



BOARD OF ZONING APPEALS
-AGENDA-
Thursday, March 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 February 2, 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** – Renovation – **569 Oxford St.** (Michael P. Siroskey) **EXCP 02-2023**
2. **Temporary Use Permit** – Sign – **6700 N. High St.** (Olive AI) **TUP 01-2023**

C. Items of Public Hearing – Regular Agenda

1. **Variance** – Side Yard Setback – Shed – **360 Tucker Dr.** (Michael J. Sharvin) **VAR 01-2023**
2. **Variance** – Side Yard Setback – Addition – **577 Hartford St.** (James Ross/Puckett) **VAR 02-2023**

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

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

DATE: February 24, 2023

SUBJECT: Staff Memo for the Meeting of March 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** – Renovation – 569 Oxford St. (Michael P. Siroskey) EXCP 02-2023

Findings of Fact and Conclusions

Background:

This house was built in 1915 and is a contributing building in the Worthington Historic district. The Architectural Review Board approved a renovation of the home in 2019. The renovation included the modifications of windows and the rear door, addition of skylights, 1st floor half bath, 2nd floor full bath, laundry, kitchen, and family space.

The property owner was issued a permit for the project on August 10, 2021 and it expired on February 10, 2023. The applicant is requesting a time extension because of additional issues, such as structural damage from previous renovations, non-compliant electrical wiring, and challenge to obtain materials and sub-contractors. This will be the applicants first time extension request for the renovation.

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 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 construction completion period for one year.

Project Details:

1. The last inspection for this project was completed in October 2021. The electrical for the project has not been approved. The applicant will be submitting electrical and plumbing drawings soon.
2. Remaining work includes electrical, plumbing, HVAC, and some exterior.
3. Rough inspections are expected to be scheduled in April or May.

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. SIROSKEY FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL MARCH 2, 2024 AT 569 OXFORD ST., AS PER CASE NO. EXCP 02-2023, DRAWINGS NO. EXCP 02-2023 DATED FEBRUARY 2, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. Temporary Use Permit – Sign – 6700 N. High St. (Olive AI) TUP 01-2023

Findings of Fact and Conclusions

Information that has not changed is italicized.

Background & Request:

This property is located in the C-3 Zoning District (Institutions and Offices). The site contains a 200,000 sq. ft. office building that includes one tenant (First Bank of Central Ohio) occupying a small portion of the building.

The applicant was granted a Staff issued Temporary Use Permit with conditions to display a temporary business sign from July 2021 to October 2021. The conditions for the sign were to be maintained at all times, can not interfere with traffic visibility for those entering and existing the site, and the sign be located a minimum of 10' back from the public right-of-way of N. High St.

The Board of Zoning Appeals approved a Temporary Use Permit for six months for a freestanding sign at their December 2, 2021 meeting. The permit expired on June 2, 2022.

Before the permit expired, the 200,000 sq. ft. building on the site was bought by Olive AI. During this time, Olive AI was preparing to submit an Architectural Review Board application regarding signage and building modifications.

The Architectural Review Board and Municipal Planning Commission approved a Certificate of Appropriateness and Amendment to Development Plan at their July 14, 2022 meeting. The MPC reviewed and recommended a conditional approval of the ADP with variances that included conditions that would ultimately go to City Council for review. City Council approved the application with associated variances at their July 18, 2022 meeting. With these approvals, the tenant's (First Bank of Central Ohio) permanent sign would be incorporated with the project.

However, with the approved applications, Olive AI has not submitted any permits for the signage or building modifications.

Worthington Codified Ordinances:

[Section 1129.05\(b\)\(5\) 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.

Request:

The applicant is requesting to retain the existing temporary sign on the site for six months.

Project Details:

1. *The existing sign is 8' wide by 4' deep and made out of high performance vinyl graphics on three millimeter white composite material.*
2. *The sign contains two 4" by 4" by 8' unpainted treated posts.*
3. *Sign colors include red, blue, white, and black.*

Conclusions:

With the permanent signage for the site not constructed, a six month renewal is appropriate for the existing temporary freestanding sign. Should the applicant receive an approval from the Board, another six month period would not be permitted. The applicant would then have to make an application for a permanent sign.

Motion:

THAT THE REQUEST BY OLIVE AI FOR A TEMPORARY USE PERMIT TO ALLOW FOR ONE TEMPORARY SIGN TO BE RETAINED AT 6700 N. HIGH ST. FOR A PERIOD OF SIX MONTHS, AS PER CASE NO. TUP 01-2023, DRAWINGS NO. TUP 01-2023 DATED JANUARY 12, 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

3. Variance – Side Yard Setback – Shed – 360 Tucker Dr. (Michael J. Sharvin) VAR 01-2023

Findings of Fact and Conclusions

Background:

This property is a .73 acre lot in the R-16 (Very Low Density Residential) Zoning District. The lot is approximately 111' wide in the front and 103' wide at the rear. The west property line is approximately 320' deep and the east property line is 283.49' deep.

The property owners installed a 240 sq. ft. shed on the northwest side of the lot. The shed was erected in 2021 without a permit. The applicant assumed the shed would be allowed to be erected without a permit and flush with the existing fence because of a prior shed that had been on the property for over 20 years. Staff was made aware of the shed and notified the property owners that it was in violation of the Zoning and Building Code. The owners would like the shed to remain on the northwest side of the property in the required side yard.

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.

[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.

Request:

The applicant is requesting to allow the erected shed to remain 1' from the west property line; a variance of 7 is required.

Project Details:

1. The shed is 12' wide and 20' deep and is located 67' from the north property line.
2. The structure has a gabled metal roof with hardie board siding, wood doors and windows, and aluminum vent.
3. Due to RCO requirements of fire rated materials for detached tool sheds over 200 sq. ft. closer than 5' to a property line, the walls will need to be constructed of 1 hour, fire-rated construction.
4. The applicant will need to address stormwater runoff with the structure being close to the adjacent owner's property.

Conclusions:

The essential character of the neighborhood should not be substantially altered as there are sheds with similar designs and locations throughout the neighborhood.

Although the variance is substantial, the existing privacy fence and vegetation should help mitigate the mass of the structure.

Motion:

THAT THE REQUEST BY MICHAEL J. SHARVIN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A SHED TO REMAIN AT 360 TUCKER DR., AS PER CASE NO. VAR 01-2023, DRAWINGS NO. VAR 01-2023 DATED JANUARY 31, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. Variance – Side Yard Setback – Addition – 577 Hartford St. (James Ross/Puckett) VAR 02-2023

Findings of fact & Conclusions

Background:

This property is in the R-10 Zoning District and has a Dutch Colonial style house that was built in the early 1900's and a detached garage that are contributing buildings in the Worthington Historic District. The property is 53.53' wide x 160' deep for total area of 8565 square feet. The property backs up to the Worthington United Methodist Church parking lot.

The applicant would like to build a 1047 square foot two-story addition to accommodate the owner as she ages and allow her daughter and her family to move into the house. The Architectural Review Board approved the proposal at its February 23, 2023 meeting.

Codified Ordinances:

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

The required side yard in the R-10 Zoning District is 8'.

Request:

The applicant is requesting approval to construct an addition 6' 3/8" from the south property line for a variance of about 2'.

Project Details:

1. Site:

- The addition is proposed to extend south from the rear part of the existing house 11' to a point 6' 3/8" from the south property line.
- The wall on the south side would run 46'8" to the rear, stopping about 6.5' from the garage.

2. Building:

- An existing one-story addition constructed in the late 1970's and a deck to the rear would be removed at part of this proposal.
- The new two-story addition would have a new kitchen and a family room attached behind the main part of the house.

- The southern part of the addition would be comprised of a bedroom suite, lounge and kitchen.
- A single exterior entrance would lead to a mudroom and access to both parts of the house beyond.
- The addition would continue the height of the main house gable to the rear and for a cross gable to the south, then would lower in two sections to one-story in the rear.
- On the southern part of the addition, a small shed roof with asphalt shingles would extend across between the stories on the east side.
- Double hung windows in 6 over 6 pattern are proposed for the addition.
- Gray vinyl siding with white trim are proposed to match the existing house.
- Asphalt shingles would match the existing house roof.

Conclusions:

The essential character of the neighborhood should not be substantially altered as there are many similarly sized additions in Old Worthington. The variance would not be substantial.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF MICHELLE PUCKETT FOR A VARIANCE TO CONSTRUCT AN ADDITION AT 577 HARTFORD ST. AS PER CASE NO. VAR 02-2023, DRAWINGS NO. VAR 02-2023, DATED FEBRUARY 3, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND 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

February 2, 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, Brian Seitz, Secretary. Also present were Mikel Coulter, Representative of the MPC; Lee Brown, Planning Director; and Kenneth Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Approval of Minutes of January 5, 2022 meeting
Mr. Coulter moved to approve the minutes and Mr. Guillozet seconded the motion. All members voted "Aye" and the minutes were approved.
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**

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.

Mr. Guillozet moved to approve to the Consent Agenda, and Mr. Seitz seconded the motion. All Board members voted, "Aye," and the motion was approved.

B. Items of Public Hearing – Regular Agenda

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

Mr. Ganter reviewed the following from the staff memo:

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.

Discussion:

Ms. Peggy Hoffman, 221 Paradise Valley Dr., Alexandria, Ohio. Board members did not have any questions or concerns. Mrs. Crane asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Seitz moved:

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.

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

**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.

Mr. Coulter moved to table this application, and Mr. Guillozet seconded the motion. All Board members voted, “Aye,” and the motion was approved.

D. Other

Mr. Brown reminded the Board members about upcoming training on February 9, 2023, from 6:00 p.m. to 9:00 p.m.

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 7:15 p.m.

Draft



BZA APPLICATION EXCP 02-2023 569 Oxford St.

Plan Type: Extension of Construction Completion Period	Project:	App Date: 02/03/2023
Work Class: Extension of Construction Completion Period	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
		Expire Date:

Description: I'm requesting a one-year extension on my current permit to renovate 569 Oxford Street. Progress is taking longer due to discovering additional issues, such as structural damage from previous renovations and non-compliant electrical wiring. It also has been a challenge to get some supplies. For example, the exterior siding paint for the project, Sherwin-Williams Emerald Rain Refresh Ultradeep Base, has been on backorder for over 16 months due to raw material shortages. Another example, the OSI Quad Max Color Match Sealant Caulk, has been on backorder for over 12 months and was canceled by the manufacturer due to raw material shortages. It also has been hard personally managing the project with other work/life challenges and getting reliable sub-contractors willing to bid and do the work, as many have full schedules.

Parcel: 100-000201	Main	Address: 569 Oxford St Worthington, OH 43085	Main	Zone: R-10(Low Density Residence)
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Applicant	Owner
Michael P Sirokey	Michael P Sirokey
569 OXFORD ST	569 OXFORD ST
Worthington , OH 43085	Worthington , OH 43085

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003519	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
		Total for Invoice INV-00003519	\$25.00
		Grand Total for Plan	\$25.00

569 Oxford St.





City of Worthington

Temporary Use Permit Application

Case # TUP 01-2023
Date Received 01/12/2023
Fee \$50 pd
Meeting Date
Filing Deadline

1. Property Location: 6700 N. High St., Worthington, OH 43085
2. Present/Proposed Use: Bank
3. Zoning District: C-3
4. Applicant: Olive AI
Address: 6700 N. High St., Worthington, OH 43085
Phone Number(s): 800-501-3161
Email Address(s): Jon.Creighton@OliveAI.com
5. Property Owner: Olive AI
Address: 99 E. Main St., Columbus, OH 43215
Phone Number(s): 800-501-3161
Email Address(s): Jon.Creighton@OliveAI.com
6. Project Description: Temporary permit extension for building
tenant (First Bank of Central Ohio) signage

7. Proposed Dates & Times: _____

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

01/10/2023
Date

Property Owner (Signature)

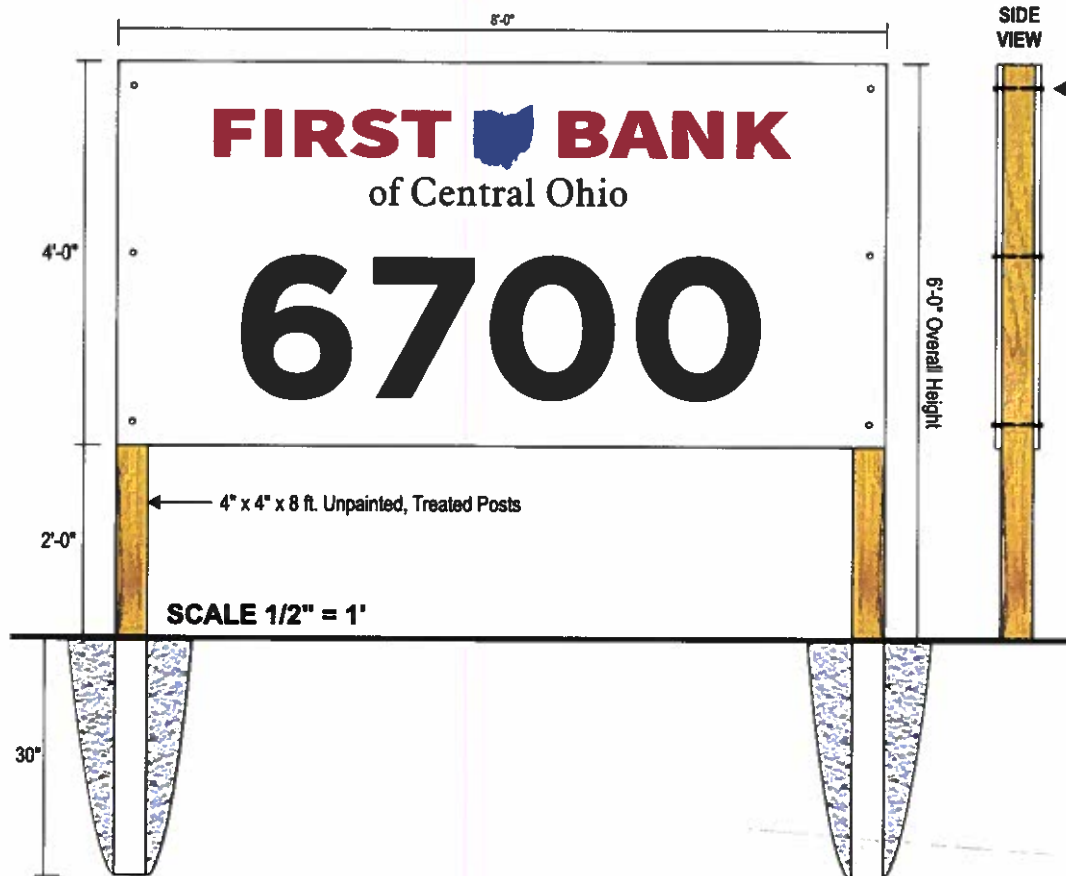
Date

6700 N. High St.



6700 N. High St.

Olive purchased 6700 N. High St. in April of 2022. Permanent signage for the building has not been finalized by Olive. Signage for the First Bank of Central Ohio will be included in the permanent signage for the once that has been finalized.



Temporary D.F. Post & Panel Sign

CLIENT TO PROVIDE VECTOR LOGO ART FILE PRIOR TO PRODUCTION
 HIGH PERFORMANCE VINYL GRAPHICS ON 3MM WHITE COMPOSITE
 (2) 4" x 4" x 8 FT. UNPAINTED, TREATED POSTS SET IN SACRETI
 EACH SIGN PANEL SECURED TO POSTS USING (6) 1/4" x 2" HEX
 FASTENERS, (3) PER POST.

COLOR: CLIENT VERIFICATION REQUIRED PRIOR TO PRODUCTION
 FIRST BANK - RED, PMS #201
 OHIO GRAPHIC - BLUE/GRAY, PMS #5405
 TAGLINE & ADDRESS - BLACK, MAP #42204SP



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

CITY OF WORTHINGTON
 DRAWING NO. TUP 08-2021
 DATE 11/04/2021

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION

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CLIENT APPROVAL _____ DATE _____

☒ PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME FIRST BANK
 LOCATION 6700 N. HIGH ST.
 CITY WORTHINGTON STATE OHIO 43085

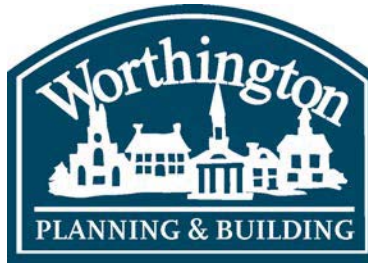
REVISION _____
 SA DE SI



CITY OF WORTHINGTON

DRAWING NO. TUP 01-2023

DATE 01/12/2023



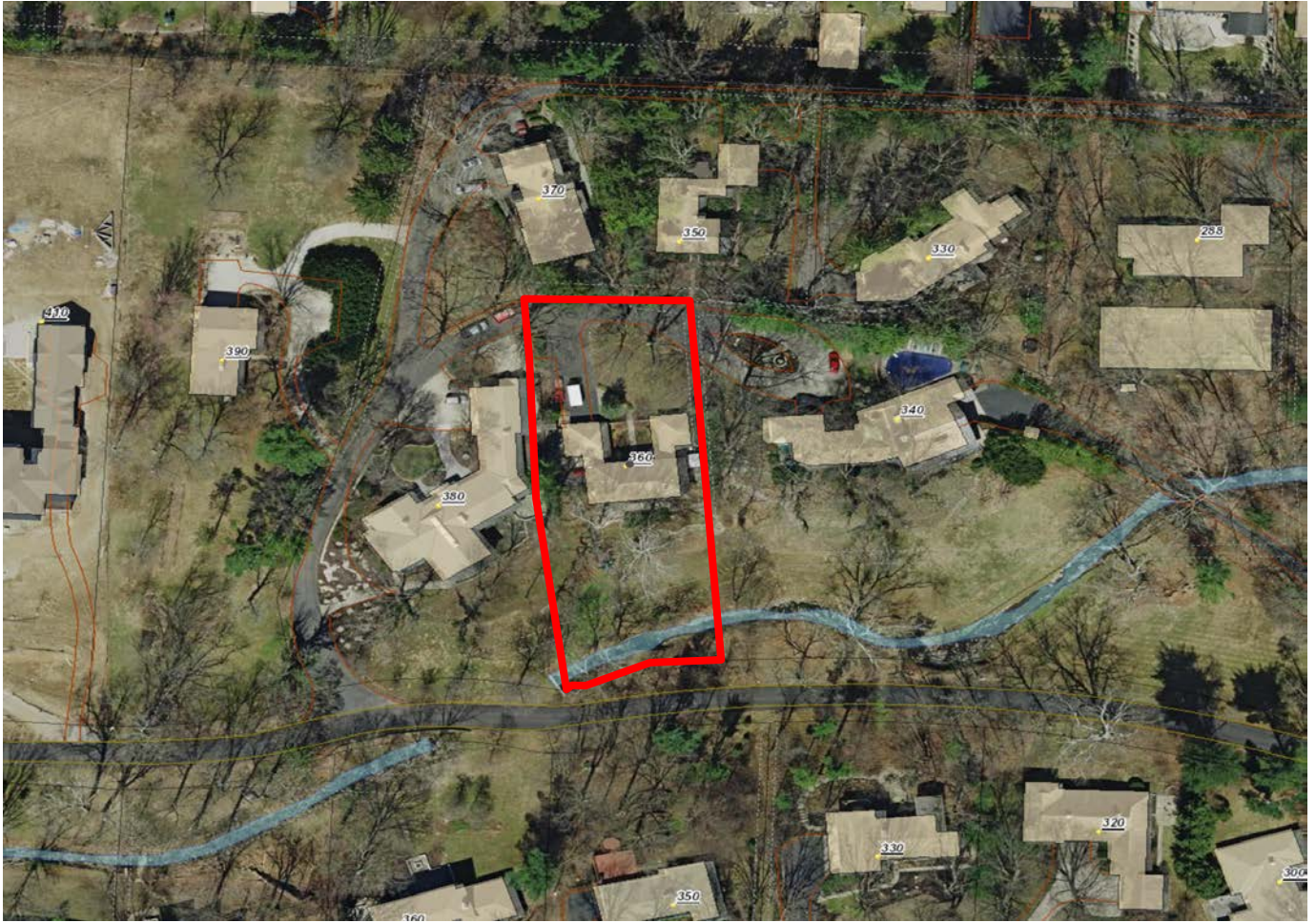
BZA APPLICATION VAR 01-2023 360 Tucker Dr.

Plan Type: Variance	Project:	App Date: 01/31/2023
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
Description:		Expire Date:
Overall Request: Request for variance to allow detached shed to be located within the side yard setback along a preexisting fence constructed by the neighboring homeowner. This is a request to permit a 20ftx12ft shed within 1 foot of the existing fence along the eastern boundary of property located at 360 Tucker Drive.		

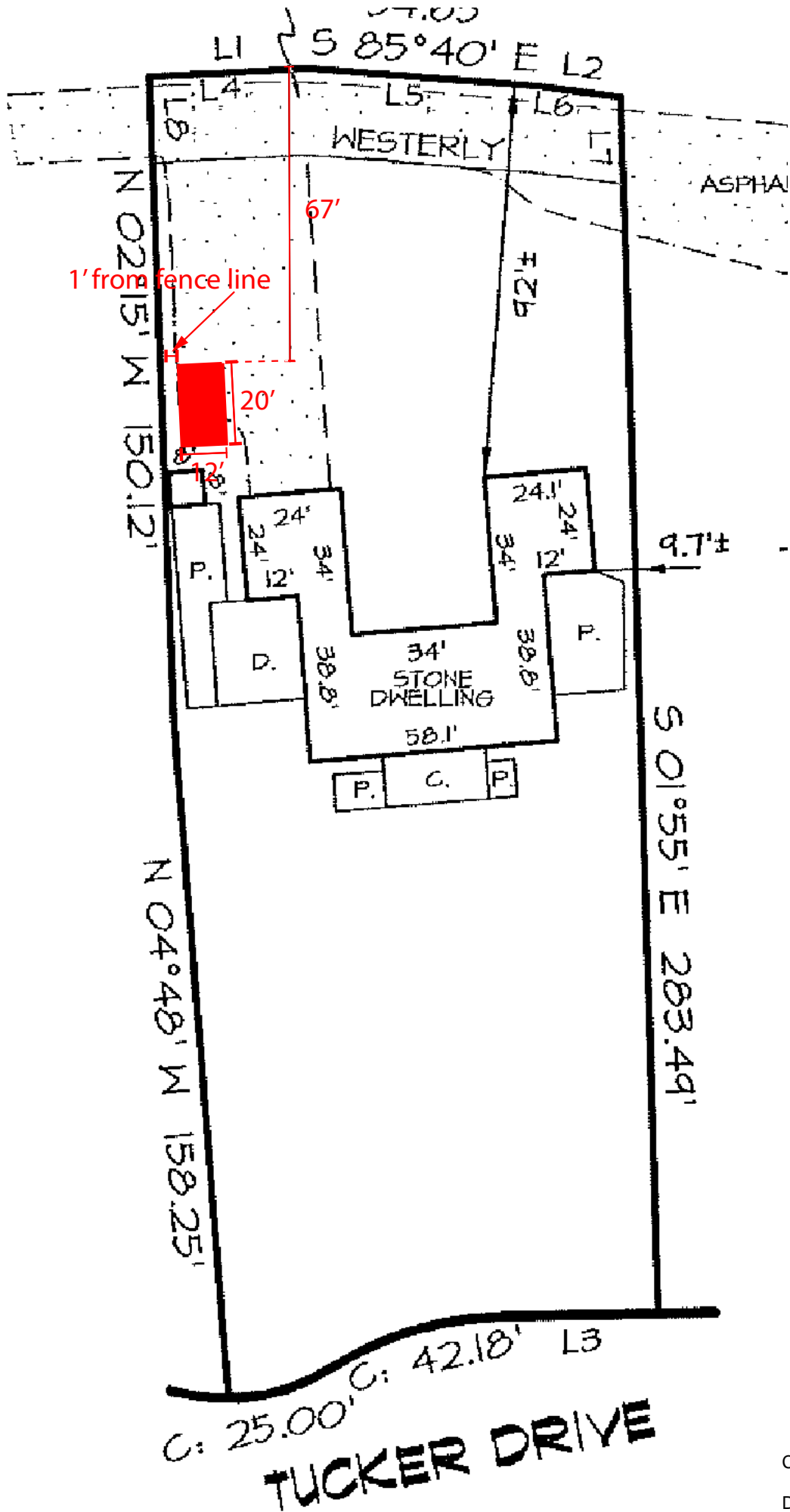
Parcel: 100-000778	Main	Address: 360 Tucker Dr Worthington, OH 43085	Main	Zone: R-16(Very Low Density Residential)
Applicant / Owner	Owner			
Michael J Sharvin	Amber L Evans, trustee			
360 TUCKER DR	360 TUCKER DR			
Worthington , OH 43085	Worthington , OH 43085			
Mobile: 6147830678				

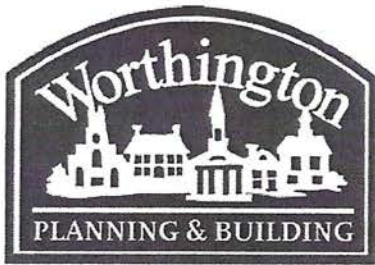
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003482	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003482		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

360 Tucker Dr.



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: Applicant Response - The greater land acreage and unique characteristics of the subject property require significant landscaping and maintenance efforts by the homeowner. The home only has a two-car garage with little additional space to store landscaping equipment and other outdoor items. All the homes adjoining this property have three car garages, and some nearby even have large sheds. The shed cannot be placed on the other side of the house because it would not align with the character of the property layout. The shed cannot be placed much farther from the property line because it may interfere with access to the existing two-car garage.
2. Whether the variance is substantial: Applicant Response – The current side-yard setback is 8 feet. The request is for the setback for the shed to be reduced to 1ft. This is not substantial because the shed is located along a newly constructed fence and the shed fits nicely with the size and orientation of the fence. Requiring the shed to be placed away from the fence would only cause the creation of unused dead space between the fence and the shed.
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: Applicant Response – a shed has existed along the fence for over 20 years prior to this variance request. That shed was located flush with the fence and this shed will be located just off the fence by 1 foot. The shed has a similar stone type color as the materials used in the subject property and the nearby adjoining property. As mentioned before, many houses in the neighborhood have sheds to help store their landscaping maintenance equipment and other outdoor items.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage): Applicant Response – There are no utilities located under the shed or affected by the location of the shed.
5. Whether the property owner purchased the property with knowledge of the zoning restriction: Applicant Response – The property owner assumed the existing shed at the time of purchase was allowed to be flush with the fence as it had existed for a very long time with no issue.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance: Applicant Response – This location for the shed is the best location to not adversely affect the character of the neighborhood and to not affect the usability of the subject property. The home on the subject property is constructed of an exterior of solid stone and modifying the structure to expand the garage would require significant modifications, also require a variance from the side-yard setback, and would significantly affect the architectural symmetry of the home.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance: Applicant Response – Applicant believes the spirit of the side-yard setback would be observed because it seems a setback here is needed to make sure neighbors do not place improvements too close to property lines in a way that negatively affects the other owner's use of their property. Here, the owner of the subject property has received prior approval from the adjoining owner and such owner does not object to the location or design of the shed. Also, the presence of the newly constructed fence shows that the shed can remain without preventing any negative affects to the adjoining property because the adjoining property owner can use the entirety of their property up to the fence they constructed on their property, which aligns with the property boundary.





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case #	VAR 02-2023
Date Received	2-3-2023
Fee	\$25pd
Meeting Date	
Filing Deadline	

1. Property Location 577 Hartford St
2. Present/Proposed Use Single family home
3. Zoning District R-16
4. Applicant James Ross
Address 6120 Crystal Valley Dr Galena Ohio 43021
Phone Number(s) 614 204 5661
Email Jimr.rbd@gmail.com
5. Property Owner Michele Puckett
Address 577 Hartford St
Phone Number(s) (614) 226-5792
Email _____
6. Action Requested (ie. type of variance) Side Yard setback - 8' to 6' +/-
7. Project Details:
 - a) Description 2 story addition for assisted living suite, new kitchen / Family room, 2 new bedrooms, full bath, and new basement / crawl
 - b) Expected Completion Date DEC 2023
 - c) Approximate Cost \$450,000

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.

James Ross
Applicant (Signature)

1-24-23
Date

Michele Puckett
Property Owner (Signature)

1-24-23
Date

577 Hartford St.

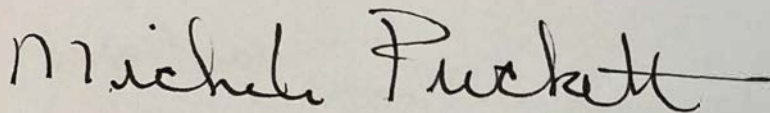


February 3, 2023

To: Worthington City,

I have lived in my home on Hartford Street for the last 35 years, and I have loved being here. My family and grandchildren are in Olde Worthington, as well. As I am getting older, I know there will come a time when I will need support living on my own. This renovation will allow my daughter and her family to move into my home, giving me my own living space, yet having help to maintain the home and yard. Our family's hope is that this will allow me to stay here for another 30 years.

Sincerely,

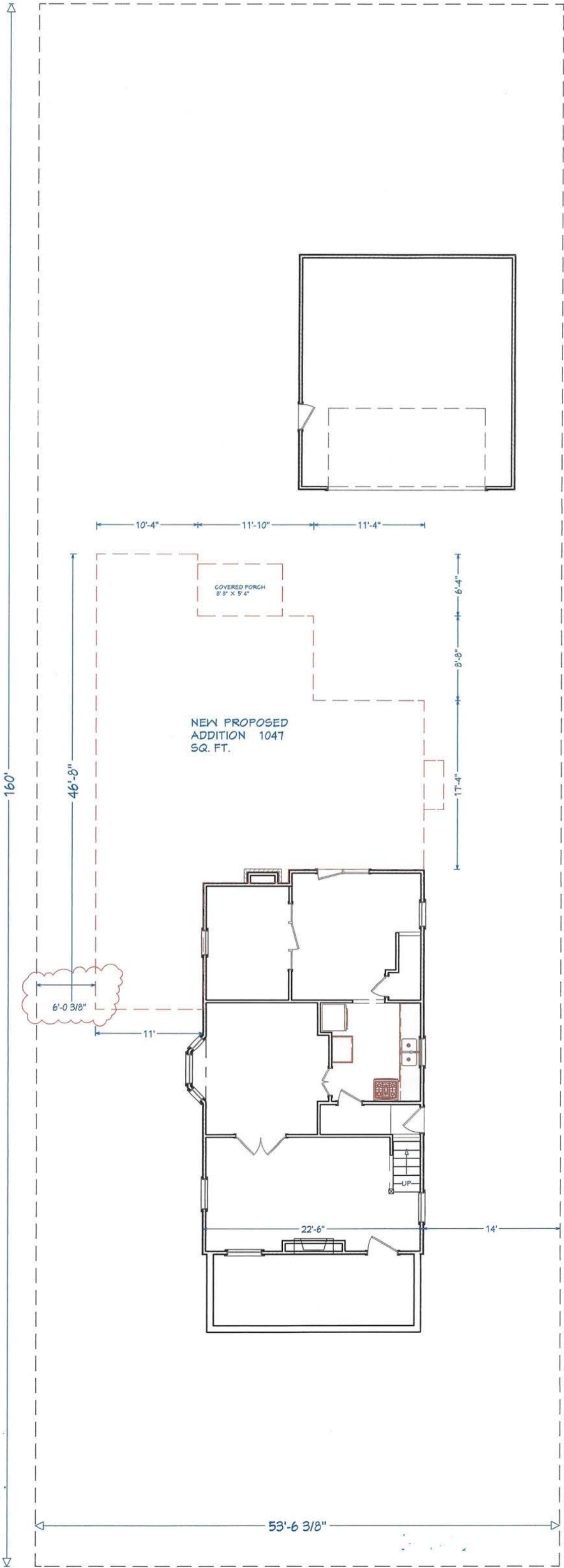
A handwritten signature in black ink that reads "Michele Puckett". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Michele Puckett

NEW PROPOSED SITE PLAN
577 HARTFORD ST.
NORTHINGTON OHIO 43085

DATE : 1 - 30 - 23

SCALE : 1" = 10'



CITY OF WORTHINGTON
DRAWING NO. VAR 02-2023
DATE 02/03/2023

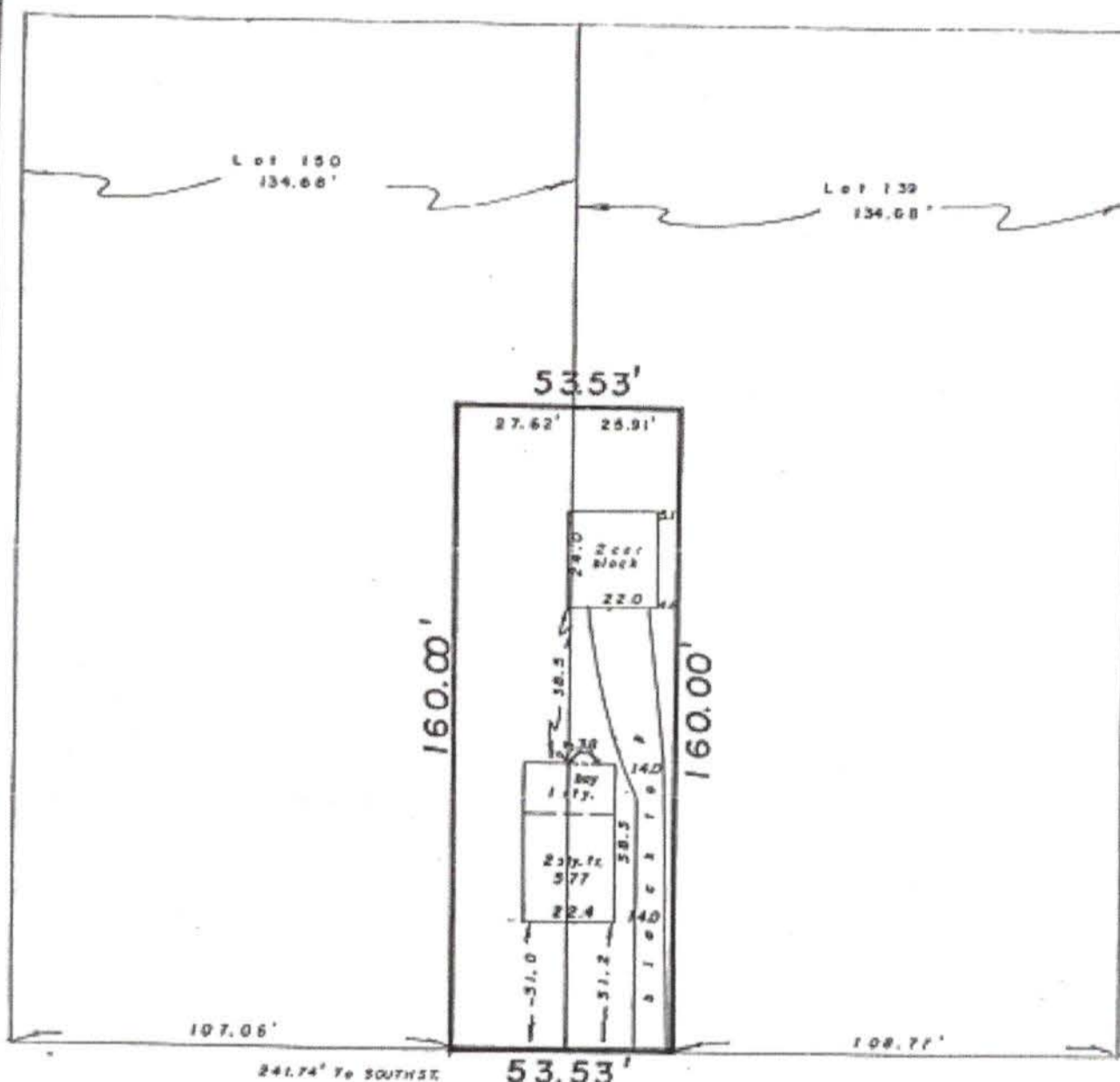
2740 East Main Street, Columbus 43209 (Bexley), Ohio

CITY OF WORTHINGTON,
OHIO

FOR
AMERICAN REALTY TITLE ASSUR. CO.
AND/OR
EQUITABLE FEDERAL SAVINGS BANK

P.B. 3 Page 330
Scale 1" = 40'

Franklin Co. Rec. Office
2 · 21 · '85



HARTFORD ST. 66'

NOT TO BE USED TO ERECT FENCES

We hereby certify that the foregoing plat was prepared from an actual survey of the premises. No side line of principal building is less than dimension shown. Iron pins not set unless indicated thus —0—. For Mortgage Loan & Title Insurance purposes only.

PUCKETT

HILLS CO. #1000H

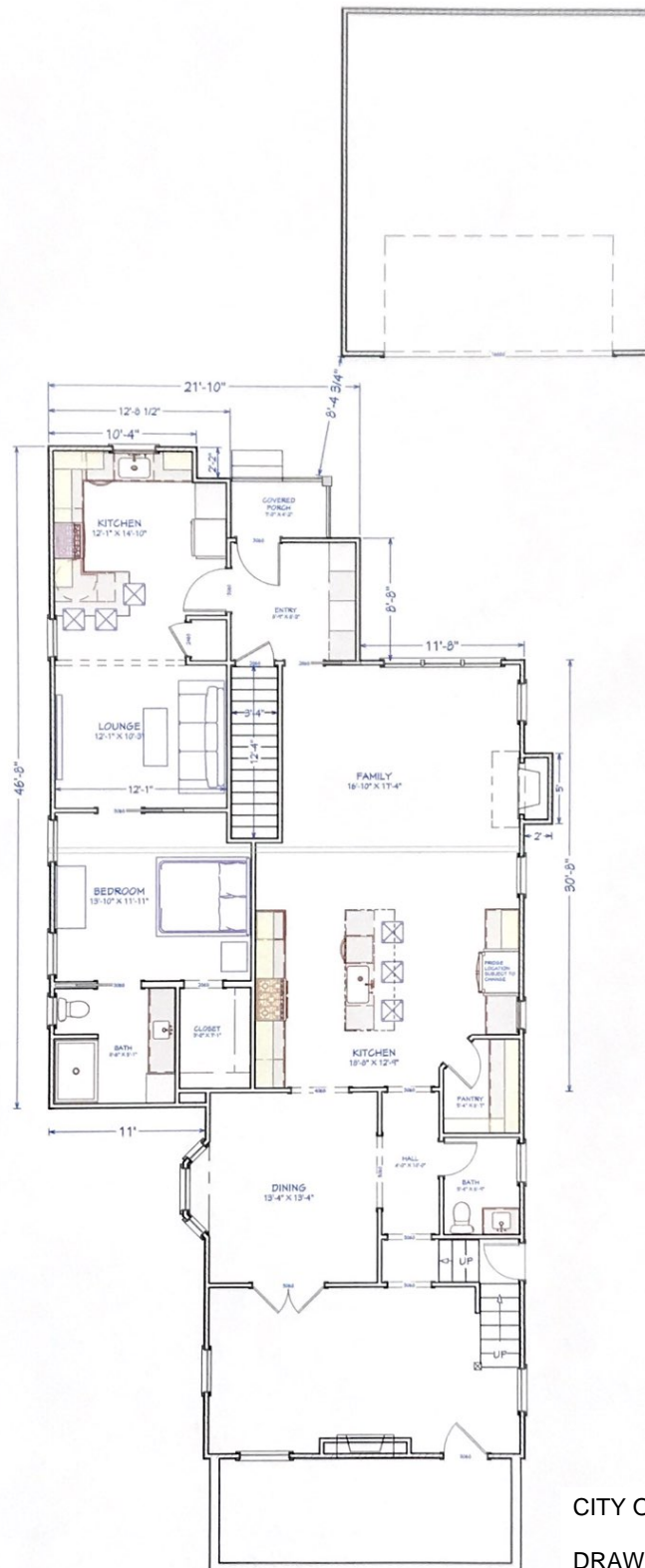
1.02, 20, 85

MYERS SURVEYING CO.

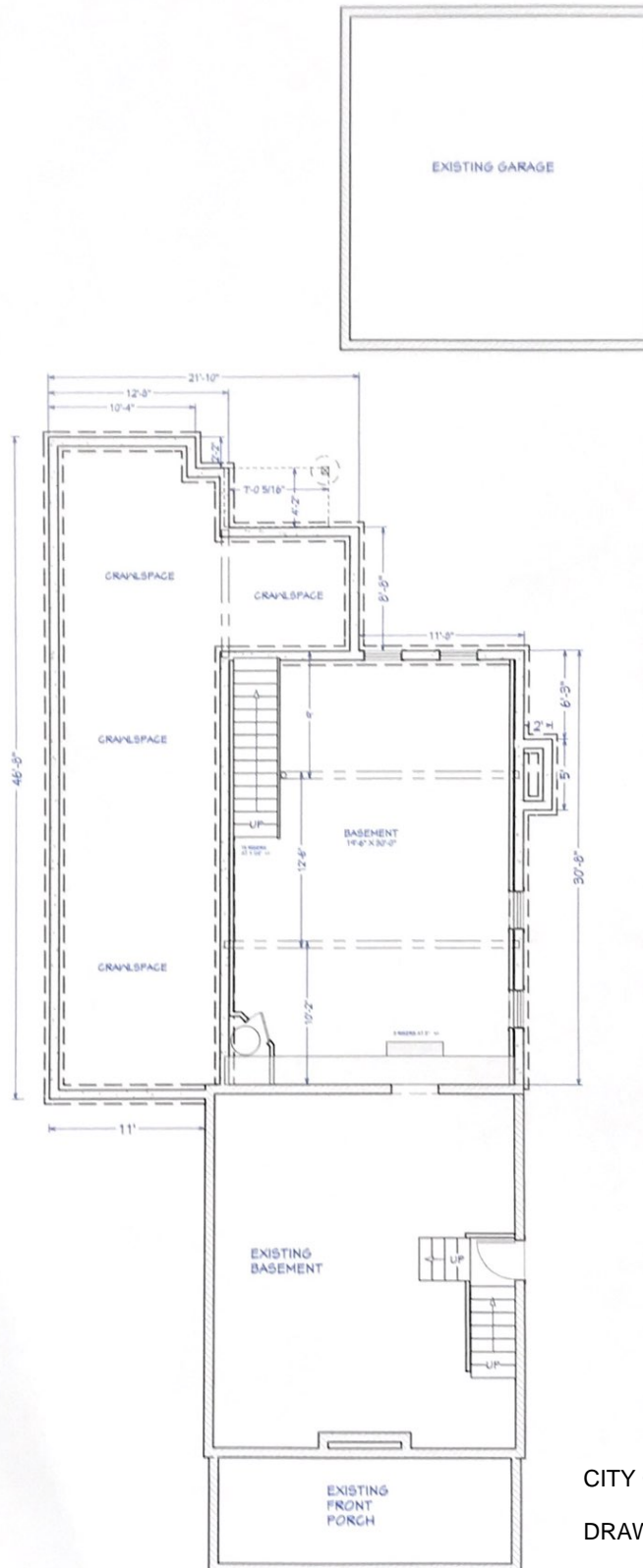
BY Albert Meyer
Registered Surveyor



EXISTING SITE PLAN



CITY OF WORTHINGTON
DRAWING NO. VAR 02-2023
DATE 02/03/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 02-2023
DATE 02/03/2023



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION