



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-  
Thursday, March 9, 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

Watch online at [worthington.org/live](http://worthington.org/live) and comment in person or at [worthington.org/meeting-public-input](http://worthington.org/meeting-public-input)

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**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 23, 2023 meeting
4. Affirmation/swearing in of witnesses

**B. Architectural Review Board – New Business**

1. Fencing – **72 E. North St.** (Gabriel Siegle) **ARB 09-2023**
2. Signs – **6797 & 6827 N. High St.** (Moore Signs/Executive House) **ARB 10-2023**

**C. Municipal Planning Commission – New Business**

**1. Amendment to Development Plan**

- a. Signs – **6797 & 6827 N. High St.** (Moore Signs/Executive) **ADP 01-2023**
- b. Sign – **300 E. Wilson Bridge Rd.** (Moore Signs/MedVet) **ADP 02-2023**

**D. Other**

**E. Adjournment**



## MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: March 3, 2023

SUBJECT: Staff Memo for the Meeting of March 9, 2023

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### **B. Architectural Review Board – New Business**

#### **1. Fencing – 72 E. North St. (Gabriel Siegle) ARB 09-2023**

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This property is 0.79 acres in area and has 166.25' of frontage along E. North St. The property has utility easements on the west and north sides of the property that accommodate an 8" sanitary sewer and a walkway. A 4089 square foot Federal style house is on the property. The house is listed individually on the National Register of Historic Place and as a contributing building in the Worthington Historic District.

The owner would like remove Honeysuckle on the north side of the property and install a fence.

##### **Project Details:**

1. The fence is proposed to be about 2' south of the walkway and within the utility easement. The exact fence location may need to be adjusted based on the sewer location. The following language would need to be on the fence permit:  
*In general, the homeowner may install a fence in a rear easement at their own risk. The City is not responsible for the repair or replacement of any fence or part of a fence that is damaged in the process of the City or the City's Contractor performing work in the easement. All manholes must be accessible by the City at all times for maintenance, inspection and repairs.*
2. The homeowners would like to provide a screen that would shield them from the headlights on Hartford St. to the north, which is a couple feet higher than this property. Also, some delineation between their property and the walking path that runs through the property is desired.

3. The fence would run from the east side of the Hartford St. right-of-way to a location about even with the west side of the house for a total of 84' of fencing.
  - The eastern 33' would line up with the Hartford St. right-of-way to the north and be a 6' high solid board fence with dogeared pickets and supporting members on the south side. The posts are showing as 6'4" high so would need to be lowered, or a variance would be required to be higher than 6'.
  - A 12' section would transition to a 4' high fence.
  - The remaining 39' is proposed as a 4' high solid fence designed like the 6' fence.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

Fencing should be traditional in style; constructed with traditional materials; and of simple design, appropriate for the house style. Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property. In all cases, no fences higher than six feet are permitted.

### **Recommendations:**

Staff is recommending the 6' high solid fence be approved to allow screening of headlights from Hartford St. to the north. The post height should be reduced to 6' to avoid a variance. It may be appropriate for the 4' fence to have some space between the boards to allow a more open feel. New landscaping could be added as well.

### **Motion:**

**THAT THE REQUEST BY GABRIEL SIEGLE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 72 E. NORTH ST., AS PER CASE NO. ARB 09-2023, DRAWINGS NO. ARB 09-2023, DATED FEBRUARY 21, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Signs – **6797 & 6827 N. High St.** (Moore Signs/Executive House) **ARB 10-2023**

**&**

### **C. Municipal Planning Commission – New Business**

#### **1. Amendment to Development Plan**

a. Signs – **6797 & 6827 N. High St.** (Moore Signs/Executive House) **ADP 01-2023**

### **Findings of Fact & Conclusions**

**Background & Request:**

These multi-tenant office buildings were built as part of the same development in the early 1970's. The entire development is over 6 acres. The architecture is very linear, with flat roofs and square and rectangular building elements that are made of stone and metal. The freestanding signs installed with the development are designed as cube shaped structures and have recently been refurbished.

The owner sites lack of visibility as an obstacle for attracting larger businesses to the site. Approval of this application would allow a new multi-tenant freestanding sign and two multi-tenant directional signs to be added to the site.

**Project Details:**

1. Freestanding Sign: A new freestanding sign would be installed south of the drive that runs between the buildings, 10' from the right-of-way. The sign would be 76" wide by 81" high with the bottom 2' being a stone base to match the buildings. A gray aluminum cabinet is proposed with sign faces that have gray backgrounds and white push through lettering. The lettering would be internally illuminated and say "Executive House" at the top and have 6 tenant panels underneath. The address is proposed to be mounted on the base.
2. Directional Signs: Two directional signs are proposed near the buildings. The signs would be 48" high x 25" wide for area of 8.3 square feet each. Gray aluminum cabinets would have the address at the top and six 4" high tenant panels below that would stand out from the signs 1".
3. Variances:
  - The development already has the 2 freestanding signs allowed for the site and would be adding a third with this request.
  - No more than 3 tenants can be displayed on a freestanding joint identification and this proposal is asking for 6.
  - The display area of the directional signs would be larger than 24" x 24" and the above grade height would exceed 36".

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

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

Sign Code

C-3 and I-1 Zoning Districts – Integrated Institutional, Office or Industrial Uses - Integrated Institutional, Office or Industrial Uses in the C-3 and I-1 zoning districts as provided for in Section 1175.02 shall be permitted a maximum of two freestanding signs per development. Each sign shall not be over fifteen feet in height and shall have a maximum total area of 60 square feet. Freestanding joint identification signs shall display no more than three businesses or listings.

(f) “Directional sign” means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

(j) “Joint identification sign” means a sign displaying more than one business or listing more than one associate, partner, employee or agent of any business.

(1) Freestanding joint identification signs shall display no more than three businesses or listings.

#### Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged. The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

#### Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

#### **Recommendation:**

Staff is recommending approval of these applications as the proposed signs meet the Design Guidelines and keep the character of the Development Plan for the site even with the requested variances.

#### **ARB Motion:**

**THAT THE REQUEST BY MOORE SIGNS ON BEHALF OF ALEX ALAHAKOON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW FREESTANDING & DIRECTIONAL SIGNS AT 6797 & 6827 N. HIGH ST. AS PER CASE NO. ARB 10-2023, DRAWINGS NO. ARB 10-2023, DATED FEBRUARY 22, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

#### **MPC Motion:**

**THAT THE REQUEST BY MOORE SIGNS ON BEHALF OF ALEX ALAHAKOON TO AMEND THE DEVELOPMENT PLAN BY ADDING SIGNS AT 6797 & 6827 N. HIGH ST. AS PER CASE NO. ADP 01-2023, DRAWINGS NO. ADP 01-2023, DATED FEBRUARY 22, 2023, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

b. Sign – **300 E. Wilson Bridge Rd.** (Moore Signs/MedVet) **ADP 02-2023**

**Findings of fact & Conclusions**

**Background & Request:**

The building at 300 E. Wilson Bridge Rd. was constructed in 1979 along with the neighboring building at 250 E. Wilson Bridge Rd. Medvet purchased and renovated the 300 property in 2002, and has periodically made changes to the building and signs. Variances have been granted over the years for number and size of signs on the property.

This is a request to place a new sign on the rear of the building to honor MedVet's founder, Dr. William D. DeHoff.

**Project Details:**

1. The proposed sign would consist of non-illuminated blue acrylic letters with the founder's name that are 6 7/8" and 7 1/8" letters "SURGERY CENTER" below. The lettering would be mounted on the rear of the building near the main entrance. Overall sign dimensions are shown as 9'8" wide x 23 3/4" high for area of about 19 square feet.
2. A variance would be needed to install an additional wall-mounted sign.

**Land Use Plans:**

2005 Worthington Comprehensive Plan

This area is designated as the commercial office center of Worthington. The advantage of this area is the freeway visibility and access. Reinvestment in the existing buildings is encouraged to make the buildings more competitive in the market place.

2011 Wilson Bridge Road Corridor Study

The study recognizes the corridor can provide vital support for the future of the City's economy and quality of life. The site is recommended as Office to accommodate large-scale office development/redevelopment with freeway visibility and smaller offices to support the streetscape along Wilson Bridge Road.

[Code Section 1181.05 Development Standards.](#) (Wilson Bridge Corridor)

(e) Signs.

(1) General.

- A. All new signs, including sign face replacement, shall be subject to the provisions herein.
- B. The provisions in Chapter [1170](#) shall apply to all signs in the WBC unless otherwise stated in this section.
- C. Exterior lighting fixtures are the preferred source of illumination.

(3) Wall-mounted Signs

- A. Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
- B. Businesses occupying 25% or more of a building on a parcel abutting more than of Right-of-Way may have a wall sign facing each Right-of-Way.

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

**Recommendation:**

Staff is recommending approval of the application. The proposed sign is small and would not alter the character of the property.

**THAT THE REQUEST BY MOORE SIGNS ON BEHALF OF MEDVET TO AMEND THE DEVELOPMENT PLAN BY ADDING A SIGN AT 300 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 02-2023, DRAWINGS NO. ADP 02-2023, DATED FEBRUARY 24, 2023, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**



## ARB APPLICATION ARB 0009-2023 72 E. North St.

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 02/21/2023
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$3,450.00		<b>Approval</b>
		<b>Expire Date:</b>

**Description:** Installation of back yard cedar vertical board fence with rails on inside. 6ft height in front of Hartford Rd transitioning to 4 ft height west along walking path. Fence setback minimum of 2ft inside walking path. Primary goal is to block headlights shining into home from road, also to allow removal of invasive honeysuckle that currently provides some visual barrier. 6 ft height necessary by road due to road sitting above grade of home, 4 ft will not block view of headlights/cars. Fence will be nearly invisible when viewing from within historic district on North St.

<b>Parcel:</b> 100-000662	Main	<b>Address:</b> 72 E North St	Main	<b>Zone:</b> R-10(Low Density Residence)
		Worthington, OH 43085		

Applicant / Owner  
Gabriel Siegle  
72 East North Street,  
Worthington, OH 43085  
Mobile: (217) 493-9299

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003549	Architectural Review Board	\$4.00	\$4.00
		<b>Total for Invoice INV-00003549</b>	<b>\$4.00</b>
		<b>Grand Total for Plan</b>	<b>\$4.00</b>

Can you show on a site plan where the 6' & 4' fences are proposed? What is the length of each?

1. The 6 ft tall section will only be where the road dead ends into the back of our property, which you can see on the google map link. This is the eastern 33 ft of the fence. The western 39 ft would be 4 ft high. In between is roughly 12 feet of transition panel which would be a gradual descent from 6ft to 4 ft. If it is helpful I will add that marking onto the existing site map, along with an approximate indication of where the road intersects with the property.

Is the 4' fence also proposed to be solid?

2. The 4 foot portion is planned to be the same vertical board design as the 6ft portion, only two feet shorter. We are open to this portion being different design, there are some different functional needs for the 6ft vs 4ft portions. My concern about having different designs for the two portions is only aesthetic. Note that there is an old, collapsed fence where we are proposing ours, it appears to have been a mix of solid vertical board in front of the road and split-rail to the west.

Are you aware the Worthington Design Guidelines call for fences in the district to be no higher than 4' and open in style? A combination of 4' open style fencing and landscape material will likely be preferred.

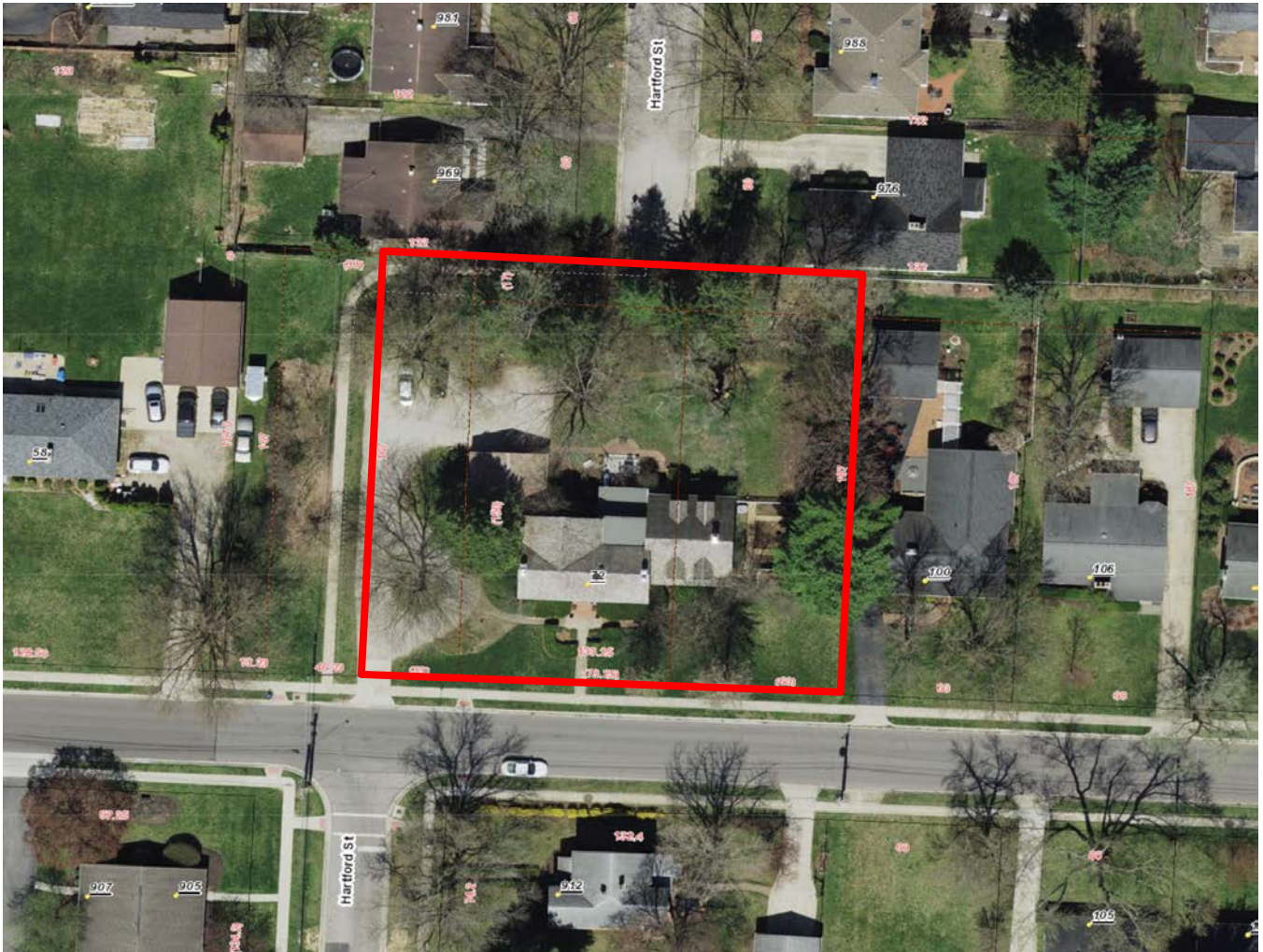
3. I think there are two parts to this answer, the first being our design goals and the second the design guidelines. It is my impression these are in harmony and we chose this option in part because it appears to be what the guidelines recommend for a back yard fence in our situation.

a. The reason for the need for a solid fence design in in the 6 ft section is to block the view of the road, including the car headlights that shine directly into the back of our home. The road is also about two feet above the grade of our yard, hence the need for a 6 ft portion in this area. I've attached two pictures taken at different times today (2.27) looking out from my back porch illustrating the problem which also show a bit of the collapsed old vertical board/split-rail design. You can see that the single surviving 4ft portion is too low to block the car headlight/road view. As regards landscaping, this area is covered with large, old trees 50-75 feet high with no lower growth. I would have to remove all of these old growth trees to add new landscaping as nothing will grow there due to shade (see the satellite view of Google Maps) other than invasive honeysuckle. Note also that my neighbor to the east, my neighbor's neighbor to the east, and my neighbor to the immediate northwest all have side or rear vertical fences with are not open in style. The fence to the North is 6ft around the entire back yard. So, this proposed fence matches those of my neighbors.

The 4 ft section will simply serve as a property boundary marker which is especially important given the walking path on the easement on the back edge of our property. This function is currently performed by the dense mess of honeysuckle, which we would love to remove if we had an alternative boundary marker.

b. This is a backyard fence. The design guidelines encourage vertical board fences for early to mid-19th century homes, which ours is (approx. 1842). The guidelines acknowledge the need for fences up to six feet abutting commercial areas, which we believe is an appropriate analogy to the road dead-ending into our back yard. The rest of the fence is 4 ft, as preferred by the guidelines for normal areas. Also, the guidelines recommend "open" style fences only in respect to side yards. We are not installing a side fence of any kind. We just do not want a dead end road in our backyard with headlights practically in our living room. We also deliberately avoided fencing the entire back of the property. We support entirely the guideline goal of "maintaining an open, friendly feel and avoiding barriers between neighbors." We will continue to have our children's friends and ample wildlife crossing between our and neighboring back yards and I suspect there are few if any Worthington residents better known to neighbors given the walking path on the easement along our western and northern boundaries. Most everyone in the Wilson Hill area knows our house, our dog, and and probably at least one of us! We love our community and wish to exclude no one.

# 72 E. North St.





# LANDMARK

www.landmarksurvey.com | office: 614-485-9000

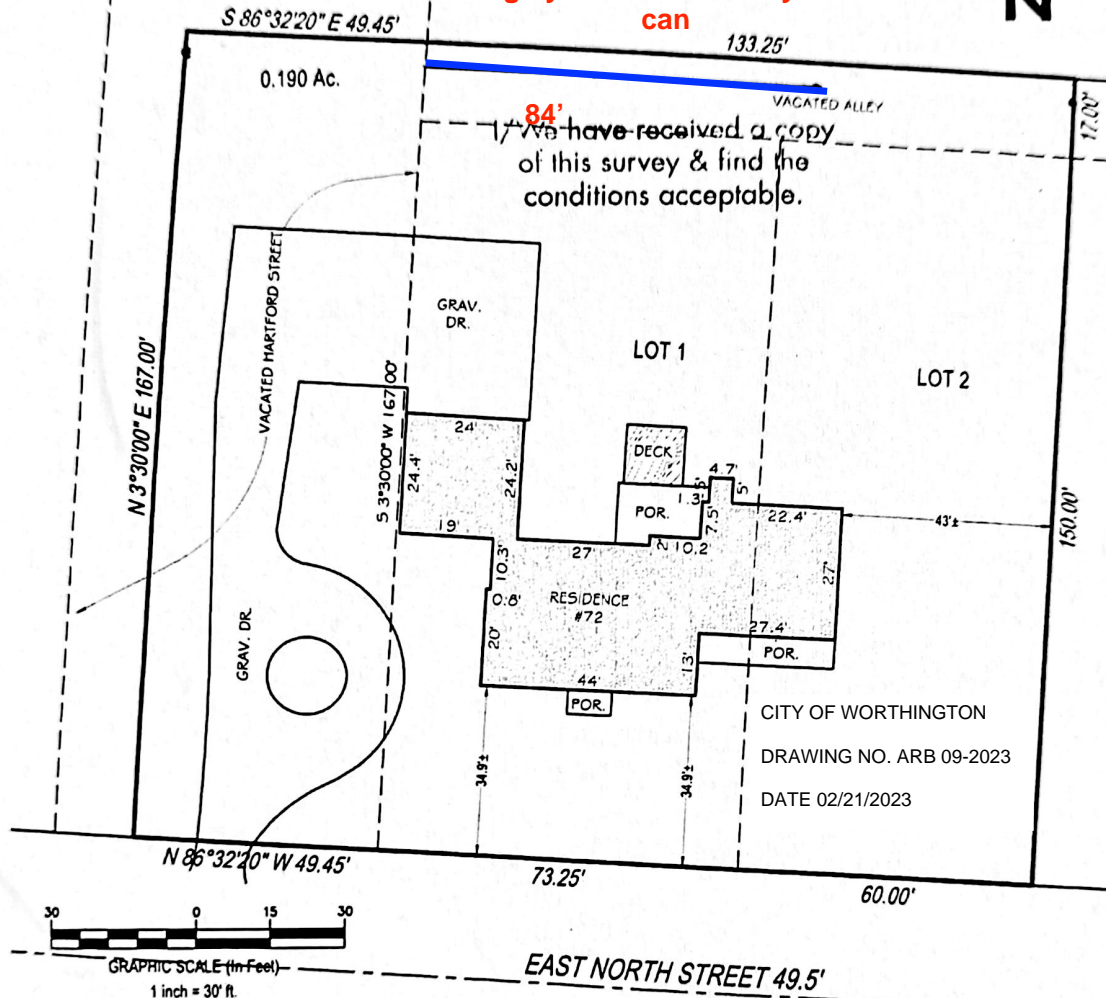


PROPERTY ADDRESS: 72 E NORTH STREET, WORTHINGTON, OHIO 43085

SURVEY NUMBER: 2207.1299

22071299  
MORTGAGE LOCATION SURVEY  
FRANKLIN COUNTY

2' inside the walking path, starts  
roughly 6' east of the city trash  
can



POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER: 168023

BUYER: SIEGLE

SELLER: GREGORY AND CHERRY KUNTZ

LOT: 1-2

BLOCK:

PLAT: 17

PG: 166-167

SUBDIVISION: JOHN SNOUGGER'S AURORA SUBDIVISION

COUNTY: FRANKLIN

CERTIFIED TO:  
QUALITY CHOICE TITLE -DUBLIN

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.



FIELD DATE: 7/12/2022

DATE SIGNED: 07/12/22

REVISION HISTORY: (REV'D 7/12/2022)

SURVEY COORDINATED BY:

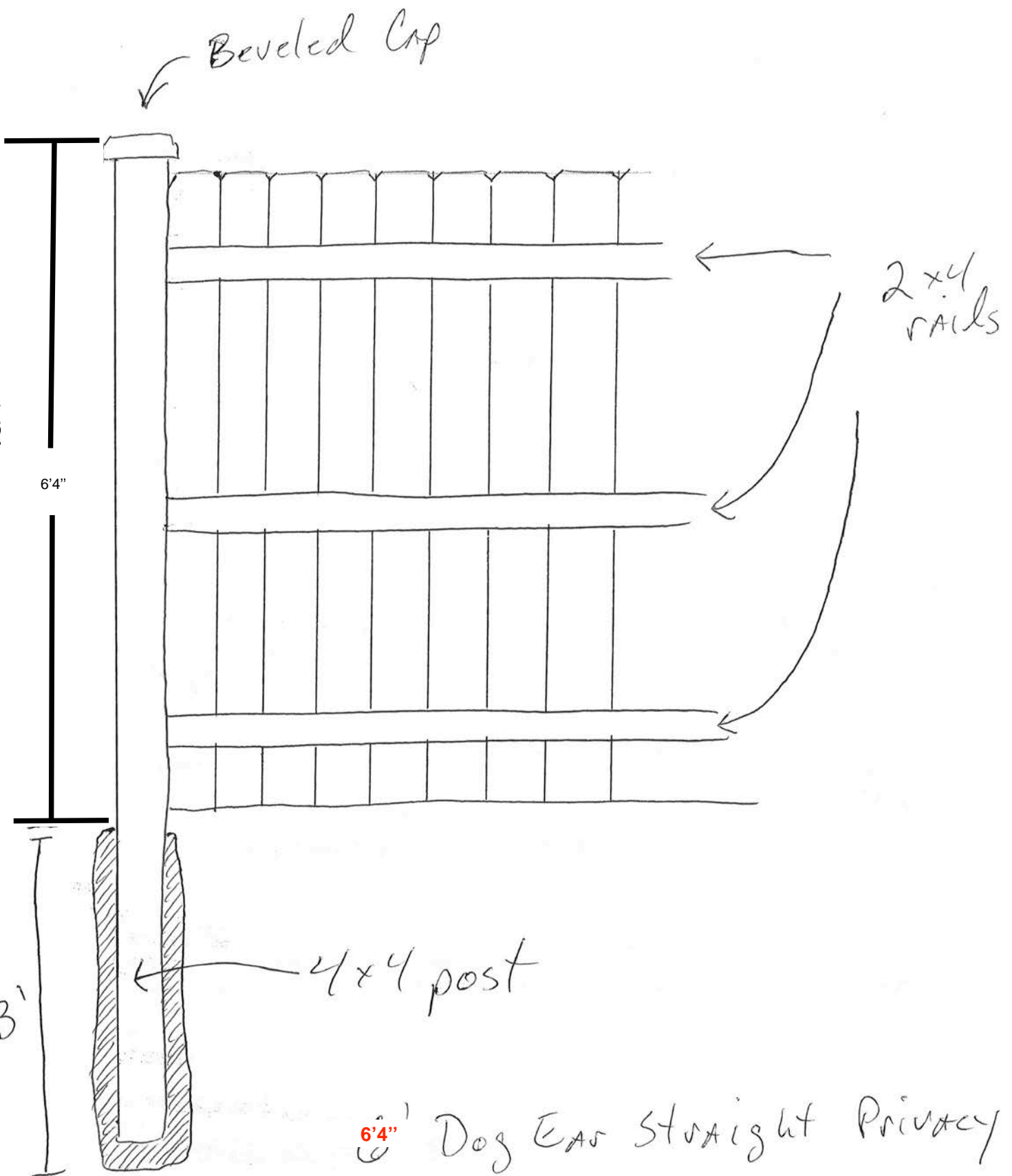


P 866-772-8813 F 215-359-1733  
www.trueline-tech.com



## LANDMARK

690 Lakeview Plaza Blvd | Suite A  
Worthington, OH 43085  
Phone: 614-485-9000  
www.landmarksurvey.com



CITY OF WORTHINGTON

DRAWING NO. ARB 09-2023

DATE 02/21/2023



**ARB & ADP APPLICATIONS**  
**ARB 0010-2023, ADP 01-2023**  
**6797 N. HIGH ST. & 6827 N. HIGH ST.**

**Plan Type:** Architectural Review Board  
Amendment to Development Plan  
**Status:** In Review  
**Work Class:** Certificate of Appropriateness, Amendment to Development Plan  
**Valuation:** \$10,000.00  
**Description:** Installation of new monument sign and small directional way finding sign.

**Project:**  
**District:** City of Worthington

**App Date:** 02/22/2023  
**Exp Date:**  
**Completed:**  
**Approval**  
**Expire Date:**

<b>Parcel:</b> 100-005052	<b>Address:</b> 6797 N High St Main	<b>Zone:</b> C-3(Institutions and Offices)
100-005053 Main	Worthington, OH 43085	
	6827 N High St	
	Worthington, OH 43085	

Applicant  
STEVE P MOORE  
6060 WESTERVILLE RD.  
WESTERVILLE, OH 43081  
Business: (614) 882-1110  
Mobile: (614) 432-5965

Owner  
ALEX ALAHAKOON  
2503 E. Broad St.  
Columbus, OH 43209  
Mobile: (740) 408-3688

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003572	Architectural Review Board	\$10.00	\$10.00
Total for Invoice INV-00003572		\$10.00	\$10.00
Grand Total for Plan		\$10.00	\$10.00

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003573	Amendment to Development Plan	\$50.00	\$50.00
Total for Invoice INV-00003573		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00

# 6797 & 6827 N. High St.



February 9, 2023

## **Request for approval of variances**

The owner is requesting an approval to install a newly designed monument sign which displays six tenant panel signs.

The biggest challenge with these two buildings- 6797 and 6827 N. High St. is leasing. The previous ownership acquired the property in 2014 with over 90% occupancy. Since then many tenants had vacated and in spite of the leasing being managed by a highly professional team from CBRE, they were not able to attract new tenants to sign leases. The reduction in rental income stream led to budget shortfalls and deferred maintenance which exacerbated the situation that set the property on a downward spiral. This culminated last year with the occupancy falling to 50% and being forced to sell on auction by prior owner's lender.

The main reason for poor leasing is lack of visibility and signage to attract larger tenants. These two buildings –almost 100,000 in leasable square feet, are unique as they currently have numerous small space tenants-local small businesses who want to have a physical office presence. The owner needs to attract at least a few larger tenants who would occupy substantial square footage to have a significant increase in the occupancy. Such tenants are reluctant to sign leases without visible street signs. For them to be successful in this property they need to have visible signage. The situation was further aggravated as the office environment has changed significantly recently, especially after Covid pandemic. The current code specifications may be from before the pandemic.

The new ownership is determined to turn the property around and is risking substantial capital to do so. The new monument sign is actually serving two buildings. If it's only three tenant spaces allowed, to serve 100,000 square feet, the cost of installing a new sign may not be worth it, as the owner's biggest problem and need is not being addressed. It does not make much sense with adhering to a code, if the sign is not serving its main purpose and the buildings are 50% vacant and end up being bank auctioned.

I hope the City can allow some flexibility and approve the request for variances, factoring the unique tenant needs of the buildings and the proven past failures in spite of all other attempts to succeed.

I believe the new ownership and the City of Worthington, both want the buildings to be filled with successful businesses and contribute to the local economy. I request the City's understanding and assistance to make this happen.

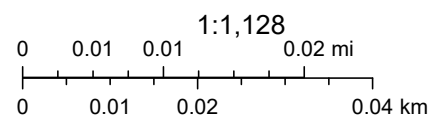
Thank you for your consideration.

Alex Alahakoon  
Owner, Executive House

# EXECUTIVE HOUSE MONUMENT SIGNS



10/27/2019, 2:36:40 PM



— Road Centerlines

■ Addresses

-- Right of Way

□ Parcels

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
ADP 01-2023

DATE 02-22-2023

City of Columbus GIS

City of Columbus  
City of Columbus GIS |

6797 & 6827 N. HIGH ST.



DIRECTIONAL SIGNS  
LOCATIONS

SOUTH SIGN

NEW MONUMENT  
SIGN LOCATION

NORTH SIGN

20 ft

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
ADP 01-2023


DATE 02-22-2023



## NEW D/F ILLUMINATED MONUMENT SIGNS

FABRICATED ALUM. CABINET, CAP AND BASE.  
 ROUTED ALUM. HEADER WITH .5" WHITE ACRYLIC PUSH THRU LETTERING.  
 ROUTED ALUM TENANT PANELS WITH WHITE ACRYLIC BACKED ARIAL BOLD COPY.  
 DIVIDER BAR SEPARATION. INTERNAL WHITE LED ILLUMINATION.  
 SADDLE MOUNT TO 3" SCHD 40 STEEL SUPPORT POLE.  
 CONCRETE FOUNDATION 2' DIA. X 5' DEEP  
 POLE COVER BASE WITH PEBBLE FINISH VENEER.  
 DIMENSIONAL PIN MOUNT ADDRESS NUMBERS.  
 LOW GROWING LANDSCAPING EXTENDING FROM ALL FOUR SIDES OF BASE

 PMS COOL GREY 11C

 7328 WHITE

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
 ADP 01-2023

DATE 02-22-2023

**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.mooresigns.biz](http://www.mooresigns.biz)

EXCTV HS MNMNT 23 ELVN ARB  
 2.7.23 MOE

**PERMIT ART**



### NEW S/F NON ILLUMINATED DIRECTIONAL SIGNS

FABRICATED ALUM. CABINET, CAP AND BASE.  
 FCO DIMENSIONAL FCO .5" WHITE ACRYLIC ADDRESS NUMBERS.  
 PAN FORMED ALUM TENANT PANELS WITH APPLIED VINYL GRAPHIC.  
 LOW GROWING LANDSCAPING EXTENDING FROM ALL FOUR SIDES.

 PMS COOL GREY 11C  
 7328 WHITE

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
 ADP 01-2023

DATE 02-22-2023

**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.moore signs.biz](http://www.moore signs.biz)

EXCTV HS DRCTNL 23 ELVN ARB  
 2.7.23 MOE

**PERMIT ART**



CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
ADP 01-2023

DATE 02-22-2023

EXCTV HS DRCTNL 23 SITE PIC ARB  
2.7.23 MOE

**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.mooresigns.biz](http://www.mooresigns.biz)

**PERMIT ART**




# Amendment to Development Plan Application

Case # ADP 02-2023  
Date Received 02-24-2023  
Fee \$50 pd  
Meeting Date  
Filing Deadline

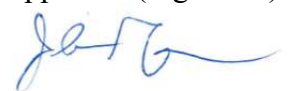
1. **Property Location** 300 E WILSON BRIDGE RD, WORTHINGTON, OH 43085  
VETERINARY HOSPITAL / NO CHANGE
2. **Present Use & Proposed Use** \_\_\_\_\_
3. **Present & Proposed Zoning** NO CHANGE
4. **Applicant** MEDVET C/O MOORE SIGNS / STEVE MOORE  
**Address** 6060 WESTERVILLE RD WESTERVILLE, OH 43081  
**Phone** 614.432.5965  
**Email** STEVE@MOORESIGNS.BIZ
5. **Property Owner** Broadstone MV Portfolio, LLC  
**Address** 800 Clinton Square, Rochester, NY 14604  
**Phone** 585.287.6482  
**Email** John.Maguire@broadstone.com
6. **Project Description** ADDITIONAL NON-ILLUMINATED EXTERIOR SIGNAGE  
\_\_\_\_\_
7. **Variances Requested** ADDITIONAL NON-ILLUMINATED EXTERIOR SIGNAGE  
\_\_\_\_\_

## 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)

2.13.23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner (Signature)  
John Maguire, VP, Property Management

2/14/2023  
\_\_\_\_\_  
Date

**MPC Approval Date:**

**City Council Approval Date:**

# 300 E. Wilson Bridge Rd.



MedVet  
300 E Wilson Bridge Rd.  
Amendment to Development Plan

Request for wall sign installation.

Dear Board Members

We are requesting the variance to honor MedVet's founder, Dr. William D. DeHoff. It was he who originated the idea and spearheaded our organization, and we would be unable to support pets, their loving families, and the veterinary community without him. We also would not be enjoying our 35<sup>th</sup> year as a member of the City of Worthington community, which we love. He's given so much of himself to our organization and the broader veterinary profession, and we would really like to honor him in a way that is special to us, and visible to clients coming to our hospital.

Logistically, the signage also is in the back of the building so visible to those entering the hospital once parked. There is no impact to the driveway or roadway signage, so we do not foresee any detriment to our neighborhood. The approach is similar to human healthcare in naming their buildings, though in our case we are not honoring a financial donor, but rather a dear colleague

We thank you for your consideration.

MedVet Staff



# MEDVET

*Leading Specialty Healthcare for Pets*

STORE #300

300 E WILSON BRIDGE RD

WORTHINGTON, OH 43085

Job Number: 32377

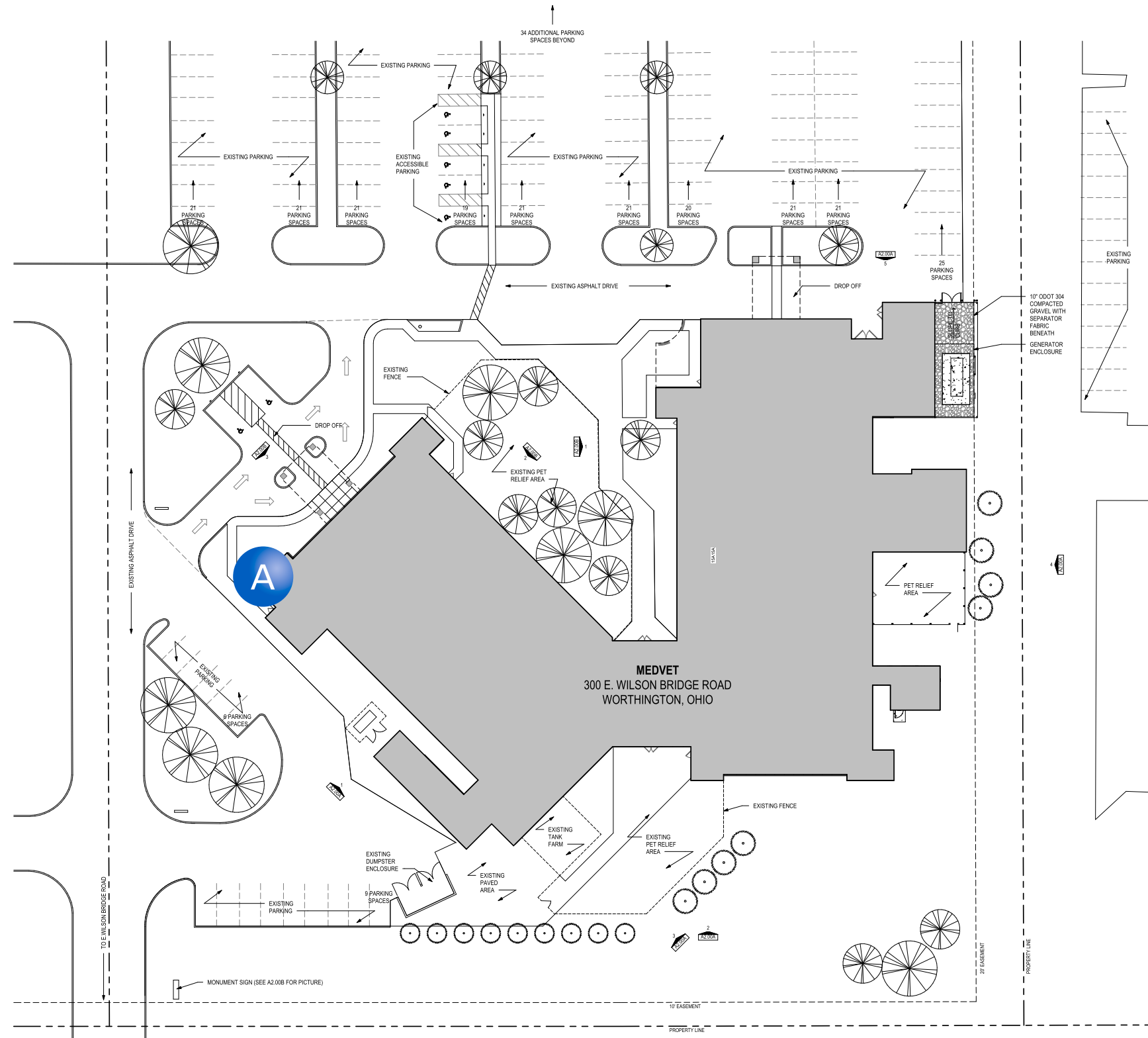
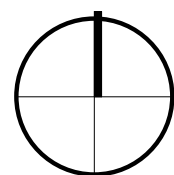
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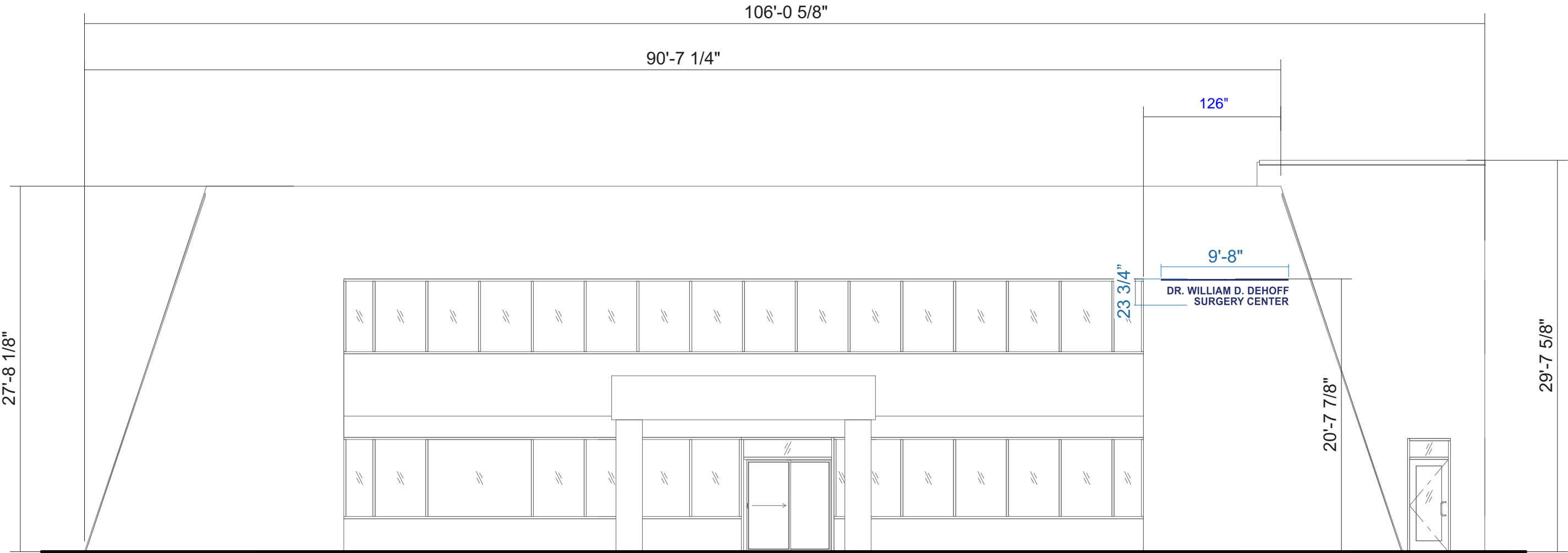


# SIGN KEY

- A** EXTERIOR NON ILLUMINATED FCO LETTERS
- B** INTERIOR NON ILLUMINATED FCO LETTERS



CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023



CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023

EXISTING



PROPOSED

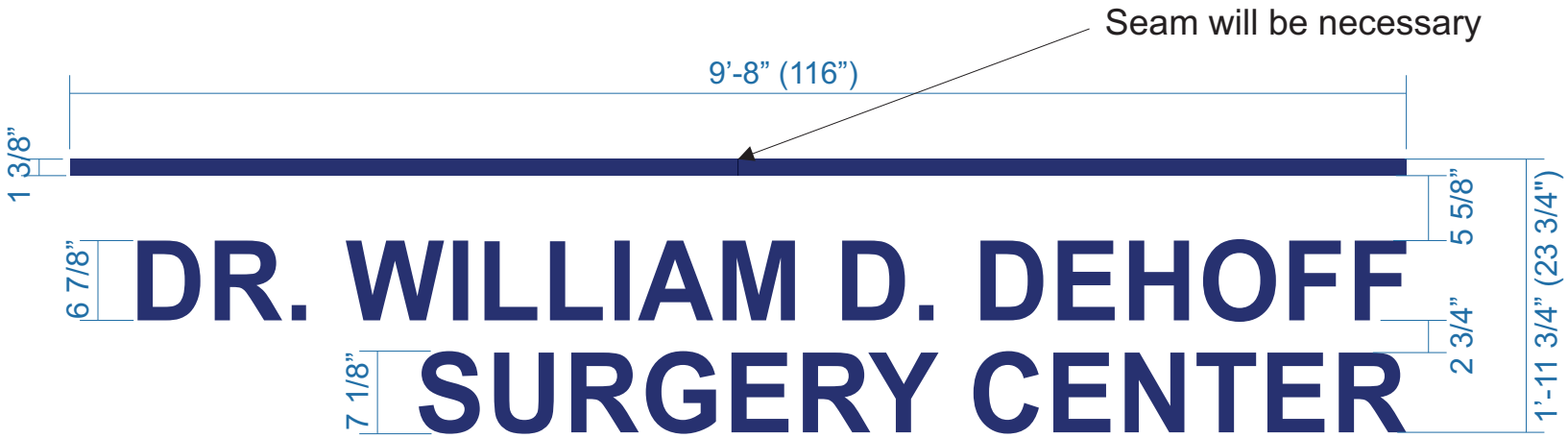


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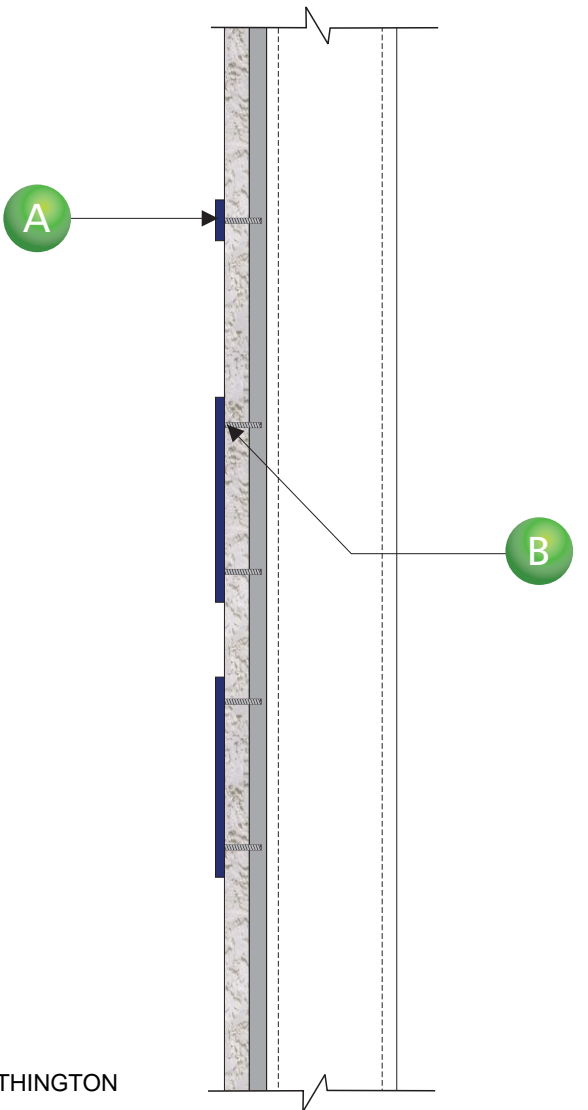
QTY (1)  
SIGN A

NON ILLUMINATED ACRYLIC FCO LETTERS  
SCALE: 3/4"=1'-0"

19.13 Sq. Ft.

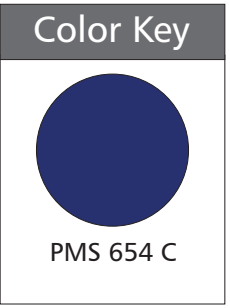


SECTION DETAIL  
SCALE: NTS



SPECIFICATIONS

- A 1/4"D acrylic FCO letters ptm PMS 654 C
- B Flush mounted to wall w/ threaded rods and silicone



CITY OF WORTHINGTON  
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