



BOARD OF ZONING APPEALS
-AGENDA-
Thursday, February 2, 2023 at 7:00 P.M.

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

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 5, 2023 meeting
4. Affirmation/swearing in of witnesses

B. Items of Public Hearing – Consent Agenda

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

1. **Extension of Construction Completion Period – Seasonal Room/Patio – 645 Farrington Dr.** (Michael P. Duffey) **EXCP 01-2023**

C. Items of Public Hearing – Regular Agenda

1. **Variance – Side & Rear Yard Setbacks – Carport – 6174 Hutchinson St.** (Peggy Hoffman)
VAR 48-2022
2. **Variance – Side & Rear Yard Setbacks – Garage – 524 Longfellow Ave.** (Kevin Schilling)
VAR 49-2022
To be tabled

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Kenny Ganter, Planning & Building Assistant

DATE: January 27, 2023

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

B. Items of Public Hearing – Consent Agenda

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

1. **Extension of Construction Completion Period – Seasonal Room/Patio – 645 Farrington Dr. (Michael P. Duffey) EXCP 01-2023**

Findings of Fact and Conclusions

Background:

This house is in the R-10 (Low Density Residential) Zoning District in Kilbourne Village. The property owner is completing a home addition on the rear of the house that includes a seasonal room and patio. The permit was issued on June 16, 2021 and expired on December 16, 2022. The last inspection was completed in December 2022. The applicant has stated that the extension is due to non-performance by the contractor, subsequent termination, and the owner's decision to proceed independently. This is the first extension request for the project.

Worthington Codified Ordinances:

[Section 1305.06\(b\) Compliance with Ordinances](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

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

Request:

The applicant is requesting to extend the construction completion period until July 2023.

Project Details:

1. Currently, the owner is identifying a contractor for the patio and drainage system. The owner was able to receive professional plans from Outdoor Space Design as well.
2. Remaining work includes finishing the electrical, adding a heated floor in the master bathroom, insulating external walls, and finishing the interior space with a new vanity and shower.
3. A rough plumbing inspection was scheduled and completed in December 2022. More rough inspections should be scheduled soon.

Conclusions:

Staff feels a one year time extension should provide ample time to complete the remaining work, call for inspections, and close the permit.

Motion:

THAT THE REQUEST BY MICHAEL P. DUFFEY FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL FEBRUARY 2, 2024 AT 645 FARRINGTON DR., AS PER CASE NO. EXCP 01-2023, DRAWINGS NO. EXCP 01-2023 DATED JANUARY 4, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

C. Items of Public Hearing – Regular Agenda

1. **Variance** – Side & Rear Yard Setbacks – Carport – **6174 Hutchinson St.** (Peggy Hoffman) **VAR 48-2022**

Findings of Fact & Conclusions

Background:

This property is a 3,484 sq. ft. corner lot in the R-10 (Low Density Residential) Zoning District in the Elmwood Subdivision. The lot is surrounded by single family homes to the west, north, and east. Located to the south are commercial properties (within the City of Columbus) fronting W. Dublin-Granville Rd. adjacent to the Linworth Crossing Shopping Center. There is an existing 112 sq. ft. shed towards the northwest corner of the lot. The existing house fronts two alleys towards the east (Gillman Alley) and south (Mason Alley).

The property owner would like to construct a 14' wide and 20' deep carport on the west side of the lot. The applicant has stated that the carport will add value to the property by providing a source of car protection that does not currently exist.

Worthington Codified Ordinances:

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.

Section 1149.08 (b) Special Yard Requirements:

Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line. In any "R" District the total area for accessory buildings shall be limited to 850 sq. ft. and must be compatible in materials and appearance to the other buildings in the area.

Request:

The applicant is requesting approval to construct a 14' wide and 20' deep carport 3' from the west property line and 10' from the south property line. A variance of 7' is required from the west property line and 10' from the south property line.

Project Details:

1. The carport will be located 2' south of the existing shed on the west side of the property.
2. With the proposed addition of the carport, the total accessory building square footage is 392 sq. ft. This meets the total area for accessory buildings requirement of 850 sq. ft. referenced in Section 1149.08(b) of the Zoning Code.
3. The carport will be constructed of steel with 7' high legs and a low-sloping gabled roof with standing seam metal.
4. The carport will have a soil anchor foundation with rock/asphalt anchors located at all four corners, on each side of overhead door openings, on posts with diagonal bracing if required, and on alternate interior column/end wall posts.

Conclusions:

Although the variances are substantial, there is a sufficient mixture of large trees and bushes to the west and south of the property that can provide a screen for the structure from the neighboring property owners.

Although the structure may not be compatible in materials to other buildings in the area, the roof form matches the house. The essential character of the neighborhood, which is adjacent to commercial, should not be substantially altered.

Motion:

THAT THE REQUEST BY PEGGY HOFFMAN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A CARPORT TO BE LOCATED IN THE SIDE AND REAR YARD SETBACK AT 6174 HUTCHINSON ST., AS PER CASE NO. VAR 48-2022, DRAWINGS NO. VAR 48-2022 DATED DECEMBER 17, 2022, BE APPROVED BASED ON THE

**FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO
AND/OR PRESENTED AT THE MEETING.**

**2. Variance – Side & Rear Yard Setbacks – Garage – 524 Longfellow Ave. (Kevin Schilling)
VAR 49-2022 To be tabled**

Staff requests tabling this application as the drawings were not available in time for the packet to be sent and posted.

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

January 5, 2023

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Cynthia Crane, Chair; and Garrett Guillozet, Vice-Chair. Also present were Mikel Coulter, Representative of the MPC; Lynda Bitar, Planning Coordinator; and Kenneth Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Oaths of Office
Mr. Ganter gave the Oath of Office to Mikel Coulter.
4. Election of Officers
Mr. Coulter moved to nominate Cynthia Crane to remain Chair of the Board of Zoning Appeals, and that Garrett Guillozet be Vice-Chair, and Brian Seitz to remain Secretary. Mr. Guillozet seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Guillozet, aye; and Mrs. Crane, aye. The motion was approved.
5. Approval of Minutes of December 1, 2022 meeting
Mr. Coulter moved to approve the minutes and Mr. Guillozet seconded the motion. All members voted "Aye" and the minutes were approved.
6. 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 – New Building – 105 W. Wilson Bridge Rd. (Kenny Leckrone) EXCP 11-2022**

Findings of Fact and Conclusions

Background:

The site is in the Wilson Bridge Corridor and located west of High St. and south of the Worthington Mall. The site is home to the Worthington Gateway (mixed-use development) that includes four

buildings fronting W. Wilson Bridge Rd. and one building fronting High St. Construction of a four story mixed-use building in the center of the site is anticipated to start soon with expected completion in early 2024.

The applicant has received extensions on the four buildings on W. Wilson Bridge Rd in the past. This will be the applicant's first request for an extension for the building on High St. The permit for the new building at 7105 N. High St. was issued on June 10, 2021 and expired on December 12, 2022. Due to ongoing contractor issues and material shortages, this is causing the applicant to request time extensions for all five buildings.

Worthington Codified Ordinances:

[Section 1305.06\(b\) Compliance with Ordinances](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

Request:

The applicant is requesting to extend the construction completion period for one year for all five buildings (53, 71, 89, 105 W. Wilson Bridge Rd. & 7105 N. High St.).

Project Details:

1. The four buildings on W. Wilson Bridge Rd. are near completion and the building on High St. has taken shape in the last few months. Site work has been underway with landscaping, lighting, fencing, and paving.
2. Inspections have been frequent, and Staff should see final inspections being scheduled for the buildings fronting W. Wilson Bridge Rd. soon.

Conclusion:

A one year time extension should provide ample time to complete the four buildings fronting W. Wilson Bridge Rd. and the one building fronting N. High St.

2. **Extension of Construction Completion Period – New Building – 89 W. Wilson Bridge Rd.**
(Kenny Leckrone) **EXCP 12-2022**

Findings of Fact and Conclusions

Background:

The site is in the Wilson Bridge Corridor and located west of High St. and south of the Worthington Mall. The site is home to the Worthington Gateway (mixed-use development) that includes four buildings fronting W. Wilson Bridge Rd. and one building fronting High St. Construction of a four story mixed-use building in the center of the site is anticipated to start soon with expected completion in early 2024.

The applicant has received extensions on the four buildings on W. Wilson Bridge Rd in the past. This will be the applicant's first request for an extension for the building on High St. The permit for the new building at 7105 N. High St. was issued on June 10, 2021 and expired on December 12, 2022. Due to ongoing contractor issues and material shortages, this is causing the applicant to request time extensions for all five buildings.

Worthington Codified Ordinances:

[Section 1305.06\(b\) Compliance with Ordinances](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

Request:

The applicant is requesting to extend the construction completion period for one year for all five buildings (53, 71, 89, 105 W. Wilson Bridge Rd. & 7105 N. High St.).

Project Details:

1. The four buildings on W. Wilson Bridge Rd. are near completion and the building on High St. has taken shape in the last few months. Site work has been underway with landscaping, lighting, fencing, and paving.
2. Inspections have been frequent, and Staff should see final inspections being scheduled for the buildings fronting W. Wilson Bridge Rd. soon.

Conclusion:

A one year time extension should provide ample time to complete the four buildings fronting W. Wilson Bridge Rd. and the one building fronting N. High St.

3. **Extension of Construction Completion Period – New Building – 71 W. Wilson Bridge Rd.**
(Kenny Leckrone) **EXCP 13-2022**

Findings of Fact and Conclusions

Background:

The site is in the Wilson Bridge Corridor and located west of High St. and south of the Worthington Mall. The site is home to the Worthington Gateway (mixed-use development) that includes four buildings fronting W. Wilson Bridge Rd. and one building fronting High St. Construction of a four story mixed-use building in the center of the site is anticipated to start soon with expected completion in early 2024.

The applicant has received extensions on the four buildings on W. Wilson Bridge Rd in the past. This will be the applicant's first request for an extension for the building on High St. The permit for the new building at 7105 N. High St. was issued on June 10, 2021 and expired on December 12, 2022. Due to ongoing contractor issues and material shortages, this is causing the applicant to request time extensions for all five buildings.

Worthington Codified Ordinances:[Section 1305.06\(b\) Compliance with Ordinances](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

Request:

The applicant is requesting to extend the construction completion period for one year for all five buildings (53, 71, 89, 105 W. Wilson Bridge Rd. & 7105 N. High St.).

Project Details:

1. The four buildings on W. Wilson Bridge Rd. are near completion and the building on High St. has taken shape in the last few months. Site work has been underway with landscaping, lighting, fencing, and paving.
2. Inspections have been frequent, and Staff should see final inspections being scheduled for the buildings fronting W. Wilson Bridge Rd. soon.

Conclusion:

A one year time extension should provide ample time to complete the four buildings fronting W. Wilson Bridge Rd. and the one building fronting N. High St.

4. **Extension of Construction Completion Period – New Building – 53 W. Wilson Bridge Rd.**
(Kenny Leckrone) **EXCP 14-2022**

Findings of Fact and Conclusions

Background:

The site is in the Wilson Bridge Corridor and located west of High St. and south of the Worthington Mall. The site is home to the Worthington Gateway (mixed-use development) that includes four buildings fronting W. Wilson Bridge Rd. and one building fronting High St. Construction of a four story mixed-use building in the center of the site is anticipated to start soon with expected completion in early 2024.

The applicant has received extensions on the four buildings on W. Wilson Bridge Rd in the past. This will be the applicant's first request for an extension for the building on High St. The permit for the new building at 7105 N. High St. was issued on June 10, 2021 and expired on December 12, 2022. Due to ongoing contractor issues and material shortages, this is causing the applicant to request time extensions for all five buildings.

Worthington Codified Ordinances:

[Section 1305.06\(b\) Compliance with Ordinances](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

Request:

The applicant is requesting to extend the construction completion period for one year for all five buildings (53, 71, 89, 105 W. Wilson Bridge Rd. & 7105 N. High St.).

Project Details:

1. The four buildings on W. Wilson Bridge Rd. are near completion and the building on High St. has taken shape in the last few months. Site work has been underway with landscaping, lighting, fencing, and paving.
2. Inspections have been frequent, and Staff should see final inspections being scheduled for the buildings fronting W. Wilson Bridge Rd. soon.

Conclusion:

A one year time extension should provide ample time to complete the four buildings fronting W. Wilson Bridge Rd. and the one building fronting N. High St.

5. **Extension of Construction Completion Period – New Building – 7105 N. High St. (Kenny Leckrone) EXCP 16-2022**

Findings of Fact and Conclusions

Background:

The site is in the Wilson Bridge Corridor and located west of High St. and south of the Worthington Mall. The site is home to the Worthington Gateway (mixed-use development) that includes four buildings fronting W. Wilson Bridge Rd. and one building fronting High St. Construction of a four story mixed-use building in the center of the site is anticipated to start soon with expected completion in early 2024.

The applicant has received extensions on the four buildings on W. Wilson Bridge Rd in the past. This will be the applicant's first request for an extension for the building on High St. The permit for the new building at 7105 N. High St. was issued on June 10, 2021 and expired on December 12, 2022. Due to ongoing contractor issues and material shortages, this is causing the applicant to request time extensions for all five buildings.

Worthington Codified Ordinances:

[Section 1305.06\(b\) Compliance with Ordinances](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

Request:

The applicant is requesting to extend the construction completion period for one year for all five buildings (53, 71, 89, 105 W. Wilson Bridge Rd. & 7105 N. High St.).

Project Details:

1. The four buildings on W. Wilson Bridge Rd. are near completion and the building on High St. has taken shape in the last few months. Site work has been underway with landscaping, lighting, fencing, and paving.
2. Inspections have been frequent, and Staff should see final inspections being scheduled for the buildings fronting W. Wilson Bridge Rd. soon.

Conclusion:

A one year time extension should provide ample time to complete the four buildings fronting W. Wilson Bridge Rd. and the one building fronting N. High St.

6. Extension of Construction Completion Period – New House – 100 W. South St. (Neil Toepfer) EXCP 15-2022

Findings of Fact and Conclusions**Background:**

This property is in the R-10 (Low Density Residential) Zoning District and within the Architecture Review District in Old Worthington. In March 2018, the Architectural Review Board approved the construction of a new dwelling and garage on the property. The permit was issued in August 2018 and expired in early 2020. The Board of Zoning Appeals approved an extension in May 2020 until the end of that year. In March 2021, another extension was approved until the end of 2021. In December 2021, an extension was approved until the end of 2022.

The owner is requesting another extension to complete final inspections of the new house. This will be the fourth extension that the owner is requesting. The property owner is completing most of the work himself as well, which has caused additional delays. The owner has stated that they have faced issues with masonry contractors, applying the exterior covering, and driveway work.

Worthington Codified Ordinances:**[Section 1305.06\(b\) Compliance with Ordinances](#)**

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

Before any work authorized by a permit may continue for which the permit is invalid, the owner shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said eighteen-month period or 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 six months.

Project Details:

1. The remaining work includes masonry, the exterior cover, and the driveway. Although, the driveway cannot be completed until the spring.
2. A temporary occupancy was issued on December 8, 2022 and expires on June 6, 2023.
3. Some final inspections have been schedule, but not passed.

Conclusions:

The property owner has made progress with the new house and should be able to complete the project in the upcoming months. However, staff recommends the property owner to complete the exterior cover and site improvements as soon as possible to have the outside more presentable in Old Worthington.

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

7. Extension of Construction Completion Period – Addition & Renovations – 430 Crandall Dr. (Edward L. Johnston) EXCP 17-2022

Findings of Fact and Conclusions**Background:**

This house is in the R-10 (Low Density Residential) Zoning District in the Wilson Hill Highlands Subdivision. The property owner is completing an interior renovation of the existing house and constructing a front porch addition.

The permit was issued on May 18, 2021 and expired on November 17, 2022. The last inspection for the project was completed in September 2022. The applicant has stated that the lack of labor, delivery of materials and revisions submitted earlier in 2022 is causing them to request a time extension. This is the first extension request by the owner.

Worthington Codified Ordinances:**[Section 1305.06\(b\) Compliance with Ordinances](#)**

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances](#)

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

Request:

The applicant is requesting to extend the construction completion period for one year.

Project Details:

1. In December 2022, the owner stated that he was able to receive the roof trusses and was still waiting for labor to do block work. Carpenters and roofers are needed as well.
2. Some rough framing and electrical inspections have been scheduled and passed.

3. The applicant mentioned that phase 1 of the project is near too completion.

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.

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. **Temporary Use Permit – Event Business – 862 Proprietors Rd., Suite B (Amber & Samuel Fullah) TUP 04-2022**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the I-1 (Restricted Light Industrial) Zoning District and was developed as part of the Worthington Station Office Condominium project. The building is 3600 square feet in area and has two suites. The tenant in Suite A is Kevin S. Huelsman, DDS.

A business called Vibe Venue is seeking approval to continue to operate at this location. The City became aware of the business in October and determined the use would be considered an Entertainment Facility. That use is not a permitted or conditional use in the I-1 Zoning District so could only be allowed with a Temporary Use Permit.

Worthington Codified Ordinances:

[Section 1129.059\(5\) – 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.

[Section 1123.31 Entertainment Facility.](#)

“Entertainment facility” means any permanent or temporary building, structure or premises in which or upon which:

(a) Live performances are conducted by dancers, singers, musicians, comics and similar entertainers whether as the primary or incidental use of such building, structure or premises; or

(b) Activities are located such as bowling alleys, dance halls, live theaters, motion picture theaters, nightclubs, video arcades, and similar activities whether as the primary or incidental use of such building, structure or premises.

[Section 1147.01 Permitted Uses.](#)

Light manufacturing and assembly

Automotive services

Animal hospitals

Plant production

Equipment sales/storage

Offices

Essential services

Accessory uses

Warehousing

Veterinary Care Center

Sexually Oriented Business

[Section 1147.01 Conditional Uses.](#)

Ancillary retail/service

Restaurants

Printing and publishing

Wholesale business

Heliports

Public service facilities

Agriculture

Recreational facilities

Laboratories, research and development, and clinical testing facilities

Vocational instruction

Unit storage facility

Resident manager's residence

Automotive services - major

Sale and storage of building materials

Dog and cat day care center

Breweries, distilleries and wineries

Request:

A Temporary Use Permit is requested to allow an entertainment facility (Vibe Venue) to operate in the I-1 Zoning District for six months.

Project Details:

1. Vibe Venue hosts events in the space typically on evenings and weekends, at times when the dental office is not open.

2. Ample parking exists at this location and there is not residential near to the site.
3. If approved, application can be made to extend the Temporary Use Permit for an additional 6 months.

Conclusion:

This location seems appropriate for this type of use on a temporary basis for 6 months.

Discussion:

Mr. Samuel Fullah, 862 Proprietors Rd., Worthington, Ohio, asked if there were any options to operate with a Conditional Use Permit. He said whenever they have events, both neighbors on each side have been fine with the event, the events are not held during business hours, mainly on the weekends when the building is empty. He said the contract has wording against noise and they respect the surround neighbors. Mrs. Crane explained this Board did not have that authority, but the Board could approve a six-month temporary use, and a six-month extension, but after that it would be up to the City. Mrs. Crane asked what the capacity of the building was for events and Mr. Fullah said they try to limit the number to forty-five or fifty people because they only have one restroom. He said they have small events, such as baby showers, or gender reveal parties. Mr. Coulter asked how long they have been operating in this location and Mr. Fullah said since June, and they have been featured in multiple magazines and on the news. Mrs. Crane asked if there was anyone in the audience that wanted to speak for or against the application but no one spoke.

Motion:

Mr. Guillozet moved:

THAT THE REQUEST BY AMBER AND SAMUEL FULLAH FOR A TEMPORARY USE PERMIT TO OPERATE AN ENTERTAINMENT FACILITY IN THE I-1 ZONING DISTRICT AT 862 PROPRIETORS RD., AS PER CASE NO. TUP 04-2022, DRAWINGS NO. TUP 04-2022, DATED NOVEMBER 8, 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. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Guillozet, aye; and Mrs. Crane, aye. The motion was approved.

2. Variance – Side Yard Setback – Pavilion – 6655 Lakeside Circle W. (Kerry L. Gor) VAR 46-2022

Mr. Ganter reviewed the following from the staff memo:

Findings of Fact and Conclusions

Background:

This property is a 1.42 acre lot in the R-10 (Low Density Residential) Zoning District in the Potters Creek Subdivision. The lot is 83' wide in the front and 158.92' wide at the rear. The west property line is about 531' deep and the east property line being about 491' deep.

The property owners would like to construct a pavilion on the east side of the existing pool at the rear of the home. The applicant has stated that there would not be enough room to accommodate the pavilion because of the pool's location without a variance.

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 19' wide and 13.5' deep (256.5' sq. ft.) pavilion 4' feet from the east property line. A variance of 4' feet is required.

Project Details:

1. The pavilion is proposed on the east side of the existing pool. The structure will have a hip roof with asphalt shingles and four support columns.
2. A stone veneer serving bar with a granite countertop and a cedar privacy wall with a mounted TV is proposed underneath.
3. Fire-resistance rating is not required for these types of structures close to the property line.

Conclusions:

Due to the size of the lots in this area and these structures being common in Worthington, the proposed location should not alter the essential character of the neighborhood.

Discussion:

Ms. Kerry Gor, 6655 Lakeside Circle W., Worthington, Ohio, said there was a pavilion previously in the same location, but they would like to extend the pavilion to create a privacy wall, so noise from their pavilion would be minimized for the neighboring property. Mr. Guillozet asked if she had received any feedback from the neighbors and Ms. Gor said she did. The next-door neighbor also has a pool, and she did not have a problem with this project. Mrs. Crane asked if there was anyone present who wanted to speak for or against this application, but no one came forward. Mr. Rob Correll said he was the contractor that has been hired to do this project and they cannot go any closer to the pool because of all the plumbing that is underneath that patio portion and that is why they had to pull the project further away from the pool.

Mrs. Crane asked if there was anyone in the audience that wanted to speak for or against the application.

Rob Coriell came forward and identified himself as the contractor for the project. He said the reason the pavilion could not be closer to the pool was due to the plumbing under the patio. Mr. Coriell felt the privacy wall lends itself well to this use.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY KERRY L. GOR FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PAVILION TO BE CONSTRUCTED IN THE REQUIRED SIDE YARD AT 6655 LAKESIDE CIR. W., AS PER CASE NO. VAR 46-2022, DRAWINGS NO. VAR 46-2022 DATED NOVEMBER 18, 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. Mrs. Bitar called the roll. Mr. Guillozet, aye Mr. Coulter, aye; and Mrs. Crane, aye. The motion was approved.

3. Variance – Accessory Building Area – Multiuse Building – 1000 Beechview Dr. N (Amy Andres) VAR 47-2022

Mr. Ganter reviewed the following from the staff memo:

Findings of Fact and Conclusions**Background:**

This property is a .46 acre corner lot in the R-10 (Low Density Residential) Zoning District. The house was originally constructed in 1960. There is an existing 427 sq. ft. 2-car attached garage and an existing 80 sq. ft. shed towards the north property line. In 2019, the property owner constructed an addition that included a mudroom and a hobby workshop. The applicant has stated that during the pandemic, the space was repurposed into a home office.

With the size of the existing garage, the property owners are wanting to construct a multiuse building to create more storage and space for their hobby workshop. The property owner would like to construct a new 512 sq. ft. accessory building on the north side of the lot for a total accessory structure square footage of 1,019 sq. ft.

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 and must be compatible in materials and appearance to the other buildings in the area.

Request:

The applicant is requesting to construct a new accessory building that is 512 sq. ft. for a total accessory square footage of 1,019 sq. ft. A variance of 169 sq. ft. is required.

Project Details:

1. The accessory building is 32’ wide and 16’ deep. The building will be used for a pool

house/exercise room, hobby workshop, and home/garden storage. A covered porch is proposed on the front of the building as well.

2. The multiuse building is approximately 15' from the north property line, which meets setback requirements.
3. The building will be constructed of wood, painted to match the existing residence, and have a low pitch roof with asphalt shingles. Pella casement and awning windows are proposed along with two doors and one overhead door.
4. Landscaping is proposed around the building.

Conclusions:

The essential character of the neighborhood should not be altered as the style and materials of the multiuse building are similar to the existing residence and landscaping should help soften the size of the structure.

Discussion:

Ms. Amy Andres, 1000 Beechview Dr. N., Worthington, Ohio, said she spoke with both of the neighbors before submitting the application and they were both very supportive of the project.

Mrs. Crane asked if there was anyone in the audience that wanted to speak for or against the application.

Mr. Erik Farley, said he lives across the street at 5960 Stuart Lane, Worthington, Ohio. Mr. Farley said he wanted to vocalize his support his neighbor's project. He said he and his wife love what they have done and love their Japanese Garden. Mr. Farley believed their project would improve the aesthetics of the neighborhood on this corner lot.

Motions:

Mr. Guillozet:

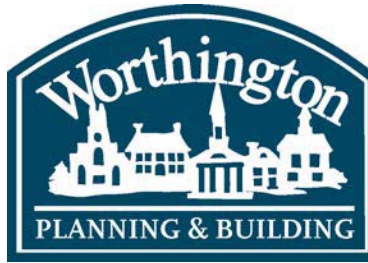
THAT THE REQUEST BY AMY ANDRES FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW THE TOTAL ACCESSORY STRUCTURE AREA TO EXCEED 850 SQ. FT. AT 1000 BEECHVIEW DR. N., AS PER CASE NO. VAR 47-2022, DRAWINGS NO. VAR 47-2022 DATED DECEMBER 5, 2022, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

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

D. Other

E. Adjournment

Mr. Coulter moved to adjourn the meeting and Mr. Guillozet seconded the motion. All Board member voted, "Aye," and the meeting adjourned at 7:30 p.m.



BZA APPLICATION EXCP 01-2023 645 Farrington Dr.

Plan Type:	Extension of Construction Completion Period	Project:		App Date:	01/04/2023
Work Class:	Extension of Construction Completion Period	District:	City of Worthington	Exp Date:	
Status:	In Review			Completed:	
Valuation:	\$0.00			Approval	
				Expire Date:	

Description: This is a seasonal room, walkout basement room underneath and concrete patio. The extension is necessary due to non-performance by contractor, subsequent termination and owner decision to proceed independently.

Indoor space currently nearly ready for electrical inspection. Plumbing inspection already completed.

Near term work includes finishing electrical, adding heated floor in master bath, insulation for all external walls, finishing interior, installing vanity, installing shower, etc to finish project interior.

Owner will identify contractor for patio and drainage system. Owner has professional plans from Outdoor Space Design, Will Lehnert, and plans will be constructed to spec.

Estimate completion by summer 2023 if concrete contractor is identified and ready to work.

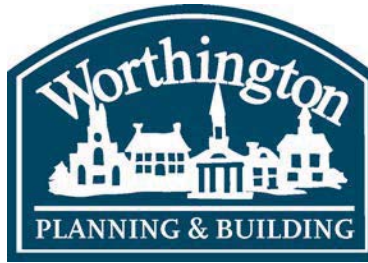
Parcel:	100-003255	Main	Address:	645 Farrington Dr Worthington, OH 43085	Main	Zone:	R-10 (Low Density Residence)
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Owner / Applicant	Owner
Michael P Duffey	Lindsay Duffey
645 FARRINGTON RD	645 FARRINGTON DR
Worthington , OH 43085	Worthington , OH 43085
Home: (614) 547-9077	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003384	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
		Total for Invoice INV-00003384	\$25.00
		Grand Total for Plan	\$25.00

645 Farrington Dr.





BZA APPLICATION VAR 0048-2022 6174 Hutchinson St.

Plan Type: Variance	Project:	App Date: 12/17/2022
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 install a 14' x 20' carport.

1. The property will yield a return on the investment as car protection is an added value. The property retains the original value while this project will actually add value to the property by providing a source of car protection that does not exist under the current design.
2. This variance from 20 feet to 10 feet from the street is substantial but necessary.
3. The character of the neighborhood will not be altered by this modification. If anything, this addition adds character to this corner lot and home.
4. Due to the portability of the project, there is no impact on the delivery of governmental services.
5. I was not informed of the restrictions during showing visitations and/or the closing session.
6. There is no resolve in sight without this variance.
7. Yes, the spirit and intent is to improve parking conditions at this home.

Parcel: 100-006256	Main	Address: 6174 Hutchinson St	Main	Zone: R-10(Low Density Residence)
		Worthington, OH 43085		

Applicant	Owner
Peggie Hoffman	Trent Hoffman
Home: 6145802170	6174 HUTCHINSON ST
	Worthington , OH 43085
	Mobile: 6144046999

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003336	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003336		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

6174 Hutchinson St.





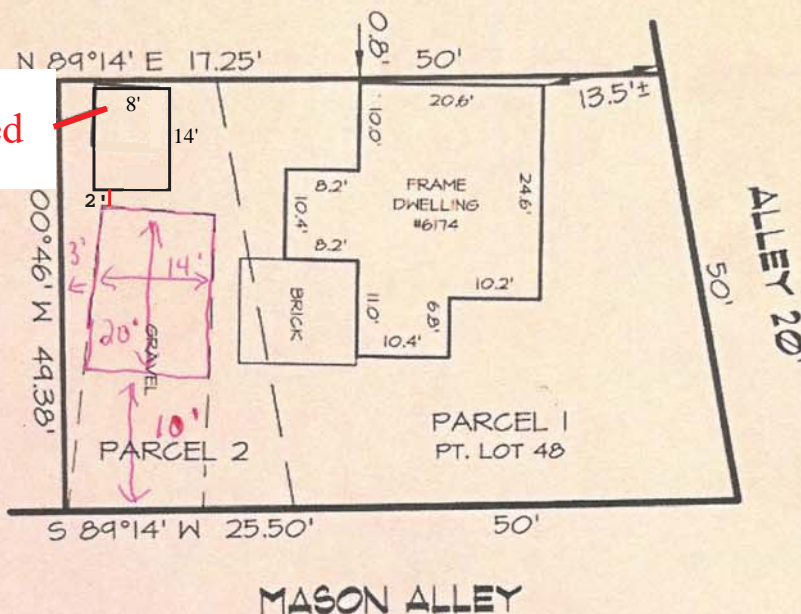
CAMPBELL &
ASSOCIATES, INC.
Land Surveying

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

Mortgage Location Survey



Shed



WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO ME/US.

BUYER/OWNER



Street Address:
6174 Hutchinson St, Worthington, Ohio 43085

New Owner:
Trent Hoffman

Allotment: McClellands

Record Info: Plat Book: 4 Page: 93

Client Order No: 167339

Date: May 19, 2022

Present Owner:
Alexander B. Hall

This is to certify to:

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

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

Matthew L. Campbell

Matthew L. Campbell - Reg. Surveyor No. 8546

C & A Order No. CO188679

Page 2 of 2

CITY OF WORTHINGTON

DRAWING NO. VAR 0048-2022

DATE 12/17/2022



City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance

Reviewed (Not Approved) by:

Don Phillips

10/18/2022

CITY OF WORTHINGTON

DRAWING NO. VAR 0048-2022

DATE 12/17/2022



Harold's Steel Buildings, LLC

Date 10/6/2022 Phone (614) 580-2170
 Buyer Name Peggie Hoffman Zip Code 43085
 E-Mail dwhitehurst2017@yahoo.com State OH

Description	Width	Length	Leg Height	Frame Gauge	Panel Gauge	Price
Select One	14	20	7	12 Gauge	29 Gauge	\$ 3,115.00
Description	If your unit is longer than 36' in length, we strongly recommend to opt for our A-Frame Vertical roof, to avoid future leaks.					
Roof Style	Vertical Style					
Height	Leg Height 7					\$ 110.00
Sides				QTY 0	Horizontal	
Ends				QTY 0	Horizontal	
Walk-In Door	Size	Qty	Size	Qty		
Window	Size	Qty	Size	Qty		
Roll Up Door	Size	Qty	Size	Qty		
	Size	Qty	Size	Qty		
Frame Outs	Size	Qty	Size	Qty		
Insulation						
Surface	Ground	Certification	30 PSF (Ground Load)			

Customer is responsible for obtaining local permits, covenant searches, right of way or setback restrictions.

The deposit is a Processing Fee for order entry and to begin production and is NON-REFUNDABLE.

Doc
Surcharge
Freight

FREE DELIVERY AND INSTALLATION:
 We install your steel structure at no extra cost to you on your level land.

Sales Total	\$	3,225.00
Tax Rate	0.00%	\$ -
Total	\$	3,240.07
Down Pymt	16%	\$ 531.07

Balance Due	\$	2,709.00
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www.HaroldsSteelBuildings.com

101 Merritt 7 Corporate Park, 3rd Floor, Norwalk CT 06851
 Toll Free: 855-421-5730 Fax: 203-502-7392

AS.IL6922

CITY OF WORTHINGTON
 DRAWING NO. VAR 0048-2022
 DATE 12/17/2022

