12, 2021 and expired on October 10, 2022. The applicant has stated the project is currently in the interior finishes stage and waiting for materials to arrive for final installation.

Worthington Codified Ordinances:

[Section 1305.06 Compliance with Ordinances:](#)

(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.

(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work

within said time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

Request:

The applicant is requesting an extension of the permit construction completion period until January 2023.

Project Details:

1. The permit expired on October 10, 2022.
2. The remaining work on the project is mostly interior with some siding work still unfinished.
3. The applicant has scheduled and passed most of their rough inspections. Final inspections should be scheduled soon.

Conclusions:

Staff feels a one year time extension is an appropriate amount of time to finish the project, call for inspections, and close the permit.

Motion:

THAT THE REQUEST BY JEREMY AND RACHEL LITTLE FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL DECEMBER 1, 2023, AT 561 PARK OVERLOOK DR., AS PER CASE NO. EXCP 08-2022, DRAWINGS NO. EXCP 08-2022 DATED OCTOBER 17, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. **Extension of Construction Completion Period – Additions - 174 Loveman Ave. (Debora Stubbs) EXCP 09-2022**

Findings of Fact and Conclusions

Background:

This house is located on a .28 acre lot in the R-10 (Low Density Residential) Zoning District in Colonial Hills. The property owner is constructing a 2,642 sq. ft. addition to the rear of the existing home. The applicant demolished an existing one-story den addition above the crawl space and a new one-story bedroom and den above the basement.

The permit for the project was issued on June 4, 2020 and expired on December 4, 2021. The Board of Zoning Appeals reviewed and approved an Extension of Construction Completion Period for one year at their December 2021 meeting. The approved extension expires on December 2, 2022. The owner has been doing most of the work himself causing him to request another time extension.

Worthington Codified Ordinances:**Section 1305.06 Compliance with Ordinances:**

(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.

(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

Request:

The applicant is requesting another time extension for nine months.

Project Details:

1. The approved time extension expires on December 2, 2022.
2. The remaining work on the project includes the exterior siding, master bedroom, and bathroom.
3. The applicant has scheduled and passed most of their rough inspections. A couple final inspections have been scheduled and passed as well.

Conclusions:

Staff feels a one year time extension should be suitable to finish the rest of the work on the site.

Motion:

THAT THE REQUEST BY DEBORA STUBBS FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL DECEMBER 1, 2023, AT 174 LOVEMAN AVE., AS PER CASE NO. EXCP 09-2022, DRAWINGS NO. EXCP 09-2022 DATED OCTOBER 31, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. **Extension of Construction Completion Period – Remodel – 46 Howard Ave. (Colin Depew) EXCP 10-2022**

Findings of Fact and Conclusions**Background:**

This property is in the R-10 (Low Density Residential) Zoning District. The house is located approximately 33' from the Howard Ave. public right-of-way. The property owner is constructing a new covered porch across the front of the house and installing three new egress window wells as part of an overall remodel of the existing home.

The permit for the project was issued on June 18, 2021 and expires on December 19, 2022. The applicant has stated the electrical is in progress of being completed soon, but they are having a hard time obtaining plumbing contractors to finish the project.

Worthington Codified Ordinances:**Section 1305.06 Compliance with Ordinances:**

(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.

(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

Request:

The applicant is requesting to extend the permit until the end of March 2023.

Project Details:

1. The permit expires on December 19, 2022.
2. The remaining work includes electrical, plumbing, and installation of hardwood floors.
3. Final inspections should be scheduled soon.

Conclusions:

Staff feels a one year time extension is an appropriate amount of time to finish the project, call for inspections, and close the permit.

Motion:

THAT THE REQUEST BY COLIN DEPEW FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL DECEMBER 1, 2023, AT 46 HOWARD AVE., AS PER CASE NO. EXCP 10-2022, DRAWINGS NO. EXCP 10-2022 DATED NOVEMBER 3, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

B. Item of Public Hearing – Regular Agenda

1. **Variance – Side Yard Setback – Pavilion – 385 Riley Ave. (Pete Marsh/Moraille) VAR 40-2022**

Findings of Fact and Conclusions**Background:**

This 2,872 sq. ft. home was built in 1966 and is in the Worthingway subdivision, which is in the R-10 (Low Density Residential) Zoning District. The lot is 80' wide and 170' deep. The property owners constructed a paver patio with a pavilion towards the rear of the existing residence. The project was completed in July 2022 without a permit. The applicant was under the impression that a structure under 200 sq. ft. could be erected without any city approvals. The applicant was made aware that a variance was needed for the structure to remain in its current location.

The owners would like the pavilion to remain at the rear of the home in the required side yard. The applicant has stated that moving the pavilion would break up the space of the patio in such a way that there would be non-functional space on one side and limited space on the other side.

Worthington Codified Ordinances:

[Section 1149.08\(b\) Special Yard Requirements:](#)

Accessory buildings such as garages and storage buildings exceeding 120 sq. ft. in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line.

Request:

The applicant is requesting to allow the constructed pavilion to remain approximately 2' from the east property line; a variance of 6' is required.

Project Details:

1. The proposed pavilion is 12' wide and 12' deep.
2. The structure is constructed of wood with asphalt shingles on a hip roof.
3. Fire-resistance rating is not required for structures with no walls near the property line.
4. An outlet and lighting are included with the pavilion as well.

Conclusions:

Although the variance is substantial, the existing neighbor's 6' privacy fence to the east should help mitigate the structure being close to the property line.

The essential character of the neighborhood should not be altered as these structures are common in Worthington.

Motion:

THAT THE REQUEST BY PETE MARSH ON BEHALF OF RICHARD AND SHAWNA MORAILLE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PAVILION TO REMAIN AT 385 RILEY AVE., AS PER CASE NO. VAR 40-2022, DRAWINGS NO. VAR 40-2022 DATED OCTOBER 27, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. **Variance – Front Yard Setback – Porch Roof – 477 Loveman Ave.** (Eric Kramer/Semenya and McMahon) **VAR 41-2022**

Findings of Fact and Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District in Colonial Hills. The house is located approximately 24' from the Loveman Ave. public right-of-way, so the existing house extends 6' into the required front yard. The owner would like to construct a porch with a roof in the required front yard. The applicant has stated that the owner would like to spruce up their front porch.

Worthington Codified Ordinances:**Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:**

The required front yard is 30’.

Request:

The applicant is seeking approval to construct a covered front porch that is 22’ – 24’ wide and 7’ deep and would be 17’ from the Loveman Ave. public right-of-way. A variance of 13’ is required.

Project Details:

1. The right-of-way is approximately 12.5’ from the edge of pavement of Loveman Ave. The proposed porch would be about 29.5’ from the road.
2. The porch is proposed across the full width of the house with a concrete foundation.
3. The porch cover is constructed of an aluminum clad material with insulated roof panels and three support columns.

Conclusions:

The essential character of the neighborhood might be altered as this structure would be closer to the road than others on this street. However, with the distance to the road being 29.5’, it should be sufficient as to not adversely affect the character of the neighborhood.

There has generally been support by the Board of Zoning Appeals for front porches as they can provide a sense of community.

Motion:

THAT THE REQUEST BY ERIC KRAMER ON BEHALF OF KOFI SEMENYA AND ABBY MCMAHON FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 477 LOVEMAN AVE., AS PER CASE NO. VAR 41-2022, DRAWINGS NO. VAR 41-2022 DATED OCTOBER 31, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. **Variance – Side Yard Setback – Shed – 6500 Meadowbrook Cir. (Christopher L. Wald)**
VAR 42-2022

Findings of Fact & Conclusions**Background:**

This property is a 0.37 acre lot in the R-10 (Low Density Residence) Zoning District in the Potters Creek subdivision. The lot (created in 1977; 0.37 acres in area) is about 73’ wide in the front and an average of 169’ deep. The rear of the property is 129’ wide and adjacent to the Linworth Rd. right-of-way. The rear of the house is about 15.5’ from the north side property line. A 6’ high solid fence exists between the house and the north side property line, and then solid fencing runs along that property line and continues around the rear of the property.

Worthington Codified Ordinances:**1149.08(b) Special Yard Requirements**

No accessory buildings shall be located in any front or side yard except under unusual circumstances where such building shall not conflict with the intent and purposes of this Zoning Ordinance, or, where enforcement shall result in extreme hardship. In either case the decision to permit such activity shall be made by the Board of Zoning Appeals. Accessory buildings of 120 square feet (sf) or less in area must be set back at least five feet from the side and rear lot lines.

Request:

The applicant is requesting approval to construct a 16' x 8' (128 sf) shed as close as 1.5' from the side property line for a variance of 6.5'.

Project Details:

1. The shed is proposed at an angle to the property line, being 1.5' from the property line at the northwest corner and 2' from the property line at the northeast corner. It would be about 1' behind the existing fence section that is parallel to the street. The roof overhang would be 6" closer. The shed would sit on a gravel foundation and gravel would extend between the shed and the fence. The applicant feels other locations on the property would have a significant negative impact on the use of the property.
2. Shed design would include 7' high walls and a gable roof with gutters and downspouts. A rain barrel is proposed at the northeast corner to catch storm water. A single door would face the house and a double door would face the rear yard.
3. The applicant is planning to store yard equipment and children's gear in the shed so a second car can be parked in the garage rather than in the driveway.
4. Fire-resistance rating is not required for sheds in close proximity to the property line.
5. The neighbor to the north seems to have a plywood roof extending from the fence above that property.

Conclusion:

Although there are locations in the rear yard that could accommodate a shed, staff understands the desire to place the structure in a location that would not be in the way. Due to the existing 6' high fencing that would mostly screen the shed, the proposed location should not alter the character of the neighborhood. The adjacent neighbor should not be impacted due to the existing conditions and the addition of a rain barrel should help with storm water runoff.

Motion:

THAT THE REQUEST BY CHRISTOPHER L. WARD FOR A VARIANCE FROM CODE REQUIREMENTS TO CONSTRUCT A SHED IN THE REQUIRED SIDE YARD AT 6500 MEADOWBROOK CIRCLE AS PER CASE NO. VAR 42-2022, DRAWINGS NO. VAR 42-2022, DATED OCTOBER 31, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. **Variance – Side Yard Setback – Addition – 771 Morning St. (Dennis Meacham/Karafa)**
VAR 43-2022

Findings of Fact & Conclusions

Background:

This lot is 54.4' wide in the front and 46.4' wide in the rear. There is an 8' jog in the south property line about halfway back on the 126.12' deep lot. The 0.14 acre property is in the AR-4.5 (Low Density Apartment) Zoning District, and part of Lot 65 of the Original Plat of Worthington. On the lot is an 1,820 sf cottage that was constructed in 1908, with a 200 sf rear addition that was added in 1971. There is an existing 240 sf 1-car detached garage to the rear of the home on the south side. The applicant was approved by the Architectural Review Board (ARB) at its October 27, 2022 meeting to construct new additions to the rear of the home.

Worthington Codified Ordinances:

[Section 1149.01 Yard, Area and Height for Dwellings and Accessory Structures.](#)

The required side yard for a single-family home in the AR 4.5 Zoning District is 8'.

Request:

This is a request to construct an addition 5' from the north property line for a variance of 3'.

Project Details:

1. Two additions are proposed: a porch enclosure on the south side that does not require a variance; and a 4-season room behind the house that would be closer than allowed to the north property line.
2. The 4-season room is proposed to be 24' deep x 15' wide (360 sf) and 5' from the north property line. The existing house is about 10' from the north property line. The addition would be one-story and designed to complement the house, including matching materials.
3. In addition to the enclosure of the porch on the south side, the ARB approved other minor modifications to the existing house.

Conclusion:

The proposed addition should not alter the essential character of the neighborhood as the design is complementary to the house and the proximity to the property line is typical for Old Worthington.

Motion:

THAT THE REQUEST BY DENNIS MEACHAM ON BEHALF OF NICHOLAS & KASEY KARAFI FOR A VARIANCE TO CONSTRUCT A REAR ADDITION IN THE REQUIRED SIDE YARD AT 771 MORNING ST., AS PER CASE NO. VAR 43-2022, DRAWINGS NO. VAR 43-2022, DATED NOVEMBER 2, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. **Variance** – Accessory Building Area - Garage – **43 W. Granville Rd.** (Dennis Meacham/Rankey) **VAR 44-2022**

Findings of Fact & Conclusions

Background:

The main part of this 0.21 acre lot is 54' wide and 134.68' deep. There is an additional portion of the property that is 32' wide and 60' deep at the rear that houses the existing 400 sf wood framed 2-car garage that was constructed in 1938. The house is a 2,708 sf brick American Four Square that was constructed in 1910. In 1999, a 1-story addition was added to the rear of the home. Replacement of the existing garage with a new detached 3-car garage placed on the main part of the property is proposed. The Architectural Review Board approved the request at its October 27, 2022 meeting.

Worthington Codified Ordinances:

[Section 1149.08 \(b\) Special Yard Requirements:](#)

In any "R" District the total area for accessory buildings shall be limited to 850 square feet (sf) and must be compatible in materials and appearance to the other buildings in the area.

Request:

The new garage is proposed to be 24' x 36' (864 sf) with a 610 sf second story, for total accessory building area of 1474 sf. A variance of 624 sf is requested.

Project Details:

1. Placement of the new garage would be 8' from the east side property line and 10' from the rear property line for the northern portion of the property. The rear (southern) part of the lot would be maintained as grass after demolition of the existing garage.
2. The application states the garage will be constructed to match the existing rear addition on the house, except the garage will be constructed with cement board rather than wood siding. The lap is proposed to be 5" to match the addition and would be painted white.
3. The roof material would be 3-tab asphalt shingles similar in color to the existing slate roof on the 2-story portion of the house. Dormers are proposed on the west side of the roof. The height of the garage is shown to be 24'.
4. A separate entrance is proposed to access the upper level of the garage, with exterior steps and a landing on the outside to match those on the house, and an interior staircase to climb the rest of the way. The applicant has stated the upstairs would be finished in the future for a workshop, playroom and/or workout space.
5. Double-hung windows are proposed on the east, north and south elevations. On the west elevation, two-car and one-car garage doors are shown. In addition to the entrance to the second story at the northwest corner of the garage, a man door is proposed on the north side toward the east end.
6. Lighting would be added above the doors.
7. There is a 5-foot existing sanitary sewer easement along the eastern property line. The proposed garage is to be located 5' outside of the easement area.
8. A new rear door, pergola & patio were part of the ARB approval, but are not in need of variances. Additionally, screening of mechanicals and a landscape plan were approved.

Conclusion:

The essential character of the neighborhood should not be altered with the proposed garage, which would complement and be subordinate to the house. Similarly sized structures have been approved in Old Worthington.

Motion:

THAT THE REQUEST BY DENNIS MEACHAM ON BEHALF OF JEFF & MEGHAN RANKEY FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW 3-CAR GARAGE IN EXCESS OF ALLOWABLE ACCESSORY STRUCTURE AREA AT 43 W. GRANVILLE RD., AS PER CASE NO. VAR 44-2022, DRAWINGS NO. VAR 44-2022, DATED NOVEMBER 2, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. **Variance** – Front Yard Setback – Fence – **1105 Beechview Dr. S** (Famiglia Homes LLC)
VAR 45-2022

Findings of Fact & Conclusions**Background:**

This property is in the R-10 (Low Density Residence) Zoning District. The surrounding properties are also single-family homes in the R-10 District. The neighborhood was originally developed in 1954 in Perry Township without curb and gutters. Due to annexation, the neighborhood is now a mix of Worthington, Columbus, and Perry Township.

The property in question is larger than the typical lot size seen in the R-10 district; the minimum lot size requirement is 10,400 square feet, while this property is approximately 58,300 square feet. The public right-of-way is 50' in width.

The applicant was approved for a variance to allow construction of a fence in the required front yard by the Board of Zoning Appeals (BZA) in November of 2020. That approval would have allowed the fence to be installed parallel to the curved right-of-way line. The distance was later determined to be about 15.25' from the right-of-way line when a survey was obtained by the City.

The applicant installed a wood cattle style fence in a straight line across the front of the property. The closest point of the fence is about 3' from the right-of-way line.

City staff initiated enforcement since the installed fence did not follow the curved right-of-way line as was approved by the BZA at the November 5, 2020 meeting, and further clarified at the October 6, 2022 BZA meeting.

Worthington Codified Ordinances:**[1123.13 Building Setback Line.](#)**

"Building setback line" means the depth of required front, side and rear yards measured perpendicular to each respective lot line.

Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:

In the R-10 Zoning District the required front yard is 30'.

1180.02 "R" Districts.

(a) In any "R" District, no fence or wall shall be erected in the area between the right of way line and the building setback line except for a wall necessary to accommodate differences in grade. No fence or wall in an "R" district shall exceed a height of six feet.

Request:

The applicant would like approval for the fence to remain in its as-built location which is about 3' from the right-of-way line at the closest point. The requested variance would be about 27'.

Details:

1. The applicant indicates there is a flooding problem at the front of the property and has submitted photographs showing standing water in the area. The applicant states wanting to avoid the water when there is a flood and would also like to avoid the pipes that channel the water.
2. The applicant gives distances from each fence post to the previously approved setback line. Although the previous variance can be discussed, this request would be for a new variance to allow the fence to remain as placed. If granted, the variance would be based on the drawing showing the location of the fence and its closest point to the right-of-way.

Staff Analysis:

1. The photos seem to indicate that several of the posts are in the water in their current locations when the property floods. Installation of the fence further up on the property would be the best way to avoid the fence being in the water.
2. Placement in such close proximity to the right-of-way alters the character of the neighborhood. Not only is placement unusual for this neighborhood, but there are very few fences that have been approved in the required 30' front yard in the City. Due to the unusually large lot, the usable fenced-in area of this property would be considerable even with the fence at the 30' setback line.

Conclusions:

The requested variance is substantial, and the fence alters the essential character of the neighborhood.

Motion:

THAT THE REQUEST BY FAMIGLIA HOMES LLC FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO REMAIN IN THE REQUIRED FRONT YARD AT 1105 BEECHVIEW DR. S, AS PER CASE NO. VAR 45-2022, DRAWINGS NO. VAR 45-2022, DATED NOVEMBER 3, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

1129.05 Powers and Duties.

(b) Exceptions. In hearing and deciding appeals, the Board shall have the power to grant an exception in the following instances:

(5) Temporary use permits. A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed for a purpose or use that does not conform to the regulations prescribed elsewhere in this Zoning Ordinance for the district in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to a six months' renewal and such conditions as will safeguard the public health, safety, convenience, and general welfare.

(6) Extension and construction completion periods. The Board may authorize, for good cause shown, extension of the time period provided for the completion of structures in the Building Code. However, the Board may not authorize extension of the period for greater than a one-year extension of time subject to one-year renewals and such conditions as will safeguard the public health, safety, convenience, and general welfare.

(c) Area Variances. The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(2) Whether the variance is substantial;

(3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).

(5) Whether the property owner purchased the property with knowledge of the zoning restriction;

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and,

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(d) Interpretation of District Map. In case of any questions as to the location of any boundary line between zoning districts, a request for interpretation of the Zoning District Map may be made to the Board which shall interpret the Map in such a way as to carry out the intent and purpose of this Zoning Ordinance.

(e) Extension of Nonconforming Use. The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100 percent (100%) of the area of the existing building or lot devoted to a nonconforming use.



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

October 6, 2022

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Cynthia Crane, Chair; D.J. Falcoski, Vice-Chair; Brian Seitz, Secretary; Garrett Guillozet, member. Also present was Mikel Coulter, Representative of the MPC; Lee Brown, Planning and Building Director; Lynda Bitar, Planning Coordinator; and Kenneth Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Approval of Minutes of September 1, 2022 meeting

Mr. Guillozet moved to approve the minutes as amended, and Mr. Seitz seconded the motion. All members voted "Aye" and the minutes were approved.

B. Items of Public Hearing – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and will be adopted by one motion. If a member of the Board, staff, or the public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. **Extension of Construction Completion Period – Addition – 92 W. Stanton Ave.** (Chad D. Clatterbuck) **EXCP 07-2022**

Mrs. Crane asked for comments from the audience and there were none. Mr. Guillozet moved to approve the Consent Agenda, and Mr. Coulter seconded the motion. All Board members voted, "Aye," and the motion was approved.

C. Item of Public Hearing – Regular Agenda

1. **Variance – Front Yard Setback - Porch – 345 Park Blvd.** (Dashaun Mulders/Ryder) **VAR 26-2022**

Mr. Ganter reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This home is located on a corner lot in the R-10 (Low Density Residential) Zoning District in Colonial Hills. The house is located approximately 31' from the Park Blvd. public right-of-way and approx. 15' from the Greenwich St. public right-of-way. The applicant would like to demolish the existing porch and walkway and replace them with a new porch and walkway that connects to the public sidewalk. The applicant has stated that a larger front porch will enhance the curb appeal and allow the property to gain more usable space.

Worthington Codified Ordinances:[Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:](#)

The required front yard is 30'.

[Section 1149.08\(a\) Special Yard Requirements:](#)

At corner lots, no accessory uses, accessory structures, structures, material, or equipment storage shall be located in any required front yard. Side yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right-of-way of the adjacent street.

Request:

A variance is requested to allow a front porch with a roof to extend into the required front yard of the adjacent street (Park Blvd.) of this corner lot. The porch is proposed to be approximately 24' from the north property line; a variance of 6' is required.

Project Details:

1. The proposed front porch is 10' wide and 7' deep.
2. The porch has a gabled roof with asphalt shingles and a 4:12 pitch, board and batten, and two new lights.
3. The existing walkway will be replaced with a new concrete path that leads to the existing public sidewalk.

Conclusions:

Since the proposed porch provides sufficient space on the east and west sides of the lot and there being similar front porches in the surrounding area, the essential character of the neighborhood should not be altered.

Applicant must submit a sidewalk permit for the walkway portion that is in the right-of-way through the Service and Engineering Department.

Discussion:

Mr. Brandon Theis said he was representing the homeowners of 345 Park Blvd., Worthington, Ohio. Mr. Theis said he was aware the porch was already in the right-of-way, and they wanted to increase the front of the porch by three feet and the sides by two feet. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Falcoski moved:

THAT THE REQUEST BY DASHAUN MULDER ON BEHALF OF ROBERT AND LINDSAY RYDER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 345 PARK BLVD., AS PER CASE NO. VAR 26-2022, DRAWINGS NO. VAR 26-2022 DATED AUGUST 25, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

2. Variance – Accessory Building Area – Shed – 860 Oxford St. (Timothy J. Bowen) VAR 27-2022

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact and Conclusions

Background:

This 65' wide x 252.25' deep property is 0.38 acres in area and located in the R-10 District (Low Density Residence) Zoning District on the east side of Oxford St. The property is adjacent on the east SIDE to an office building with parking that is in the C-3 (Offices & Institutions) Zoning District.

The 2,911 square foot vernacular house on this property was constructed in 1950 and is a contributing building in the Worthington Historic District. The owners were approved for an extensive remodel and expansion to the house and garage in 2019.

The applicant has added a shed at the rear of the property to store yard and garden equipment. The Architectural Review Board approved the shed at its July 14, 2022 meeting. In need of a variance for accessory building area, the request was shared informally with the BZA on June 2, 2022 and is now on the agenda as a formal application.

Worthington Codified Ordinances:

[Section 1149.08 \(b\) Special Yard Requirements:](#)

In any "R" District the total area for accessory buildings shall be limited to 850 square feet (sf) and must be compatible in materials and appearance to the other buildings in the area.

Request:

The applicant would like to keep a 96 sf shed for total accessory building area of 951 sf. A variance of 101 sf is requested.

Project Details:

1. There is an existing three-car attached garage that is ~855 sf in area.
2. The shed is 12' x 8' or 96 sf in area and 8' in height. Location is at the rear of the property, 10' from the north property line and 12' from the east property line. Colors are gray and white to match the house, and a double door and window are on the front of the shed.

Conclusion:

The essential character of the neighborhood should not be altered with the addition of the shed as there are similar structures throughout Old Worthington.

Discussion:

Mr. Brown explained the applicant was unable to be present at the meeting and they requested that the Board consider the request without them being present. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY TIMOTHY J. BOWEN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW THE TOTAL ACCESSORY STRUCTURE AREA TO EXCEED 850 SQ. FT. AT 860 OXFORD ST., AS PER CASE NO. VAR 27-2022, DRAWINGS NO. VAR 27-2022 DATED AUGUST 25, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

3. **Variances – Side & Rear Yard Setbacks – Freestanding Deck with Roof – 6613 Evening St.**
(Amy M. Gallagher) **VAR 29-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This 75' x 125' property is in the R-10 (Low Density Residential) Zoning District in Worthington Estates, at the southwest corner of Larrimer Ave. and Evening St. The lot is 0.21 acres in size with a 1770 square foot house and a shed on the property. The owner would like to construct a covered deck on the site.

Worthington Codified Ordinances:

[Section 1149.08 Special Yard Requirements.](#)

(b) Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line.

Section 1149.06 Architectural Projections.

(a) Cornices, eaves, sills, canopies or similar projections may extend or project into required side yards not more than two inches for each one foot of width of such side yard, and may extend or project into a required front or rear yard not more than thirty inches.

Request:

The applicant is requesting approval to construct a 160 square foot deck with a roof at the southwest corner of the lot, 5' from the west side and rear property lines. The variance on the side would be 3' and the rear variance would be 5'. The roof would extend an additional 1' on the sides so would be 2" closer than allowed by Code.

Project Details:

1. The floor is proposed to be 16' x 10' and constructed with 1" x 6" pressure treated planking.
2. The roof structure would be 18' wide and constructed of pressure treated lumber. The sloped roof is proposed to be finished with metal to match the roof on the existing shed.
3. There is a mix of fencing and other accessory structures on this and neighboring properties.

Conclusion:

The character of the neighborhood should not be substantially altered as the proposed structure would be in character with others in the area and partially screened by existing fencing and structures. This structure would provide protected outdoor gathering space on a tight corner lot.

Discussion:

Mr. John Gallagher, 6613 Evening St., Worthington, Ohio, introduced himself as the applicant. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Guillozet moved:

THAT THE REQUEST BY AMY M. GALLAGHER FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE AND REAR YARDS TO CONSTRUCT A COVERED DECK AT 6613 EVENING ST., AS PER CASE NO. VAR 29-2022, DRAWINGS NO. VAR 29-2022 DATED AUGUST 9, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

4. **Variance – Side Yard Setback – Carport Conversion – 215 Winter Dr. (Nicholson Builders/Allen) VAR 30-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This lot is on a bend in the right-of-way and is irregularly shaped being about 72' wide and 120' deep. The property is an existing lot of record created as part of the Worthington Southwest Addition in 1950, and in the R-10 (Low Density Residential) Zoning District. The house was constructed in 1954 and spans most of the width of the lot, with a carport on the east side. The owners would like to convert the carport into a garage, expanding the area to allow a car to park inside.

Worthington Codified Ordinances:

[Section 1149.05 Existing Lots of Record](#)

The side yard setback for an addition to an existing primary structure may be reduced to no less than 6' if the addition projects no further into the side yard than the existing structure.

[Residential Code of Ohio \(RCO 302.1\):](#)

The Code requires buildings to be constructed of fire rated materials if closer than 5' to a property line; and no openings in walls are allowed closer than 3' to a property line. Where referenced in this code, an unoccupied space on an adjoining property may be included in the required [fire separation distance](#), provided that the adjoining property is dedicated or deeded so as to preclude, for the life of the structure, the erection of any building or structure on such space (see section 3781.02 of the *Revised Code*).

Request:

A variance is requested to allow a carport to be converted into a garage with the new wall extending further into the required side yard. The garage wall is proposed to be 2'7" from the east property line at its closest; a variance of 3'5" is required.

Project Details:

1. The roof is proposed to remain in the same location which is about 2'1" from the east property line. Although the area is not totally enclosed currently, there is an existing wall located about 4'7" from the property line that would be demolished. The existing width of the carport is 8' 11 1/2", which the applicant states is not wide enough to park a normal size vehicle.
2. A new garage wall is proposed about 2'7 1/2" from the property line. At the rear 7', the wall would be set back an additional 2'. The width of the garage would be 10'11".
3. A garage door would be added to the front and the other materials would match those on the house.

4. Due to Building Code requirements of fire rated materials needed for structures closer than 5' to a property line, the new garage walls would need to be constructed of 1 hour, fire-rated construction.

Conclusion:

With the existing roof structure remaining intact, the essential character of the neighborhood should not be altered with this proposal.

Discussion:

Mr. John Nicholson, 6394 Fayborough Ct., Dublin, Ohio, said he was representing Nicholson Builders and the homeowner. Mr. Nicholson said they had a sensible solution. They did not decrease the distance from the roof overhang to the property line. Mr. Nicholson said his clients have a difficult time trying to access the home and vehicle in inclement weather. He said the neighbors were not opposed to the project. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY NICHOLSON BUILDERS ON BEHALF OF JIM ALLEN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW NEW GARAGE WALLS IN THE REQUIRED SIDE YARD AT 215 WINTER DR. AS PER CASE NO. VAR 30-2022, DRAWINGS NO. VAR 30-2022 DATED SEPTEMBER 1, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

5. **Variance** – Accessory Building Area – Additional Garage Bay – **830 Robbins Way** (Joseph & Elizabeth Giannetti) **VAR 31-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact and Conclusions

Background:

This 0.64 acre lot is part of the Stratford Village subdivision and in the R-10 (Low Density Residential) Zoning District. The lot has an irregular shape, with about 432' of frontage along a curved road and depth varying from 25' at the west end to 95' at the east end.

The house sits in the deeper part of the property which is the eastern two-thirds. The garage and driveway are on the east side of the house. This is a request for construction of an additional garage bay.

Worthington Codified Ordinances:

[Section 1149.08 \(b\) Special Yard Requirements:](#)

In any “R” District the total area for accessory buildings shall be limited to 850 square feet (sf) and must be compatible in materials and appearance to the other buildings in the area.

Request:

The applicant is planning to construct a 288 sf garage addition for a total accessory building area of 970 sf. A variance of 120 sf is requested.

Project Details:

1. The existing attached garage is 24’ x 23’ or 552 sf in area. There is also a 10’ x 13’ or 130 sf pergola with a roof to the west of the house.
2. The proposed addition would be on the north side of the existing garage, 12’ wide x 24’3½” deep.
3. A single garage door would be on the front and a man door is proposed on the north side.
4. Design and materials are proposed to match the existing house.

Conclusion:

The essential character of the neighborhood should not be altered with the proposed addition, which would match and be subordinate to the house.

Discussion:

Mrs. Elizabeth Giannetti, 830 Robbins Way, Worthington, Ohio, did not have additional comments. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Falcoski moved:

THAT THE REQUEST BY JOSEPH AND ELIZABETH GIANNETTI FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW THE TOTAL ACCESSORY STRUCTURE AREA TO EXCEED 850 SQ. FT. AT 830 ROBBINS WAY., AS PER CASE NO. VAR 31-2022, DRAWINGS NO. VAR 31-2022 DATED SEPTEMBER 1, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

6. **Variance Clarification** – Front Yard Setback – Fence – **1105 Beechview Dr. S** (City of Worthington/Greene) **VAR 32-2022** (BZA 47-2020)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District and is part of a neighborhood of single-family homes. The neighborhood was originally developed in 1954 in Perry Township without curb and gutter and is a mix of Worthington, Columbus, and Perry Township due to annexations over the years.

The property in question is larger than the typical lot size seen in the R-10 district; the minimum lot size requirement is 10,400 square feet, while this property is approximately 58,300 square feet. The right-of-way is 50' wide.

The applicant received approval of a variance to allow construction of a fence in the required front yard from the Board of Zoning Appeals in November of 2020. This is a request from the City to clarify that approval.

Details:

1. After the virtual BZA meeting in November 2020, staff put together an exhibit to reflect the discussion and approval at the meeting. A curved line was added to the applicants' site plan that started at the bend in the east property line, was parallel to the edge of the right-of-way, and mirrored the drawing displayed by Mr. Seitz during the meeting.
2. An approval stamp was added to the drawing with a note "As Amended – 22' from Property Line." An additional annotation "About 22' from property line – to line up with bend" was added pointing to the "crook" in the property line. The basis of the 22' was a measurement taken on the City's GIS. The survey shows that distance closer to 15'. The reference to the property line could/should have said right-of-way line. The exhibit from the property owner, the City's GIS and the Franklin County Auditor's GIS all show the property ending at the right-of-way line. The deed for the property includes the property extending to the center of the right-of-way. Staff believes the right-of-way was dedicated at some point but the deed was never changed. Regardless, the required setback is from the edge of the right-of-way.
3. In 2021, the Greenes installed the fence and it is not in compliance with the BZA approval. Staff gave them the option to move the fence, apply for a new variance to keep the fence in its location, or remove the fence. The Greenes expressed confusion with the approval.
4. Staff hired a surveyor to put together a survey of the property. The surveyor used the legal description in the deed, so the survey shows the property going to the center of the right-of-way, but also shows the right-of-way line. Staff has added what we feel was the approved fence location to the survey, including dimensions. The fence as it was built is also shown.

5. The Law Director instructed staff to have the BZA clarify its approval, so staff requests the BZA looks at the new exhibit marked VAR 32-2022 to determine if it matches the approval from the November 2022 meeting.
6. This link to the meeting will be sent by email to the BZA: <https://worthingtonoh.new.swagit.com/videos/89804>. The most relevant part of the discussion starts at the 1:25:45 mark.

Worthington Codified Ordinances:

1180.02 "R" DISTRICTS.

(a) In any "R" District, no fence or wall shall be erected in the area between the right of way line and the building setback line except for a wall necessary to accommodate differences in grade. No fence or wall in an "R" district shall exceed a height of six feet.

Discussion:

Mrs. Crane clarified the application was only about what was approved before.

Mr. Josh Greene and Mrs. Alainna Greene, 1105 Beechview Dr. S., Worthington, Ohio came forward as the owners. Mr. Greene said his front door faces the neighbor's house. He said they wanted the fence because they wanted to build a pool. He said if they put the fence in the middle of the side yard, they felt that would look goofy. Mr. Greene said where the fence stops, the red line in the photograph, there are drainage pipes located there. He said he had to install the pipes due to the flooding of the neighbor's yard that was coming across to his property. The drainage pipes are underneath the driveway. They asked for the variance so the fence would not be on top of the drainage pipes. Mr. Greene said at the previous meeting he believed he was supposed to install the fence at the crook of the property line. He said they have a difficult relationship with their next-door neighbor, and he complained saying the fence was not in the right spot. Mr. Greene said they went back and forth as to what the right spot was supposed to be. He said the prosecutor dismissed the charges with prejudice so they could come back to the Board of Zoning Appeals to determine where the fence should be located. Mr. Greene said he would love not to have to move the fence because he did not want the fence to interfere with the drainage. Mrs. Greene said when the yard floods, the water line comes up to where the fence is located now and if they had to move the fence, the fence would be sitting in the water and would interfere with the drainage pipe. Mrs. Bitar asked why they did not ask for an additional variance and Mr. and Mrs. Greene stated they did not know what they should have asked for.

Mr. Brown explained the prosecutor was in the audience to help clarify what was said. He said this issue had been going on for a year and a half with Mayor's Court, and this glitch came up and they needed to verify what was approved almost two years ago. Mr. Brown said if what was approved where the red line is, they can file charges tomorrow in Mayor's Court to get the fence moved or removed or apply for a new variance to encroach more into the setback up to the right-of-way. Mr. Brown asked if the red line was where the fence was intended to be. Mr. Coulter said the pin was where the arc was to begin, but the red line clearly follows an arc so from his prospective, the drawing that was done by the surveyor that was hired by the city matched what was previously approved. Mr. Coulter asked if there were multiple pipes and Mrs. Greene said yes. Mr. Greene

said there was an original farm drain that goes underneath the property, and he installed another drain in that location to eliminate the surface water. Mr. Coulter said the drawing matched the intent of what they discussed at the last meeting. Mr. Guillozet said his recollection matched what was presented by the surveyor. He said he also re-watched the video and voted no on the original variance request, and he believed what was presented as the exhibit matched the intent as he understood it, of the Board at that time. Mr. Seitz said he remembered sketching the drawing and that he believed it did not make sense to have the fence in standing water so that was why he drew the line where he did.

Ms. Karen Sheffer, City Prosecutor, said the only purpose she thought the hearing was supposed to be about was when the documents were stamped as to the approval of the variance one of them referred to property line as opposed to the right-of-way. Ms. Sheffer said they wanted to make it clear, since that is what the Ordinance refers to for a fence, that it has to be between the right-of-way and the building setback, unless there is a variance. Mrs. Crane said there could be some confusion between the distinction between the property line and the right-of-way line and the building line. She said she remembered that difference was pointed out at the meeting more than once, and she remembered the drawing being consistent with what they discussed. Mrs. Crane asked if there was anyone present who wanted to speak for or against this application, but no one commented.

Mr. Seitz asked what the Greenes options would be. Mr. Brown explained their options, after verifying where the fence should be, would be to move it to that location, and follow the red line in the arc, or they can remove the fence, or they can apply for a new variance for where the fence has been placed and have this Board review it. Mr. Coulter said if the Greenes chose to come back to ask for a new variance, he would like to see a drawing as to where the drainage pipes were located so he could see how the fence does or does not interfere with the pipes. Mr. Seitz said he would like to see what the standing water looked like.

Mrs. Bitar said the drawing shown by Mr. Seitz during the virtual meeting should be used rather than the survey.

Motion:

Mr. Guillozet moved:

THAT THE INFORMATION PROVIDED BY MR. SEITZ FROM BZA 47-2020 AS SHOWN ON THE CURRENT SCREEN WHICH INCLUDES THE RED LINE WHICH DELINEATES WHERE THE BOARD OF ZONING APPEALS APPROVED THE LOCATION OF THE FENCE BEHIND THE BLACK LINE WHICH IS THE RIGHT-OF-WAY IS THE APPROVAL OF THIS BOARD DURING THAT MEETING.

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

7. **Variance** – Front Yard Setback – Porch – **402 E. North St.** (Ed Mershad) **VAR 33-2022**

Mr. Ganter reviewed the following from the staff memo:

Findings of Fact and Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District and located west of Proprietors Rd. The existing house sits on an acre lot and is located approximately 17' from the E. North St. public right-of-way. The existing porch is in disrepair and the property owner would like to replace it with a wood porch that has railings and steps.

Worthington Codified Ordinance:

[Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:](#)

The required front yard is 30'.

Request:

A variance is requested to allow a porch to extend into the required front yard. The porch is proposed be approximately 9' from the south property line; a variance of 21' is required.

Project Details:

1. The proposed wood porch is 19' wide and 8' deep.
2. Stairs with railings are proposed to extend down to the existing walkway towards the E. North St. public right-of-way.
3. The porch has wood lattice at the bottom of 36" high wood railings.
4. The existing deteriorating porch foundation will remain.

Conclusions:

Although the variance is substantial, the existing deteriorating porch will be replaced with a wood structure that should meet the requirements of the building code and provide a safe path to the existing residence.

The essential character of the neighborhood should not be altered as the style and material of the porch are comparable to other front porches in Worthington.

Discussion:

Mr. Ed Mershad, 402 E. North St., Worthington, Ohio, said the porch is currently in the setback, there was already a variance for the existing porch. They are replacing some of what is already there within the same footprint. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY ED MERSHAD FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 402 E. NORTH ST., AS PER CASE NO. VAR 33-2022 DATED SEPTEMBER 7, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/ORF PRESENTED AT THE MEETING.

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

8. Variance – Front Yard Setback – Porch – 457 Park Overlook Dr. (Jeremy A. Little/ Beck) VAR 34-2022

Mr. Ganter reviewed the following from the staff memo:

Findings of fact and Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District in Colonial Hills. The house was built in 1949 and is an existing lot of record. The house is located approximately 34' from the Park Overlook Dr. public right-of-way.

The property owner would like to construct a porch addition on the front elevation of the existing home. The applicant has stated that the porch will ultimately enhance the livability of the home and add a tasteful visual appeal while maintaining the character of the neighborhood.

Worthington Codified Ordinance:

[Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:](#)

The required front yard is 30'.

Request:

A variance is requested to allow a porch to extend into the required front yard. The porch addition extends 8' from the existing house with 4' being in the required front yard. The porch is proposed be approximately 26' from the north property line; a variance of 4' is required.

Project Details:

1. The proposed porch is 10' wide and 8' deep.
2. Located approximately 26' from the north property line.
3. The porch is centered on the front elevation with a low pitch gabled roof, two wood columns, and concrete steps.
4. A new entry addition is proposed with a new door and cement board horizontal lap siding.

Conclusions:

The essential character of the neighborhood should not be altered as there are surrounding properties in the area with similar front porches. The porch will also match the existing character of the home.

Discussion:

Mr. Jeremy Little, 561 Park Overlook Dr. Worthington, Ohio said the enclosed portion of the front addition would not encroach into the front yard setback, only the open part of the porch area would be. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY JEREMY LITTLE ON BEHALF OF RYAN BECK FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 457 PARK OVERLOOK DR., AS PER CASE NO. VAR 34-2022, DRAWINGS NO. VAR 34-2022 DATED SEPTEMBER 8, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

9. Variance – Front Yard Setback – Porch – 539 Park Overlook Dr. (Jeremy A. Little/ Rule) VAR 35-2022

Mr. Ganter reviewed the following from the staff memo:

Findings of Fact and Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District in Colonial Hills. The house was built in 1954 and is an existing lot of record. The house is located approximately 30' from the Park Overlook Dr. public right-of-way. The property owners would like to construct a porch addition to the existing residence that would encroach in the required front yard. The applicant has stated that this front porch will greatly enhance the livability of the home and be more visually appealing.

Worthington Codified Ordinance:

[Section 1149.01 Yard, Area, and Height for Dwellings and Accessory Structures:](#)

The required front yard is 30'.

Request:

A variance is requested to allow a porch addition to extend into the required front yard. The porch

addition extends 8' from the existing house with a foot of it not in the required front yard. The porch is proposed be approximately 23' from the north property line; a variance of 7.1' is required.

Project Details:

1. The proposed porch is approximately 10' wide and 8' deep.
2. The porch has a 9:12 pitch gabled roof, two wood columns, concrete steps, and cinder block foundation. Coach lights are proposed on the left and right side of the front door.
3. A concrete patio will be located to the east of the covered entryway.

Conclusions:

The essential character of the neighborhood should not be altered as there are similar front entries in proximity and the proposed materials are consistent with surrounding properties.

Discussion:

Mr. Jeremy Little, 561 Park Overlook Dr., Worthington, Ohio was the applicant. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY JEREMY LITTLE ON BEHLAF OF CHRISTOPHER AND AMANDA RULE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 539 PARK OVERLOOK DR., AS PER CASE NO. VAR 35-2022, DRAWINGS NO. VAR 35-2022 DATED, SEPTEMBER 8, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

10. Variances – Rear Yard Setback – Screened Porch – 200 Greenbrier Ct. (Kevin Turner) VAR 36-2022

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This R-10 (Low Density Residence) Zoning District property is 0.24 acres in size and is part of the Greenbrier Hill Subdivision. With that subdivision, building lines were platted, with the rear being set at 20' for all lots in the subdivision.

The existing house was built in 1981 and is a two-story brick structure. The owners would like to construct a screened porch to the rear.

Worthington Codified Ordinances:

Section 1107.01 Variations by Council Action

On recommendation of the Municipal Planning Commission, or on its own initiative, Council may, by Ordinance, permit variations from the standards established in the Planning and Zoning Code with regard to the approval of a Subdivision, Development Plan, Planned Use District or Wilson Bridge Corridor plan in order to afford justice and address practical difficulties to interested persons.

1149.01 Yard, Area and Height for Dwellings and Accessory Structures.

The required minimum rear yard is 30’.

Request:

The applicant is requesting location of the screened porch 17.5’ from the rear property line. The requested variance would be 12.5’, but the structure would only extend 2.5’ beyond the platted rear building line.

Project Details:

1. The screen porch would be 16’ wide x 11’ deep and approximately centered on the rear of the house.
2. Materials would be complimentary to the house, and the roof would be standing seam.

Conclusion:

The essential character of the neighborhood should not be substantially altered with the proposed screened porch as the design would fit in with the house, and it would only extend 2.5’ into the expected rear yard for the neighborhood.

Discussion:

Mr. Kevin Turner, 200 Greenbrier Ct., Worthington, Ohio, did not have any additional comments. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY KEVIN TURNER FOR A VARIANCE FROM CODE REQUIREMENTS FOR REAR YARD TO ALLOW CONSTRUCTION OF A SCREENED PORCH AT 200 GREENBRIER CT., AS PER CASE NO. VAR 36-2022, DRAWINGS NO. VAR 36-2022 DATED SEPTEMBER 8, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Guillozet seconded the motion. Mr. Brown called the roll. Mr. Falcoski, aye; Mr. Coulter, aye;

Mr. Gillozet, aye; Mr. Seitz, aye; and Mrs. Crane, aye. The motion was approved.

11. **Variance** – Side Yard Setback – Shed – **214 Hardy Way** (Joya W. Elmore) **VAR 37-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District at the north end of Colonial Hills. The lot (created in 1951) is 70' wide along the Hardy Way frontage, ~47' wide at the north end, and an average of 214' deep for area of 0.27 acres. In 1999, an existing carport at the southeast corner was replaced with a new carport at the southwest corner of the house. The new carport was approved to be 3' from the west side property line. Approval of this application would allow construction of a shed near the carport.

Worthington Codified Ordinances:

1149.08(b) Special Yard Requirements

No accessory buildings shall be located in any front or side yard except under unusual circumstances where such building shall not conflict with the intent and purposes of this Zoning Ordinance, or, where enforcement shall result in extreme hardship. In either case the decision to permit such activity shall be made by the Board of Zoning Appeals. Accessory buildings of 120 square feet (sf) or less in area must be set back at least five feet from the side and rear lot lines.

[Residential Code of Ohio \(RCO 302.1\)](#):

The Code requires buildings to be constructed of fire rated materials if closer than 5' to a property line; and no openings in walls are allowed closer than 3' to a property line. Where referenced in this code, an unoccupied space on an adjoining property may be included in the required [fire separation distance](#), provided that the adjoining property is dedicated or deeded so as to preclude, for the life of the structure, the erection of any building or structure on such space (see section 3781.02 of the *Revised Code*).

Request:

The applicant is requesting approval to construct a shed 4' from the side property line for a variance of 1'.

Project Details:

1. The proposed shed would be 12' 10 ¾" wide x 9' 7 ¾" high and 4' deep for area of 51.6 sf and is planned adjacent to the west side of the carport.
2. Any part of the structure closer than 5' from the property line must be constructed with fire rated materials.

Conclusion:

There is not enough room for the proposed structure to be on this property, let alone 4' from the property line, as is evidenced by the site plan from 1999 and the current mortgage survey. Staff recommends denial of this request.

Discussion:

Mrs. Joya Elmore, 214 Hardy Way, Worthington, Ohio. Mrs. Crane asked for comments from the audience and there were none.

Mr. Dave Norstrom, 210 Hardy Way, Worthington, Ohio, said he lives next door and he fully supported the project.

Motion:

Mr. Guillozet moved:

THAT THE REQUEST BY JOYA W. AND BARTOW J. ELMORE FOR A VARIANCE FROM CODE REQUIREMENTS TO CONSTRUCT A SHED IN THE REQUIRED SIDE YARD AT 214 HARDY WAY AS PER CASE NO. VAR 37-2022, DRAWINGS NO. VAR 37-2022, DATED SEPTEMBER 9, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING AND TO INCLUDE THE AMENDED DRAWINGS SHOWN AT THE MEETING.

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

12. Variance – Accessory Building Area – Shed – 235 E. Wilson Bridge Rd. (Thomas Barrett) VAR 38-2022

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This 1.01 acre property was rezoned in 2021 from the R-10 (Low Density Residential) Zoning District to the WBC-1 (Medium Density Residential) Zoning District along with other properties on the south side of E. Wilson Bridge Rd. The rear portion of this 111' wide x 400' deep lot is adjacent to McCord Park. The current owner purchased the property in 2020, demolished the existing house, and constructed a new 4,682 square foot (sf) 2-story home with a 970 sf 4-car attached garage. A variance was approved in January 2021 for accessory building area to be 120 sf over what is permitted for the garage.

The owner would now like to add a 14' x 10' shed.

Worthington Codified Ordinances:**Section 1149.08 (b) Special Yard Requirements:**

In any "R" District the total area for accessory buildings shall be limited to 850 sf and must be compatible in materials and appearance to the other buildings in the area.

1151.06 Nonconforming Uses of Structures or of Structures and Premises in Combination.

(b) A lawful nonconforming single-family residential structure being used for residential uses or a lawful nonconforming residential use may be enlarged, extended, reconstructed, or structurally altered without Board approval under Section 1129.05(e) as follows:

- (3) The addition of an accessory building associated with a nonconforming single-family residential structure or nonconforming residential use provided it is constructed in accordance with Section 1149.08 of this Zoning Ordinance; and

Request:

A variance from Section 1151.06 to allow the addition of an accessory building to be constructed that is not in accordance with Section 1149.08 is requested. The applicant is requesting approval to add a 140 sf shed for total accessory building area of 1080 sf, which would be 230 sf over the allowable area.

Project Details:

1. The 10' x 14' shed is proposed with a shed-style roof which would be 112" tall on the high side and 72" tall on the low side. A double door is proposed on the front with a transom window above and a window would be on the side.
2. The shed is proposed to be 10' from the rear property line and 8' from the side property line at the southeast corner of the property.
3. The shed would be used to store a riding lawnmower, and snow removal and lawn maintenance equipment.

Conclusion:

The essential character of the neighborhood should not be altered with the addition of the shed as there are similar structures throughout Worthington.

The lot is 4-times the size of similar lots found in the R-10 Zoning District so the extra accessory building area should not have an impact.

Discussion:

Mr. Thomas Barrett, 235 E. Wilson Bridge Rd., Worthington, Ohio, asked if there could be some flexibility in the rear setback similar to his neighbors. Mr. Brown explained the applicant would have to come back to the BZA for a separate variance request for the distance. Mrs. Crane asked for comments from the audience and there were none.

Motion:

Mr. Falcoski moved:

THAT THE REQUEST BY THOMAS P. BARRETT FOR A VARIANCE TO ALLOW THE ADDITION OF AN ACCESSORY BUILDING TO A NONCONFORMING USE, THAT WOULD NOT BE IN ACCORDANCE WITH CODE SECTION 1149.08, AT 235 E. WILSON BRIDGE RD., AS PER CASE NO. VAR 38-2022, DRAWINGS NO. VAR 38-2022 DATED SEPTEMBER 12, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Guillozet moved to adjourn the meeting and Mr. Seitz seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 8:20 p.m.



BZA APPLICATION EXCP 08-2022 561 Park Overlook Dr.

Plan Type: Extension of Construction Completion Period	Project:	App Date: 10/17/2022
Work Class: Extension of Construction Completion Period	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
Description: We are seeking an extension of construction completion for the project currently under construction at 561 Park Overlook Dr. The project is in currently in the interior finishes stage and awaiting for materials to show up on the job site for final installation.		Expire Date:

Parcel: 100-001340	Main	Address: 561 Park Overlook Dr Worthington, OH 43085	Main	Zone: R-10(Low Density Residence)
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Applicant / Owner	Owner
Jeremy A Little	Rachel L Little
561 Park Overlook Dr.	561 PARK OVERLOOK DR
Worthington, OH 43085	Worthington , OH 43085
Mobile: 6143308967	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003101	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003101		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

561 Park Overlook Dr.





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	EXCP0009-2022
Date Received	10/31/2022
Fee	\$25.00
Meeting Date	12/01/2022
Filing Deadline	REC 003038-2022

1. Property Location 174 Loveman Ave., Worthington, Ohio 43085
2. Present/Proposed Use Residence
3. Zoning District _____
4. Applicant Deborah S. Stubbs 20200662
Address 174 Loveman Ave. Worthington, Ohio
Phone Number(s) 614-596-4272
Email Debstubbs1@gmail.com
5. Property Owner Kevin + Deborah Stubbs
Address 174 Loveman Ave., Worthington, Ohio 43085
Phone Number(s) Kevin- 614-226-6728, Deborah 614-596-4272
Email KLStubbs1@gmail.com
6. Action Requested (ie. type of variance) building permit extension
7. Project Details:
 - a) Description family room, bedroom + bathroom addition
 - b) Expected Completion Date 9 months
 - c) Approximate Cost _____

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

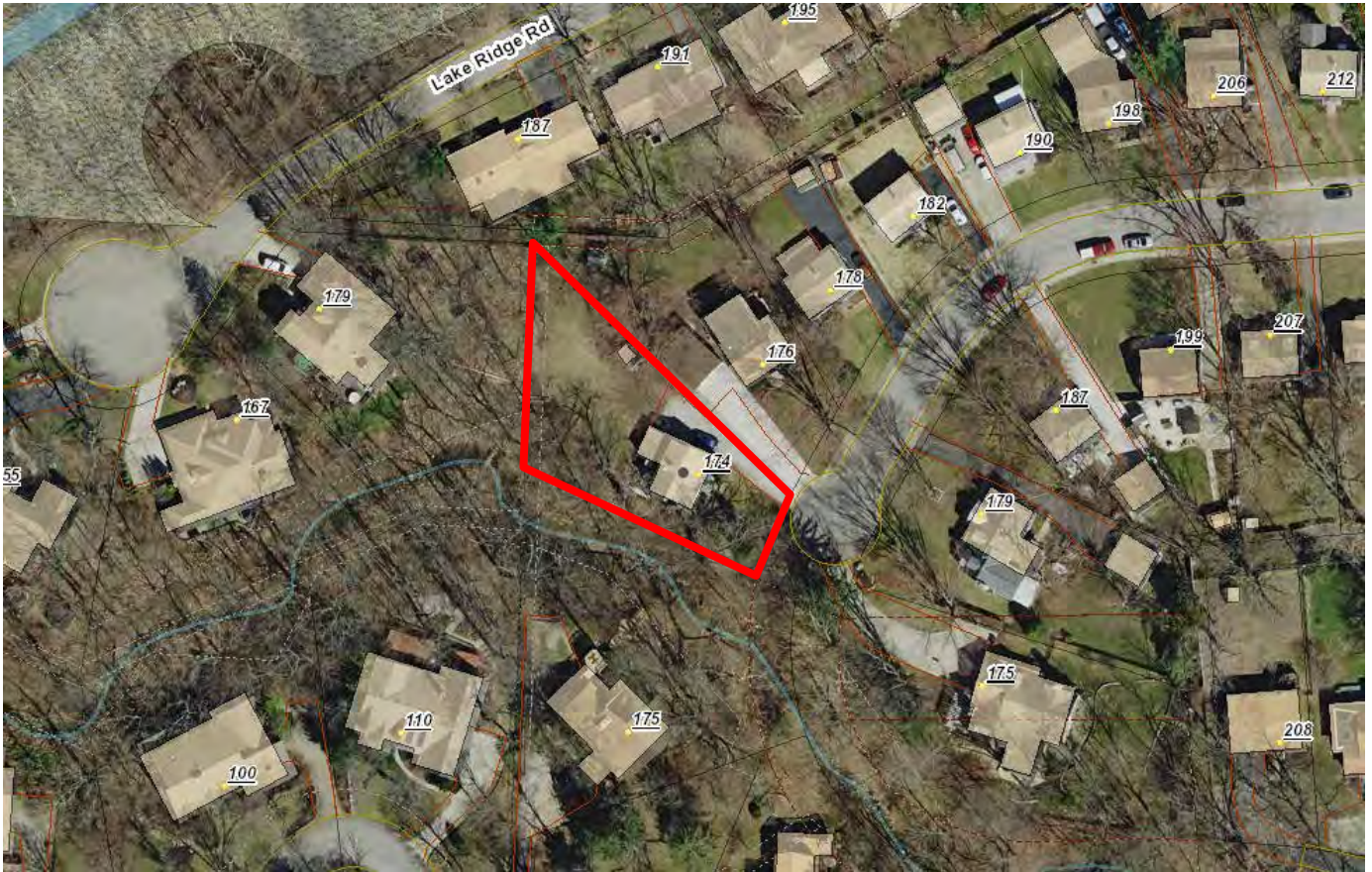
Deborah S Stubbs
Applicant (Signature)

10/31/2022
Date

Deborah S Stubbs
Property Owner (Signature)

10/31/22
Date

174 Loveman Ave.



#20200662

10/31/2022

We are requesting an extension to complete our family room and master bedroom additions. We recently got a temporary occupancy approval. We need a little more time to finish putting on our exterior siding and completing our Master bedroom and bathroom. Kevin, my husband, is doing almost all of the work himself. He is trying his best to get the outside work done before cold weather sets in.

Thank-you so much for considering our extension.

— Debora S Stubbins

CITY OF WORTHINGTON

DRAWING NO. EXCP 09-2022

DATE 10/31/2022



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	EXCP 0010-2022
Date Received	11-3-2022
Fee	\$25.00
Meeting Date	12-01-2022
Filing Deadline	REC 003051-2022

1. Property Location 46 Howard Ave, Worthington, OH
2. Present/Proposed Use single family home
3. Zoning District R-10
4. Applicant Colin DePew
Address 5376 River Forest Rd, Dublin, OH 43007
Phone Number(s) 614-946-1570
Email colindepew@gmail.com
5. Property Owner Colin DePew
Address SAME AS Applicant
Phone Number(s) "
Email "
6. Action Requested (ie. type of variance) extension of time for building permit
Permit No. BLDR 2021-0273
IVR No. 34607
7. Project Details:
 - a) Description Remodel
 - b) Expected Completion Date 3-31-23
 - c) Approximate Cost \$75,000.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Colin DePew
Applicant (Signature)
+ owner

11-2-22
Date

Colin DePew
Property Owner (Signature)

11-2-22
Date

46 Howard Ave.



46 Howard Ave.

Worthington, OH

City of Worthington

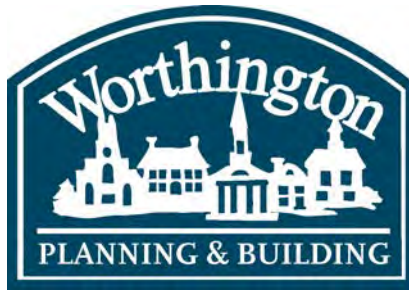
BZA Application to

Extend Bldg Permit

We request an extension of time to complete the remodel of 46 Howard Ave. Permit expires Dec. 19, 2022. We have to complete final electric and final plumbing. Electric is currently in progress and may be completed timely. We are having difficulty obtaining plumbing contractor to finish so we are requesting an extension of the bldg permit. Also need to complete hardwood floors.

Nov. 3, 2022

C. DePena



BZA APPLICATION VAR 0040-2022 385 Riley Ave.

Plan Type: Variance	Project:	App Date: 10/27/2022
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
Description: Requesting a variance for location of a pavilion structure on a paver patio less than 5' from the property line. 1) Without a variance the homeowners will be forced to choose between losing functional space on their patio or losing the shade provided by the structure. 2) The variance is would request that the posts be able to be located approximately 21" from the property line fence rather than 5', so we do not think this is substantial. 3) Adjoining properties would not be harmed, there is a 6' tall privacy fence along this side of the property dividing the two lots. Additionally, throughout the process the neighboring homeowner has been aware and helpful in allowing access through their property. 4) The variance would have no impact on the delivery of governmental services. 5) The project was substantially completed in July. The contractor in charge of the project, Blue Oak Patio & Landscape, was under the incorrect impression that a structure under 200 square feet could be placed without any city approvals. That was a mistake, but not intentional. 6) Without a variance, moving the pavilion would break up the space of the patio in such a way that there would be non-functional space on one side of the pavilion and a more limited space on the other which would not allow the homeowners to use the space as they had intended. The alternative of eliminating the pavilion completely would leave them without the shaded seating area that they desired. Moving the structure would also involve quite a bit of inconvenience to the homeowner during the process and cause the contractor to incur a very large amount of expense. 7) We believe that there are no detrimental effects to anyone in the surrounding area and the structure is very high quality and attractive and therefore the intent of the zoning requirement to keep obtrusive structures from near lot lines is still accomplished. Several photos are included to show the quality of the structure, the impact on the space of the patio, and the attractive appearance from the neighboring property.		Expire Date:

Parcel: 100-004359	Main	Address: 385 Riley Ave Worthington, OH 43085	Main	Zone: R-10(Low Density Residence)
Owner Richard Moraille 385 RILEY AVE Worthington , OH 43085	Applicant Pete Marsh 3540 Parkway Lane Hilliard, OH 43026 Business: (614) 319-3076	Owner Shawna Moraille 385 RILEY AVE Worthington , OH 43085		
Invoice No. INV-00003129	Fee (Residential) Board of Zoning Appeals	Fee Amount \$25.00	Amount Paid \$25.00	
		Total for Invoice INV-00003129	\$25.00	\$25.00
		Grand Total for Plan	\$25.00	\$25.00

385 Riley Ave.



Scale: 1" = 20' (24"x36" Sheet)



MAP(GIS)

Generated on 10/25/2022 at

Parcel ID	Map Routing No	Owner	Location
10000435900	100N238D 15000	MORAILLE RICHARD	385 RILEY AV

GIS



Disclaimer

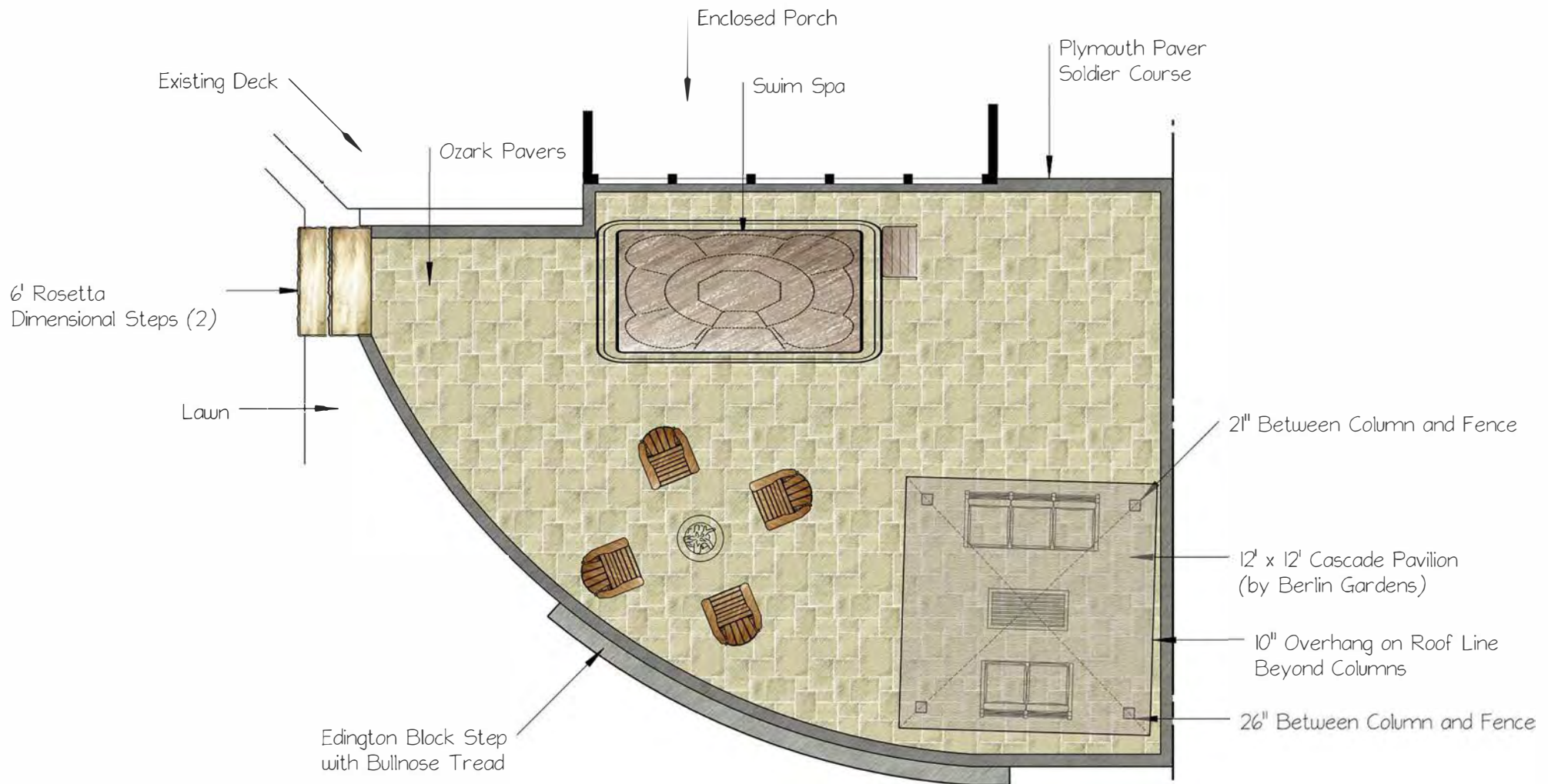
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County Division of any discrepancies.

CITY OF WORTHINGTON

DRAWING NO. VAR 40-2022

DATE 10/27/2022

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the the Franklin County Auditor's Real Estate Division of any discrepancies.



Moraille Residence			
385 Riley Avenue Worthington, OH 43085			
client	date	revision	
scale	2-16-22		
1" = 8'			
drawn by	checked by	drawing #	
PMM			

CITY OF WORTHINGTON
DRAWING NO. VAR 40-2022
DATE 10/27/2022











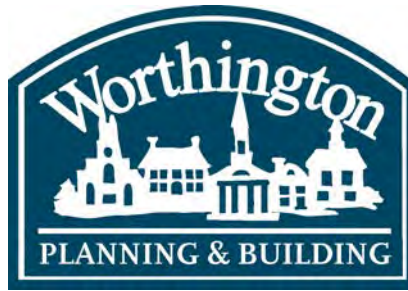






CITY OF WORTHINGTON
DRAWING NO. VAR 40-2022
DATE 10/27/2022





BZA APPLICATION VAR 0041-2022 477 Loveman Ave.

Plan Type: Variance	Project:	App Date: 10/31/2022
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
		Expire Date:

Description: We are asking for a variance to encroach into the required 30' front setback by 6' for concrete and 7' for a patio cover.

There is currently a concrete porch on the home that extends out as far as our proposed patio cover.

We do not feel that this will change the character of the neighborhood in any detrimental way. Many other homes on this street have similar patio covers.

These are common building materials used in many other homes in the area.

Granting of the variance will not adversely affect any government services.

The homeowner was not aware of any zoning restrictions when purchasing the property.

The homeowner wants to spruce up their front porch. Any work done to replace existing porch with a similar porch would be subject to a variance as front of home sits right at the 30' setback.

Parcel: 100-001934	Main	Address: 477 Loveman Ave Worthington, OH 43085	Main	Zone: R-10(Low Density Residence)
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Owner Kofi Semenya Jr. 477 LOVEMAN AVE Worthington, OH 43085 615-336-1848	Owner Abby J McMahon 477 LOVEMAN AVE Worthington , OH 43085	Applicant Eric Kramer 5900 Roche Drive, Suite 310-A Columbus, OH 43229 Business: 6143167755
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003144	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003144		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

477 Loveman Ave.



**Franklin County
Auditor's Office**
Auditor
Michael Stinziano

Map Produced September 28, 2022

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

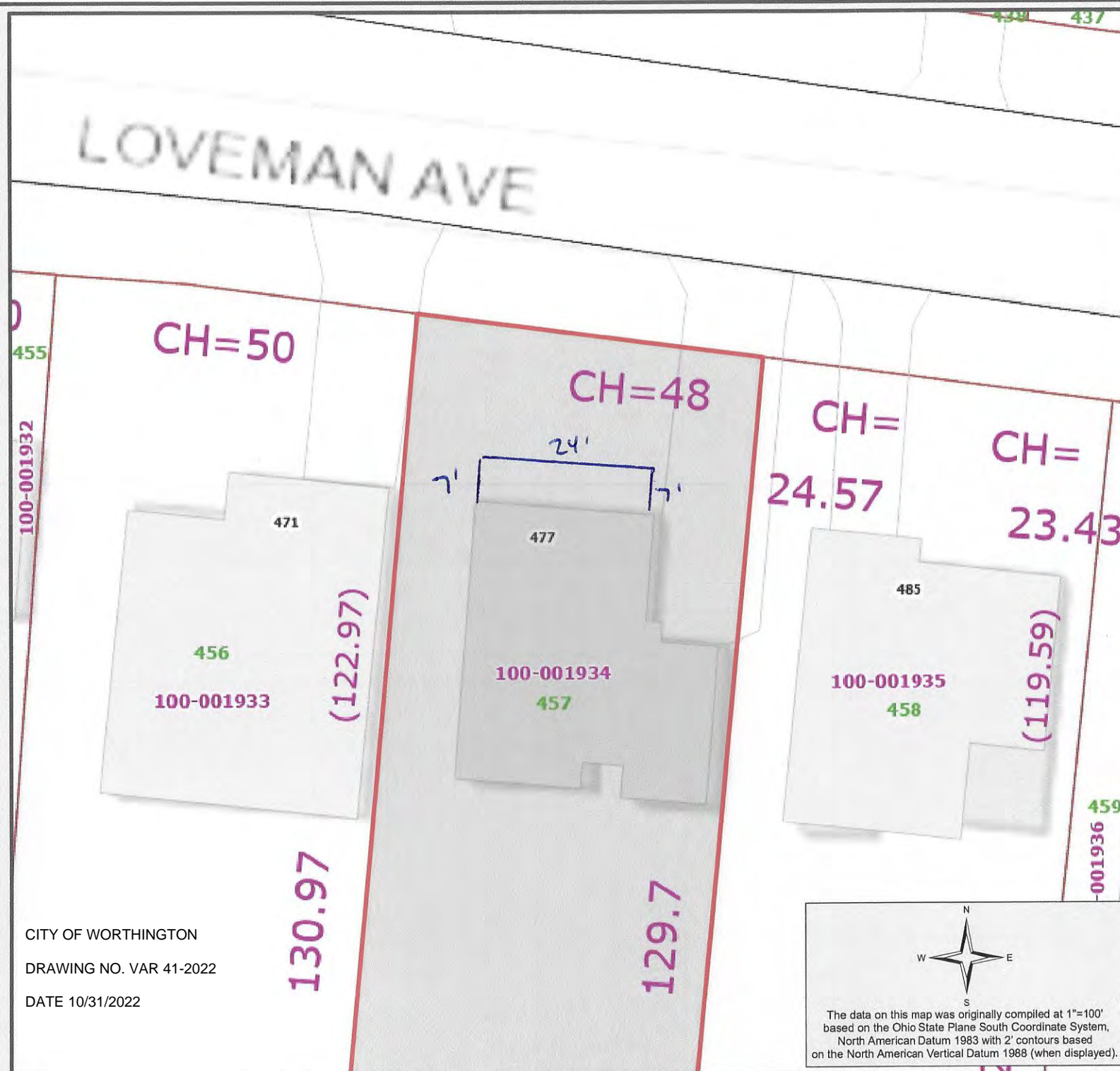
Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

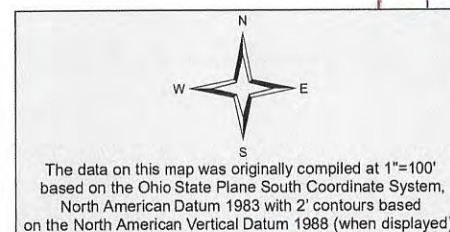
For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



CITY OF WORTHINGTON

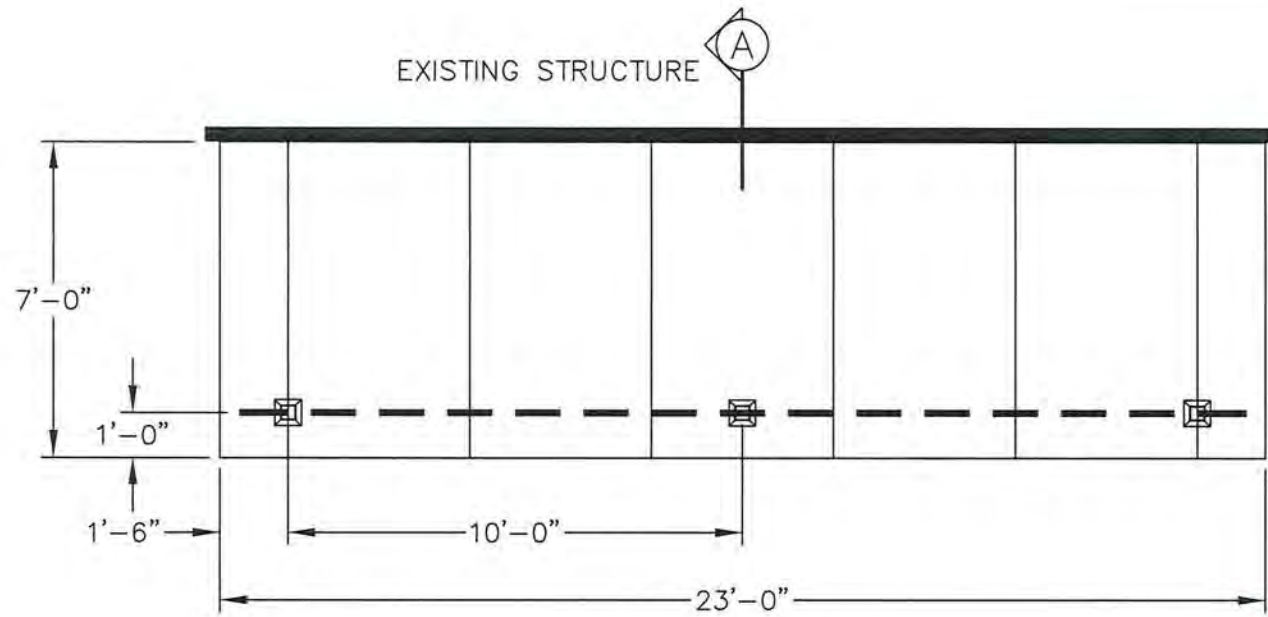
DRAWING NO. VAR 41-2022

DATE 10/31/2022



Today's Date: SEP 27, 2022

FRAME COLOR: WHT
HEIGHTS: 8'-9" / 8'-0"
POST STYLE: ROMA



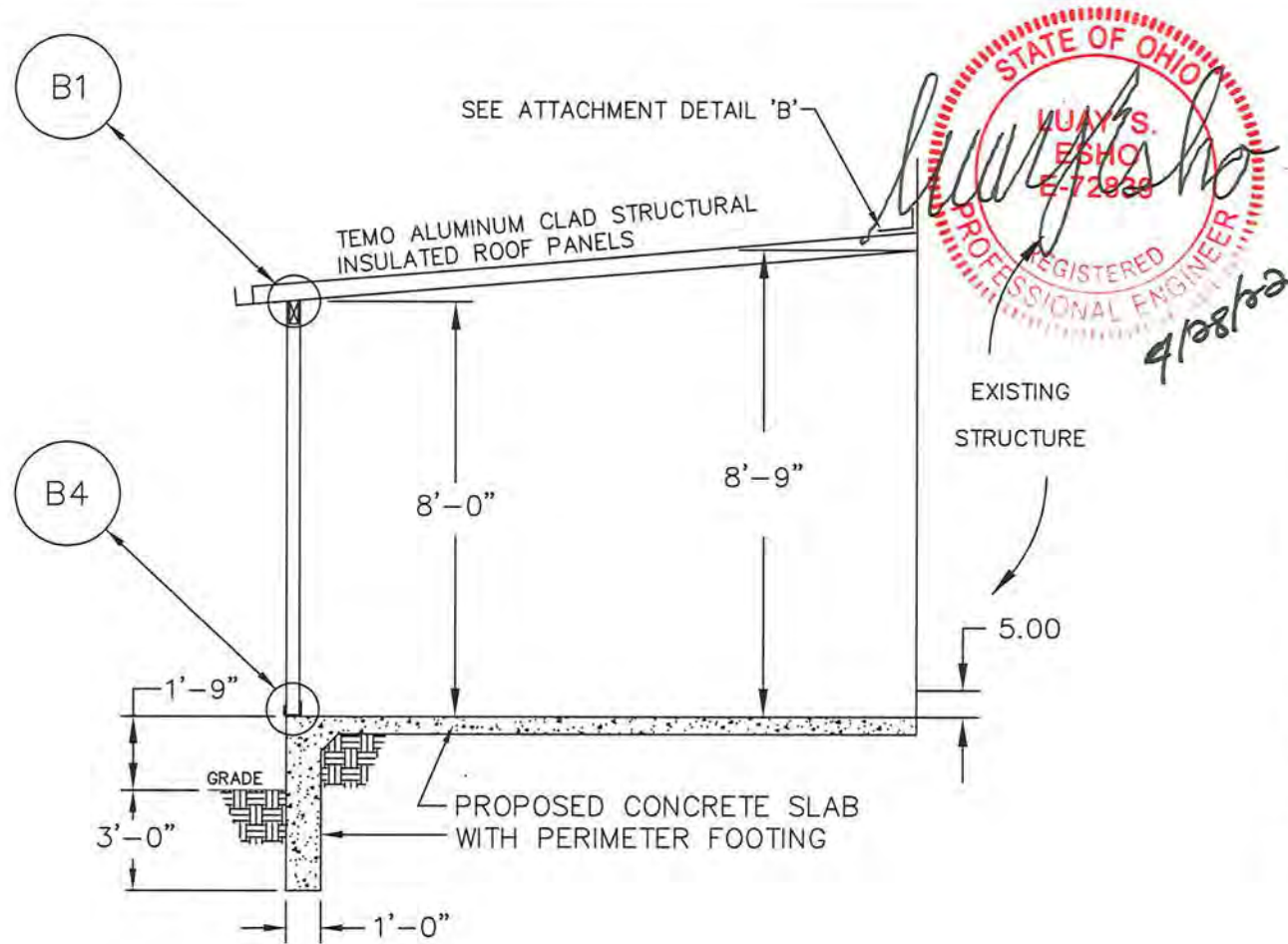
FLOOR PLAN



CITY OF WORTHINGTON
DRAWING NO. VAR 41-2022
DATE 10/31/2022

CONFIRMATION: 09/02/22

DEALER: CLASS-OH 22W4132 PH. ()		CONFIRMATION: 09/02/22		LUAY ESHO, P.E. 20400 HALL RD. CLINTON TWP, MI, 48038 PH: (800) 344-8366 PROFESSIONAL ENGINEER OH Lic. #E-72839	
SEMENYA, KOFI		TEMO SUNROOMS, INC.		20400 HALL RD CLINTON TWP, MI 48038 PHONE: (800) 344-8366	
477 LOVEMAN AVE COLUMBUS, OH 43085		QON: 08/25/22		SCALE: NONE	
DRAWN BY: ZACH RUGENSTEIN					



SECTION 'A'

ROOF PANELS: 4 1/4", 0.032, 1#, ROOF LOAD: 30 P.S.F.

CITY OF WORTHINGTON
DRAWING NO. VAR 41-2022
DATE 10/31/2022

CONFIRMATION: 09/02/22

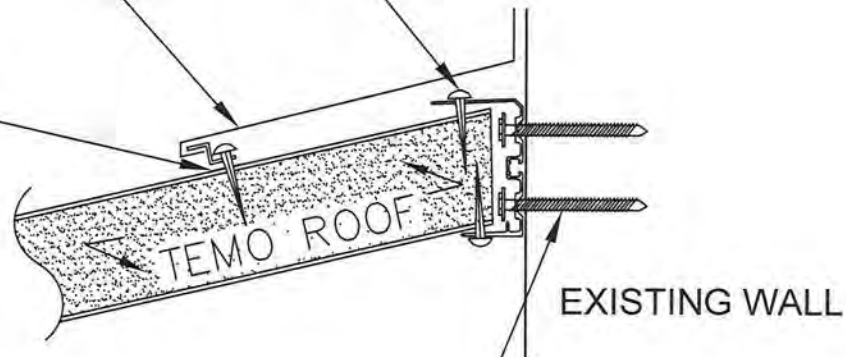
DEALER: CLASS-OH 22W4132 PH. ()	SEMENYA, KOFI 477 LOVEMAN AVE COLUMBUS, OH 43085	
	DRAWN BY: ZACH RUGENSTEIN	ON: 08/25/22 SCALE: NONE
TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (800) 344-8366		
LUAY ESHO, P.E. 20400 HALL RD. CLINTON TWP, MI, 48038 PH: (800) 344-8366 PROFESSIONAL ENGINEER OH Lic. #E-72839		

FASTEN ROOF PANEL TO
ALUMINUM CHANNEL WITH #8
1/2" SCREWS AT 12" ON CENTER
TOP AND BOTTOM

METAL PREFLASH AND
MOUNT TO Z-CHANNEL
W/ #8 X 1/2" SCREWS
@ 6" O.C.

BUTYL TAPE
APPLIED UNDER EZ TRIM

HANGING RAIL MOUNTED
WITH (2) 1/4" X 3-1/2" SCREWS
INTO EACH WALL STUD EVERY 16" O.C.



DETAIL 'B'

CITY OF WORTHINGTON
DRAWING NO. VAR 41-2022
DATE 10/31/2022

LUAY ESHO, P.E.
20400 HALL RD.
CLINTON TWP, MI, 48038
PH: (800) 344-8366
PROFESSIONAL ENGINEER
OH Lic. #E-72839

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

DEALER: CLASS-OH 22W4132 PH. ()

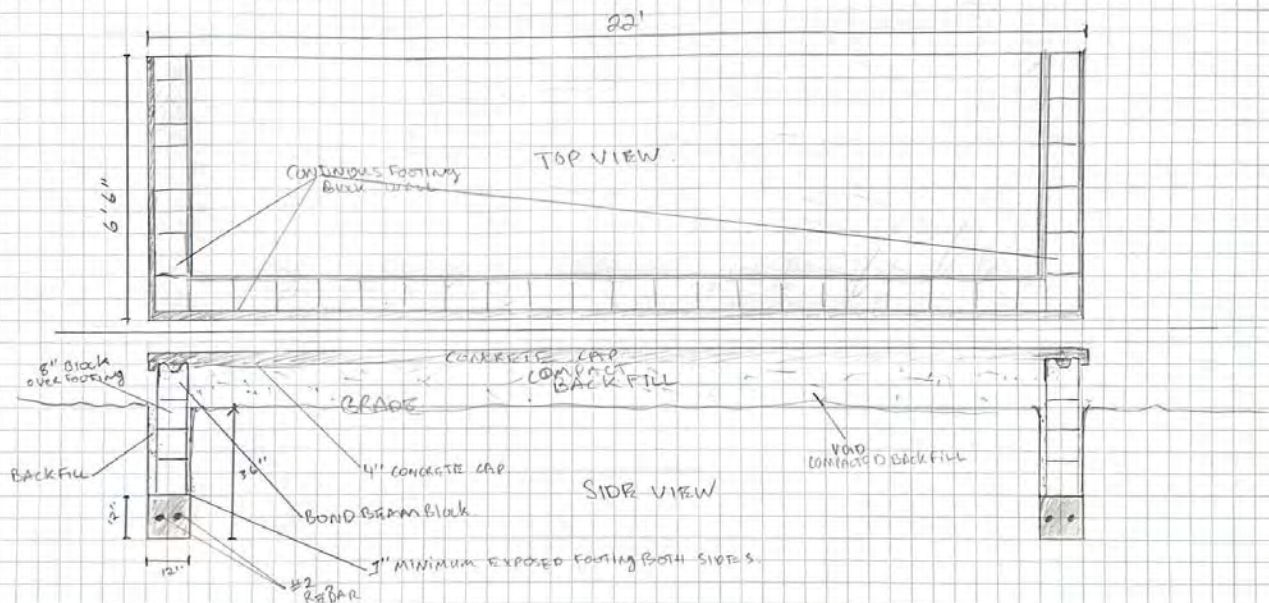
SEMENYA, KOFI

477 LOVEMAN AVE
COLUMBUS, OH 43085

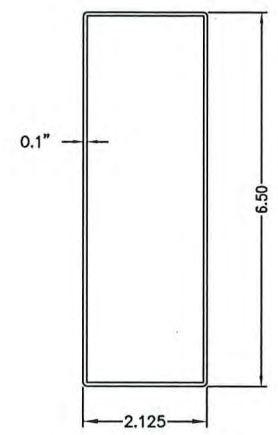
DRAWN BY: ZACH RUGENSTEIN ON: 08/25/22 SCALE: NONE

CLASSIC EXTERIORS
5900 ROOME DR
COLUMBUS OH 43229

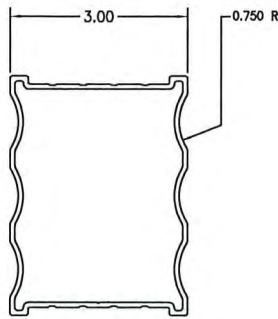
SEMPERIVA RESIDENCE
4771 OUTMAN AVE
MARIETTA OH 43085



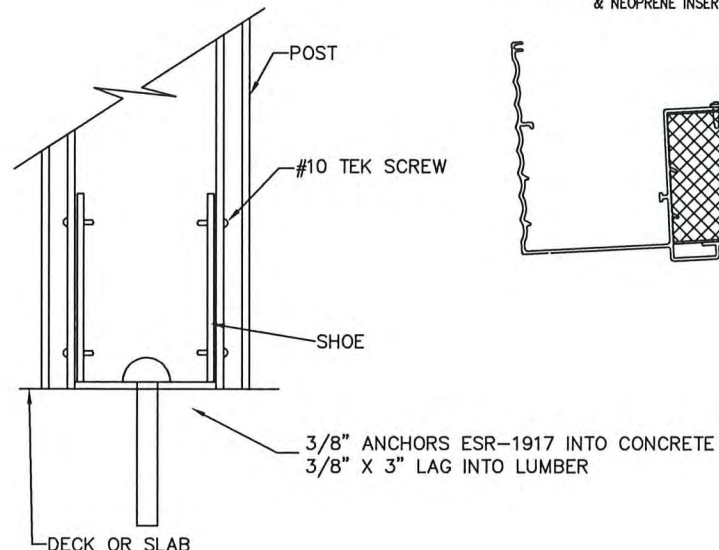
CITY OF WORTHINGTON
DRAWING NO. VAR 41-2022
DATE 10/31/2022



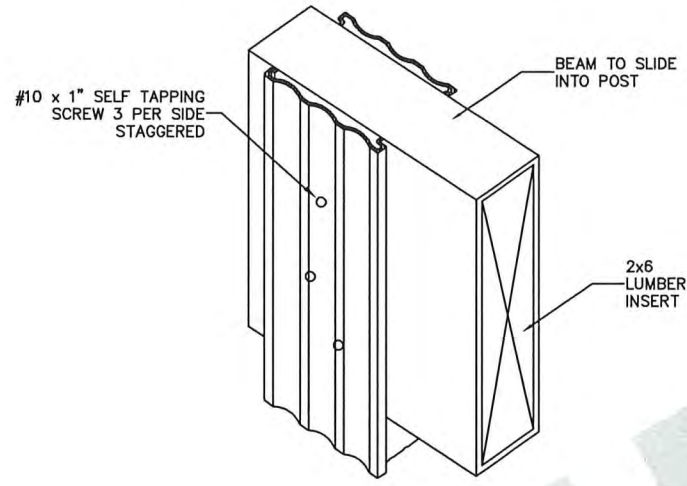
2x7 DECO BEAM
(16517) (30)



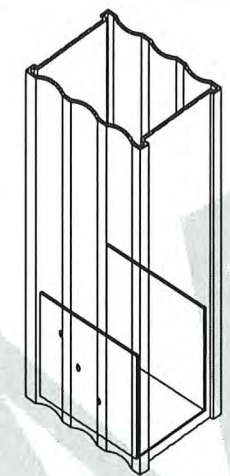
PATIO POST
(16543) (31)



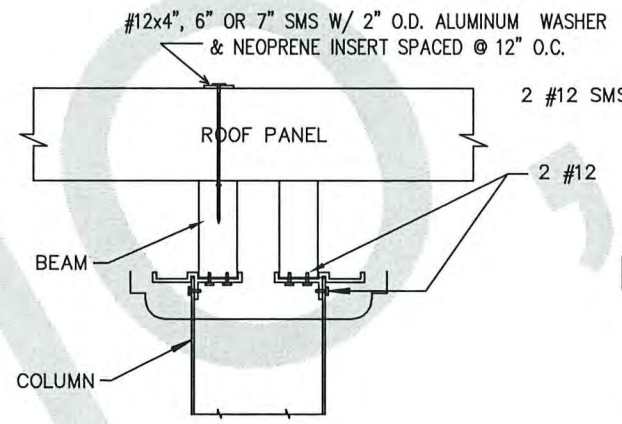
SLAB CONNECTION SIDE VIEW (B4)



POST/BEAM CONNECTION

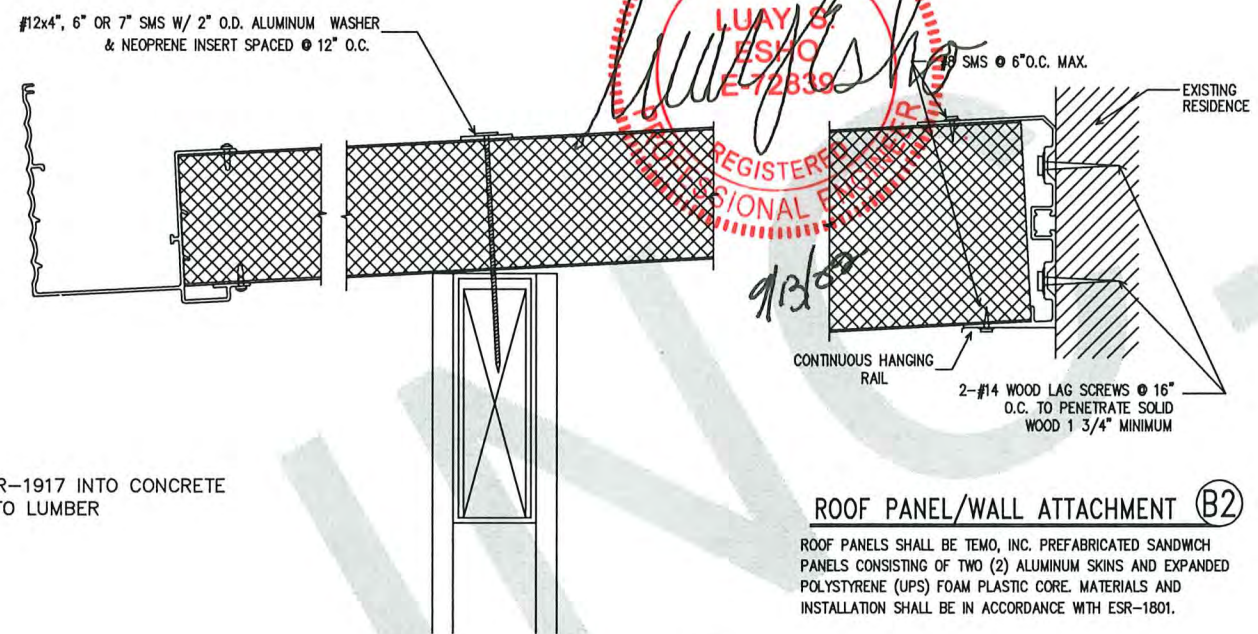


POST/SLAB CONNECTION (B4)



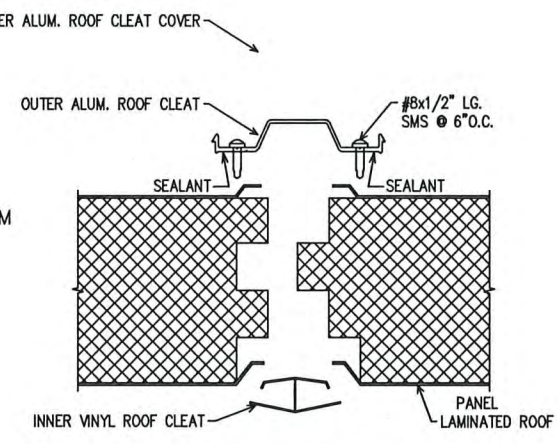
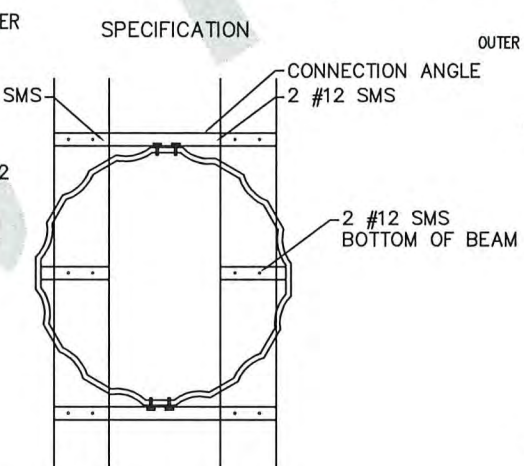
ROOF PANEL/DOUBLE BEAM/COLUMN CONNECTION

ROOF PANEL TO BEAM ATTACHMENT (B1)

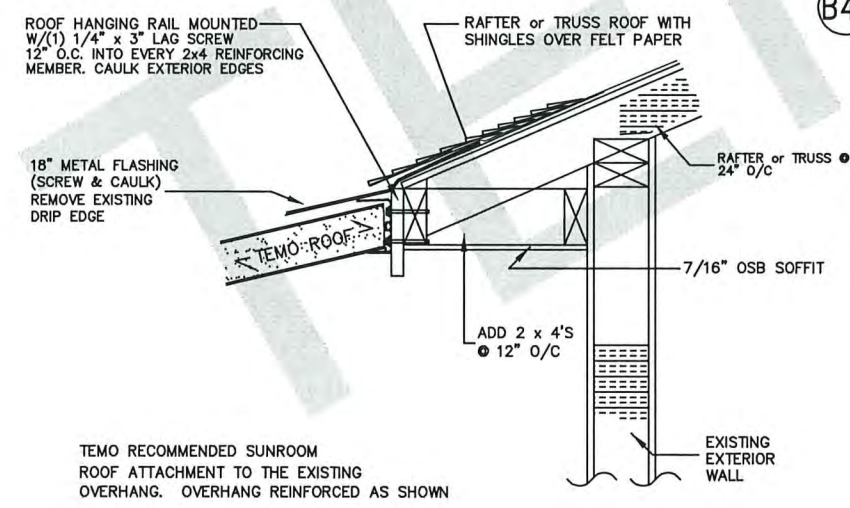


ROOF PANEL/WALL ATTACHMENT (B2)

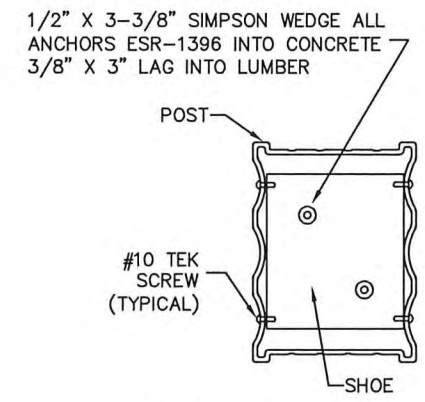
ROOF PANELS SHALL BE Temo, INC. PREFABRICATED SANDWICH PANELS CONSISTING OF TWO (2) ALUMINUM SKINS AND EXPANDED POLYSTYRENE (EPS) FOAM PLASTIC CORE. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ESR-1801.



ROOF PANEL SPLICE (B3)



OVERHANG REINFORCEMENT DETAIL



SLAB CONNECTION TOP VIEW

NOTE: WHERE SUPPORT PROVIDED BY A CONCRETE SLAB IS PERMITTED BY CODE, THE CONCRETE SLAB (NEW OR EXISTING) SHALL BE IN GOOD SOUND CONDITION, MEANING THE SLAB WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI, HAVE NO EVIDENCE OF EXTENSIVE CRACKING, WATER SEEPAGE, OR UNSTABLE FOUNDATION CHARACTERISTICS AND HAVE A MINIMUM THICKNESS OF 3.5 INCHES.

ROOF SPAN TABLE FOR DECO BEAM				
MAXIMUM POST AND FOOTING SPACING	10 PSF LIVE LOAD, 115 MPH WIND			
	10' FREE SPAN	13' FREE SPAN	16' FREE SPAN	18' FREE SPAN
SINGLE BEAM	17'-3"	13'-0"	14'-9"	13'-9"
DOUBLE BEAM	21'-0"	19'-0"	18'-0"	17'-0"
MAXIMUM POST AND FOOTING SPACING	20 PSF LIVE LOAD, 115 MPH WIND			
	10' FREE SPAN	13' FREE SPAN	16' FREE SPAN	18' FREE SPAN
SINGLE BEAM	13'-9"	12'-0"	11'-6"	11'-3"
DOUBLE BEAM	17'-6"	15'-0"	14'-9"	14'-2"
DOUBLE BEAM W/ INSERT		18'-0"		

VOID IF SUBMITTED AFTER
MARCH 12, 2023

Temo, INC. MAINTAINS THE REPORTS LISTED ACROSS THE TOP OF THESE PAGES. PLEASE REFER TO THE NOTES ON PAGE 4/TEM02 FOR ANY ADDITIONAL INFORMATION CONCERNING THESE REPORTS.

WHERE REQUIRED THESE PLANS HAVE BEEN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. ONLY AN ORIGINAL SIGNATURE WITH A RED WET STAMP OR AN EMBOSSED SEAL INDICATE THE VALIDITY OF THAT SIGNATURE.

Temo inc.
20400 HALL ROAD - CLINTON TOWNSHIP - MICHIGAN 48038
586-286-0410 800-344-8366

POST AND BEAM
CONFIGURATION

DATE: SEP 13, 2022
LUAY ESHO, PE
20400 HALL RD
CLINTON TWP, MI 48038
PH: (800) 344-8366
PROFESSIONAL ENGINEER
OH Lic. #E-72839
DRAWN BY:
CUSTOMER:
CLASS-0H
FILE NAME:
PATIOWITHINSERT
SHT. NO.:
1 OF 1



**BZA APPLICATION
VAR 0042-2022
6500 Meadowbrook Cir.**

Plan Type: Variance	Project:	App Date: 10/31/2022
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval Expire Date:

Description: I would like to build a shed in between my house and the house directly to the north of my property, 6510 Meadowbrook Circle.

Parcel: 100-005444	Main	Address: 6500 Meadowbrook Cir Worthington, OH 43085	Main	Zone: R-10(Low Density Residence)
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Applicant
Christopher L Wald
6500 MEADOWBROOK CIR
Worthington , OH 43085
Mobile: (440) 935-5349

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003140	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003140		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

6500 Meadowbrook Cir.



I would like to build a shed in between my house and the house directly to the north of my property, 6510 Meadowbrook Circle.

The Shed would be a standard “cottage” design, or a rectangular with a standard 5/12 roof pitch, eaves, windows, doors, and gutters. An example may be found here:

<http://www.alumcreeksheds.com/The-Cottage-.html>

The dimensions of the shed will be 8x16, with 7’ sidewalls. A single door will face the 6500 house, with a set of double doors facing the back of the yard. The shed would be situated 1 foot back from a 6’ fence that faces Meadowbrook, and 1.5 feet back from a 6’ fence that follows the property line dividing 6500 and 6510. A gravel pad will compose the foundation of the shed, covering the 1’ between the fence facing Meadowbrook and wall of the shed on that side, and the 1.5 feet between the fence between the properties and the wall of the shed on that side. The point of the gravel pad is to expedite maintenance of the ground in those areas, as they will be narrow, and to provide a dry and clean foundation for the shed to be level. Further, a gutter will be installed on both the north and south walls of the shed. The gutter on the south wall will drain down a downspout to the ground near the southwest corner of the shed, and the gutter on the north side will be slopped east to discharge into a rain barrel, thereby preventing any water from discharging onto 6510’s property.

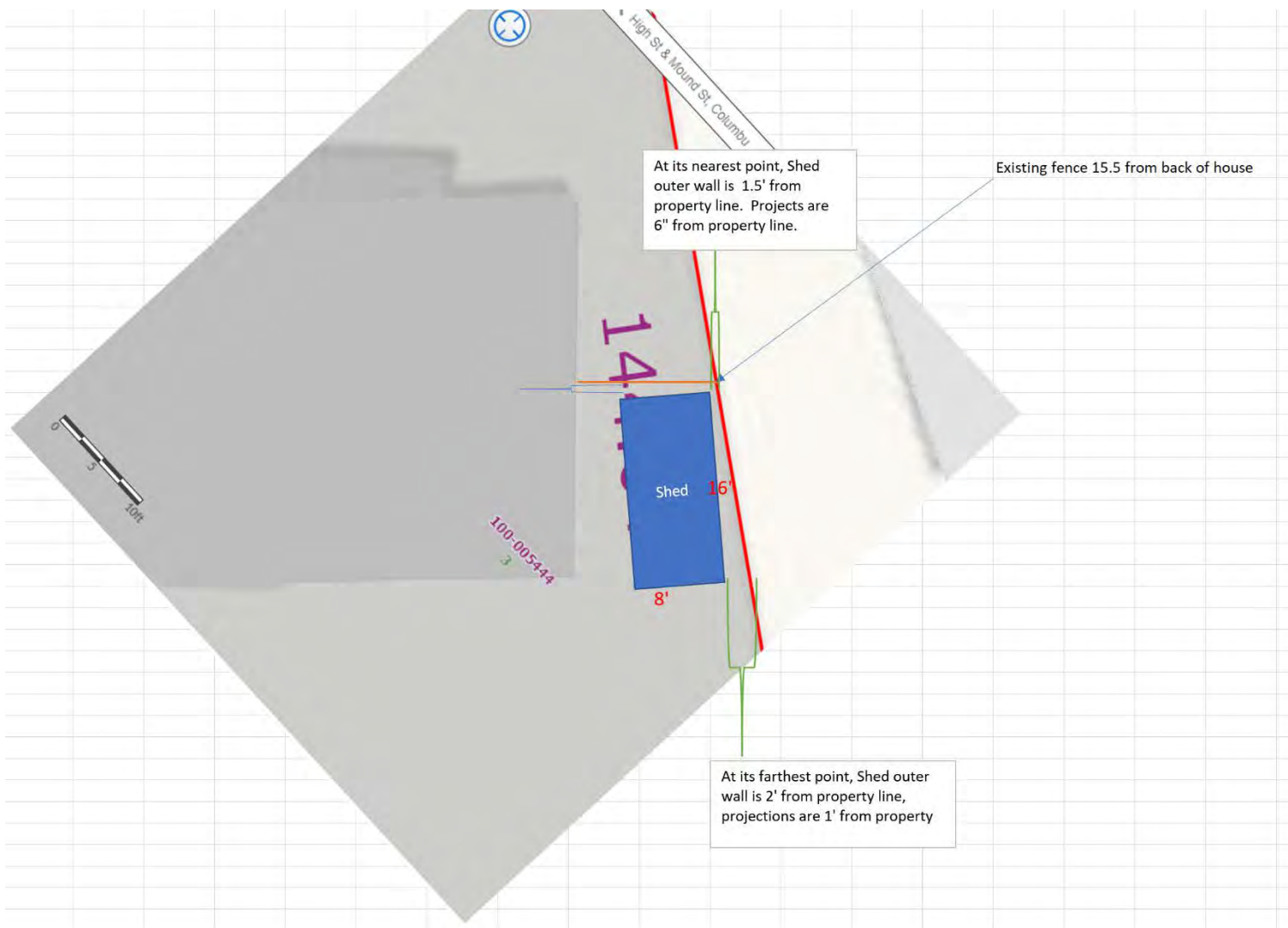
The point of the shed is to prevent the necessity of having 1 of our vehicles park in the driveway. With 3 sons, we already have 2 strollers, a wagon, several scooters and bicycles, and all the yard equipment necessary to maintain the property. Building a shed would allow us to move 90% of this from the garage, to the Shed, thereby allowing both cars to park in the garage, increasing the aesthetics of the neighborhood.

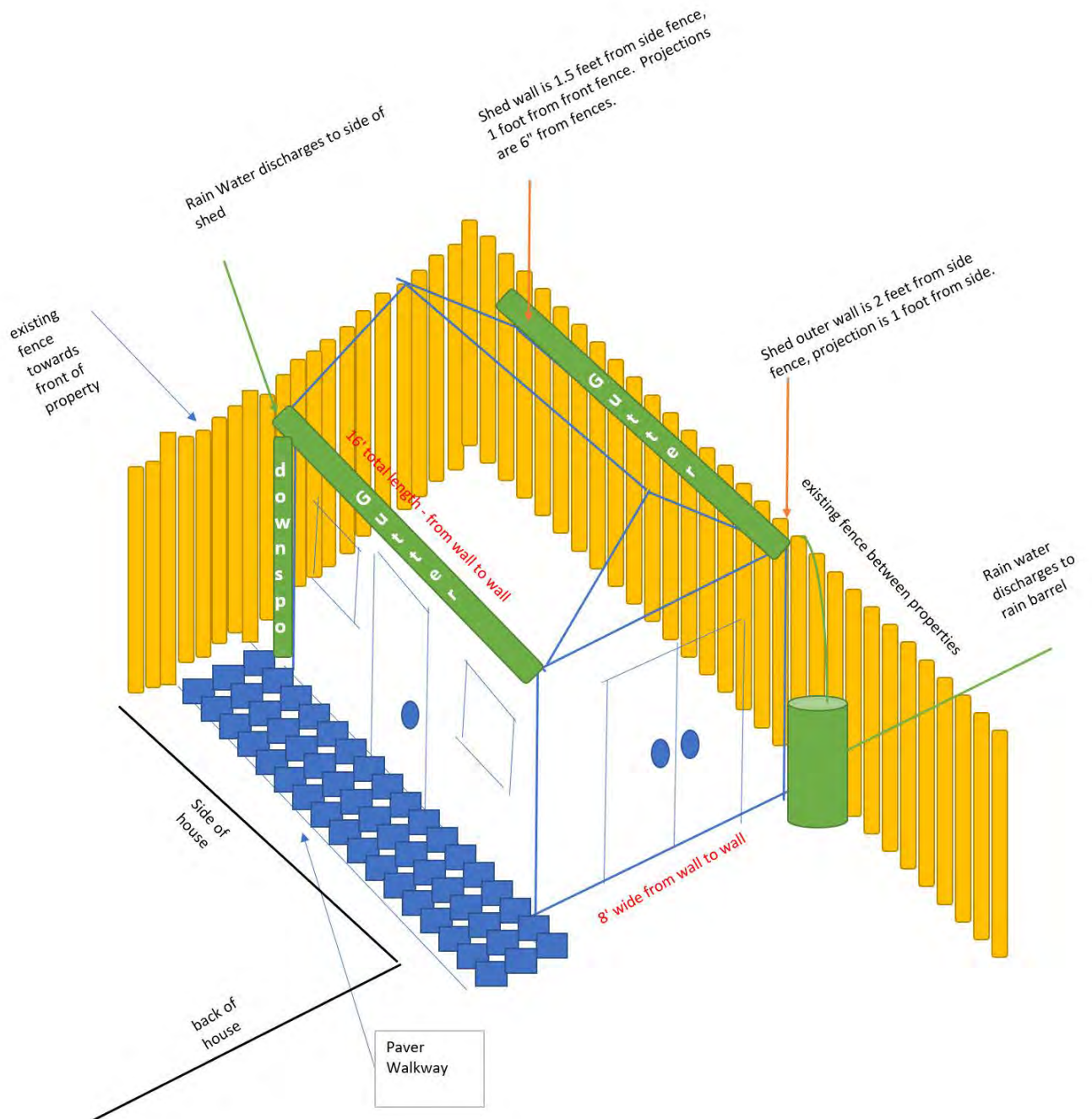
Per my communications with the city’s team, a shed cannot be within 8 feet of the side property lines without a variance. As currently proposed, the sidewall of the shed would be 1.5 feet from the side property line. While this area would be narrow, again, 4” of topsoil will be removed and replaced with gravel and then leveled to make up the foundation for the shed. This will allow easy maintenance of simply weeding this gravel area several times a year to keep it clean and prevent erosion.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
In my opinion, this is the only feasible place for a shed. Given the 8’ set back requirements, existing fence on the property, and the 60’ right way from Linworth, there are no other feasible locations to place a Shed that would not have a significant negative impact on the usage of the property.
2. Whether the variance is substantial;
Per the city’s team, the board has not historically approved sheds within 3’ of the property line, so perhaps the variance is substantial. However, we are taking all good faith efforts to ensure there is no encroachment or intrusion on 6510’s property, and further, there are already 2 6’ fences on two sides of the shed, so 90% of the building will be concealed. Yes, maintaining the 1.5 foot of yard between the shed and fence will be difficult, but not impossible.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
No. As there are 6' fences already, the character of the neighborhood would not be negatively altered. In fact, this would make the neighborhood nicer as we could finally park both of our cars in the garage. If you drive around Potter's Creek, you will find plenty of 2 car garages with 1 car permanently in the driveway (during summer) due to bikes and toys etc.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
No. Fence access allows for utilities, and per lawn spraying, no utilities are affected by the construction of the building.
5. Whether the property owner purchased the property with knowledge of the zoning restriction;
While I was aware of the shed permit requirement when we purchased the land, was not aware of the 8' setback requirement.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
No. Without additional storage, we will be forced to always park 1 car in the driveway, and there is no other feasible place on the property for a shed.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
Granting the variance allows us to have a shed and park both of our vehicles within our garage year-round, making our driveway safer, neighborhood more aesthetically pleasing, and in general, safer. We respect the requirement that the yard and shed be maintained properly and we are taking all feasible steps to ensure proper maintenance will be done.







View from Street

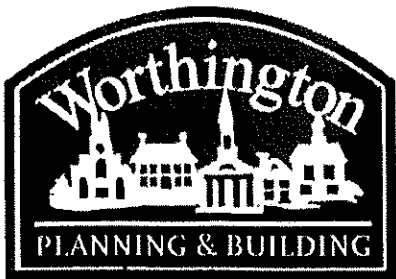


Close up view from front



Close up view from back





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

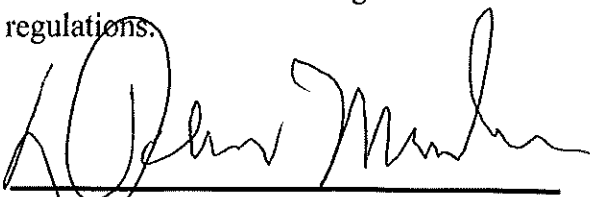
Meetings - First Thursday of Every Month

Case #	VAR 0043-2022
Date Received	11-02-2022
Fee	\$25.00 pd
Meeting Date	12-01-2022
Filing Deadline	
REC 003046-2022	

1. Property Location 771 MORNING ST.
2. Present/Proposed Use SINGLE FAMILY RESIDENTIAL
3. Zoning District AR 4.5
4. Applicant DENNIS MEACHAM / NICK & KASEY KARAF
Address 763 GLENVIEW DRIVE HOWARD, OHIO 43028
Phone Number(s) 614-402-8134
Email djmararchitect@gmail.com
5. Property Owner NICHOLAS & KASEY KARAF
Address 771 MORNING ST. WORTHINGTON, OH 43085
Phone Number(s) 419-349-1159 / 419-350-4488
Email KARAF 71 @ Yahoo.com / kaseyabramis @ Yahoo.com
6. Action Requested (ie. type of variance) SIDEYARD
7. Project Details:
 - a) Description SEE ENCLOSED DRAWINGS
 - b) Expected Completion Date FALL 2024
 - c) Approximate Cost \$ 200,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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


Applicant (Signature)

11/2/22
Date


Kasey Karaf

11/2/2022
11/2/2022

771 Morning St.



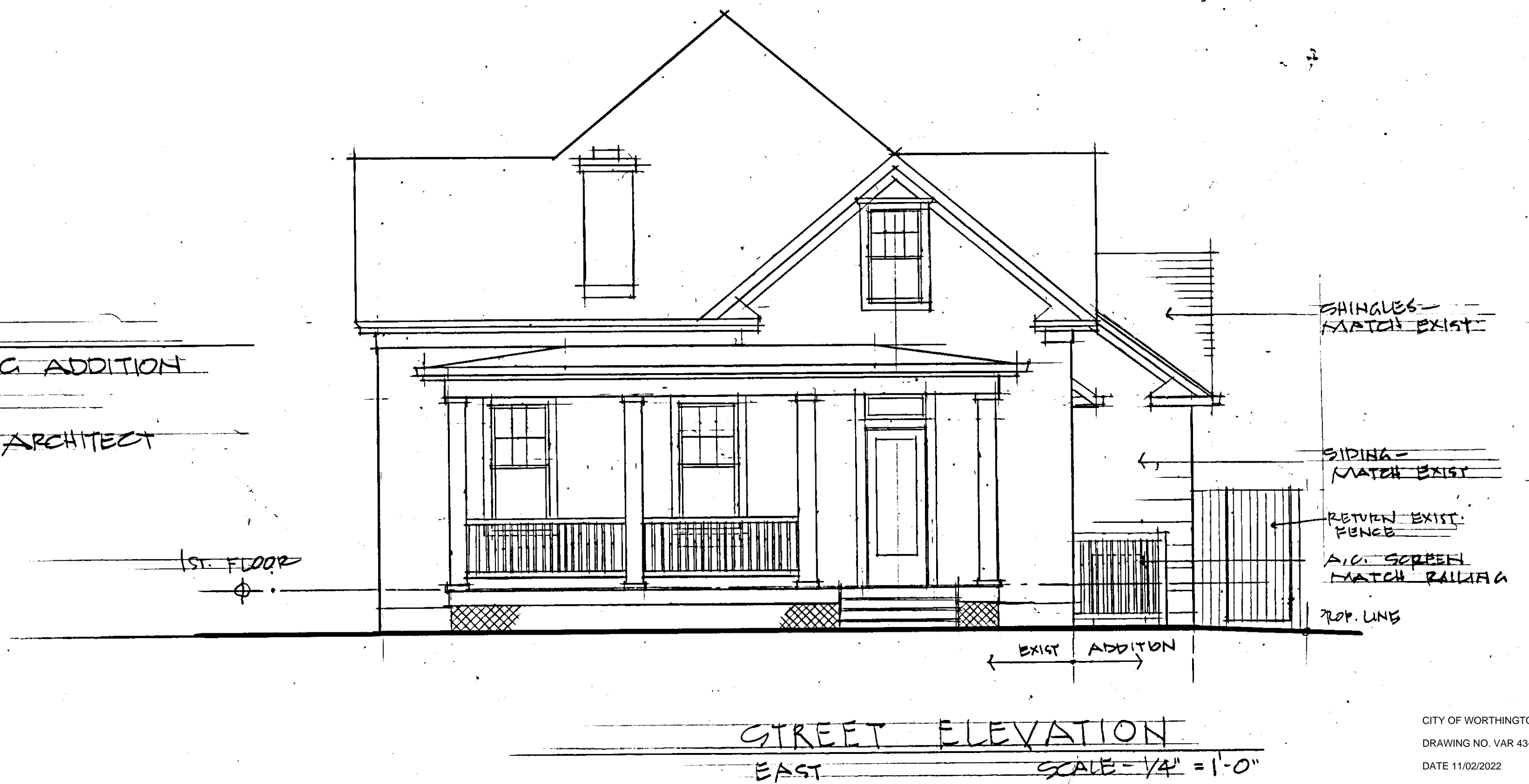
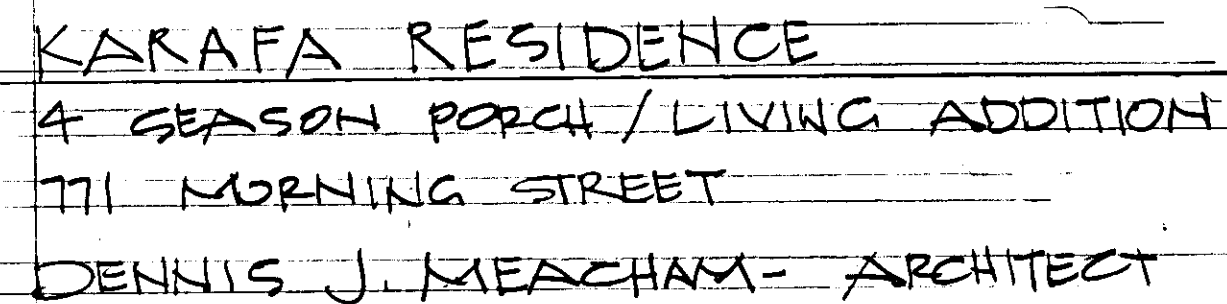
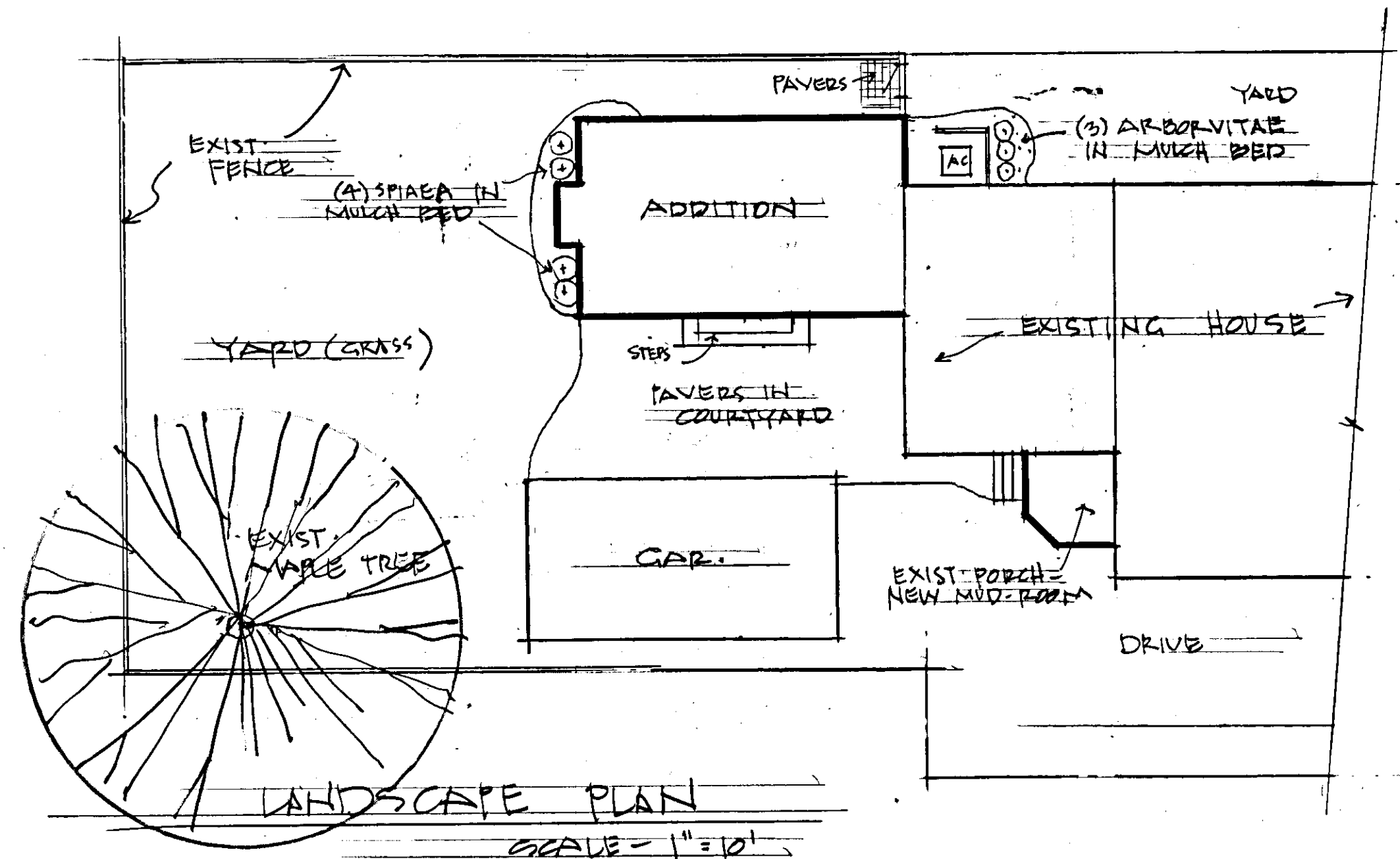
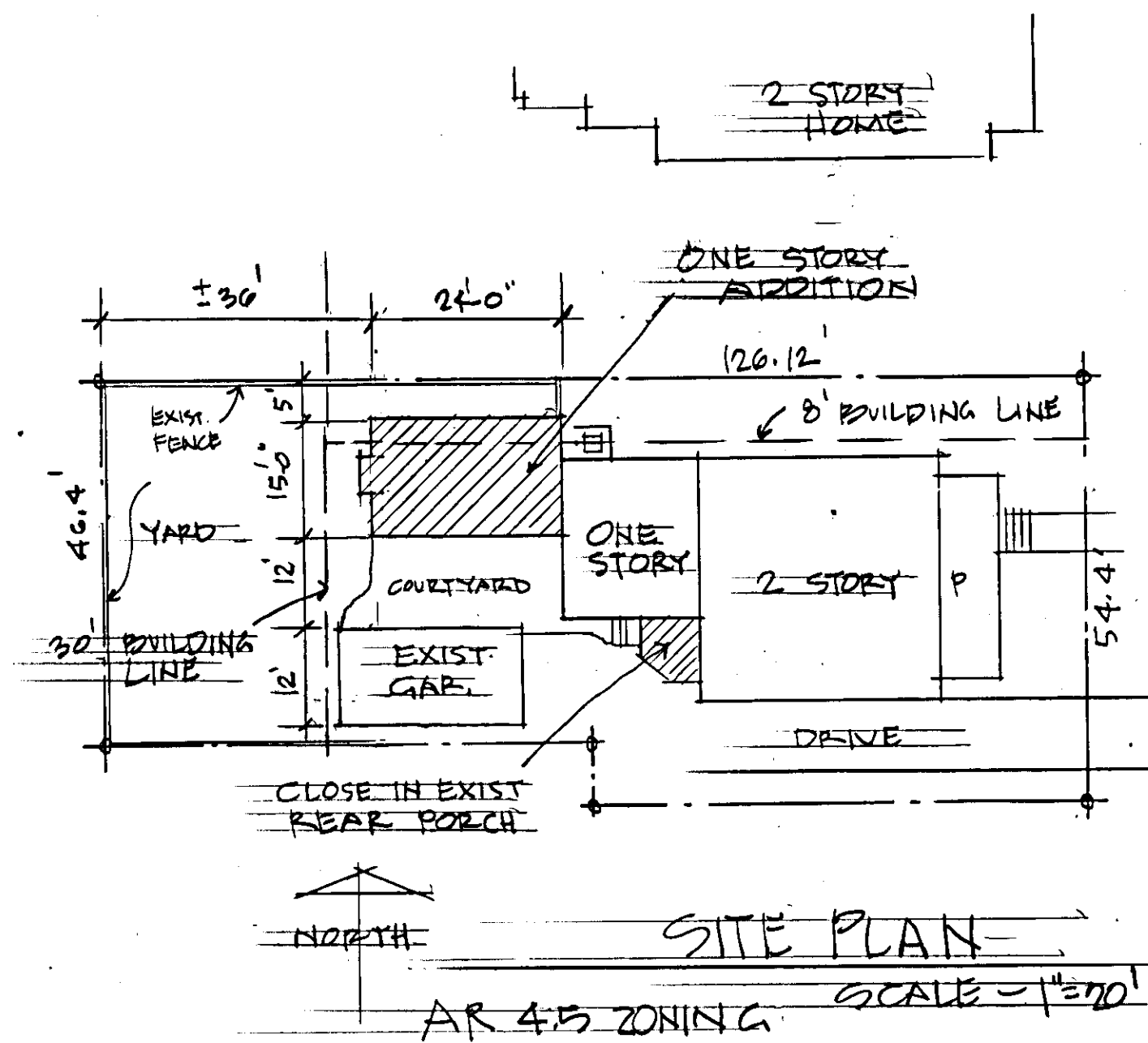
Karafa Residence 771 Morning Street Worthington OH 43085

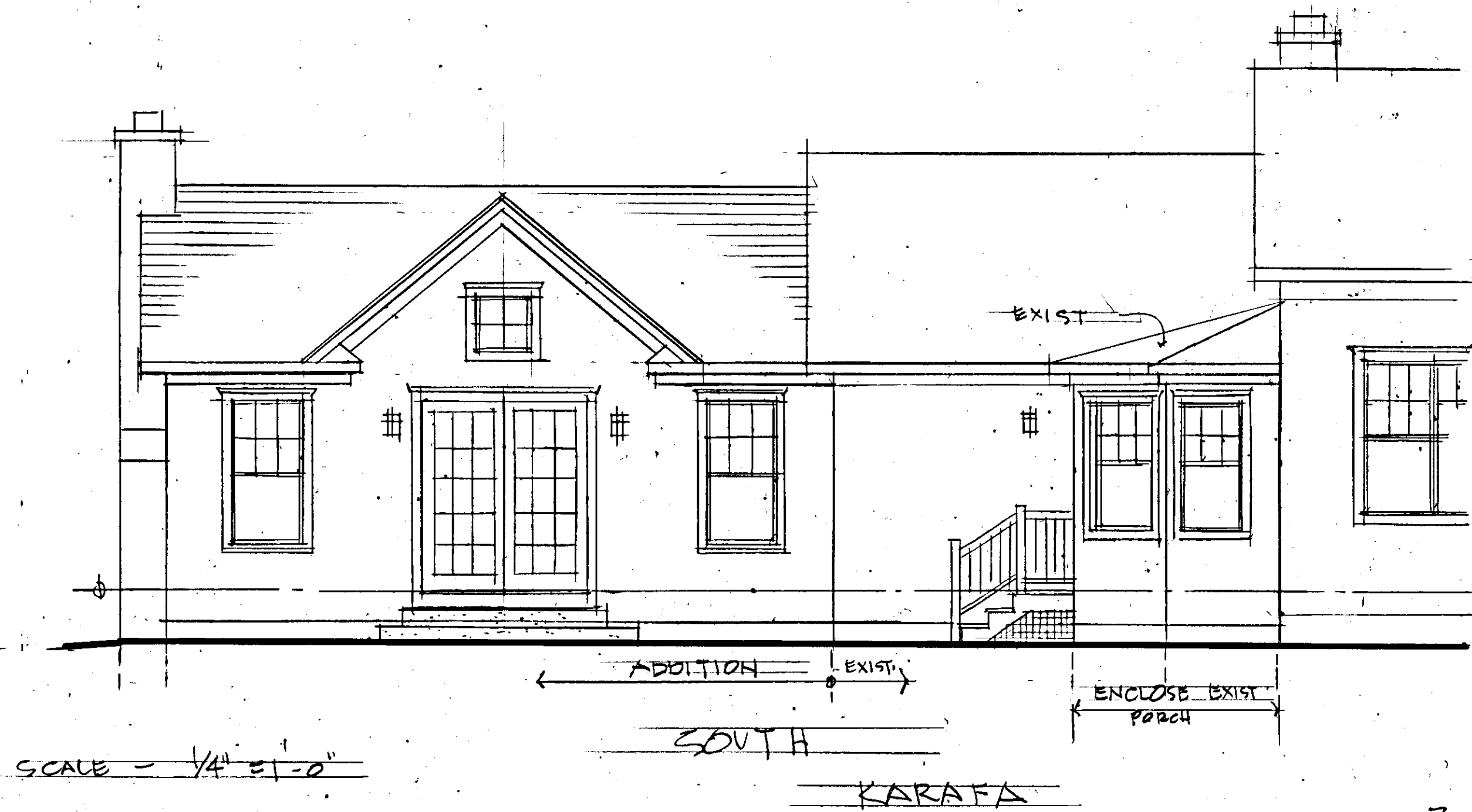
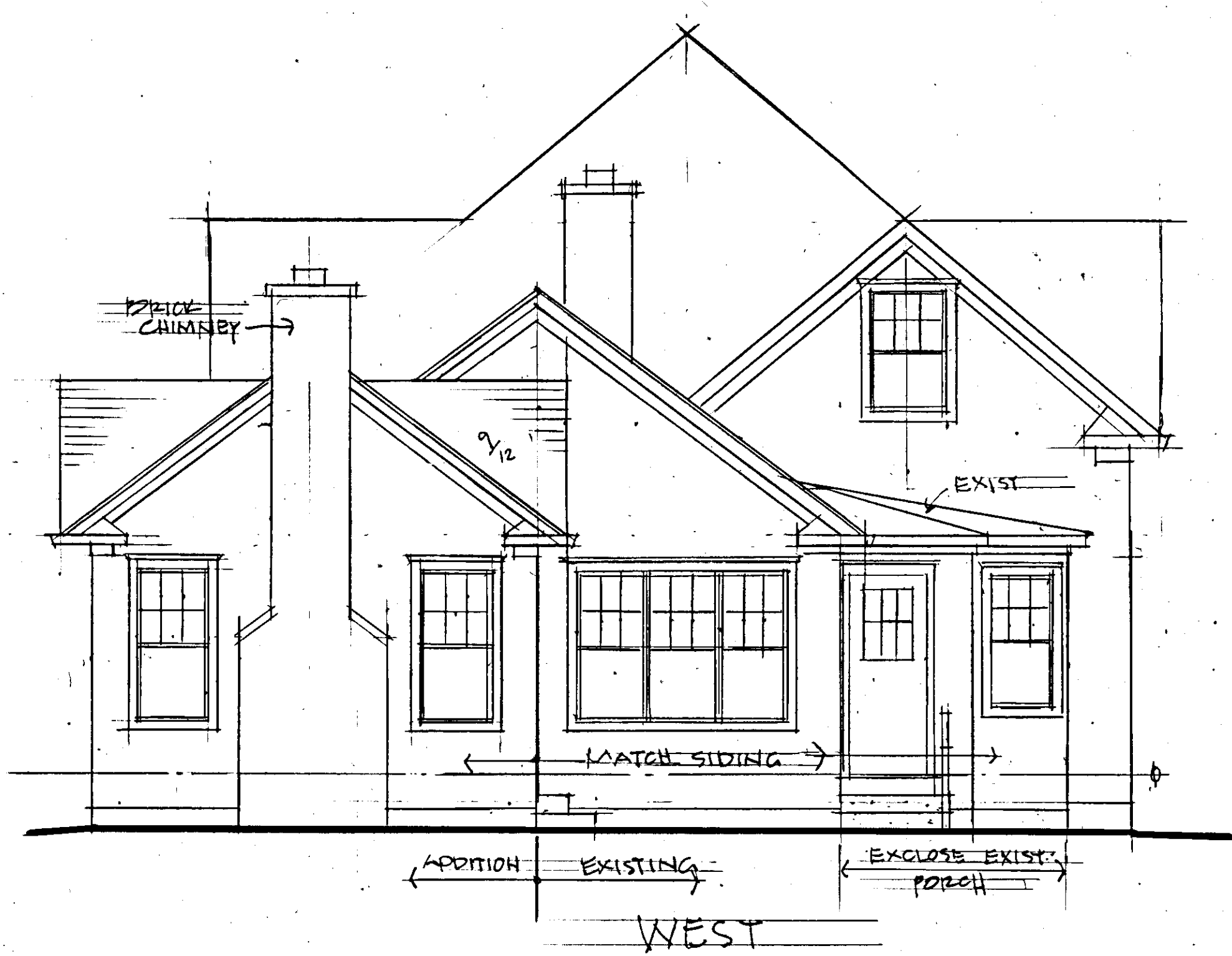
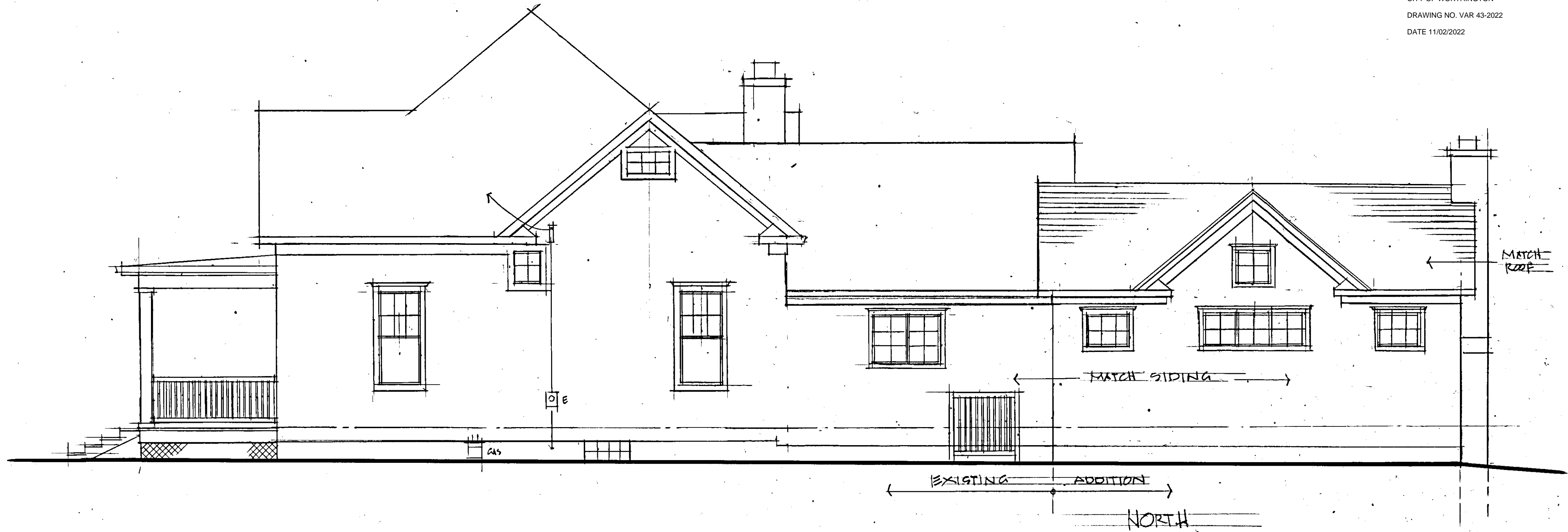
Supporting Statement

1. Without additional usable living space on the first floor, we would need to relocate, as our family has grown by two children, since purchasing the home. We love our home and our neighborhood and would like to stay in our current home.
2. The variance is for a reduction of the required side yard on the north side of the property line to five feet, which is not substantial.
3. The variance will be in character with the neighborhood and will not impact neighboring properties. The property owners closest to the addition, have no objection. The plans were approved by the ARB on 10/27/2022.
4. The variance will not impact utilities and government services.
5. We were not aware of the building setbacks when we purchased the property, as we were not contemplating an addition at that time.
6. Without the variance, we can not build our addition. The interior width of the addition would be reduced from 14 feet to 11 feet. An 11-foot width would not function or furnish properly.
7. Our variance request is minor and necessary. It causes no issues to the neighborhood. It is of great importance to our growing family.

Thank you for your consideration,

Nick and Kasey Karafa

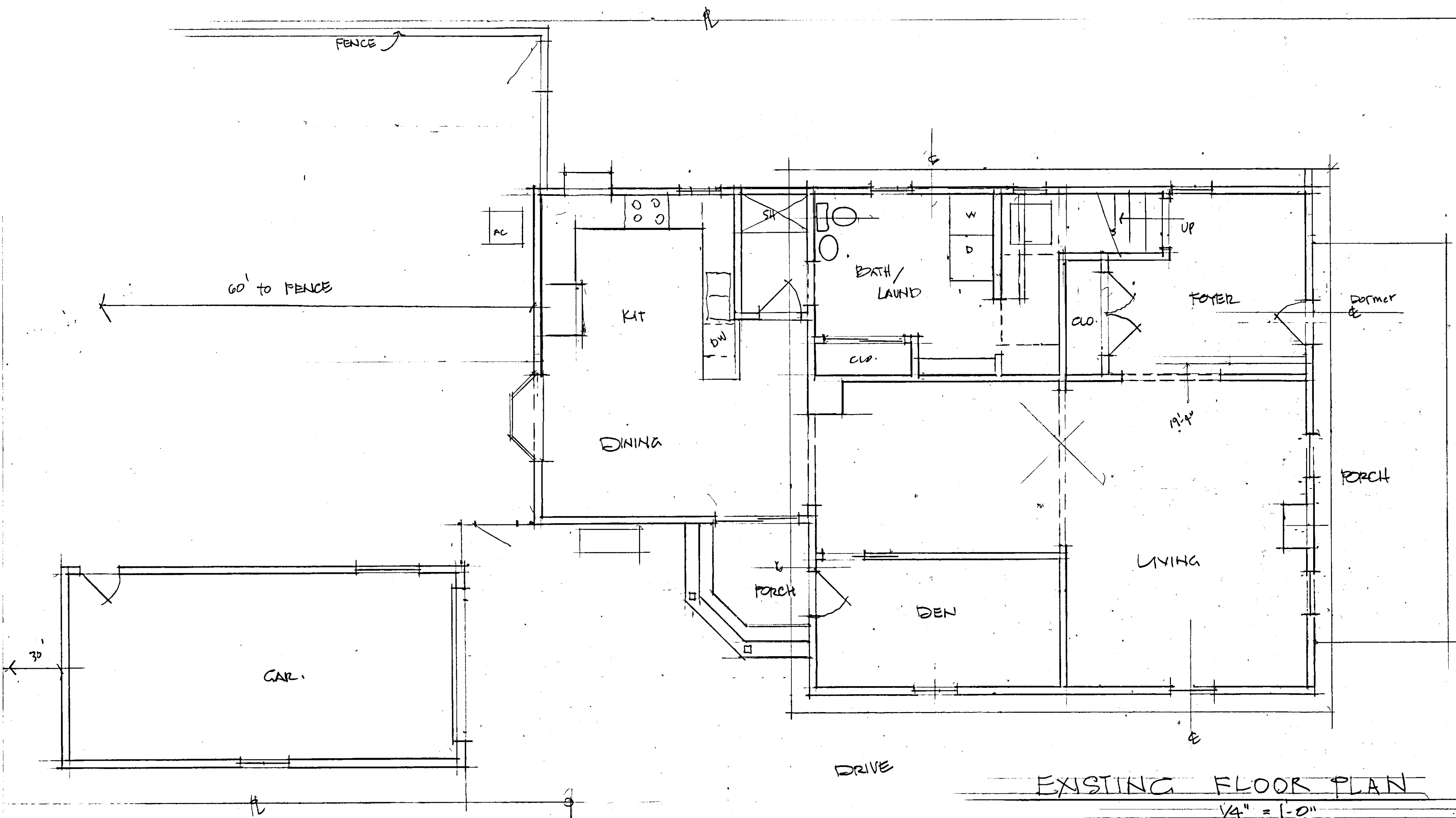




SCALE - 1/4" = 1'-0"

KARAF

OCT. 12, 2022 3.



CITY OF WORTHINGTON
DRAWING NO. VAR 43-2022
DATE 11/02/2022

KARAFI RESIDENCE
111 MORNING ST.
DESIGN STUDY
DENNIS MEACHAM - ARCH.

OCT. 13, 2021



City of Worthington

BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case # VAR 0044-2022
Date Received 11-02-2022
Fee \$25.00 pd
Meeting Date 12-01-2022
Filing Deadline _____

1. Property Location 43 W. DUBLIN-GRANVILLE RD
2. Present/Proposed Use SINGLE FAMILY RESIDENTIAL
3. Zoning District R-10
4. Applicant DENNIS MEACHAM / JEFF & MEGAN RANKEY
Address 763 GLENVIEW DRIVE HOWARD, OH. 43028
Phone Number(s) 614-402-8134
Email DJMARCHITECT@GMAIL.COM
5. Property Owner JEFF & MEGAN RANKEY
Address 43 WEST DUBLIN-GRANVILLE ROAD
Phone Number(s) 614-503-3515
Email JeffRankey@gmail.com
6. Action Requested (ie. type of variance) GARAGE & ACCESSORY SPACE
7. Project Details:
 - a) Description SEE DRAWINGS - GARAGE SPACE -
1ST FLR - 848 SQ. FT.
2ND FLR - 610 SQ. FT.
 - b) Expected Completion Date WINTER 2023
 - c) Approximate Cost \$125,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Jeff Rankey
Applicant (Signature)

11/2/2022
Date

Jeff Rankey

Digitally signed by Jeff Rankey
DN: cn=JEFF, email=JeffRankey@gmail.com,
ou=Board of Zoning Appeals, ou=City of Worthington,
ou=Ohio, ou=US, c=US
Reason: I agree to the terms
defined by the placement of my
signature on this document.
Date: 2022.11.02 14:00:00 -0400

11/2/2022

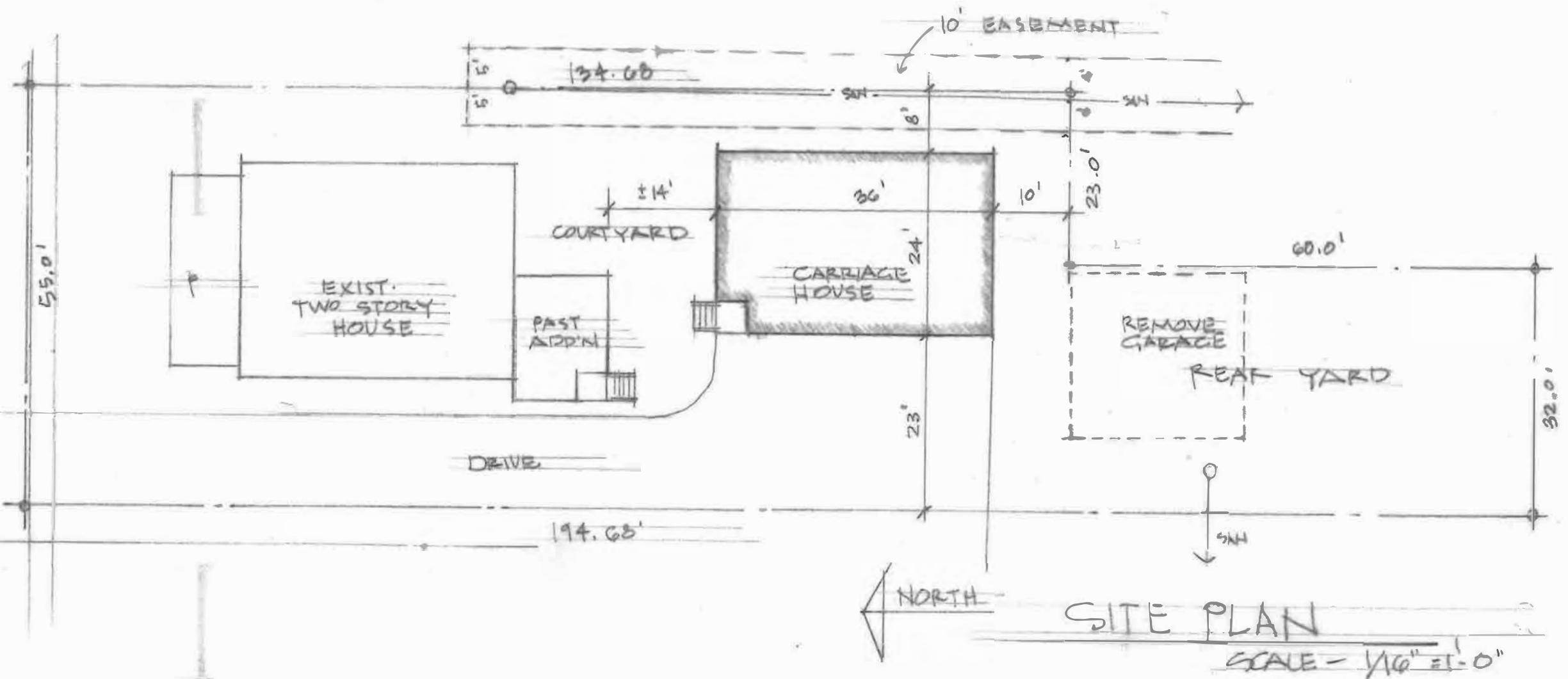
43 W. Granville Rd.



Rankey Supporting Statement

1. We need the 2nd level space for future workout area, workshop, and storage space. The cellar spaces in older homes are not desirable for these functions.
2. We do not consider the variance substantial. We purposely chose a 1-1/2 story structure with dormers to keep the building height low on the east property line.
3. Our “carriage house” (garage) is in character with the neighborhood and will add a large grassed yard area to the south.
4. Construction of the carriage house will not impact utilities or government services.
5. We were not aware of the zoning requirement when we purchased the home, there were no plans for removing the existing garage and replacing it with a carriage house at that time.
6. We have no areas in our existing home to allow us to construct additional spaces for our growing family.
7. We feel that granting the variance for the additional second floor space would be good for the neighborhood and necessary for us. The spirit and intent behind the zoning requirement will be observed.

GRANVILLE ROAD



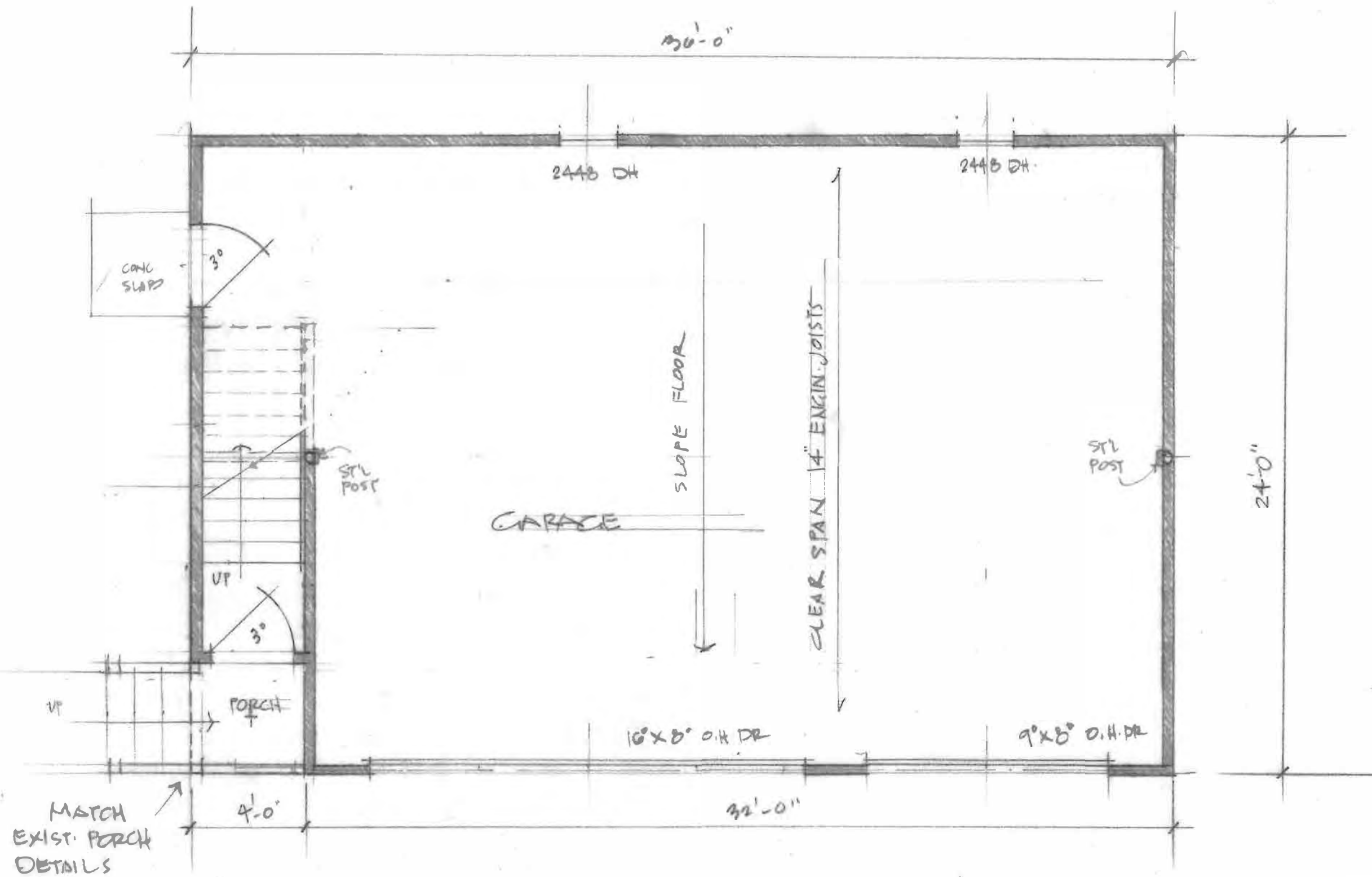
RANKY CARRIAGE HOUSE

43 WEST GRANVILLE ROAD WORTHINGTON, OHIO
DENNIS MEACHAM - ARCHITECT

1ST FLOOR - GARAGE - 848 SF
2ND FLOOR - UNFIN. - 610 SF

CITY OF WORTHINGTON
DRAWING NO. VAR 44-2022
DATE 11/02/2022

OCT. 13, 2022



RANKEY CARRIAGE HOUSE

1ST FLOOR PLAN

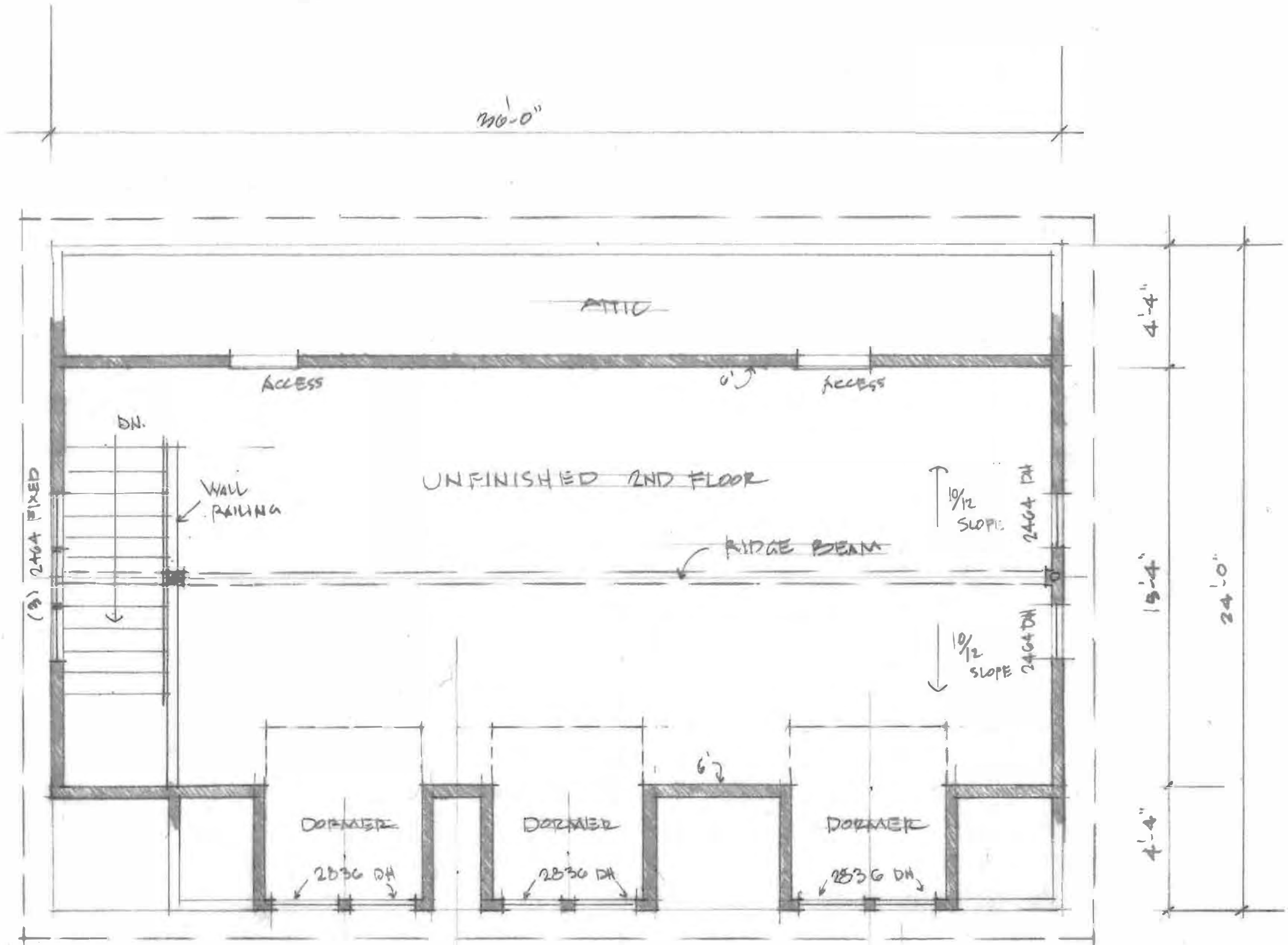
846 SQ. FT.

1/4" = 1'-0"

CITY OF WORTHINGTON
DRAWING NO. VAR 44-2022
DATE 11/02/2022

OCT. 13, 2022

2.



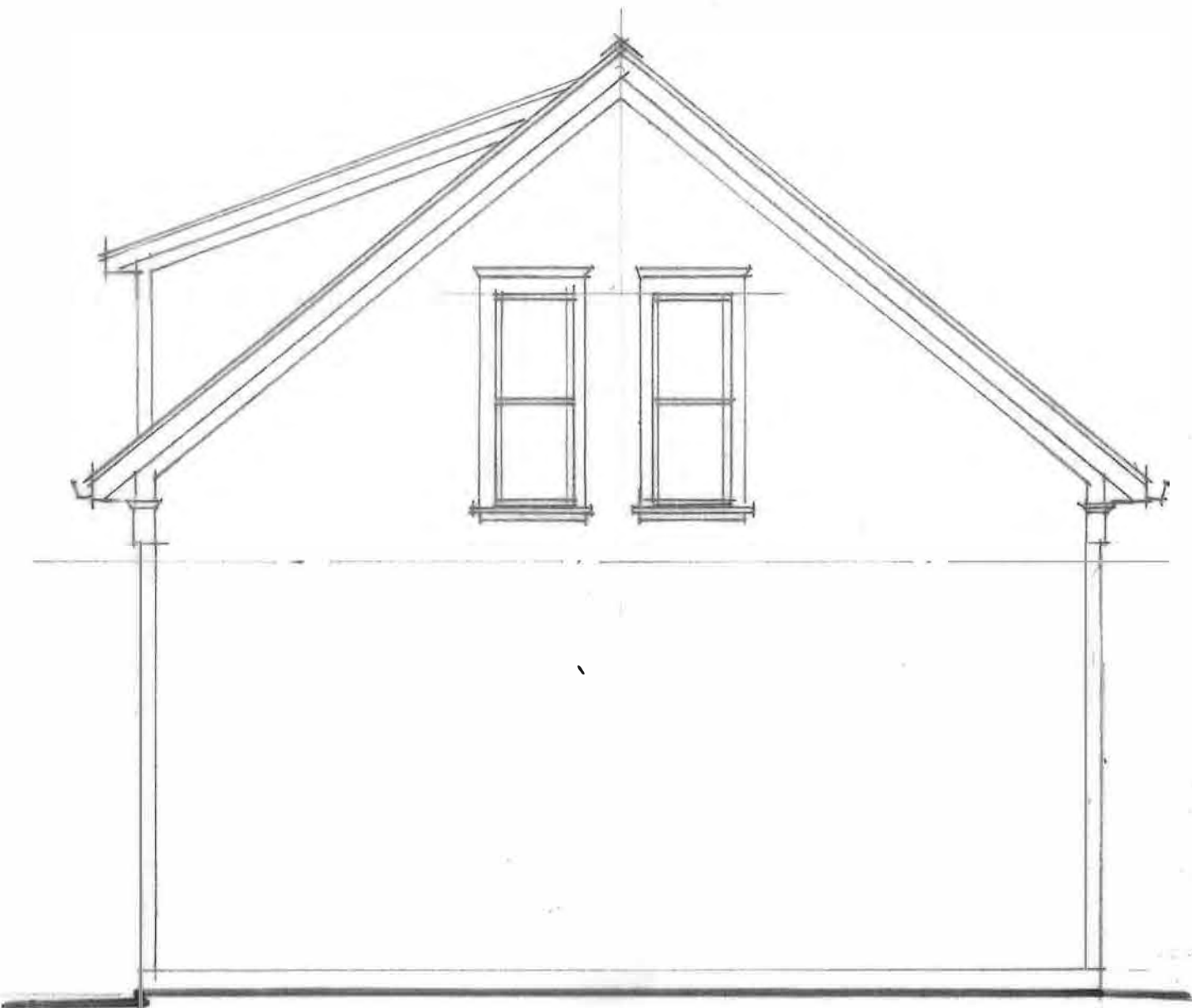
2ND FLOOR PLAN
 610 SQ. FT. SCALE - 1/4" = 1'-0"

CITY OF WORTHINGTON
 DRAWING NO. VAR 44-2022
 DATE 11/02/2022

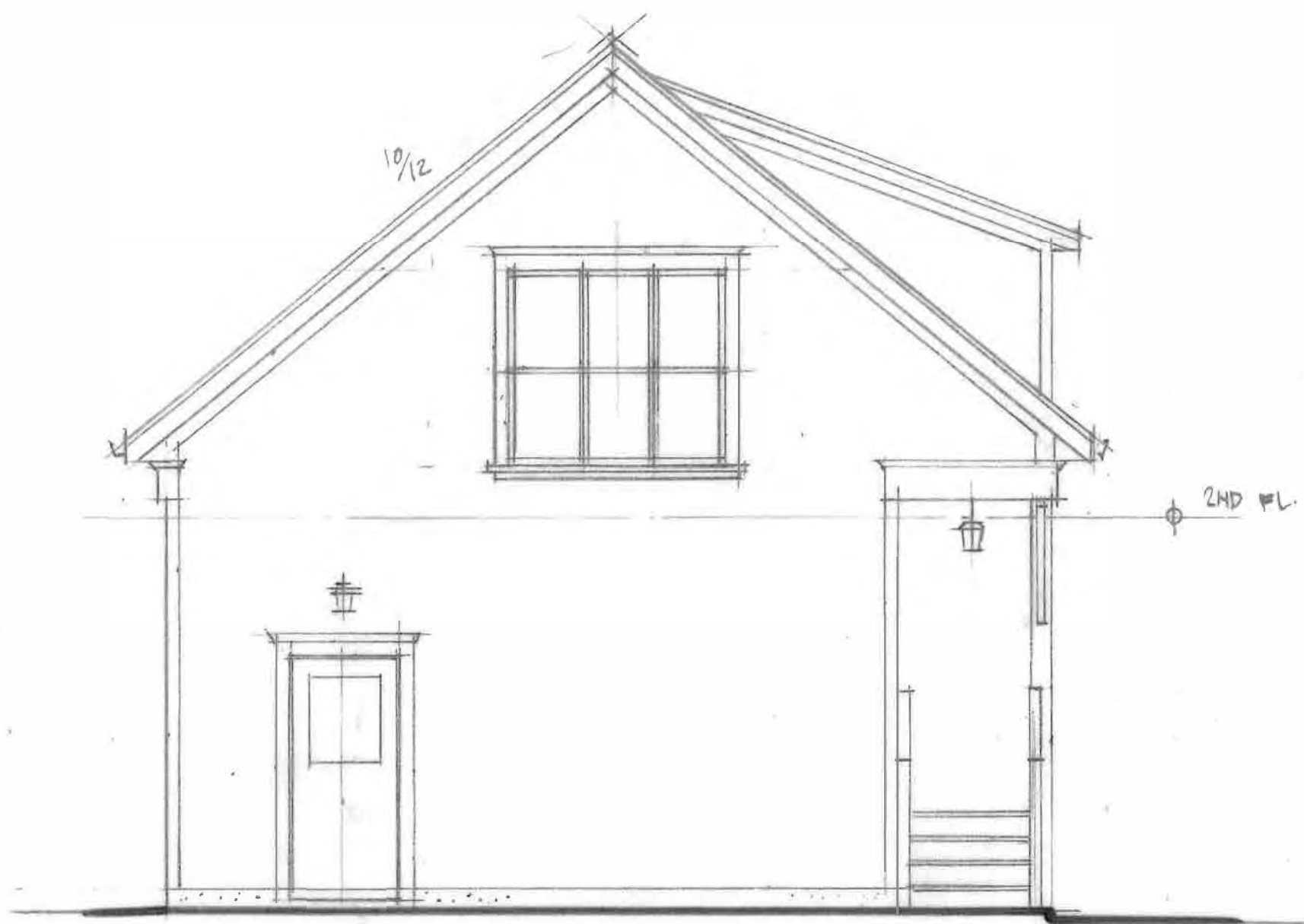


CITY OF WORTHINGTON
DRAWING NO. VAR 44-2022
DATE 11/02/2022

OCT. 13, 2022 4.



SOUTH

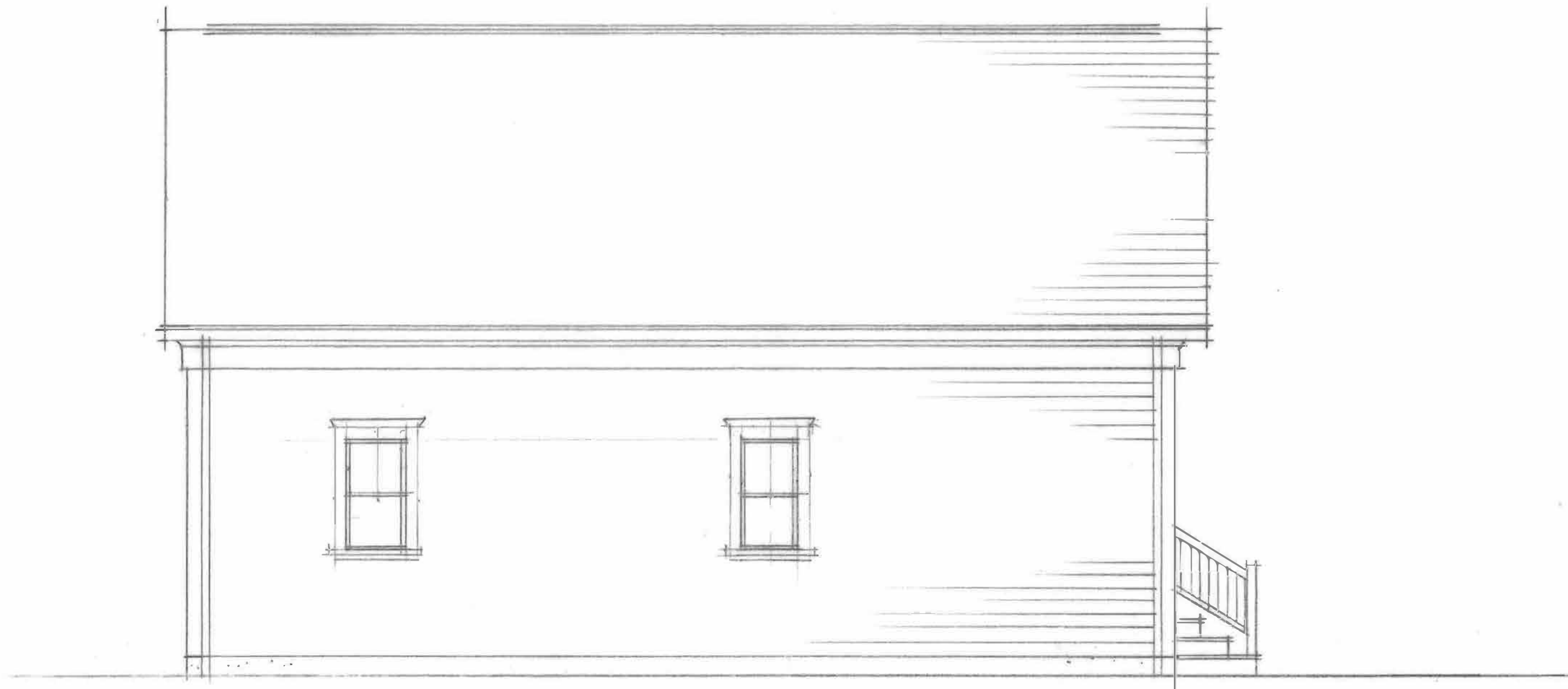


NORTH

1/4" = 1'-0"

CITY OF WORTHINGTON
DRAWING NO. VAR 44-2022
DATE 11/02/2022

OCT. 13, 2022 5



EAST

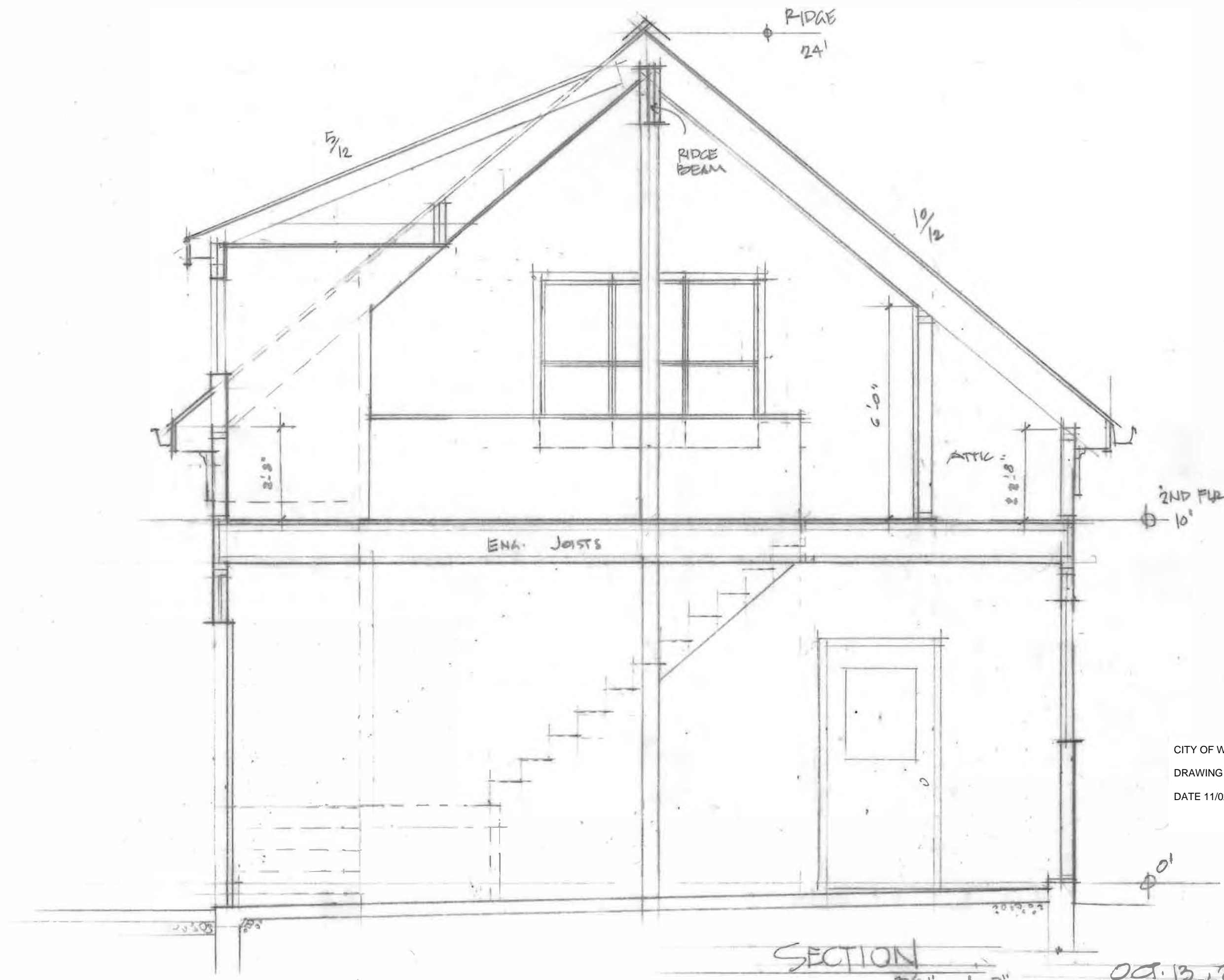
SCALE - 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. VAR 44-2022

DATE 11/02/2022

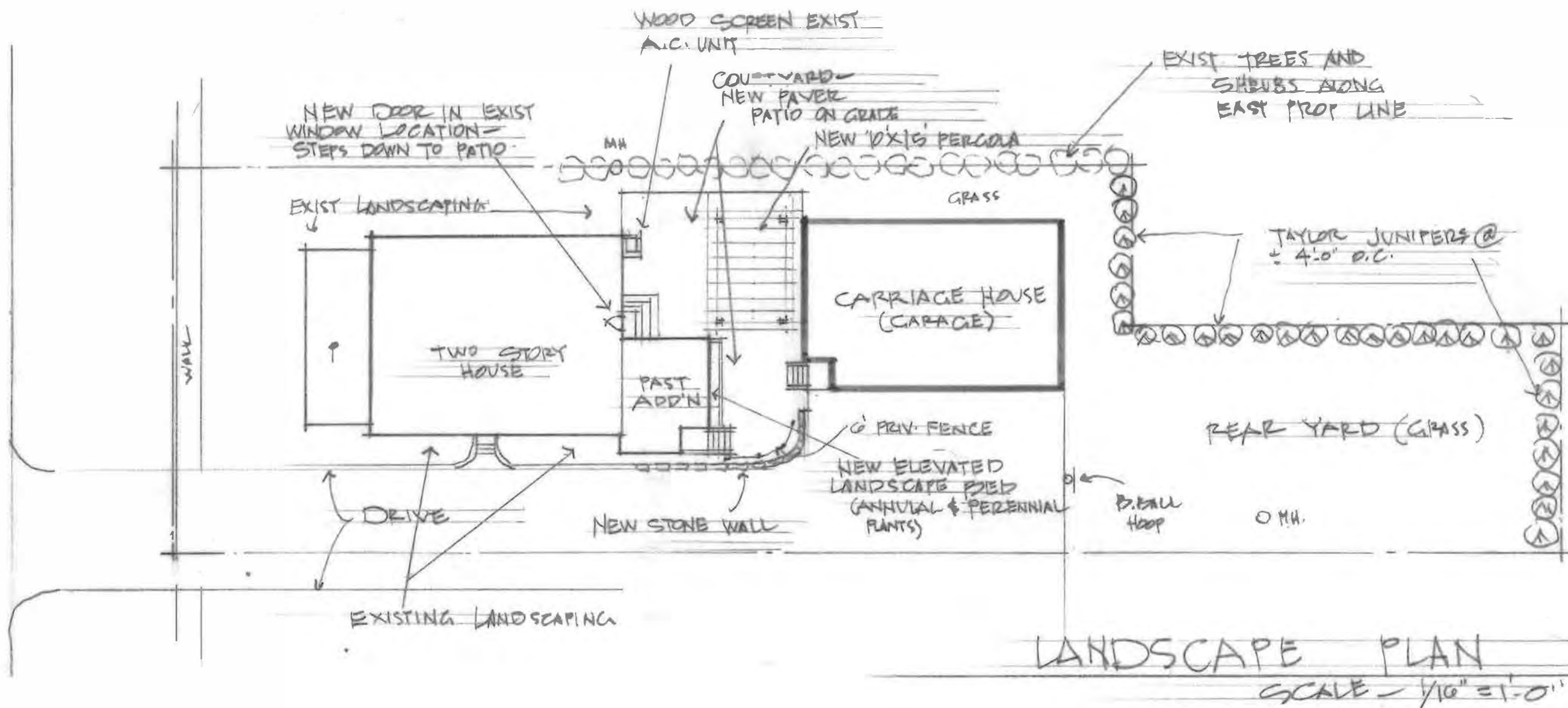
OCT. 13, 2022 G.



CITY OF WORTHINGTON
DRAWING NO. VAR 44-2022
DATE 11/02/2022

SECTION
1/4" = 1'-0"

08.13.2022 7.



CITY OF WORTHINGTON
DRAWING NO. VAR 44-2022
DATE 11/02/2022

OCT. 13, 2022

L-1



**BZA APPLICATION
VAR 0045-2022
1105 Beechview Dr. S.**

Plan Type: Variance	Project:	App Date: 11/03/2022
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
Description: Applying for a variance for a fence - 11 fence post all different set back variances		Expire Date:

Parcel: 100-006329	Main	Address: 1105 Beechview Dr	Main	Zone: R-10(Low Density Residence)
Worthington, OH 43085				

Applicant / Owner
Famiglia Homes LLC
Alainna Greene
1105 BEECHVIEW DR S
Worthington , OH 43085
Home: 6147876498

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003164	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003164		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

1105 Beechview Dr. S.



November 1, 2022

To Whom It May Concern,

We are looking to have a variance for our fence. It was set to be 15' ½ back from the right of way pin (39' from the cent of the road). We are trying to avoid the water from the flooding (see attached pictures) as we don't want the fence to rot or cause a damn and cause more flood to out neighbors on the north side of our driveway. We are asking for 11 post to have different variance for the post. Starting at the south end of the lot where the crook (as mentioned in the past variance meeting) 23' from the pin (the crook) is the first post that sits closer to the road than the 15' 1/2" from the right of way pin to the crook pin. The first post we are asking for a 1' variance (it is 14' ½" from the right of way pin), working our way north on the lot each post is 7' apart and asking for the following variance for each post across he front of the lot (also see attached drawling)

- 2nd post 3' variance
- 3rd post 4' variance
- 4th post 5' variance
- 5th post 6' variance
- 6th post 6' variance
- 7th post 6' variance
- 8th post 6' variance
- 9th post 6' variance
- 10th post 5' variance
- 11th post 4' variance

We are trying to avoid the water when it floods and from hitting the pipes in the ground that help channel the water and keep out neighbors from the north from flooding See attached pictures of the flooring and the fence.

Thank you

Alainna and Josh Greene

BOUNDARY SURVEY BASED LOCATION EXHIBIT

QTR. TWP. 4, TWP. 2 N
RANGE 19 W, U.S.M.L.
CITY OF WORTHINGTON,
FRANKLIN COUNTY, OHIO

From the pin at the bend to the first post is 23'
Post are 7' apart

Fence at the bend which is 15' 1/2" from the

Legend

- ⊙ = 5/8" REBAR PREVIOUSLY SET (w/ "BLSURVING-7980" CAP)
- = 3/4" IRON PIPE FOUND
- ◇ = SURVEY NAIL PREVIOUSLY SET

NOTE: This Survey was performed without the benefit of a Title Commitment listing Schedule B items / Easements which may or may not affect subject property.

Subject Property is located in FIRM Map # 39049C0158K, (dated June 17, 2008), Flood Panel indicated that the subject property is located in Zone "X".

BENCHMARK LAND SURVEYING
3501 MANILA DRIVE
WESTERVILLE, OH 43081
(614) 794-9609 - Office
(614) 899-0336 - Fax

REFERENCES
Auditors Tax Map
Deeds/Plats as noted on Survey
Monuments as shown on Survey

Bearings are based on S 08°12'00" E, as given for centerline of Beechview Drive, of record in Plat Book 23, P. 17, Franklin County Recorder's Office, Franklin County, Ohio.

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

3/21/2022
WILLIAM D. BEER
Registered Surveyor No. 7980

The map shows a survey of a property bounded by Beechview Dr. to the north and a Wood Rail Fence to the east. The subject property is a 1.353 AC. lot owned by Jason R. & Alanna Greene. The map includes various measurements, bearings, and annotations such as 'Fence at the bend which is 15' 1/2" from the' and 'From the pin at the bend to the first post is 23''. A legend defines symbols for previously set markers. A note states the survey was performed without a title commitment. A subject property notice refers to FIRM Map # 39049C0158K and Flood Panel Zone 'X'. References include Auditors Tax Map, Deeds/Plats, and Survey Monuments. A certification statement and surveyor information (William D. Beer, Registered Surveyor No. 7980, dated 3/21/2022) are also present.



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