



**BOARD OF ZONING APPEALS
-AGENDA-
Thursday, April 6, 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. Oath of Office
4. Approval of minutes of the March 2, 2023 meeting
5. Affirmation/swearing in of witnesses

B. Items of Public Hearing – Regular Agenda

1. **Variance** – Side & Rear Yard Setbacks – Fence – **5687 Foster Ave.** (Peter Martin) **VAR 03-2023**
2. **Variance** – Rear Yard Setback – Addition – **341 Pinney Dr.** (Shaun P. Hamm) **VAR 04-2023**
3. **Variance** – Side Yard Setback – Fence – **27 E. South St.** (Sally Parker) **VAR 05-2023**
4. **Variance** – Building Height – New School – **300 W. Dublin-Granville Rd.** (Schorr Architects/Thomas Worthington High School)) **VAR 06-2023**
5. **Variance** – Sign Requirements – New Freestanding Sign – **6895 N. High St.** (Liz Salisbury/Fifth Third Bank) **VAR 09-2023**

C. Other

D. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

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

DATE: March 31, 2023

SUBJECT: Staff Memo for the Meeting of April 6, 2023

B. Items of Public Hearing – Regular Agenda

1. **Variance** – Side & Rear Yard Setbacks – Fence – **5687 Foster Ave.** (Peter Martin) **VAR 03-2023**

Findings of Fact & Conclusions

Background:

This 0.15 acre property is in the R-10 (Low Density Residential) Zoning District and in Colonial Hills. The property fronts Foster Ave. (63.85') to the east and Loveman Ave. (148.1') to the south. Also, the property fronts an alley (27.27') to the west and has a concrete path that leads to the rear of the house from the Loveman Ave. right-of-way. The south side of the property sits slightly higher than the sidewalk abutting Loveman Ave.

The property owners want to construct a fence towards the rear of their home. The applicant stated that the fence will be used for a dog and future children on their property.

Worthington Codified Ordinances:

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

The required front and rear yards in the R-10 Zoning District are 30'.

[1149.08 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.

The required side yard along Loveman Ave. is 20'.

1180.02 "R" Districts. (Fences)

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

Request:

The applicant is requesting to construct a fence in the required side and rear yard. The fence will be 4' from the south property line for a variance of 16' and 28.5' from the west property line for a variance of 1.5'.

Project Details:

1. A 4' high white vinyl picket fence is proposed. The total length of the fence is 93' with three gates.
2. The fence will run south from the southwest corner of the house and stopping before the existing tree. Then, it will run across the side yard along Loveman Ave. and head north about 28.5' from the alley and sit at the top of the concrete driveway.
3. The Loveman Ave. has a 50' right-of-way and the alley to the west has a 16.5' right-of-way.
4. Utilities should not be affected where the fence will be located.

Conclusions:

Although the variance request is substantial, there are various fences in similar locations in the neighborhood.

When fences are installed close to the right-of-way, traditional materials are typically used rather than vinyl.

Motion:

THAT THE REQUEST BY PETER MARTIN FOR A VARIANCE TO INSTALL FENCING IN THE REQUIRED SIDE AND REAR YARD AT 5687 FOSTER AVE., AS PER CASE NO. VAR 03-2023, DRAWINGS NO. VAR 03-2023, DATED FEBRUARY 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. **Variance – Rear Yard Setback – Addition – 341 Pinney Dr. (Shaun P. Hamm) VAR 04-2023**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District and in the Worthington Southwest Addition. The property is 76' wide x 124' deep for a total area of 9422 sq. ft. The property backs up to the Village of Riverlea to the south.

The applicant would like to build a 480 sq ft. addition on the back of their house to include a family room and a dedicated home office. This would allow the owners to convert their current office

back into a guest bedroom for their family. The applicant stated that the addition will also provide space to socialize and relax.

Worthington Codified Ordinances:

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

The required rear yard in the R-10 Zoning District is 30’.

Request:

The applicant is requesting approval to construct an addition 13’10” from the south property line for a variance of about 16’2”.

Project Details:

1. The proposed addition is 24’ wide and 20’ deep and sits 11’ from the east property line. The addition is attached to the rear of the house on the southeast side of the lot. There are no utilities underground where the addition would be located.
2. The addition will be set in 1’ from the existing house on the east side and will have a gabled roof with asphalt shingles.
3. The applicant is proposing a similar style of siding and windows on the addition from the existing house. The existing house and new addition will be painted with a paint color comparable to teal.
4. A new concrete patio is proposed to the west side of the addition.
5. Landscaping and lighting are not proposed at this time.

Conclusions:

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

Although the variance request would be substantial, the fencing at the west and south property lines should help mitigate the proximity of the addition to adjacent neighbors.

Motion:

THAT THE REQUEST BY SHAUN P. HAMM FOR A VARIANCE TO CONSTRUCT AN ADDITION IN THE REQUIRED REAR YARD AT 341 PINNEY DR. AS PER CASE NO. VAR 04-2023, DRAWINGS NO. VAR 04-2023, DATED FEBRUARY 23, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. **Variance – Side Yard Setback – Fence – 27 E. South St. (Sally Parker) VAR 05-2023**

Findings of Fact & Conclusions

Background:

This 0.14 acre property is 49’ wide x 128’ deep and at the southeast corner of E. South St. and the alley that runs between the commercial and residential properties. The 1696 sf two-story house constructed in 1988 sits higher than the alley and the owners would like to construct a retaining

wall along the alley and a fenced-in patio adjacent to the house on the west side. The homeowners' goal is to provide a safe and private outdoor space on the property.

Worthington Codified Ordinances:

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

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

[1149.08 Special Yard Requirements.](#)

(a) 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.

The required side yard along the alley is 20'.

[1180.02 "R" Districts. \(Fences\)](#)

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

Request:

Approval to install a fence about 2' from the alley for a variance of 18' is requested.

Project Details:

1. A 20" high retaining wall is proposed to start at the house, 3' north of the driveway. The wall would frame the 22' x 32' new patio area with the edge being at the alley. Finally, the retaining wall would head north along the alley, eventually tapering in the last ~20' to match the grade near the northwest corner of the lot, ending at the E. South St. right-of-way line. Construction is to be of Unilock Brussels dimensional tumbled blocks in Sierra with bullnose coping on top.
2. Behind the retaining wall a 6' tall cedar fence is proposed that would be mostly solid at the bottom with the top 2' having an area with openings between narrow pickets.
3. A bed with shrubs is proposed on the north side and adjacent to the house. A Bradford Pear tree next to the house is slated for removal.
4. The Architectural Review Board approved the proposal at its March 23, 2023 meeting.
5. Location of the right-of-way/property lines is necessary to assure the retaining wall would be on the property rather than in the alley or E. South St. rights-of-way.

Conclusions:

1. The proposed fence would screen the commercial use to the west. A more solid style is warranted and fits the character of the neighborhood.
2. Another suitable location for a screened patio does not exist for this property.

Motion:

THAT THE REQUEST BY SALLY PARKER FOR A VARIANCE TO INSTALL A FENCE IN THE REQUIRED SIDE YARD AT 27 E. SOUTH ST., AS PER CASE NO. VAR 05-2023, DRAWINGS NO. VAR 05-2023, DATED MARCH 8, 2023, BE APPROVED

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

4. **Variance** – Building Height – New School – **300 W. Dublin-Granville Rd.** (Schorr Architects/Thomas Worthington High School)) **VAR 06-2023**

Findings of Fact & Conclusions

Background:

Thomas Worthington High School was originally built in 1952 and has undergone many additions and renovations over the years. Replacement of most of the school is proposed. The building and site design have been reviewed by the Architectural Review Board and approval of the plan is expected at its April 27th meeting.

Worthington Codified Ordinances:

[1149.02 Yard, Area and Height for All Buildings other than Dwellings.](#)

The maximum building height in the S-1 Zoning District is 4 stories or 45’.

[1123.11 Building.](#)

- (c) "Height of building" means the vertical distance from the average established grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

Request:

Approval is requested to construct the new high school with portions of the building being taller than 45’.

- South Elevation: The center section of the south elevation would be 3 stories with the mean height of the hip roof being 46’ tall; and the cupola being 73’ tall. The variance request for the roof is 1’; and the variance request for the cupola is 28’.
- Auditorium Fly Space: The proposed height for the auditorium fly space at the northeast corner of the school is 54’ for a requested variance of 9’.

Project Details:

1. Along with the new building proposed for construction in place of the existing school (300’ from W. Dublin-Granville Rd.), an addition is designed for the south side of the athletic building. The new east end of the building is proposed to be further west than the existing, and parking is proposed on the east side.
3. The floor plans show the new building would be two stories; and a third floor is proposed in the front (middle of the south elevation).
4. Front elevation
 - a. The center element is shown with a hip roof and five bays of openings, and the side elements for the three-story portion would have slightly lower gables and three bays.
 - b. The cupola base is substantial.
 - c. Red brick is proposed for most of the building, except most of the first floor and some of the upper levels would have a tan/beige blend of brick. Also, a darker shade would create lines running through the first floor.

- e. A gray standing seam metal roof is proposed.
- 5. North Elevation
 - a. The auditorium is shown to the east and the student commons would be in the middle.
 - b. The commons would have floor to ceiling windows and a lower brick screen wall would create a semi-enclosed outdoor space for gathering.
 - c. For the auditorium, small rectangular windows are shown across the top part of the wall. Four solid double-doors would be provided for access. The fly space of the auditorium is shown set back about 87' from the proposed east entrance of the building.
 - d. Red brick is proposed for this elevation.
- 7. East Elevation
 - a. The entrance would be two-stories with three bays of windows.
 - b. A combination of red brick and lighter brick would make up the east wall.
 - c. A solid black gate is proposed at the art alley.
 - d. The auditorium fly space would be visible from the parking area and possibly Evening St. to the east. Trees are proposed in that parking lot.

Conclusions:

1. The grand front building façade and entrance are an appropriate size and scale for the building, especially given the distance from W. Dublin-Granville Rd. The variance for the roof on the three-story part of the school would not be substantial. The cupola height is appropriate for the building design.
2. The location of the auditorium fly space is set back from the exterior building walls so would be somewhat hidden from view. Also, the area is an expected part of a high school auditorium and is proposed with the same brick as the building.
3. The essential character of the neighborhood would not be altered with the proposed variances.

Motion:

THAT THE REQUEST BY SCHORR ARCHITECTS ON BEHALF OF THE WORTHINGTON SCHOOLS FOR HEIGHT VARIANCES TO CONSTRUCT A NEW HIGH SCHOOL AT 300 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. VAR 06-2023, DRAWINGS NO. VAR 06-2023, DATED MARCH 10, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. **Variance** – Sign Requirements – New Freestanding Sign – **6895 N. High St.** (Liz Salisbury/Fifth Third Bank) **VAR 09-2023**

Findings of Fact & Conclusions

Background:

This bank property was developed in 1970 and became Fifth Third Bank in the 1990's. Fifth Third initially used the pylon sign that was originally installed for State Savings Bank, and then changed to the current monument sign in 2011. The existing sign cabinet is 50 square feet (sf) per side; has a base that is 6' wide and 2' high; and the top of the sign is just over 7' high. In 2011 a variance was granted to allow the 50 square foot (sf) per side monument sign.

A new sign is proposed with this application that would have updated branding for the bank and sign area greater than was previously approved.

Worthington Codified Ordinances:

[1170.04 Measurement.](#) (Signs)

- (a) Sign area is calculated by totaling all display areas of a sign, including sign faces, molding and framing, but excluding supporting members less than or equal to twenty-four inches in width.
- (b) Planters or other decorative supporting structures shall be excluded in the computation of sign area unless the structure exceeds two feet in height or eight feet in length, in which case the entire structure shall be included in the computation of sign area.

[1170.05 Commercial and Industrial District Requirements.](#)

- (a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.
- (c) Freestanding Signage. There shall be no more than one freestanding sign per parcel. No part of any freestanding sign shall exceed an above-grade height of fifteen feet. Freestanding signs shall not be larger than sixty percent (60%) of the total sign area allowed for under Section [1170.05](#) (a). Freestanding signs shall be located not closer than ten feet to a public right of way or thirty-five feet to an adjoining property line.

Request:

The applicant would like to install a sign that is 85 square feet per side including the base which must be included due to the size being larger than 8' wide x 2' high. The Code allows for 30 square feet (sf) per side so the requested variance is 55 square feet per side or 110 square feet total.

Project Details:

1. Location of the new sign would be south of the existing sign which is slated for removal. A new wall and landscape element was added at the street corner by the City, and a new bus shelter was installed to the south. The sign must be placed at least 10' from the right-of-way/front property line so would be at a lower elevation than the sidewalk.
2. The new 120" wide x 53" tall (~45 sf in area per side) aluminum sign box is designed with curves at two of the corners. The aluminum faces would be curved and routed to allow the logo and letters to be raised from the surface and illuminated. The blue background at the top 2/3 and the squiggly pattern at the bottom 1/3 would not be illuminated. The sides and top of the box are proposed as green.
3. The sign base is proposed to be 125" wide x 45" tall (~39 sf in area per side). The top and bottom 4" would be gray caps and the remainder was proposed to have a faux brick but the Architectural Review Board approved a brick veneer to match the building instead.
4. Total sign area would be 85 sf per side (125" x 98") which includes the entire base as is required by Code for bases greater than 8' wide x 2' high.

5. The Architectural Review Board approved the proposed sign with modifications at its March 23, 2023 meeting.

Conclusions:

1. With the addition of the corner element at Caren Ave. and N. High St. and the bus shelter, there is less visibility of the existing sign.
2. The proposed sign cabinet is 45 sf in area which is smaller than the previously approved variance. The larger sign base would accommodate the sign and allow it to be just over 8' in height. The 1' increase along with relocation to the south should improve visibility.
3. The essential character of the area should not be substantially altered with this proposal.

Motion:

THAT THE REQUEST BY LIZ SALISBURY ON BEHALF OF FIFTH THIRD BANK FOR A VARIANCE TO INSTALL A NEW FREESTANDING SIGN AT 6895 N. HIGH ST. AS PER CASE NO. VAR 09-2023, DRAWINGS NO. VAR 09-2023, DATED MARCH 16, 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

March 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; Lynda Bitar, Development Coordinator; and Kenneth Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Approval of Minutes of February 2, 2022 meeting
Mr. Coulter moved to approve the minutes and Mr. Seitz 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** – 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.

Mr. Guillozet moved to approve 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

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

Mr. Ganter reviewed the following from the staff memo:

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.

Discussion:

Mr. Michael Sharvin, 360 Tucker Dr., Worthington, Ohio, said the shed is close to the neighbors unoccupied three car garage. Mr. Sharvin said he spoke with the neighbors about the project and they were okay with the shed. He did not believe the shed would be visible from any of the neighbors' windows. Mr. Sharvin said the shed provided much additional space for their lawn care equipment, including the mower and other tools to maintain the property. He said the shed that was there before had been there for at least twenty or thirty years, and was smaller, but was also up against the property line. Mr. Sharvin said he understood he needs to comply with the Building Code for the permit. Mrs. Crane asked if there was anyone to speak for or against this application, but no one commented.

Motion:

Mr. Coulter moved:

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.

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

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

Mrs. Bitar reviewed the following from the staff memo:

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.

Discussion:

Ms. Michelle Puckett, 577 Hartford St., Worthington, Ohio, said she would be living in the addition to the home. Mrs. Crane asked if there was anyone to speak for or against this application, but no one commented.

Motion:

Mr. Guillozet moved:

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.

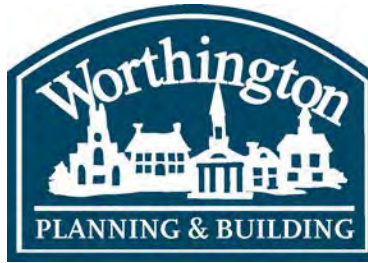
Mr. Seitz seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Seitz, aye; Mr. Guillozet, aye; and Mrs. Crane, aye. The motion was approved.

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Guillozet moved to adjourn the meeting, and Mr. Seitz seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:25 p.m.



BZA APPLICATION VAR 03-2023 5687 Foster Ave.

Plan Type:	Variance	Project:		App Date:	02/15/2023
Work Class:	Variance Residential	District:	City of Worthington	Exp Date:	
Status:	In Review			Completed:	
Valuation:	\$0.00			Approval	
				Expire Date:	

Description: We are applying for a variance to install a 4-foot tall, vinyl, white picket fence in our backyard. We live on a corner lot at 5687 Foster Avenue, which is in the "R" district. This fence will be used for a dog and future children on our property.

The fence will be a total footage of 93 feet. On the side of our property along Loveman Avenue, we are asking to build 27 feet in from the middle of the street, which is inside our property line.

Along the rear of our yard, we are wanting to install the fence 28 feet in from the alley.

If we build a fence without a variance, our fenced-in yard would be significantly smaller due to zoning restrictions on our corner property lot.

There will be a total of 3 gates as pictured in the attached diagram.

The character of the neighborhood would not be altered with the addition of this fence. There are many houses in Colonial Hills with picket fences that add charm and character to the neighborhood. We have talked to our surrounding neighbors, including those whose fence ours would be built next to, and all are supportive of this addition.

The desired fence would not affect the delivery of any governmental services.

We, the property owners, were unaware of the zoning restriction when we purchased this home. We love our home and neighborhood and respect the requirements put into place. We would never want to disrespect our neighbors and/or neighborhood and value the City of Worthington.

Parcel:	100-001753	Main	Address:	5687 Foster Ave Worthington, OH 43085	Main	Zone:	R-10(Low Density Residence)
----------------	------------	------	-----------------	--	------	--------------	-----------------------------

Owner Jesse Martin 5687 FOSTER AVE Worthington , OH 43085 Home: (614) 352-4515	Applicant/Owner Peter Martin 5687 Foster Avenue Worthington, OH 43085 Business: 9376841293
--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003531	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003531		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

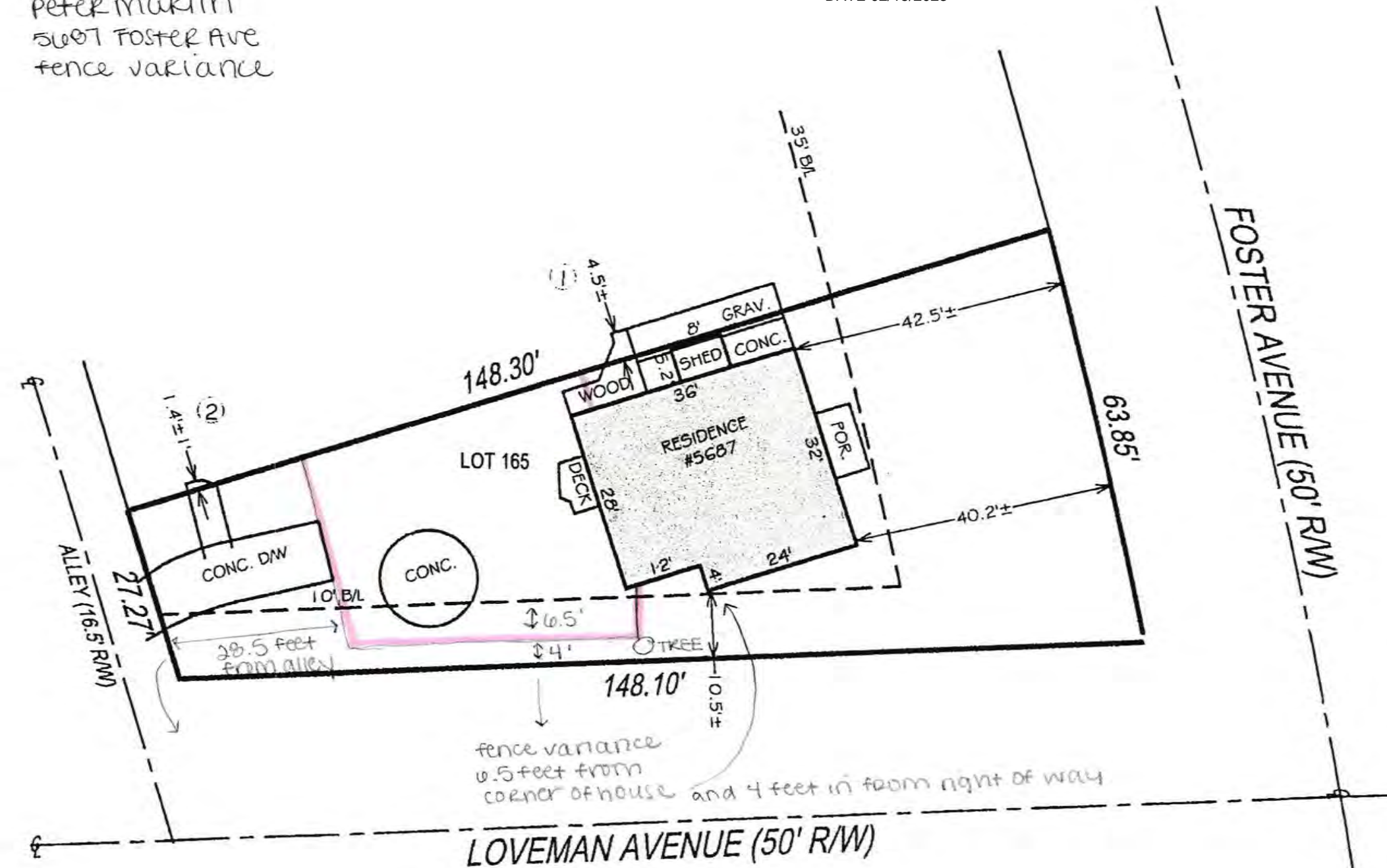
5687 Foster Ave.



MORTGAGE LOCATION SURVEY
FRANKLIN COUNTY

DRAWING NO. VAR 03-2023

PETER MARTIN
5607 FOSTER AVE
FENCE VARIANCE



4PM



Elite Fence Agreement: Proposal for Fencing Installation

Customer's Last Name, First Name

Account No.

Service Address

Date 01/03/22

City

State

Zip

PRICE IS VALID FOR 30 DAYS FROM
DATE OF PROPOSAL

Customer's Daytime Phone No.

Customer's Evening Phone No.

Customer's E-mail Address

Nearest Cross Street

PERMIT/INSPECTION INFORMATION

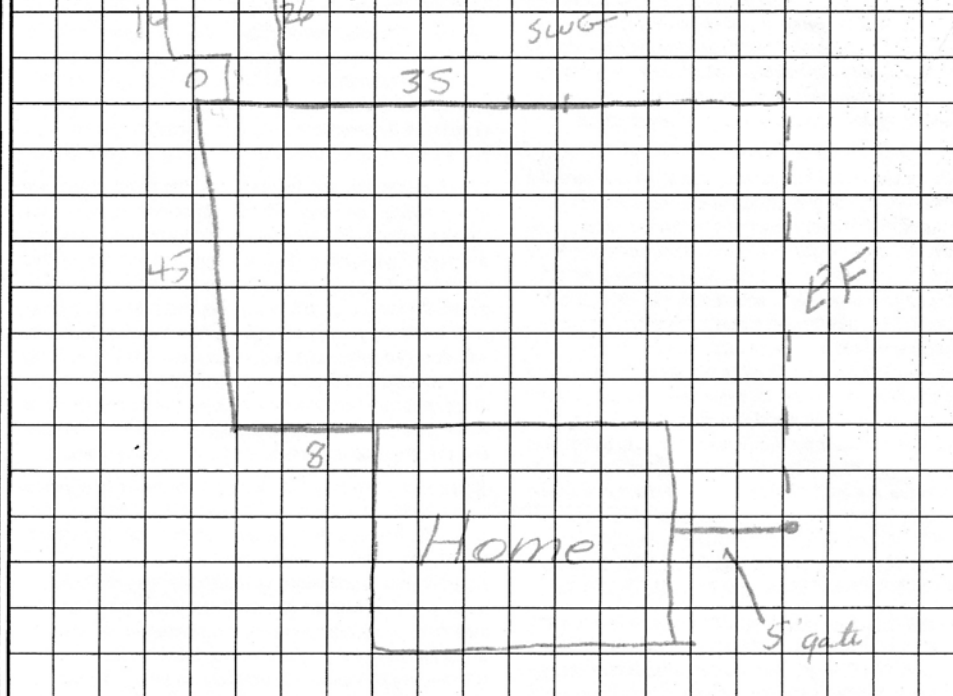
Permit required? ☐ Yes ☐ No ☐ Homeowner to obtain permit
(Installation Professional requires copy of permit before installation) ☐ Installation professional to obtain permit ☐ Plot plan or survey available? ☐ Yes ☐ No

Selection	\$
ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION	
TAKE DOWN AND HAUL AWAY OLD FENCE	\$ DNA
sale tax	incl
ZONING PERMIT	incl
POPS	INC
HOA SUB	INC
HOA fee	client
18mos 0% INT.	
SUB TOTAL	\$
DEPOSIT	\$
BALANCE DUE (UPON COMPLETION)	\$

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON FIELD MEASUREMENT. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS, L)

FENCE DIAGRAM



FENCE INSTALLATION RELATED TO GRADE: PLEASE INITIAL ONE

PLEASING TO THE EYE FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)	FOLLOWING FLOW SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND - FENCE WILL BE UNEVEN AT TOP	STEPPED INSTALLATION STEEP SLOPE WHERE FENCE CANNOT "RACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE (CUSTOMER TO FILL IN GAPS)
---	--	---

Product	Active Yards
Style: Chestnut	Height: 4'
Footage: 93	If Gates: 3
Post Cap: pyr	Color: white
Rail Type:	Post Type:
Picket Type:	\$ 5944

Product	A. Yards
Style: Silverbell	Height: 4'
Footage: 93	If Gates: 3
Post Cap: pyr	Color: white
Rail Type:	Post Type:
Picket Type:	\$ 5798

Product	
Style:	Height:
Footage:	If Gates:
Post Cap:	CITY OF WORTHINGTON
Rail Type:	DRAWING NO. VAR 03-2023
Picket Type:	DATE 02/15/2023

74.30/mo

5349.60 * 72.48

5218.20

Fence Examples





BZA APPLICATION VAR 04-2023 341 Pinney Dr.

Plan Type: Variance	Project:	App Date: 02/23/2023
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
		Expire Date:

Description:

We are looking to add a 20'x24' addition onto the back of our house to include a family room and a dedicated home office since both my wife and I work from home. Our current office could then be made back into a guest bedroom for when our out of town parents or family visit. We currently only have one main living space so the additional living space will allow for our daughter to have friends over and have a space to socialize while my wife and I can have our own space.

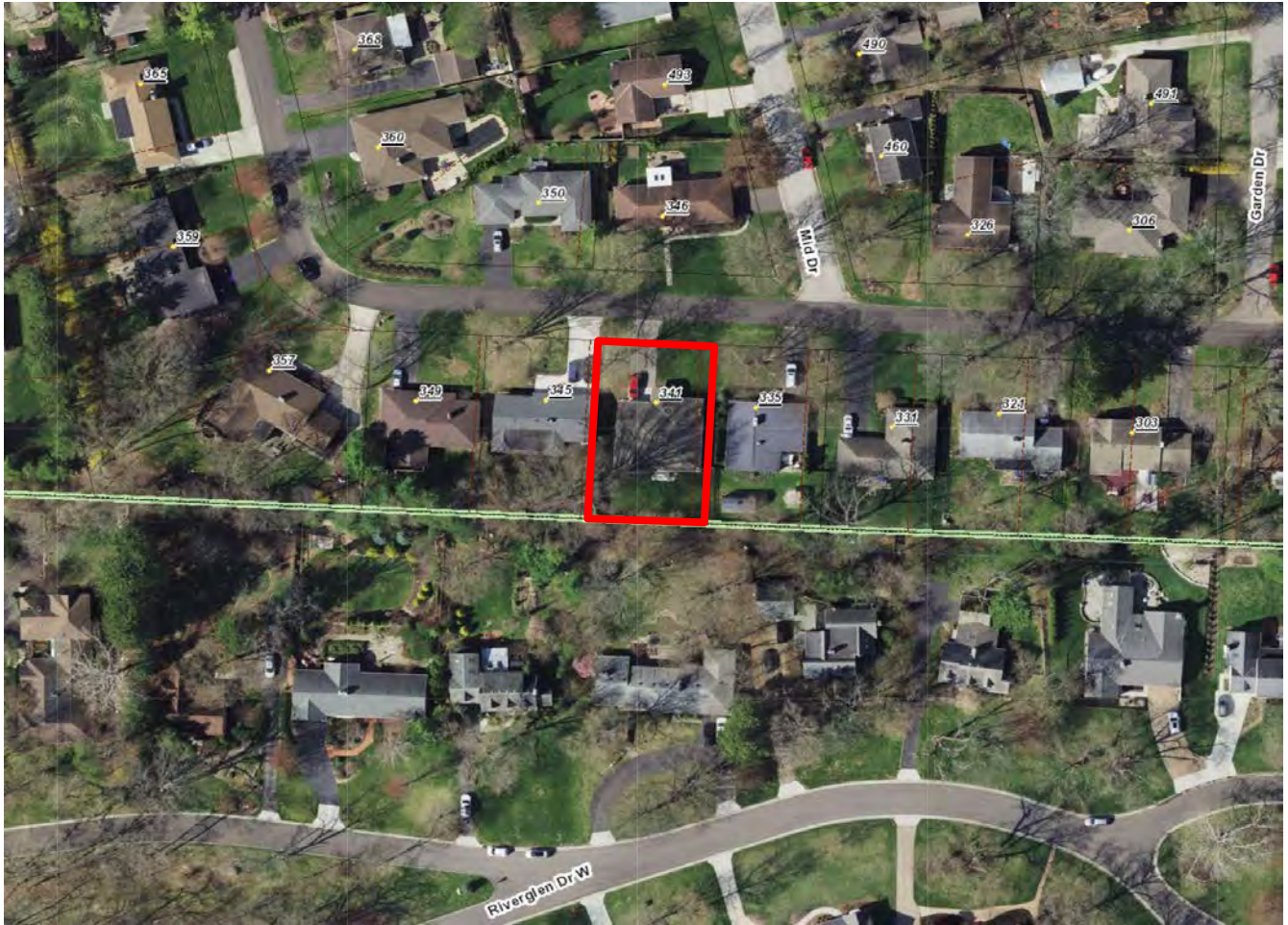
1. We currently only have roughly 3'-8" of space between the back of our house and the current rear setback and that currently prohibits us from adding additional usable living space to our home
2. We would need to build out and additional 16'-4" into our 30' rear setback on one side of house.
3. The addition would be cohesive with the current roof lines and design of the home.
4. There are no underground utilities in that area of our property to effect.
5. We were unaware there was a setback prior to purchasing the home or that we would need a larger home office space and have to sacrifice a bedroom for office space.
6. We only have a basement area underneath a 2015 addition and the stairs to access it are through the garage which doesn't make for convenient access when cars are in the garage. Thus finishing the basement would not be ideal.
7. It is very much our intent to stay true to the architectural character of the home. We would still maintain roughly 15' between the addition and rear property line. Half of the backyard would still maintain the full 30' rear setback

Parcel: 100-002146	Main	Address: 341 Pinney Dr	Main	Zone: R-10(Low Density Residence)
		Worthington, OH 43085		

Applicant / Owner	Owner
Shaun P Hamm	Caitlin E Hamm
341 PINNEY DR	341 PINNEY DR
Worthington , OH 43085	Worthington , OH 43085
Mobile: 6143298533	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003560	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003560		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

341 Pinney Dr.



341 Pinney Dr.
Request for Variance

By Shaun Hamm



Existing View from Street



Refreshed View from Street



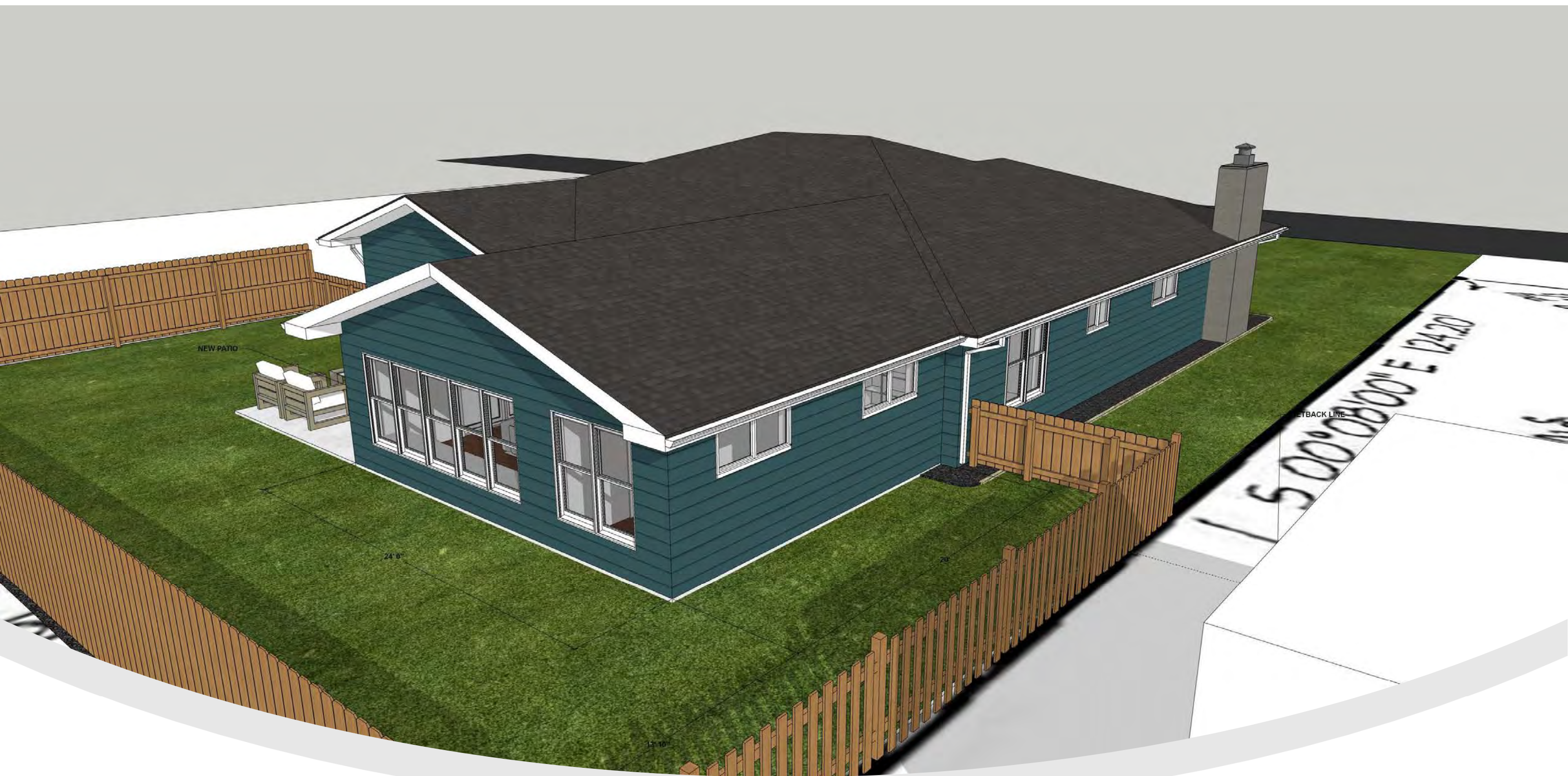
Overall Plan



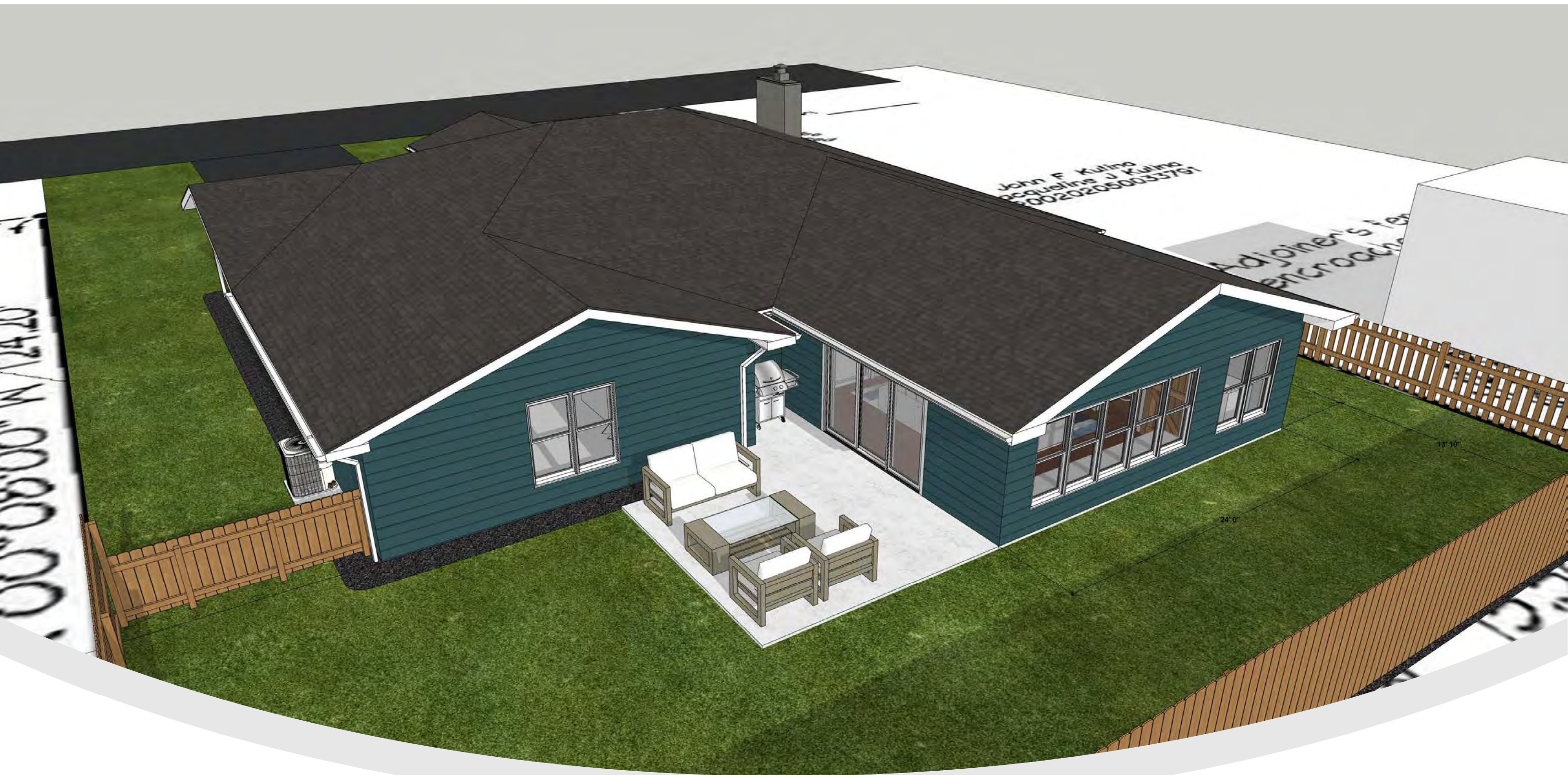
Enlarged Plan



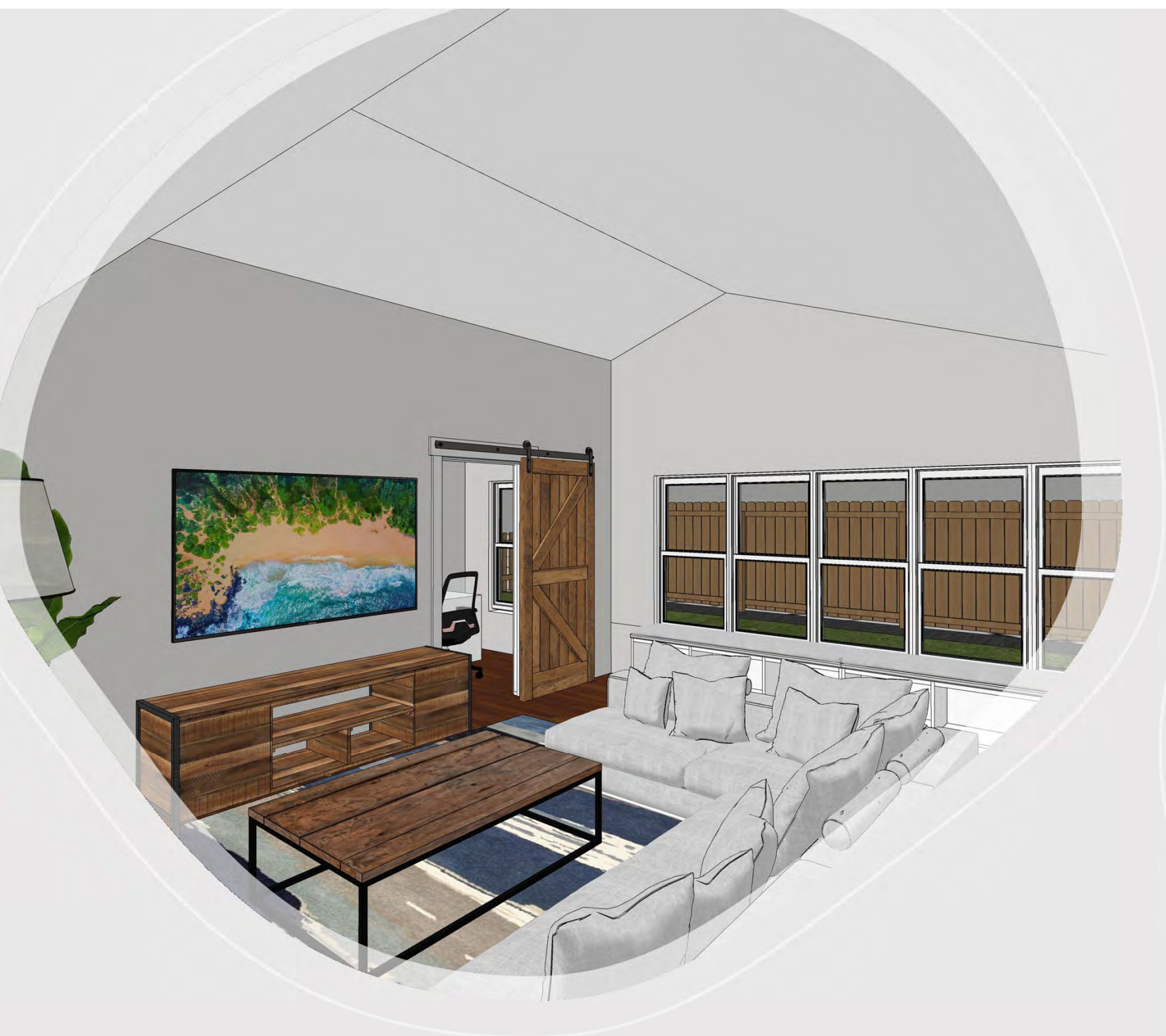
Aerial View from NE



Aerial View from SE



Aerial View from SW



Interior Views





BZA APPLICATION VAR 05-2023 27 E. South St.

Plan Type: Variance	Project:	App Date: 03/08/2023
Work Class: Variance Residential	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$40,000.00		Approval
		Expire Date:

Description: We are requesting a variance to make our side yard safer and more usable for our family. Our project entails building a retaining wall along the alley to level out the grade. The retaining wall will be 20 inches tall alongside the house then gradually recede, starting around 20' from the street, to level out with the alleyway and South Street at the corner of the lot. The retaining wall will be made with Unilock Brussels Dimensional Tumbled blocks with a fullnose coping atop. (See attached documents.) We would like to build a 22'x32' paver patio between the house and retaining wall. Due to the grade, there is no way to create a patio space in this area and there is no direct access to our backyard, due to the rear garage. There will be 3' of gravel between the driveway and the retaining wall/patio area to maintain usability of the driveway. Atop the retaining wall, we will be enclosing the patio with a 6' cedar privacy fence. We plan to install a garden bed on the north side of the fence with some shrubs. The goal is to provide safety for our young children, privacy from the commercial spaces/High Street, and create an outdoor living/entertaining area. We believe this improvement to our property will benefit the character of the neighborhood and improve the value of the home. We do not believe that any governmental services will be adversely affected. While the variance request is substantial, we believe there is precedent for this.

Parcel: 100-000624	Main	Address: 27 E South St Worthington, OH 43085	Main	Zone: R-10(Low Density Residence)
---------------------------	------	--	------	--

Applicant / Owner	Owner	Contractor
Sally Parker	Philip Parker	Anthony Jones
27 East South Street	27 E SOUTH ST	120 Price Ave.
Worthington, OH 43085	Worthington , OH 43085	Columbus, OH 43201
Home: (614) 353-7583		Business: (614) 400-9330
Business: (614) 763-0644		
Mobile: (513) 378-9693		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003703	(Residential) Board of Zoning Appeals	\$25.00	\$25.00
Total for Invoice INV-00003703		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

27 E. South St.



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



JOB NUMBER #: 1348-2020 S DATE OF DRAWING 03-30-20

CERTIFIED TO NORTHWEST SELECT TITLE AGENCY

LENDER UNION HOME MORTGAGE CORP.

BUYER PARKER

LEGAL DESC. LOT 16 ~ PARK HIGHLANDS

P.B. 17 PG. 152-153

CITY/TWP. WORTHINGTON

COUNTY FRANKLIN

DRN. SJH

CK. SS

DRAWING SCALE 1" = 2'0"

FEMA INFORMATION: FLOOD ZONE X

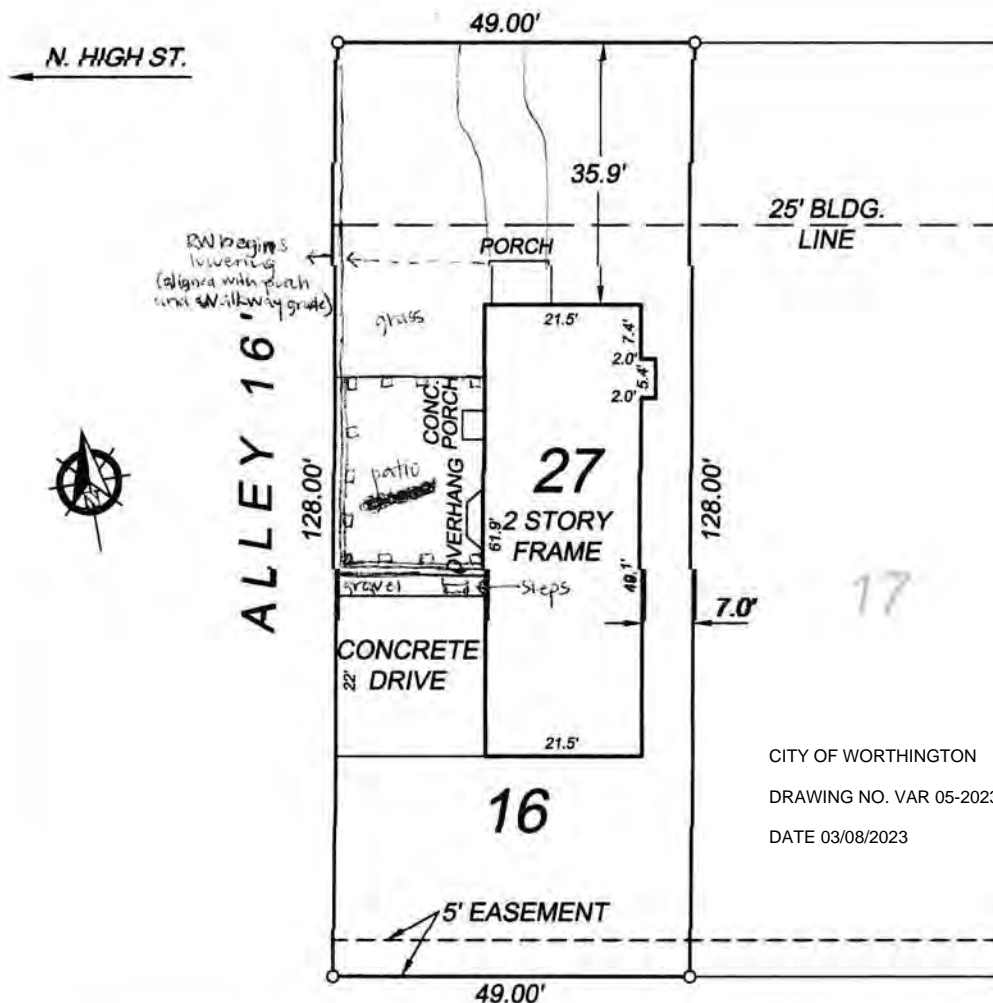
MAP PANEL INFO

39049C 0159K

MAP DATE

06-17-08

E. SOUTH STREET 49.5'



CITY OF WORTHINGTON

DRAWING NO. VAR 05-2023

DATE 03/08/2023

ENCROACHMENT INFORMATION
NONE NOTED

I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By

Steven J. Hoy



CITY OF WORTHINGTON

DRAWING NO. ARB 0018-2023

DATE 03/08/2023

gradually lowering to ground level
(in line with grade of front walk)

20" high retaining wall

3' gravel

FRONT WALK

PORCH

PATIO

STEPS

BAY

DRIVEWAY

GARAGE

M/C



- = patio
- = fence
- = retaining wall
- = existing and proposed beds

5' EASEMENT

CITY OF WORTHINGTON
DRAWING NO. VAR 05-2023
DATE 03/08/2023

CITY OF WORTHINGTON
DRAWING NO. ARB 0018-2023
DATE 03/08/2023

RESIDENCE

D

EXISTING
BED



LANDING

2'

STEP

1'

STEP

1'

3'

STEPS

SIERRA DIMENSIONAL TUMBLED

SIERRA FULLMOSE CAPS

PATIO

OUTSIDE DIMENSION

22' x 32'

WALNUT

BEACON HILL FLAGSTONE 3 PC

CO COB BROWN MATTONI

SOLDIER COURSE

3' GROUND AREA

22' F RETAINING WALL

YARD

22'

RETAINING WALL

20" H x 50' F
RETAINING WALL

20" H x 32' F
RETAINING WALL
BRUSSELS DIMENSIONAL TUMBLED
SIERRA GLUE

6' TALL CEDAR FENCE
(4) POST
32' F
TOP OF PATIO

PRYER
27 E SOUTH ST
WORTHINGTON OH 43085

ALLEY

CITY OF WORTHINGTON
DRAWING NO. VAR 05-2023
DATE 03/08/2023

CITY OF WORTHINGTON
DRAWING NO. ARB 0018-2023
DATE 03/08/2023



ENDURACOLOR

Mattoni™

Refined surface and
long lasting color

Exclusive to **UNILOCK**

ADVANTAGES

ANTIQUED FINISH

Distressed, timeworn finish

DRIVE FRIENDLY

Can handle vehicular loads

CITY OF WORTHINGTON

DRAWING NO. VAR 05-2023

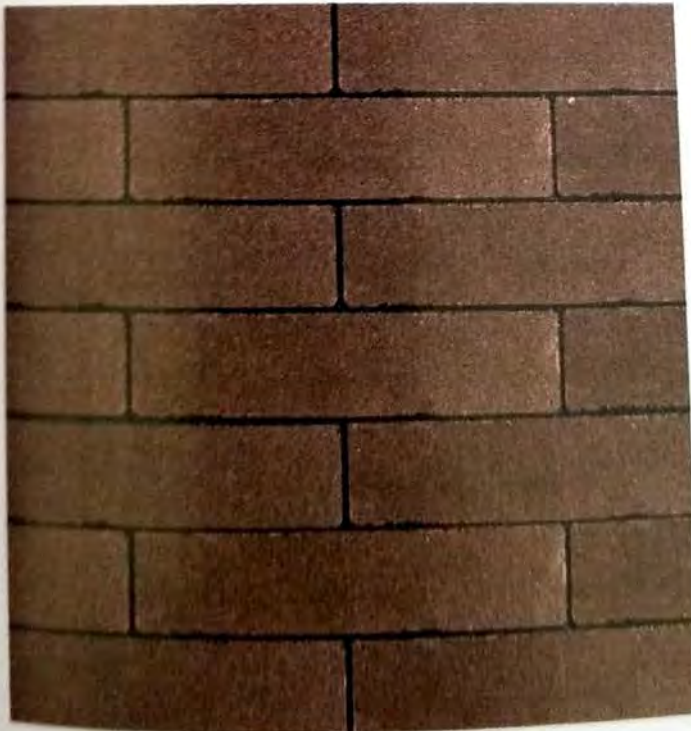
DATE 03/08/2023

CITY OF WORTHINGTON

DRAWING NO. ARB 0018-2023

DATE 03/08/2023

Patio Border



COCOA BROWN



GRANITE FUSION

ENDURACOLOR

Refined surface and
long lasting color

Beacon Hill Flagstone

ADVANTAGES

PEDESTRIAN FRIENDLY

Not recommended for vehicular

CITY OF WORTHINGTON

DRAWING NO. VAR 05-2023

DATE 03/08/2023

CITY OF WORTHINGTON

DRAWING NO. ARB 0018-2023

DATE 03/08/2023



BIRCH



GRANITE FUSION



RIVER BLEND



SIERRA



WALNUT

Patio

CLASSIC

Brussels Dimensional System™

ADVANTAGES

ANTIQUED FINISH

Distressed, timeworn finish

COPING OPTIONS

We recommend using Ledgestone™, Natural Stone, Universal Coping or Brussels Fullnose™.

CITY OF WORTHINGTON

DRAWING NO. VAR 05-2023

DATE 03/08/2023

CITY OF WORTHINGTON

DRAWING NO. ARB 0018-2023

DATE 03/08/2023



RIVER



SANDSTONE



SIERRA



LIMESTONE

Retaining Wall

UNIVERSAL BASE UNIT

Scanned with CamScanner

Fullnose™ & Double Fullnose Coping

AVAILABLE IN BOTH ANTIQUED AND CLASSIC FINISH



LIMESTONE



SIERRA



SANDSTONE



DARK CHARCOAL

CITY OF WORTHINGTON
DRAWING NO. VAR 05-2023
DATE 03/08/2023

CITY OF WORTHINGTON
DRAWING NO. ARB 0018-2023
DATE 03/08/2023



**BZA APPLICATION
VAR 06-2023
TWHS
300 W. DUBLIN-GRANVILLE RD.**

Plan Type: Variance	Project:	App Date: 03/10/2023
Work Class: Variance Commercial	District: City of Worthington	Exp Date:
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$0.00	Assigned To:	Approval
		Expire Date:

Description: Applicant requests variance to section 1149.02 Maximum Building Height. Building height exceeds the maximum 45'-0" allowed by code in two instances.

1. Building South Addition (Area A): Roof ridge 53'-0", Top of Cupola 73'-0".
 - a. The height of the wall of the primary building façade is 41'-0". In response to community feedback and recommendations from the architectural review board, the building has been designed with a pitched roof and cupola to achieve an aesthetic to meet the essential character of the neighborhood.
 - b. Zoning code minimum front yard setback is 60'. Proposed building setback is 300' allowing the height of the building to be less imposing to the neighborhood.
2. Auditorium Fly Space: 53'-4".
 - a. The height is required for full functioning fly space for high school theatrical productions.
 - b. The fly space and auditorium have been designed to be surrounded by single story spaces provide more pedestrian scale.
 - c. The height of the fly space is measured to finish floor/grade. The topographic elevation increases to the east of the site, reducing the perceived height of the building.

Parcel: 100-006617	Main	Address: 300 W Dublin-Granville Rd	Main	Zone: S-1 Special
		Worthington, OH 43085		

Applicant Paul Miller 230 Bradenton Ave Dublin, OH 43017 Mobile: 4403911416	Owner Jeff Eble Worthington Schools Business: (614) 450-6037
--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003622	(Commercial/Industrial) Board of Zoning Appeals	\$50.00	\$50.00
Total for Invoice INV-00003622		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00

Condition	Description	Date Created	Satisfied
Building Code Variance On File	There is a building code variance on file that may affect future projects. Please check the parcel record.	07/13/2022	No
No Build Document Must Be Reviewed	A no build document has been recorded for this parcel. Please review this document to ensure the permit cannot be issued.	06/29/2022	No

300 W. Dublin-Granville Rd.



March 10, 2023

Lynda Bitar
City of Worthington
Board of Zoning Appeals
374 Highland Avenue
Worthington, Ohio 43085

RE: Thomas Worthington High School Additions and Renovation

Applicant requests variance to section 1149.02 Maximum Building Height. Building height exceeds the maximum 45'-0" allowed by code in two instances.

1. Building South Addition (Area A): Roof ridge 53'-0", Top of Cupola 73'-0".
 - a. The height of the wall of the primary building façade is 41'-0". In response to community feedback and recommendations from the architectural review board, the building has been designed with a pitched roof and cupola to achieve an aesthetic to meet the essential character of the neighborhood.
 - b. Zoning code minimum front yard setback is 60'. Proposed building setback is 300' allowing the height of the building to be less imposing to the neighborhood.
2. Auditorium Fly Space: 53'-4".
 - a. The height is required for full functioning fly space for high school theatrical productions.
 - b. The fly space and auditorium have been designed to be surrounded by single story spaces provide more pedestrian scale.
 - c. The height of the fly space is measured to finish floor/grade. The topographic elevation increases to the east of the site, reducing the perceived height of the building.

Thomas Worthington High School
Additions and Renovation
For 04.06.2023 Hearing



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

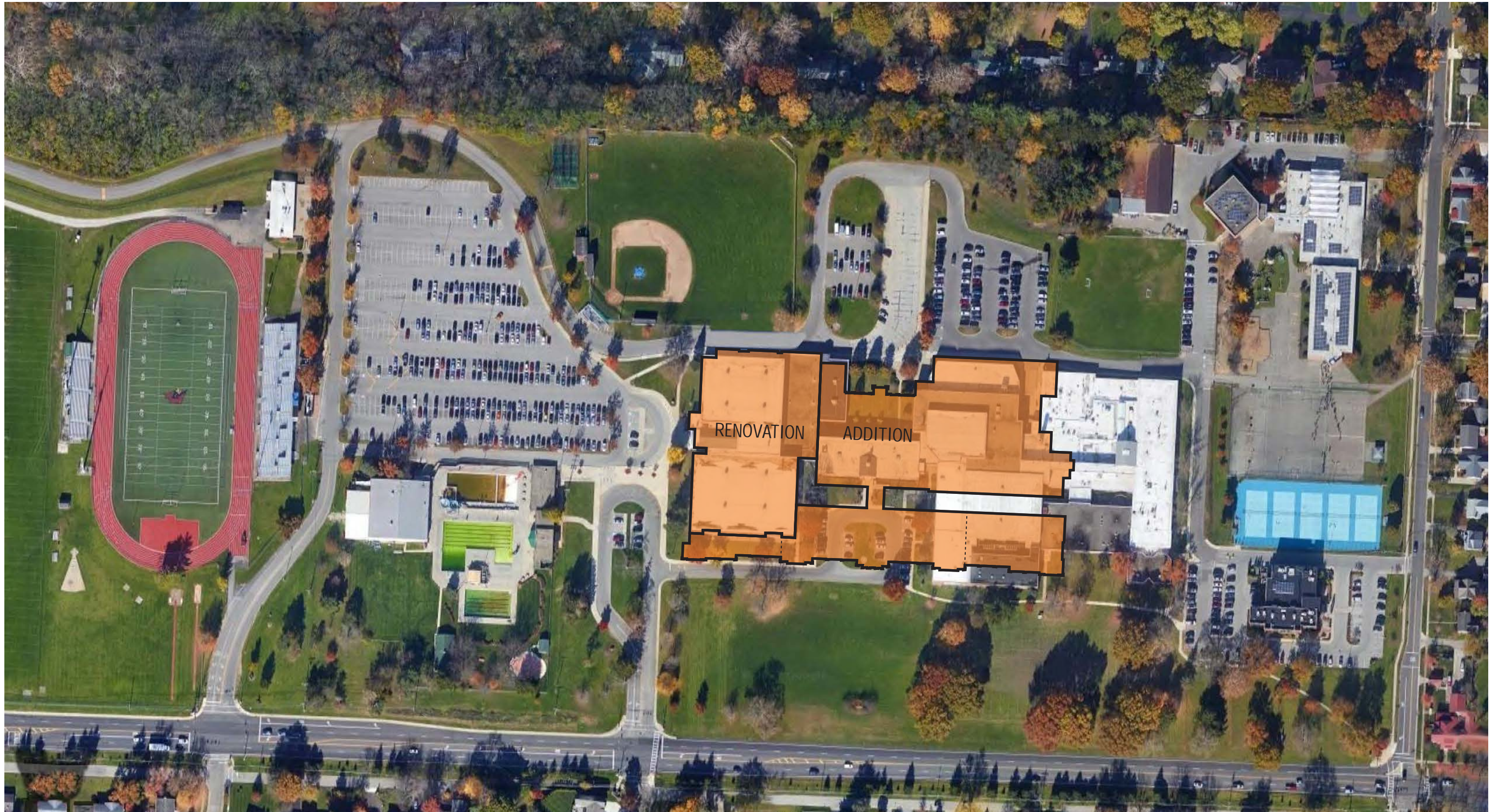
SITE PLAN - EXISTING AERIAL

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

SITE PLAN - NEW FOOTPRINT OVER
EXISTING AERIAL

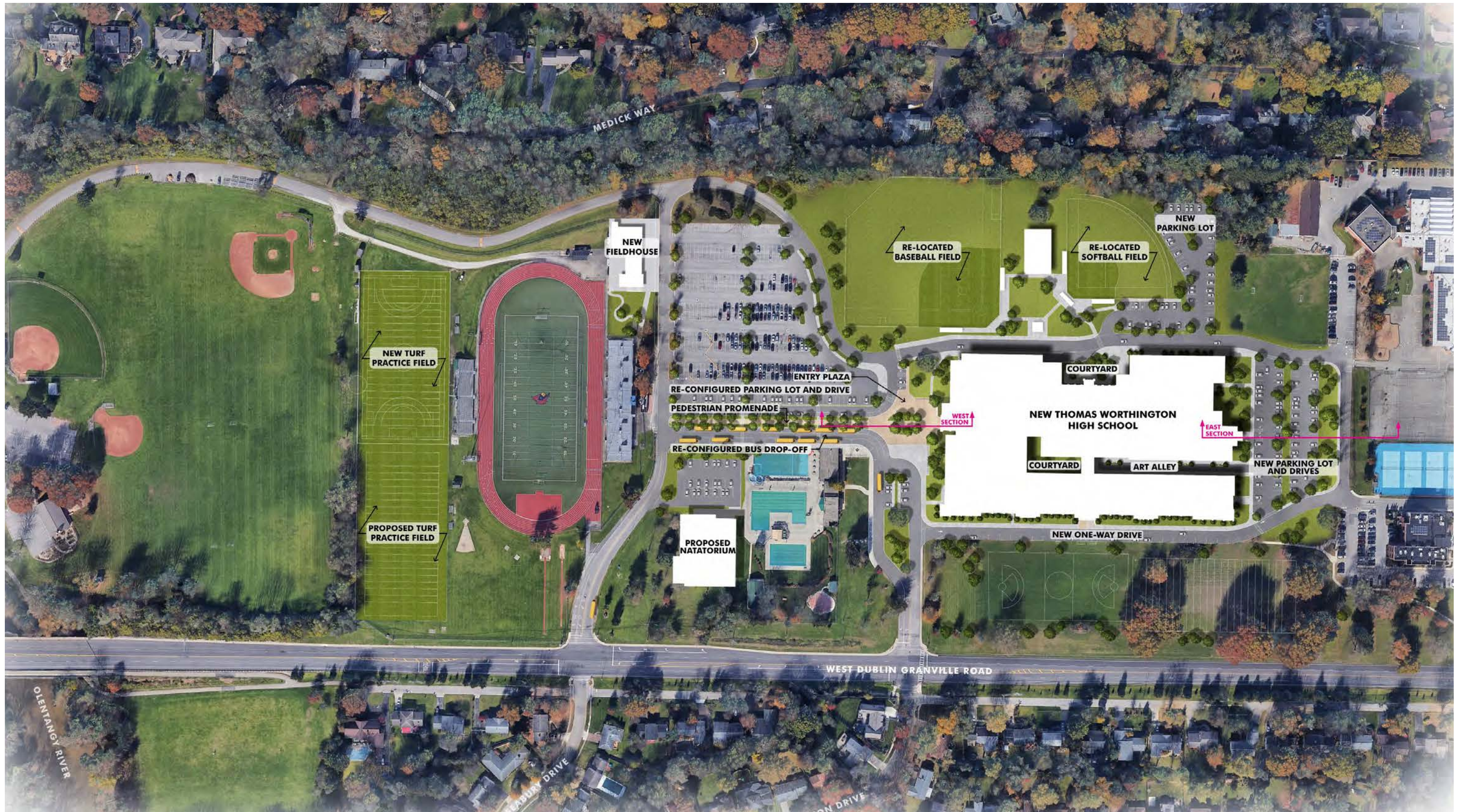
CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023





Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

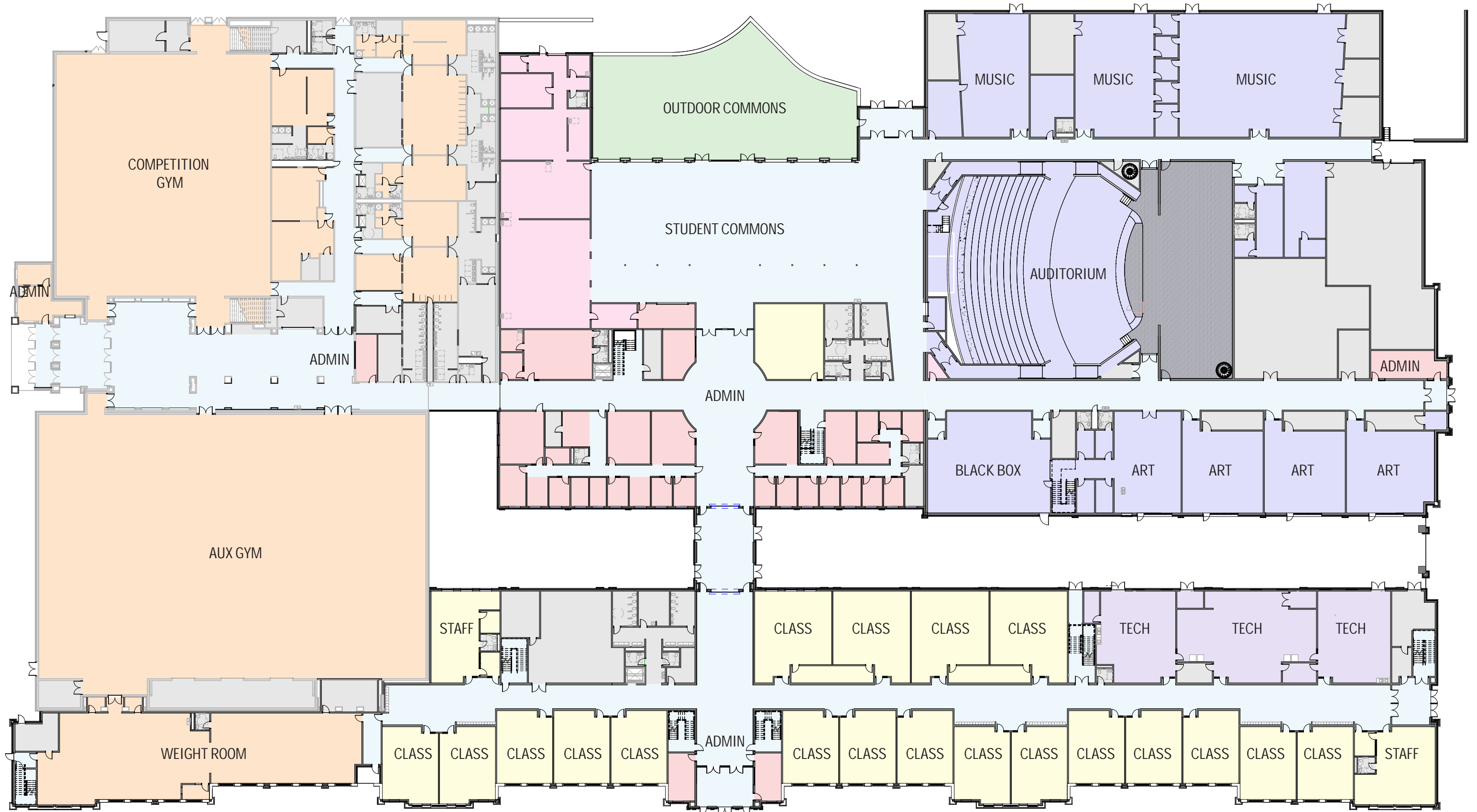
SITE PLAN - RENDERED SITE PLAN
FROM 01/12/23 HEARING

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

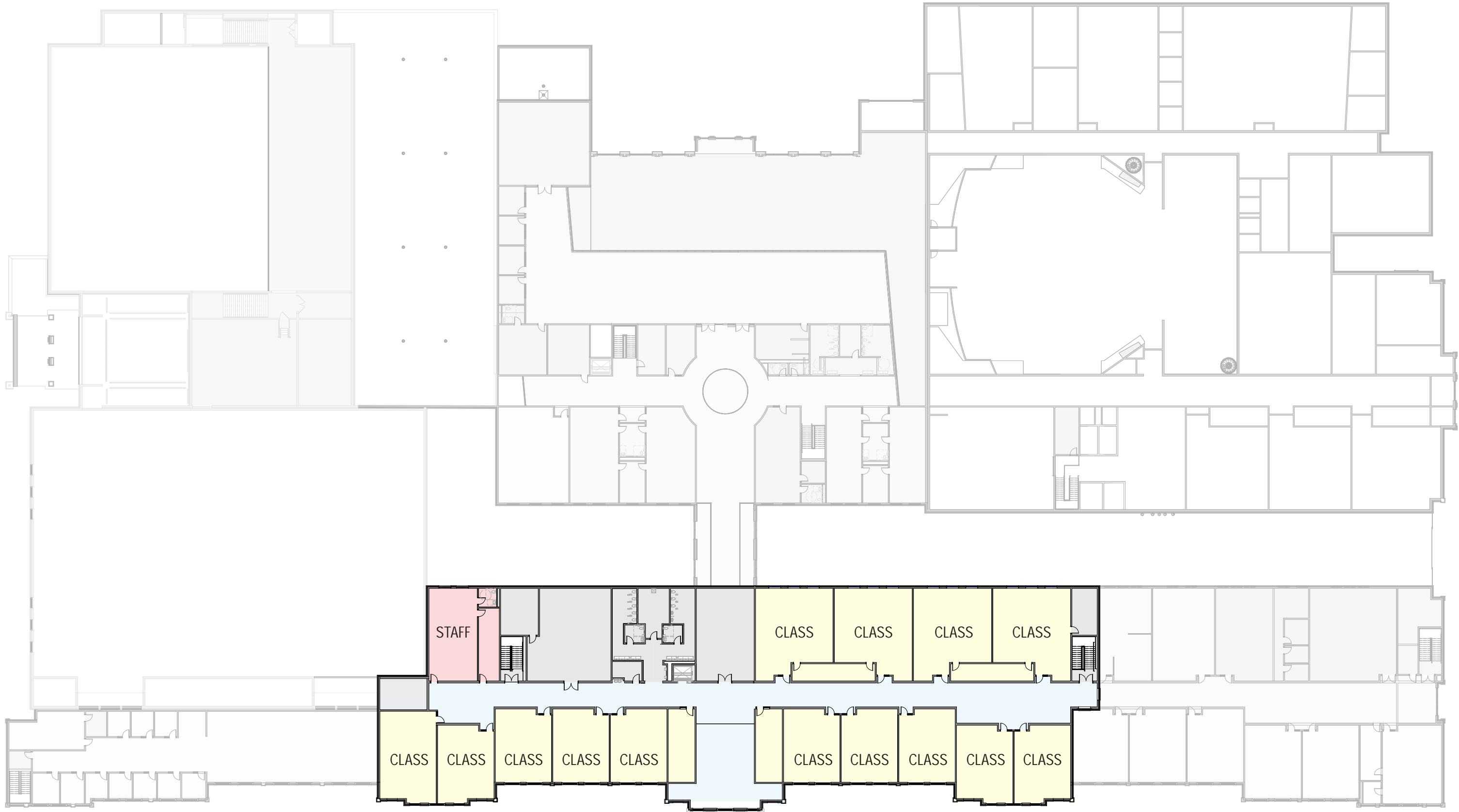
FLOOR PLAN - FIRST FLOOR

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

FLOOR PLAN - THIRD FLOOR

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

ELEVATION - ADDITION SOUTH FACADE

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023





CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

ELEVATION - RENOVATED WEST FACADE

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023





CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

ELEVATION - ADDITION NORTH FACADE

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023





CITY OF WORTHINGTON
 DRAWING NO. VAR 06-2023
 DATE 03/10/2023



Thomas Worthington High School
 ADDITIONS AND RENOVATION

 Thomas Worthington High School
 300 WEST DUBLIN GRANVILLE RD.
 WORTHINGTON, OH 43085

ELEVATION - ADDITION EAST FACADE

 CITY OF WORTHINGTON
 BOARD OF ZONING APPEALS

Sub. 03/10/2023





Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH AERIAL

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH FACADE FROM 161

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH FACADE FROM
VISITOR ENTRANCE

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH FACADE FROM
VISITOR PARKING 01

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH FACADE FROM
VISITOR PARKING 02

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH FACADE FROM FIELD

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - SOUTH WEST AERIAL

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDERING - WEST AERIAL 01

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDER - EAST FACADE 04

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

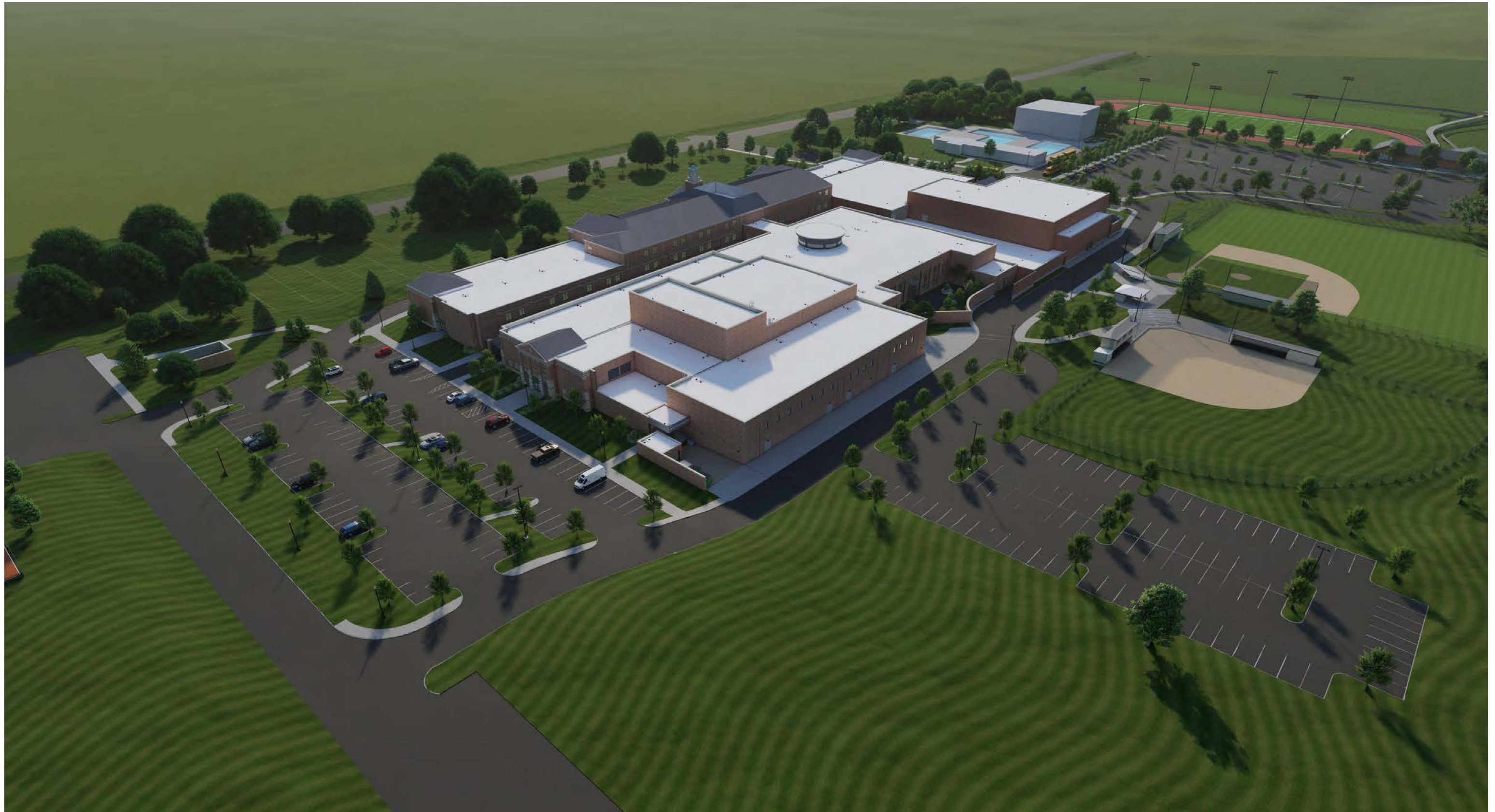
RENDER - WEST FACADE 02

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDER - EAST FACADE 03

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDER - EAST FACADE 04

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



Thomas Worthington High School
ADDITIONS AND RENOVATION

Thomas Worthington High School
300 WEST DUBLIN GRANVILLE RD.
WORTHINGTON, OH 43085

RENDER - WEST FACADE 02

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS

Sub. 03/10/2023



CITY OF WORTHINGTON
DRAWING NO. VAR 06-2023
DATE 03/10/2023



BZA APPLICATION VAR 09-2023 6895 N. High St.

Plan Type: Variance	Project:	App Date: 03/16/2023
Work Class: Variance Commercial	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
		Expire Date:

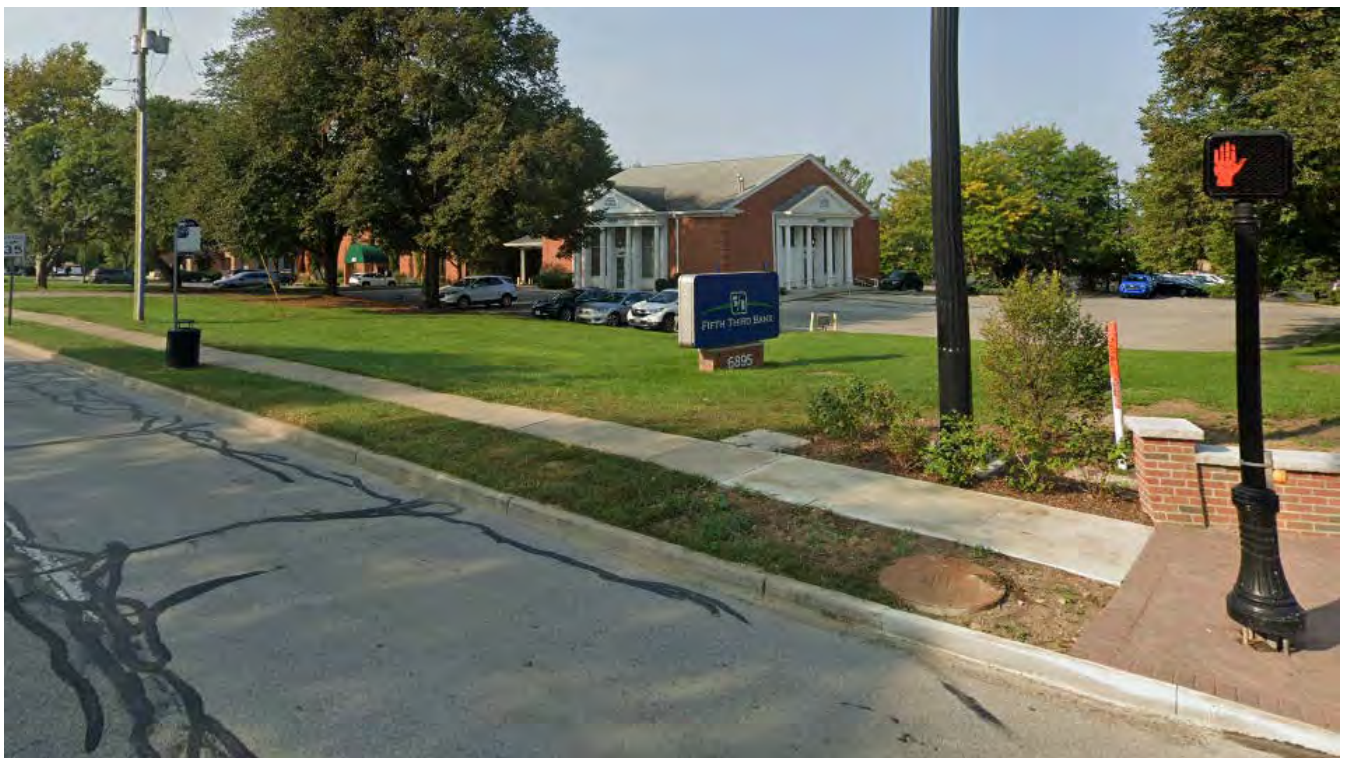
Description: Due to the size of the monument sign that is require for this location, we must have a variance approval for the bank.
The current sign is obstructed by the bus stop bench, so we have moved the sign further down the property and made the sign larger. This allows all angles of the visibility of the sign to be available to current and potential customers.
The size of the sign follows suit with the rest of the rebranding locations for Fifth Third Bank. We specifically agreed to monument style sign per the request of the zoning department over another option for a pylon style sign. To make sure all parties are satisfied with the sign, we have designed a monument but slightly larger than the allotted size without variance.
This size sign will not alter or have cause any suffrage to surrounding properties.
Due to the location of the sign placement, to meet the zoning right of way guidelines, the sign is placed at the downslope and must have a larger base to accommodate any vegetation that may prohibit the visibility of the sign.
A larger sign will provide appropriate visibility and an overall appealing and professional look for the business.

Parcel: 100-002137	Main	Address: 6895 N High St	Main	Zone: C-3(Institutions and Offices)
		Worthington, OH 43085		

Applicant	Owner
Liz Salisbury	State Savings Bank
1090 W. Eads Parkway	SLK Global Solutions America
Lawrenceburg, IN 47025	2727 LBJ Freeway, Suite 806
Home: (812) 537-5516	Dallas, TX 75234-7334
Business: (812) 537-5516	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003644	(Commercial/Industrial) Board of Zoning Appeals	\$50.00	\$50.00
Total for Invoice INV-00003644		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00

6895 N. High St.





Must use real brick
(veneer ok) - No faux
brick
No green halo on sides
BZA approval needed

Approved
Architectural Review Board
City of Worthington
Date 03/23/2023

Zynda Butar

Clerk



Construction Intent

- Cabinet:
- .125" routed aluminum face.
 - Aluminum frame/fabricated construction.
 - .080" aluminum skins.
 - Side reveals to have flexible LED faux neon.
 - Cabinet internally illuminated with white LED.
 - Bottom pattern to be masked and painted (see paint & mask detail)
- Logo:
- .040" thick aluminum returns.
 - Acrylic "drop in" face with .125" thick exposed edge.
 - Acrylic face to have translucent vinyl graphics applied to first surface and diffuser film applied to second surface.
 - Acrylic face to have mill finish edges.
- Letters:
- Acrylic push thru to accommodate the curvature of the aluminum face.
 - Acrylic letters to have translucent vinyl applied to first surface and diffuser film applied second surface.
 - Acrylic letters to have mill finish edges.

NOTE: Concrete footing will be required upon engineering per location.

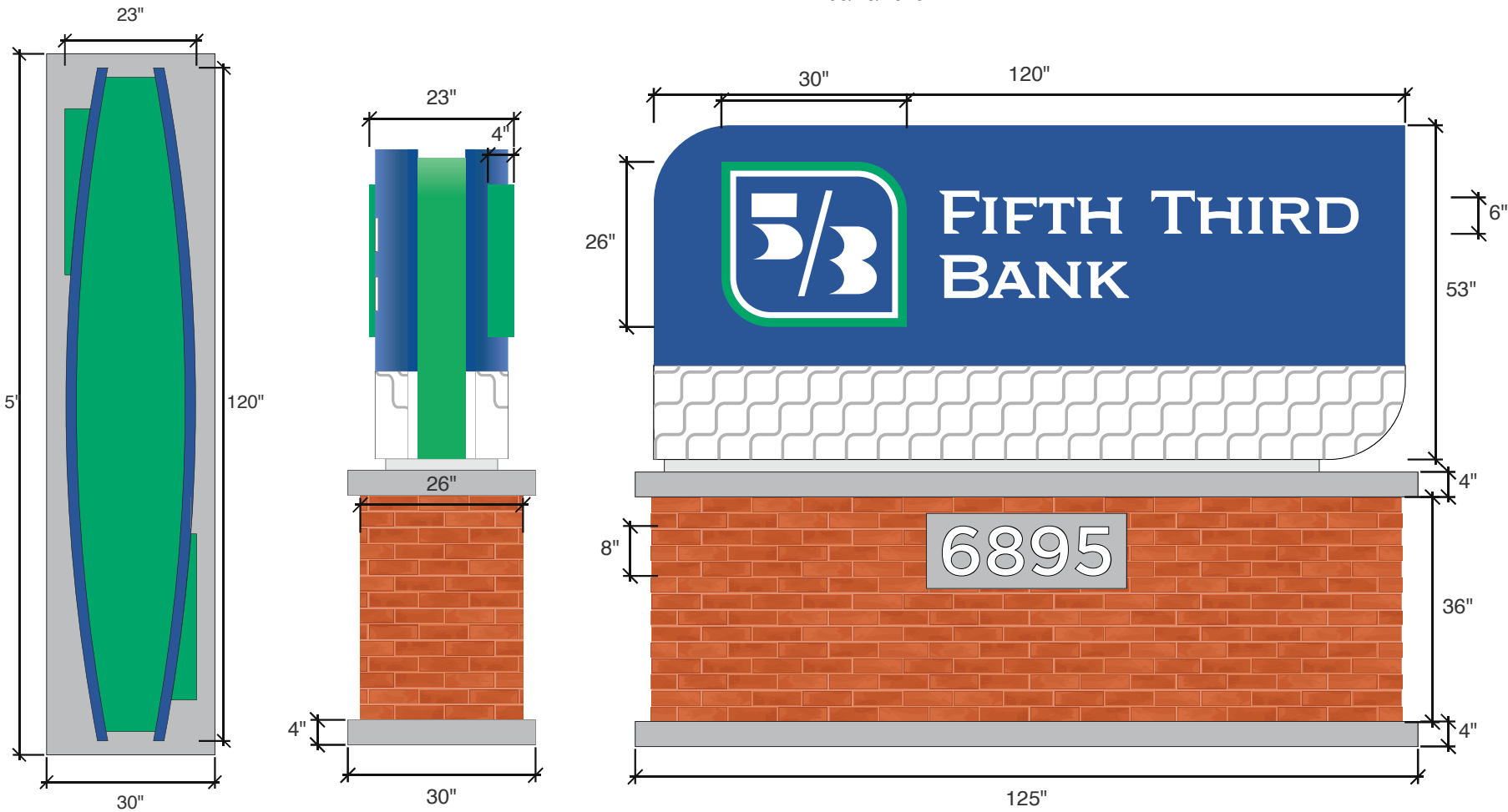
Base:
Install onto faux brick base. Base installed to 5" sch 80 steel pole buried into concrete footer

Colors & Materials

- Cabinet to be Painted MP 73828 Satin Finish
- Cabinet Edges to be Painted MP 448 Satin Finish
- Cabinet Bottom to be Painted MP White Satin Finish
- Cabinet Bottom Pattern Painted MP 41242SP Satin Finish (brushed aluminum)
- Logo Return to be Painted MP 448 Satin Finish
- Logo Face to be 1/2" Thick Clear Acrylic
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Logo Vinyl to be 3M Translucent White First Surface
- Copy to be 3/4" thick Clear Acrylic
- Copy Vinyl to be 3M Translucent White First Surface
- Copy & Logo Vinyl to be 3M 70% Diffuser Second Surface
- Base & Reveal Painted MP 41342SP Satin Finish (brushed aluminum)

CITY OF WORTHINGTON
DRAWING NO. VAR 09-2023
DATE 03/16/2023

CITY OF WORTHINGTON
DRAWING NO. ARB 0012-2023
DATE 02/27/2023



1090 West Eads Parkway | Lawrenceburg, IN 47025
Phone: 812-537-5516 Fax: 812-537-5518
Email: info@signarama-lawrenceburg.com

8880 Bankers St | Florence, KY 41042
Phone: 859-282-7446
Email: info@signarama-florence.com



1090 West Eads Parkway | Lawrenceburg, IN 47025
Phone: 812-577-0904 Fax: 812-537-5518

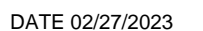
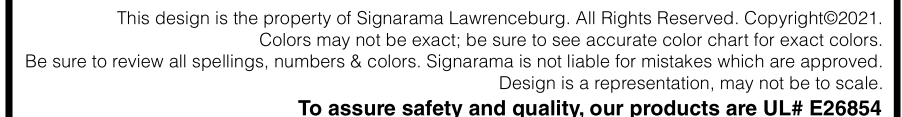
Date: 2-13-23
Drawn by: bh
Order #: 35584

Fifth Third Bank OH100502
6895 N. High Street
Worthington, OH 43085

Emily Joehlin
E-mail: emily.joehlin@53.com
Work: (330) 317-0344

DRWG
35584_1.0

This design is the property of Signarama Lawrenceburg. All Rights Reserved. Copyright©2021.
Colors may not be exact; be sure to see accurate color chart for exact colors.
Be sure to review all spellings, numbers & colors. Signarama is not liable for mistakes which are approved.
Design is a representation, may not be to scale.
To assure safety and quality, our products are UL# E26854



Parcel ID: 100-002137-00
STATE SAVINGS BANK
6895 N HIGH ST



EXISTING SIGN
TO BE REMOVED

NEW SIGN LOCATION

SIGN IS APPROX 60'
FROM CAREN AVE

SIGN IS APPROX 40'
FROM NORTH R/W

SIGN IS APPROX 17'
FROM 23

SIGN IS APPROX 36'
FROM EAST R/W

Must use real brick
(veneer ok) - No faux
brick

No green halo on sides

BZA approval needed

Approved
Architectural Review Board
City of Worthington
Date 03/23/2023

Zynda Butler
Clerk



CITY OF WORTHINGTON
DRAWING NO. VAR 09-2023
DATE 03/16/2023

CITY OF WORTHINGTON
DRAWING NO. ARB 0012-2023
DATE 02/27/2023

