



**BOARD OF ZONING APPEALS**  
**-AGENDA-**  
**Thursday, June 1, 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

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

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

**B. Items of Public Hearing – Consent Agenda**

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

1. **Extension of Construction Completion Period – Renovation – 325 E. North St.** (Jeff Stone) **EXCP 07-2023**
2. **Temporary Use Permit – Event Space – 862 Proprietors Rd., Suite B** (Vibe Venue LLC) **TUP 02-2023**

**C. Items of Public Hearing – Regular Agenda**

1. **Variance – Side Yard Setback – Hot Tub – 688 Hartford St.** (Marcus Hitt) **VAR 12-2023**
2. **Variance – Front Yard Setback – Fence – 357 W. Dublin-Granville Rd.** (Hannalora Brown) **VAR 13-2023**
3. **Variance – Sign Code – 6121 Huntley Rd.** (Karen Juricic/DLZ) **VAR 14-2023**

4. **Variance** – Side & Front Yard Setbacks – Garage Addition & Columns – **590 Morning St.** (Britney Cider) **VAR 15-2023**
5. **Variance** – Rear Yard Setback – Addition – **6719 Evening St.** (Valerie Halas/Snediker-Morscheck) **VAR 16-2023**

**D. Other**

**E. Adjournment**



## **MEMORANDUM**

TO: Members of the Board of Zoning Appeals

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

DATE: May 26, 2023

SUBJECT: Staff Memo for the Meeting of June 1, 2023

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### **B. Items of Public Hearing – Consent Agenda**

1. **Extension of Construction Completion Period – Renovation – 325 E. North St. (Jeff Stone) EXCP 07-2023**

#### **Findings of Fact and Conclusions**

##### **Background:**

This property is in the R-10 (Low Density Residential) Zoning District in Tuller and Riley's Addition. The existing house was built in 1961 and is 1,196 sq. ft. The owner is completing an interior renovation and constructing a new addition to the existing house.

The permit was issued on November 29, 2021 and expired on May 30, 2023. Since the owner is completing all the work themselves and working through hip and knee replacements, it is taking longer than expected. This is the applicant's first time extension request.

##### **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 was completed in April 2022. Rough and final inspections are needed to complete the project.
2. Remaining work includes a basement well window installation, patio deck, and plumbing alterations.
3. The front deck has not been approved and information is required to be submitted to get full plan approval.

**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 JEFF STONE FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL JUNE 1, 2024 AT 325 E. NORTH ST., AS PER CASE NO. EXCP 07-2023, DRAWINGS NO. EXCP 07-2023, DATED MAY 2, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO/OR PRESENTED AT THE MEETING.**

2. **Temporary Use Permit – Event Space – 862 Proprietors Rd., Suite B (Vibe Venue LLC)  
TUP 02-2023**

**Findings of Facts and Conclusions**

*Information that has not changed is italicized.*

**Background:**

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

*A business called Vibe Venue is seeking approval to continue to operate at this location. The City became aware of the business in October 2022 and determined the use would be considered an Entertainment Facility. Since the use is not a permitted or conditional use in the I-1 Zoning District, the business could only be allowed with a Temporary Use Permit.*

The Board of Zoning Appeals approved a Temporary Use Permit for six months at their January 5, 2023 meeting. The permit expires on July 5, 2023. The applicant is wanting another six months to operate the business at this location.



## **Worthington Codified Ordinances:**

### **[Section 1129.059\(5\) – Temporary Use Permits](#)**

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

### **[Section 1123.31 Entertainment Facility.](#)**

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

- (a) Live performances are conducted by dancers, singers, musicians, comics and similar entertainers whether as the primary or incidental use of such building, structure or premises; or
- (b) Activities are located such as bowling alleys, dance halls, live theaters, motion picture theaters, nightclubs, video arcades, and similar activities whether as the primary or incidental use of such building, structure or premises.

### **[Section 1147.01 Permitted Uses.](#)**

Light manufacturing and assembly  
Automotive services  
Animal hospitals  
Plant production  
Equipment sales/storage  
Offices

Essential services  
Accessory uses  
Warehousing  
Veterinary Care Center  
Sexually Oriented Business

### **[Section 1147.01 Conditional Uses.](#)**

Ancillary retail/service  
Restaurants  
Printing and publishing  
Wholesale business  
Heliports  
Public service facilities  
Agriculture  
Recreational facilities

Laboratories, research and development, and clinical testing facilities  
Vocational instruction  
Unit storage facility  
Resident manager's residence  
Automotive services - major  
Sale and storage of building materials  
Dog and cat day care center  
Breweries, distilleries and wineries

## **Request:**

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

## **Project Details:**

1. Vibe Venue hosts events in the space typically on weekends and limited hours during the week, at times when the neighboring businesses are in operation.
2. Ample parking exists at this location and there is no residential near the site.
3. Staff has not been made aware of any complaints regarding this use.

**Conclusion:**

Another Temporary Use Permit for six months for this use is appropriate. Should the Board approve this application, the tenant would then have to re-locate after expiration.

**Motion:**

**THAT THE REQUEST BY AMBER AND SAMUEL FULLAH FOR A TEMPORARY USE PERMIT FOR SIX MONTHS TO OPERATE AN ENTERTAINMENT FACILITY IN THE I-1 ZONING DISTRICT AT 862 PROPRIETORS RD., AS PER CASE NO. TUP 02-2023, DRAWINGS NO. TUP 02-2023, DATED MAY 1, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

**C. Items of Public Hearing – Regular Agenda**

1. **Variance – Side Yard Setback – Hot Tub – 688 Hartford St. (Marcus Hitt) VAR 12-2023**

**Findings of Fact & Conclusions****Background:**

This house is a Cape Cod that was built in 1938 and is a contributing building in the Worthington Historic District. The property is 43' wide and extends roughly 252' to the east. In recent years the owners have constructed a rear addition; replaced the siding and windows; renovated the garage; constructed a shed; replaced existing fencing; replaced the front porch and drive; and installed a rear patio. A hot tub was approved at the end of 2022 and was placed in a temporary location; and the ARB approved the permanent location at its April 27, 2023 meeting.

**Worthington Codified Ordinances:****[Code Section 1173.05 Portable and Nonportable Swimming Pools](#)**

(a) For the purposes of this section, the following terms are defined as follows:

"Portable swimming pool" means a container which is designed or used for wading purposes; which will not permit filling with water to a depth greater than 24 inches; and which may be dismantled, stored or moved from one place to another without the use of tools other than those normally found in a household workshop.

"Nonportable swimming pool" means any artificial body of water, whether inground or above-ground which conforms to the following criteria.

- (1) It is supplied with water from a controlled water source.
- (2) It is not enclosed within a building.
- (3) The depth of water exceeds 24 inches at any point.

(b) Portable swimming pools shall be considered as a conforming use in any "R" or "AR" District.

(c) Nonportable swimming pools may be allowed as an accessory use only in "R" and "AR" Districts provided that they comply with the following conditions and requirements:

- (1) The pool is intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
- (2) The pool may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than 10' to any property line of the property on which it is located.

- (3) The swimming pool or the property as hereinafter defined on which it is located, shall have a barrier as required by Chapter [1305](#) to prevent uncontrolled access by children or other persons from the street or other adjacent properties.

**Request:**

The proposed permanent location for the hot tub is 5' from the south property line. A variance of 5' is requested.

**Project Details:**

1. The 84" x 84" x 36" hot tub was originally placed on the north side of the rear patio. The unit is a Master Spas, Clarity Spas Balance 7. An additional Arborvitae was planted to help with privacy.
2. The proposed permanent location is 5' from the south property line and just east of the patio. A concrete pad is planned for the placement and a paver walkway would lead to the hot tub.
3. A fence is planned to screen the hot tub on the north side. The proposed fence is an 8.5' wide section that is 66" tall with 4" cedar boards spaced 2-3" apart.

**Conclusion:**

If the hot tub was considered an accessory structure the Code would allow placement to be 5' from the property line. Because hot tubs meet the swimming pool definition 10' is required. Installation should not alter the character of the neighborhood as there are accessory buildings that are as close to the property line but substantially taller than a hot tub.

**Motion:**

**THAT THE REQUEST BY MARCUS W. HITT FOR A VARIANCE FROM REQUIRED SIDE YARD TO INSTALL A HOT TUB AT 688 HARTFORD ST., AS PER CASE NO. VAR 12-2023, DRAWINGS NO. VAR 12-2023, DATED APRIL 18, 2023 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. **Variance – Front Yard Setback – Fence – 357 W. Dublin-Granville Rd. (Hannalora Brown) VAR 13-2023**

**Findings of Fact & Conclusions**

**Background:**

This split-level was constructed in 1962 and is on a 0.24 acre lot in the R-10 Zoning District on the south side of the W. Dublin-Granville Rd. access drive. Dublin-Granville Rd. is considered a regional thoroughfare.

An application for a 6' tall privacy fence was heard by the ARB on October 13, 2022 and tabled. At that meeting, the Board encouraged the applicant to install a lower, more open style fence and possibly use landscaping to help with screening. The ARB then heard and approved a request to install a 4' tall black aluminum picket fence at its May 11, 2023 meeting.

**Worthington Codified Ordinances:****Section 1149.07 Setback of Buildings on Principal Streets and Highways.**

The setback for all buildings and accessory buildings along major traffic routes shall be:

- |   |          |
|---|----------|
| (a) Along freeways and expressways:                           | 50 feet  |
| (b) Along regional thoroughfares:                             | 50 feet  |
| (c) Along High Street northward from Worthington-Galena Road: | 100 feet |

**Section 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.

(b) Solid fences and walls shall be constructed of brick, stone, wood or other compatible material as determined by the Building Inspector. No barbed wire fences or a fence having cutting edges of any kind shall be constructed or maintained within this district. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to fences with vertical supporting members where the fence is designed to be identical in appearance from either side.

**Request:**

The owners would like to install the fence 48' from the right-of-way line for a requested variance of 2'.

**Project Details:**

1. The fence is proposed to extend from the east side of the house to the side property line at a location 48' from the front property line to enclose the chimney.
2. The fence would then enclose the rear of the property.
3. A gate is proposed near each side of the house.
4. Proposed fence style is a 4' tall black aluminum picket fence.

**Conclusions:**

The requested variance is not substantial and should not alter the character of the neighborhood.

**Motion:**

**THAT THE REQUEST BY HANNALORA BROWN FOR A VARIANCE FROM CODE REQUIREMENTS FOR FRONT YARD TO INSTALL FENCING AT 357 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. VAR 13-2023, DRAWINGS NO. VAR 13-2023, DATED MAY 2, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. **Variance – Sign Code – 6121 Huntley Rd. (Karen Juricic/DLZ) VAR 14-2023**

**Findings of Fact and Conclusions**

*Information that has not changed is italicized.*

**Background:**

*This property is in the I-2 (General Industrial) Zoning District and is 5.993 acres located on the west side of Huntley Road. The properties to the north and east are also zoned as I-2; to the west there are railroad tracks and I-1(Restricted Light Industrial) zoned property; and to the south there is a car dealership in the C-4 (Highway and Automotive Services) Zoning District and another I-2 property.*

The Board of Zoning Appeals approved variances for a freestanding sign and wall signs for DLZ (architecture and engineering firm) in June 2020. DLZ currently has one freestanding sign that is 12' high and 2'9" wide for a sign area of 66 sq. ft. and two awning signs on the south and west side of the building totaling approximately 24 sq. ft. The total sign area for the parcel is 90 sq. ft.

The property owner is wanting to install a sign on a privately owned hydrogen fueling station located in the rear parking lot of DLZ.

**Worthington Codified Ordinances:****1170.03 Design Requirements:**

- (c) Styles. Signs shall be comprised of not more than two styles of lettering plus one logo. A logo is an emblem, character, pictograph, trademark or symbol used alone to represent a business, organization, entity or product. There shall be not more than three sizes of all such lettering, including a logo.
- (d) Colors. Not more than four colors, including black and white, shall be used on any sign.

**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.
- (b) Wall-mounted signage. Each business shall be permitted one wall-mounted sign.
- (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:**

- 1. A variance is requested to install an additional wall sign.
- 2. The proposed wall sign is 37.4 sq. ft. so total sign area would be 127 sq. ft. A variance of 27 sq. ft. is requested.
- 3. The applicant is requesting a variance to allow five colors on the wall sign.

**Project Details:**

1. This will be the first hydrogen fueling station of its kind in Ohio.
2. The proposed sign would be 9'9" wide and 3'10" high. This sign will be attached to a structural steel frame that stands 17' above ground at its highest point. The structure will be curved to allow coverage for fueling pumps.
3. The total sign area for the parcel will be approximately 127 sq. ft., thus exceeding the 100 sq. ft. maximum requirement.
4. The sign is comprised of five colors. The sign code only allows four colors for signs including black and white.

**Conclusions:**

Since the proposed wall sign is located towards the rear of the property and facing east, it will be out of view from Huntley Rd. and E. Dublin-Granville Rd. The essential character of the neighborhood should not be altered.

The variances are not substantial.

**Motions:**

**THAT THE REQUEST BY KAREN JURICIC ON BEHALF OF DLZ FOR VARIANCES FROM CODE REQUIREMENTS FOR SIGNAGE AT 6121 HUNTLEY RD. AS PER CASE NO. VAR 14-2023, DRAWINGS NO. VAR 14-2023 DATED MAY 3, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

4. **Variance – Side & Front Yard Setbacks – Garage Addition & Columns – 590 Morning St. (Britney Cider) VAR 15-2023**

**Findings of fact & Conclusions****Background:**

This property has a Colonial Revival style house that was built in 1948 on an existing lot of record in the R-10 Zoning District. The house is a contributing building in the Worthington Historic District. The property is 60' wide and 330' deep and the house sits on the front part of the lot. In the 1980's, the owners added to the rear of the house and attached the existing garage. In 1998, a dormer addition was added as was a front porch roof.

The ARB granted approval to convert and expand the existing attached garage for use as living space; construct a new attached garage with a carport; and add new front and side entry porches and landscape features.

**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'.

### 1149.05 Existing Lots of Record.

The side yard setback for a building addition to an existing primary structure may be reduced to no less than six feet and the sum of side yards reduced to no less than twelve feet if the addition projects no further into the side yard than the existing structure.

#### **Request:**

The proposed addition would be at the same location as the rear of the existing house which is 3.7' from the north property line for a requested variance of 2.3'. Two columns are proposed in the required front yard about 25' from the right-of-way for a variance of 5'.

#### **Project Details:**

##### 1. Site:

- On the north side, the existing house is 6.3' from the property line at the front but goes to 3.7' from the property line starting at the 1980's addition. This application proposes the new two-car garage and carport addition be in line with existing rear of the house, 3.7' from the north property line.
- The addition on the south side would provide additional living space and a new entry porch. The porch structure is proposed 18' from the property line and a patio would be adjacent to the addition.
- A new porch on the front would be 30' from the property line.
- On the south side a fence would enclose yard area adjacent to the front of the house. The fence is proposed to be 4' high with 6" wide pickets and 3" or less spacing between pickets.
- The existing shared gravel driveway is proposed to expand north at the rear to meet the new garage and carport, and a turnaround area is planned.
- Brick columns with lanterns on top are proposed at four locations along the fence and patio on the south side, and two are shown in front of the house. A variance would be needed for the two in the required front yard.

##### 2. Building:

- Conversion of the existing garage into living space and the addition to the south would allow for a great room, a den, and a mudroom. A new porch with a flat roof supported by columns is also proposed on the south side.
- The new garage would attach by way of a door and hallway between the great room and new mudroom. Columns are proposed on the front of the garage and to support the east end of the carport.
- Nested gables would cover the addition and conversion area, the garage and the carport.
- The front porch would extend to the south side of the house and a larger gable supported by columns would make up the roof.
- The gable faces on the front and the rear are proposed with Hardie shake siding.
- Dark gray lap siding (Hardie or LP) is proposed for the additions, and the existing house would be painted the same color. The trim color would be a shade of white.
- The columns are proposed to be a PVC composite material.
- New asphalt shingle roofing would match the existing.



**Conclusion:**

The character of the neighborhood should not be substantially altered due to the requested variances.

**Motion:**

**THAT THE REQUEST BY BRITNEY CIDER FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD TO CONSTRUCT AN ADDITION AT 590 MORNING ST. AS PER CASE NO. VAR 15-2023, DRAWINGS NO. VAR 15-2023, DATED MAY 3, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. **Variance – Rear Yard Setback – Addition – 6719 Evening St.** (Valerie Halas/Snediker-Morscheck) **VAR 16-2023**

**Findings of Fact and Conclusions****Background:**

This property is a pie shaped lot on .42 acres in the R-10 (Low Density Residential) Zoning District in Worthington Estates. The existing house was built in 1963 and has 1,824 sq. ft. of finished space. The property owners would like to construct an addition on the south side of the house for an in-law suite. The applicant has stated that the addition is needed to support the owner's elderly parents, one of whom has Alzhemier's Disease.

**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 15' from the south property line for a variance of 15'.

**Project Details:**

1. The proposed addition is one-story and 1,090 sq. ft. The addition will include an office, laundry room, bedroom, bathroom, and two porches. The applicant has indicated that a potential future ramp would be installed as well. The ramp has railings and is in the required rear yard setback.
2. The existing home will also receive improvements such as new siding, trim, and standing seam metal roofing. The addition will have the same style of materials as the new improvements of the existing house.
3. A new sidewalk is proposed on the southeast corner of the garage extending to the new porch on the addition.
4. An A/C unit is proposed on the rear of the addition.
5. There is an existing shed on the property as well.



**Conclusions:**

Due to the pie shaped lot and the existing house placed at an angle, the variance is not substantial.

The essential character of the neighborhood should not be altered, as the proposed style and materials are similar to other houses in the area.

**Motion:**

**THAT THE REQUEST BY VALERIE HALAS ON BEHALF OF CHRISTIAN AND HEATHER SNEDIKER-MORSHECK FOR A VARIANCE TO CONSTRUCT AN ADDITION IN THE REQUIRED REAR YARD AT 6719 EVENING ST. AS PER CASE NO. VAR 16-2023, DRAWINGS NO. VAR 16-2023, DATED MAY 5, 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

May 4, 2023

### **A. Call to Order – 7:00 p.m.**

1. Roll Call - the following members were present: Cynthia Crane, Chair; Garrett Guillozet, Vice-Chair; and Beth Benzenberg. Also present were Mikel Coulter, Representative of the MPC; and Kenny Ganter, Planning and Building Assistant. Board member Brian Seitz, Secretary, was absent.
2. Pledge of Allegiance
3. Approval of Minutes of April 6, 2022 meeting  
Mr. Coulter moved to approve the minutes and Mr. Guillozet seconded the motion. All members voted "Aye" and the minutes were approved.
4. Affirmation/swearing in of witnesses

### **B. Items of Public Hearing – Consent Agenda**

1. **Extension of Construction Completion Period – Renovation – 6108 Huntley Rd.** (Donita Harris) **EXCP 03-2023**

### **Findings of Fact and Conclusions**

#### **Background:**

This shopping center is in the C-2 (Community Commercial) Zoning District and located north of E. Dublin-Granville Rd. The building is mainly in the City of Columbus with the northeastern suite being in the Architectural Review District. The applicant is renovating a tenant space to the east of the Elnas African Delights restaurant that opened in 2021. The tenant will be using the space for a beauty salon.

The permit was issued on September 17, 2021 and expired on March 17, 2023. Due to a financial hardship of the applicant's husband being sick, the remaining work was not able to be completed within the construction period. This will be the applicants first time extension request.

#### **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. A partial Certificate of Occupancy was issued in November 2021 to allow the applicant to run the business.
2. The remaining work includes an addition of a source capture system for mechanical ventilation for a nail technician to operate.
3. The last inspection for the project was completed in November 2021.
4. Rough and final inspections are expected to be scheduled soon.

#### **Conclusions:**

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

#### **Motion:**

**THAT THE REQUEST BY DONITA HARRIS FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL MAY 4, 2024 AT 6108 HUNTLEY RD., AS PER CASE NO. EXCP 03-2023, DRAWINGS NO. EXCP 03-2023 DATED MARCH 15, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

2. **Extension of Construction Completion Period – Renovation – 6760 Hayhurst St. (Andrew Ratliff) EXCP 04-2023**

#### **Findings of Fact and Conclusions**

#### **Background:**

This house was built in 1971 and is in the R-10 (Low Density Residential) Zoning District in Worthington Estates. The property owner is in the process of remodeling various portions of the house. The renovation includes two bathrooms, a kitchen, and new stairs.

The permit was issued on October 26, 2021 and expired on April 26, 2023. The applicant stated that the project stalled for several reasons including but not limited to the global pandemic, scarcity

and increased price of materials, and long lead times for various contractors. This will be the applicants first time extension request.

**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 would like to extend the construction completion period for one year.

**Project Details:**

1. The stairs to the basement have been relocated and a wall has been removed and replaced with a beam. Demolition of the existing bathrooms are to be completed next.
2. The last inspection for the renovation was completed in February 2022.
3. Rough and final inspections are expected to be scheduled soon.

**Conclusions:**

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

**Motion:**

**THAT THE REQUEST BY ANDREW RATLIFF FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL MAY 4, 2024 AT 6760 HAYHURST ST., AS PER CASE NO. EXCP 04-2023, DRAWINGS NO. EXCP 04-2023 DATED MARCH 27, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

4. **Extension of Construction Completion Period – New House – 576 Greenwich St. (Joseph Moss/Haidet) EXCP 06-2023**

**Findings of Fact and Conclusions**

**Background:**

This lot sits north of Colonial Hills Elementary in the R-10 (Low Density Residential) Zoning District in Rush Creek Village. The property owner demolished an existing 1,158 sq. ft. single-

family residence in 2019. With the demolition of the existing house, the property owner is constructing a new two-story 2,551 sq. ft. single-family residence on the lot. The Board of Zoning Appeals approved front, side and rear yard setbacks in June 2021.

The permit was issued on December 3, 2021 and expires on June 5, 2023. Due to supply chain and builder issues, the applicant is requesting to extend the construction completion period. This will be the applicants first time extension request.

**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 until January 2024.

**Project Details:**

1. Interior framing has been completed. Mechanical and masonry work will be completed soon.
2. Some rough and final inspections have been scheduled and passed. More inspections will be scheduled soon.
3. The electrical and floor trusses have not been approved. The applicant must submit these documents to receive full plan approval.

**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 JOSEPH MOSS ON BEHALF OF JOHN AND CATHERINE HAIDET FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL MAY 4, 2024 AT 576 GREENWICH ST., AS PER CASE NO. EXCP 06-2023, DRAWINGS NO. EXCP 06-2023 DATED MARCH 31, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

Mr. Ganter said city staff would like to pull Agenda item number three, EXCP 05-2023, from the Consent Agenda. He said staff received calls from residents that would like to discuss this item.

Mr. Guillozet moved to approved Consent Agenda items number one, two and four. Mr. Coulter seconded the motion. All Board members voted, “Aye,” and the motion was approved.

**3. Extension of Construction Completion Period – Renovation – 649 High St. (Kevin Rohyans) EXCP 05-2023**

Mr. Ganter discussed the following from the staff memo:

**Findings of Fact and Conclusions**

**Background:**

This property is home to the Worthington Inn at the center of Old Worthington. In November 2020, the Municipal Planning Commission approved a conditional use to convert a portion of the building to residential units on the second floor and a conference room on the third floor. Along with this renovation, the Architectural Review Board approved other renovations such as windows, doors, and lighting.

The permit for this project was issued on August 3, 2021 and expired on February 2, 2023. Due to supply chain and workforce issues, the applicant is requesting to extend the construction completion period. This will be the applicants first time extension request.

**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 four months.

**Project Details:**

1. Finishes will be installed soon on the second and third floors.

2. Most of the rough inspections have been scheduled and passed. Final inspections are expected to be scheduled soon.
3. The fire safety and evacuation plan and emergency responder radio coverage have not been approved. The applicant must submit these documents to receive full plan approval.

**Conclusion:**

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

**Discussion:**

Mr. Kevin Rohyans, 649 High St., Worthington, Ohio, said they were getting ready to call for final inspections, not rough inspections. Mr. Coulter said he ran into the designer recently and she explained to Mr. Coulter they had problems getting materials delivered, and work force, so he said he understood the frustration of the condominium owners. He said this is a real issue and he did not have any problem extending the construction period.

Mr. Rohyans said the renovations were extreme. The drawings called for removing all the concrete floors on the main floor, the second floor. Most of the renovations are on the second and third floor, which are the two residential units and the conference room. They had to remove all the flooring and put in a new structure inside the Inn. They had to remove many of the old beams that had warped over the years. Mr. Guillozet asked how much time he would need to finish the project and Mr. Rohyans said there were multiple things that still need to happen, and he would like to get a year extension. He explained the project involved multiple condominium units. He is already in the process for getting temporary occupancy for several spaces. If everyone would show up he could have the project done sooner because he is at the mercy of subcontractors. Mr. Ganter said staff is asking for the maximum extension of one year.

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

Mrs. Susan Melvin, 649 High St., Unit 204, Worthington, Ohio, said she had information to distribute to the Board members. She said she also brought her husband Dr. Guy Melvin. She said her condominium was the only condominium that is in the Inn proper, and they share a living room wall with the new condominium that is being constructed. Their ceiling is the floor of the outside deck on the north side of the building. She said her maiden name is Snouffer, and her cousin's father Paul was the architect that built the addition onto the back of the Worthington Inn. Mrs. Melvin said she and her husband were both raised in Worthington, and they both graduated from Thomas Worthington High School, and they are both retired now. Her husband was a psychologist. They know and love the city and that is why they moved into the Inn. Mrs. Melvin said she received a call from Mr. Rohyans last Monday and he expressed concern that they wanted to have the building permit extension pulled. She said that was not true, and they would like to see the project finished. She said they have several years of noise from deafening jack hammering, pounding, dropped items which knocked over china in their cupboards, a dumpster and a bobcat under the



living room windows, a leak in their living room ceiling, and above all, smells and tastes of lacquer and paint.

In December of 2021, her husband got Covid and recovered for a few months when he began having strange and unexplained physical symptoms in April of 2022. He went from swimming a mile a day to barely having enough energy to barely stay afloat. His fatigue level was and remains low. They would have walked to the meeting, but her husband could not walk further than the library. They went on a medical scavenger hunt like none other, but they are still on the scavenger hunt. Her husband has had multiple doctor appointments with various specialists, he has had physical therapy, respiratory therapy, cognitive therapy, allergy shots and heart catheterization because of his shortness of breath, but that turned out to be unnecessary due to a misread heart scan. After all the tests, he has no diagnosis other than "P.A.C.S.", which stands for post-acute Covid syndrome. There is no cure, or tests for long Covid. She said they felt a year and a half later he should show some signs of recovery which he has not. She said she sees her husband weakening every day. She said she began to suspect the quality of the air might be the problem because she learned from the E.P.A. website that the term sick building syndrome is used to describe situations in which building occupants experience acute health effects which can be linked to time spent in a building, but no specific illness or cause can be identified. Mrs. Melvin said she contacted a business owned by two Westerville firemen who are certified to test the air quality of homes. They gave them an initial reading, which was given to the Board members, and the chemical makeup of the air is off the charts. She said they are not smokers, and they keep their windows open, they have an air purifier with a Hepa Filter, they do not burn candles, but you can see the chemical makeup of their air. There is evidence of carbon dioxide, and they wanted to specifically identify the chemicals that are causing the readings. Mrs. Melvin said they had the firemen return and run a very in-depth and expensive test to provide that information. Those results were not available at the time of the meeting. She said she would forward a copy of those results to New England Development and whoever needs to see them.

Mrs. Melvin said she would like to see a caveat added to the extension of the building permit that the air quality be tested in the Inn and that there be solutions to ridding the air of the volatile organic compounds found in the air and determine how those chemicals are leaching into their condominium. She said she should be receiving the results of the study the day after this meeting. She said she would like to add a personal request that they be kept up to date when they should expect fumes and loud noise so they can leave their condominium. She said during this entire project they have never been given the professional courtesy of any information relating to what would be happening related to the noise and odors. Mrs. Melvin said two weeks ago, a maintenance supervisor said they would be spraying lacquer. When they moved into the Inn, they signed an agreement that they would not object to anything that goes into the commercial space of the Inn. She said they trusted the developers value of the local history to choose appropriately. However, they did not agree to live in a sick building and being made ill. Mr. Guillozet asked Mrs. Melvin if she had noticed any improvement recently and Mrs. Melvin said no, but there has been a cut down in the amount of noise. The noise has been irritating but they knew the noise would come to an end and Mr. Rohyans gave her information as to what to expect moving forward. Mrs. Crane asked if air quality was something a building inspector would consider when signing off on a

project and Mr. Ganter said he was not aware of air quality being one of those factors. Mr. Coulter said from his experience the answer would be no. Mr. Coulter said he worked on hospital renovations for twenty-five years, so he understood the types of issues being dealt with and air quality is an extreme concern. He said some of the recommendations were very easy, and should be taken care of in any event, whether there was construction going on or not. Mr. Coulter said he did not know if Mr. Rohyans contractors were putting fans in the windows or not to draw out the fumes, but that would be the easiest thing to do at this point. He said after speaking with the designer, the portion of the project that has been causing the odors is almost finished. Mr. Rohyans said they have three Hepa Filters on the construction job site at all times, and there is a two-hour separation between the units and no commonly shared air systems.

Mr. Guillozet said he had some concerns regarding a one-year extension even though that is a standard, but they have residents having some valid health concerns. He said Mr. Coulter's background is in architecture, but his background is in health, and he felt there was some validity to this. Mr. Guillozet suggested to Mr. Rohyans to get with the residents to see if anything further could be done to help them and implementing Mr. Coulter's suggestion of negative air flow. Mr. Guillozet said hopefully the project is near completion. He felt a year was too long, and felt more comfortable with a six-month extension, and that Mr. Rohyans could turn up the heat and get the work done.

Dr. Guy Melvin, 649 High St., Worthington, Ohio, said he the results from the test show what was going on for just that day and it would be interesting to see what the follow up test indicates and to see if there is a continuing pattern. He said if they would have had more information about the stages of construction of what they were going to be doing they could have avoided being home, especially when they were using a jackhammer to break up concrete. They did leave sometimes when the noise was too loud, but they would have preferred to have been notified with a timetable of when certain things were going to be done. Dr. Melvin could not imagine the construction extending for one year.

Mr. Ganter said staff recommended a year because the contractor is having issues with getting materials and finding workers to do the work so the job can be done correctly, and efficiently. The additional time would give them the cushion to get the work done instead of having to come back a second time after six months.

Mr. Rohyans said he has a contractor that has not shown up yet for the emergency first responder that the city is requiring, and he has not even gotten much feedback from the guy. He said he has contacted the guy three times this week to see when he would be at the job site to do his site walk to put an antenna on the building. Certain aspects of the jobs would not be done, but he can get partial occupancy for some of the spaces. Mr. Guillozet said he heard Mr. Rohyans mention he was close to completion for the project, and Mr. Rohyans said yes, certain spaces. Mr. Guillozet said he would be happy to see Mr. Rohyans back in six months.

Mr. Rohyans asked Mr. Guillozet if he was a personal friend of the Melvins and Mr. Guillozet said he knew the Melvins, but he had not discussed this case with them. Mr. Rohyans said Mrs. Melvin

said she had discussed this case with Mr. Guillozet, and he would like that to go on record. Mr. Guillozet said he just saw the information this evening, and he would not be abstaining from the vote. Mrs. Crane wanted to know if there were any additional emails. Mr. Rohyans said he felt Mr. Guillozet, the Vice-chair, was lying. Mr. Ganter said staff had not received additional emails.

**Motion:**

Mr. Coulter moved:

**THAT THE REQUEST BY KEVIN ROHYANS FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL MAY 4, 2024 AT 649 HIGH ST., AS PER CASE NO. EXCP 05-2023, DRAWINGS NO. EXCP 05-2023 DATED MARCH 30, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING AND THAT THE CONTRACTOR PROVIDE PERIODIC UPDATES AS TO WHETHER THEY WOULD BE CREATING A LOT OF NOISE OR HAVING A LOT OF ODOR AS A COURTESY.**

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

**C. Items of Public Hearing – Regular Agenda**

**1. Variance – Side Yard Setback – House Rebuild – 6851 Highland Place (James Ross/Buxton) VAR 11-2023**

Mr. Ganter reviewed the following from the staff memo:

This house is in the R-10 (Low Density Residential) Zoning District in East Worthington Estates. The property is an irregular shaped lot located south of the Highland Ave. Complex and east of Worthington-Galena Rd. The existing house caught on fire in December 2022. Due to the extent of the fire, the property owners are demolishing the structure that is remaining and rebuilding the home. A demolition permit was submitted on April 19, 2023 to remove the existing structure and cap water and sewer lines. The construction company completing the demolition will try to salvage the home foundation as well.

**Worthington Codified Ordinance:**

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 a new house 7.81’ from the east property line for a variance of about 3”.

**Project Details:**

1. An approximately 3,000 sq. ft. two-story home will be constructed with a 474 sq. ft. two-car garage and 320 sq. ft. concrete patio. The existing porch will be remodeled.
2. The roof will have black dimensional asphalt shingles with a bronze standing seam metal roof on the front gable. The siding will be white on the sides and rear. Board and batten siding will be on the front.
3. The proposal meets the accessory building area requirement of 850 sq. ft.
4. There is a 5' easement on the east and south sides of the lot. The concrete patio encroaches into the easement on the east side, but it does not require a variance since it is at grade.
5. Construction could start 5-6 weeks from the completion of the demolition.
6. The home is expected to be completed by March 2024.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered with the proposed materials for the new dwelling and the encroachment. The variance is not substantial.

**Discussion:**

Mr. James Ross, 6120 Crystal Valley Dr., Galena, Ohio, said his client needs the additional room for storage. Mrs. Crane asked if the shape of the lot creates the need for the variance, and Mr. Ross said the shape of the lot does not help. Mr. Coulter asked Mr. Ross if he was building on the home's original foundation, and he said yes. Mr. Coulter felt that contributed to the need for the variance. Mrs. Crane asked if there was anyone in the audience to speak for or against this application, but no one came forward.

**Motion:**

Mr. Guillozet moved:

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF TY AND KAYLIE BUXTON FOR A VARIANCE TO CONSTRUCT A NEW HOUSE IN THE REQUIRED SIDE YARD AT 6851 HIGHLAND PL., AS PER CASE NO. VAR 11-2023, DRAWINGS NO. VAR 11-2023, DATED APRIL 7, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

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

**D. Other – No business****E. Adjournment**

Mr. Coulter moved to adjourn the meeting and Mrs. Benzenberg seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:43 p.m.



**BZA APPLICATION  
EXCP 07-2023  
325 E. North St.**

|                     |   |                  |                     |                   |            |
|---------------------|---|------------------|---------------------|-------------------|------------|
| <b>Plan Type:</b>   | Extension of Construction Completion Period   | <b>Project:</b>  |                     | <b>App Date:</b>  | 05/02/2023 |
| <b>Work Class:</b>  | Extension of Construction Completion Period   | <b>District:</b> | City of Worthington | <b>Exp Date:</b>  |            |
| <b>Status:</b>      | In Review   |                  |                     | <b>Completed:</b> |            |
| <b>Valuation:</b>   | \$0.00  |                  |                     | <b>Approval</b>   |            |
| <b>Description:</b> | Request for construction completion. An extension is being requested to complete the work that was part of original permit. As I mentioned this afternoon, I am doing all the work myself and just simply need more time to complete. The primary reason for not being done is both hip and right knee replacement over the past 14 months, almost bionic now. The following are the principal items to be completed: basement well window installation, patio deck completion, plumbing alterations. |                  |                     |                   |            |

|                |            |      |                 |   |      |              |                             |
|----------------|------------|------|-----------------|---|------|--------------|-----------------------------|
| <b>Parcel:</b> | 100-002097 | Main | <b>Address:</b> | 325 E North St<br>Worthington, OH 43085 | Main | <b>Zone:</b> | R-10(Low Density Residence) |
|----------------|------------|------|-----------------|---|------|--------------|-----------------------------|

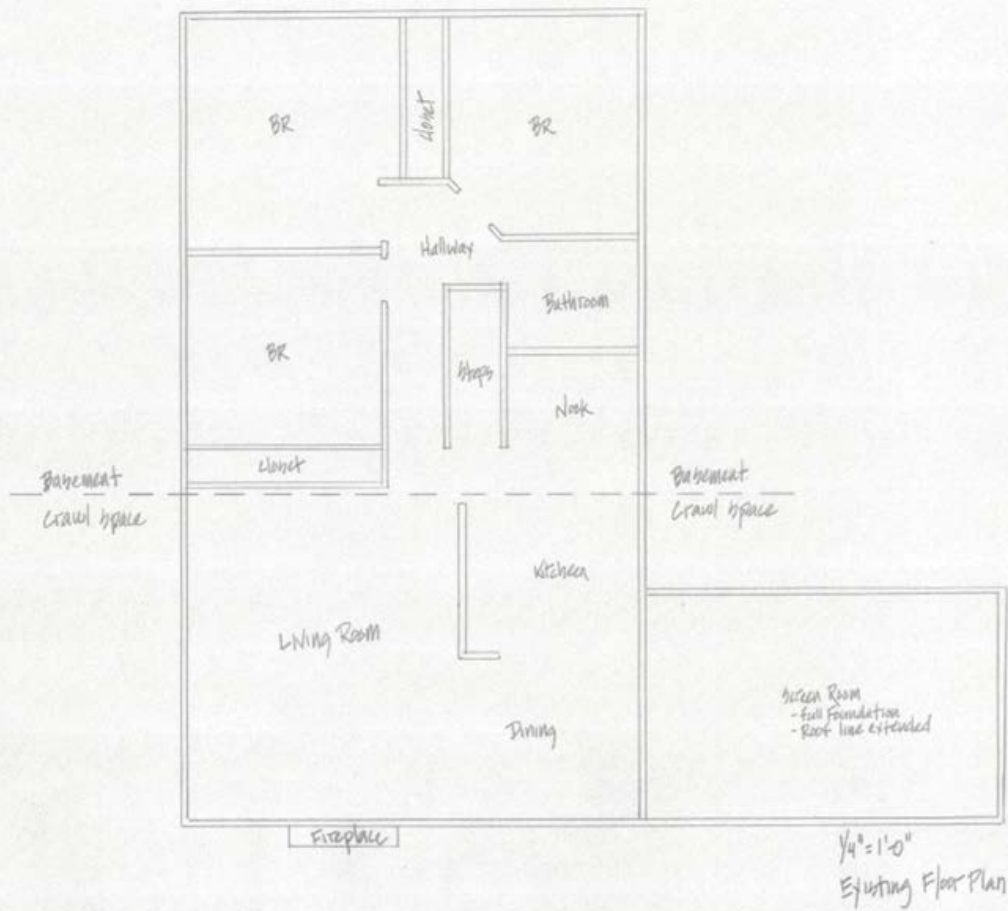
|                        |                        |
|------------------------|------------------------|
| Applicant / Owner      | Owner                  |
| Jeff J Stone           | Mary J Stone           |
| 325 E NORTH ST         | 325 E NORTH ST         |
| Worthington , OH 43085 | Worthington , OH 43085 |
| Business: 16146004627  |                        |
| Mobile: (161) 460-0462 |                        |

| Invoice No.                    | Fee                                   | Fee Amount | Amount Paid |
|--------------------------------|---------------------------------------|------------|-------------|
| INV-00003827                   | (Residential) Board of Zoning Appeals | \$25.00    | \$25.00     |
| Total for Invoice INV-00003827 |                                       | \$25.00    | \$25.00     |
| Grand Total for Plan           |                                       | \$25.00    | \$25.00     |



# 325 E. North St.

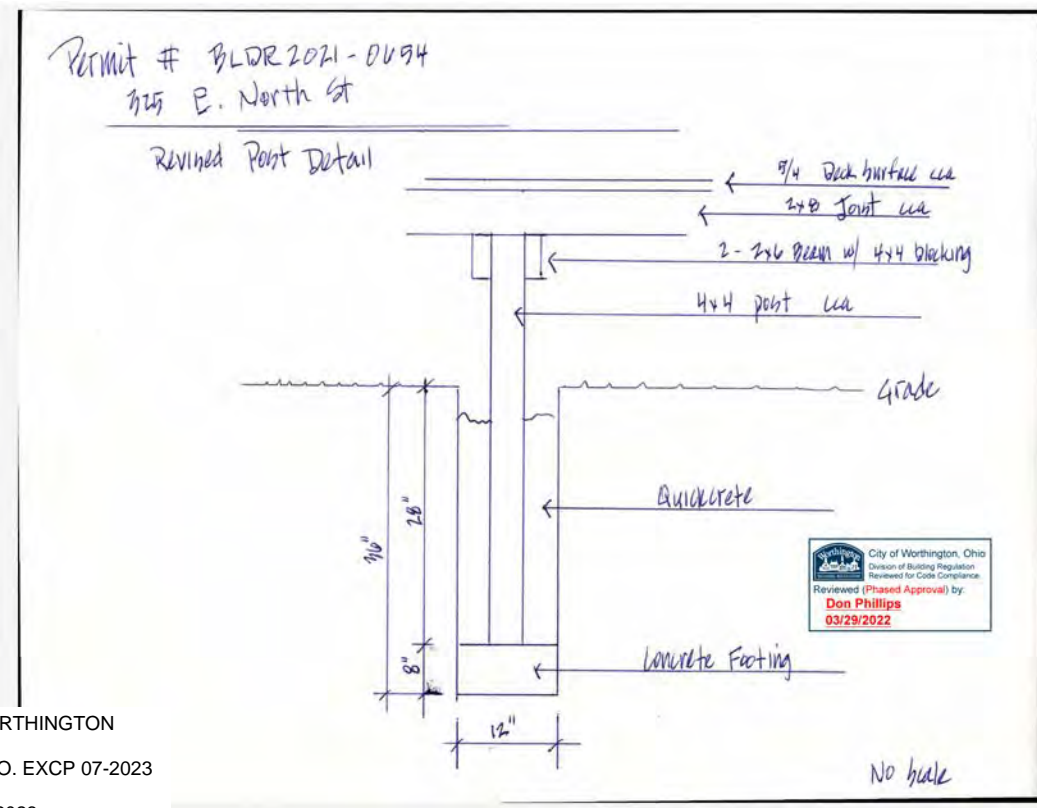
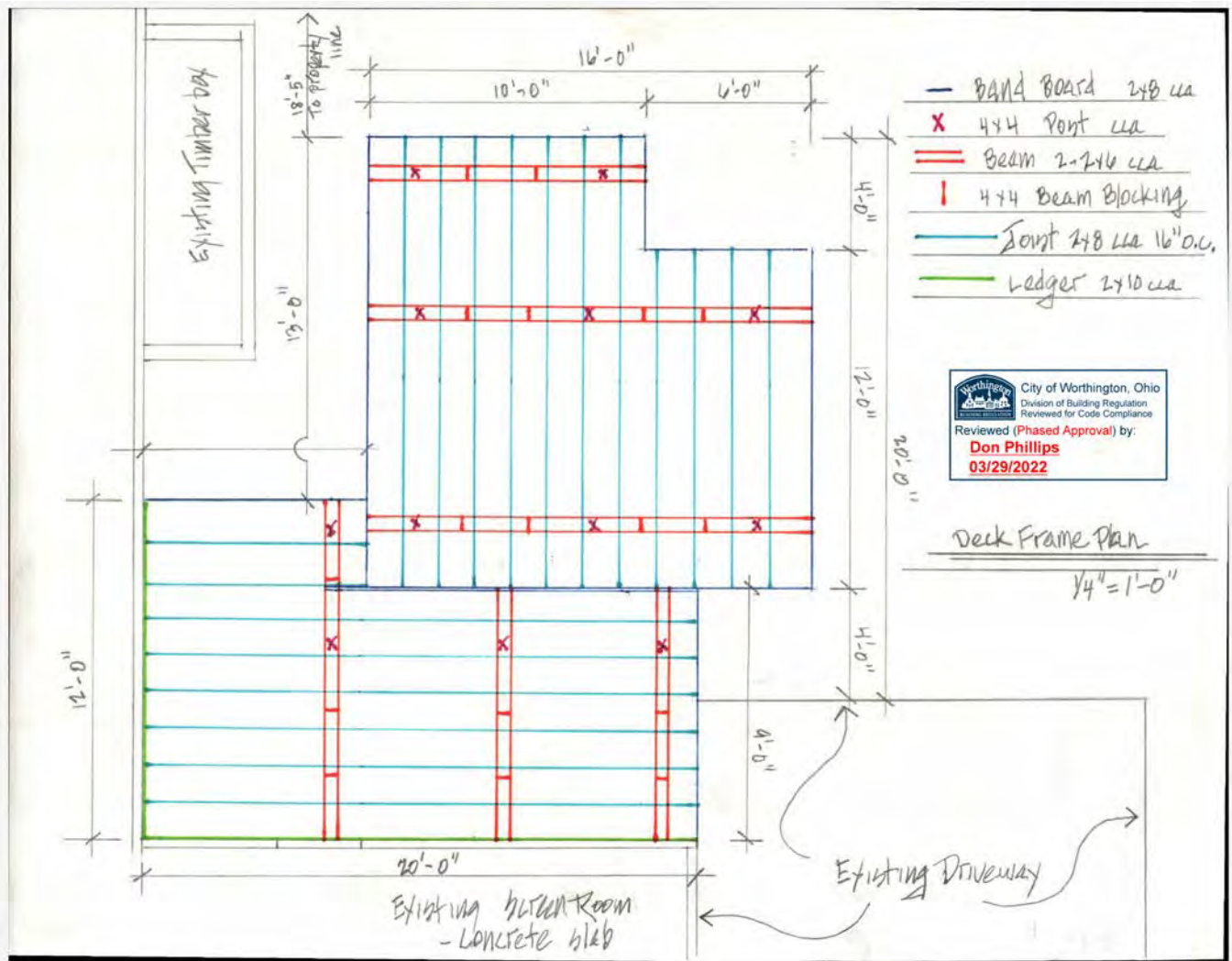












CITY OF WORTHINGTON

DRAWING NO. EXCP 07-2023

DATE 05/02/2023



# City of Worthington

## Temporary Use Permit Application

|                 |             |
|-----------------|-------------|
| Case #          | TUP 02-2023 |
| Date Received   | 5/2/2023    |
| Fee             | \$50.00     |
| Meeting Date    |             |
| Filing Deadline |             |

1. Property Location 862 Proprietors Road Suite B. Worthington, OH 43085
2. Zoning District I-1
3. Applicant Amber + Samuel Fullah  
Address 940 Minerva Ave Columbus, OH 43229  
Home Phone 614-927-7615 Work Phone 614-330-7003  
Email info@vibevenueevents.com
4. Property Owner Kevin Huelsman  
Address 862 Proprietors Road Suite A. Worthington, OH 43085  
Home Phone 614-565-7138 Work Phone   
Email dr.huelsmanllc@gmail.com
5. Business Name Vibe Venue
6. Type of Business/ Conditional Use event venue space

### PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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.

Amber Fullah  
Applicant (Signature)

5/1/23  
Date

Kevin Huelsman  
Property Owner (Signature)

5-1-2023  
Date



# 862 Proprietors Rd., Suite B



Vibe Venue has been operating at 862 Proprietors Road Suite B, Worthington, OH 43085 for the past year. There have not been any substantial effects on traffic patterns. Vibe Venue's use of the space has had no effects on public facilities including sewerage and drainage facilities as we only use minimal utilities including electric, gas, and water. There have not been any occurrences to raise cause for concern regarding safety and health considerations. Safety protocols are strictly reinforced within the guidelines of our contracts with clients as well as security camera monitoring during all events. Noise, odors, and other noxious elements are also not a risk with our use of the space. Any noise from events is highly contained within the space. Amplified music is always kept at controlled levels with the exterior door always closed when amplified music is being played. The space is also currently equipped with soundproof wall panels and ceiling tiles to never pose any issues with noise. Hours of use for Vibe Venue are primarily on weekend days and limited weekday evening hours. Neighboring businesses (i.e., dentist office and doctor's office) are not in operation in the evenings or on the weekends when Vibe Venue is operating and have not negatively impacted their level of business needs or hours of operation. There has not been, nor will there be any alteration of the building's appearance or compatibility with the general neighborhood.

Vibe Venue has been a great addition to the Worthington community for the past year. We are anxious to put this issue behind us and turn our focus to growing our business, hiring staff, and making strides towards the future of Vibe Venue and our family. We hope the city of Worthington can be committed to helping us to do that. We have not caused any issues and the people of the Worthington community have truly embraced us. With similar levels of business activity to that of Vibe Venue taking place at neighboring businesses in the zoning, we are anticipating a fair and equitable decision towards our conditional use of the space.

Thank you for your time!  
Amber & Samuel Fullah

CITY OF WORTHINGTON

DRAWING NO. TUP 02-2023

DATE 05/02/2023

- 
- Hand-drawn floor plan of a studio and entrance vestibule. The plan shows a large rectangular room labeled "STUDIO" and a smaller area at the bottom labeled "ENTRANCE VESTIBULE". The vestibule contains a "H.C. TOILET" with a toilet and sink. Dimensions are provided for various sections: 4'-0" x 3 1/2" at the top; 3'-0" x 3 1/2" on the left; 14'-5 1/2" TO CL OF 4" SAN on the far left; 5'-1" x 3'-0 1/2" x 3 1/2" on the left; 6'-8" x 3 1/2" above the toilet; and 3'-0" x 3 1/2" at the bottom. Other labels include "EP", "EXISTING SAN (NIC)", and "3'-0" x 3 1/2"" indicating specific areas or openings.

SCALE  $1/8" = 1'-0"$

DATE 05/02/2023



DATE 05/02/2023

 City of Worthington, Ohio  
Division of Building Regulation  
Reviewed for Code Compliance  
Reviewed by:  
Don Phillips  
02/09/2021

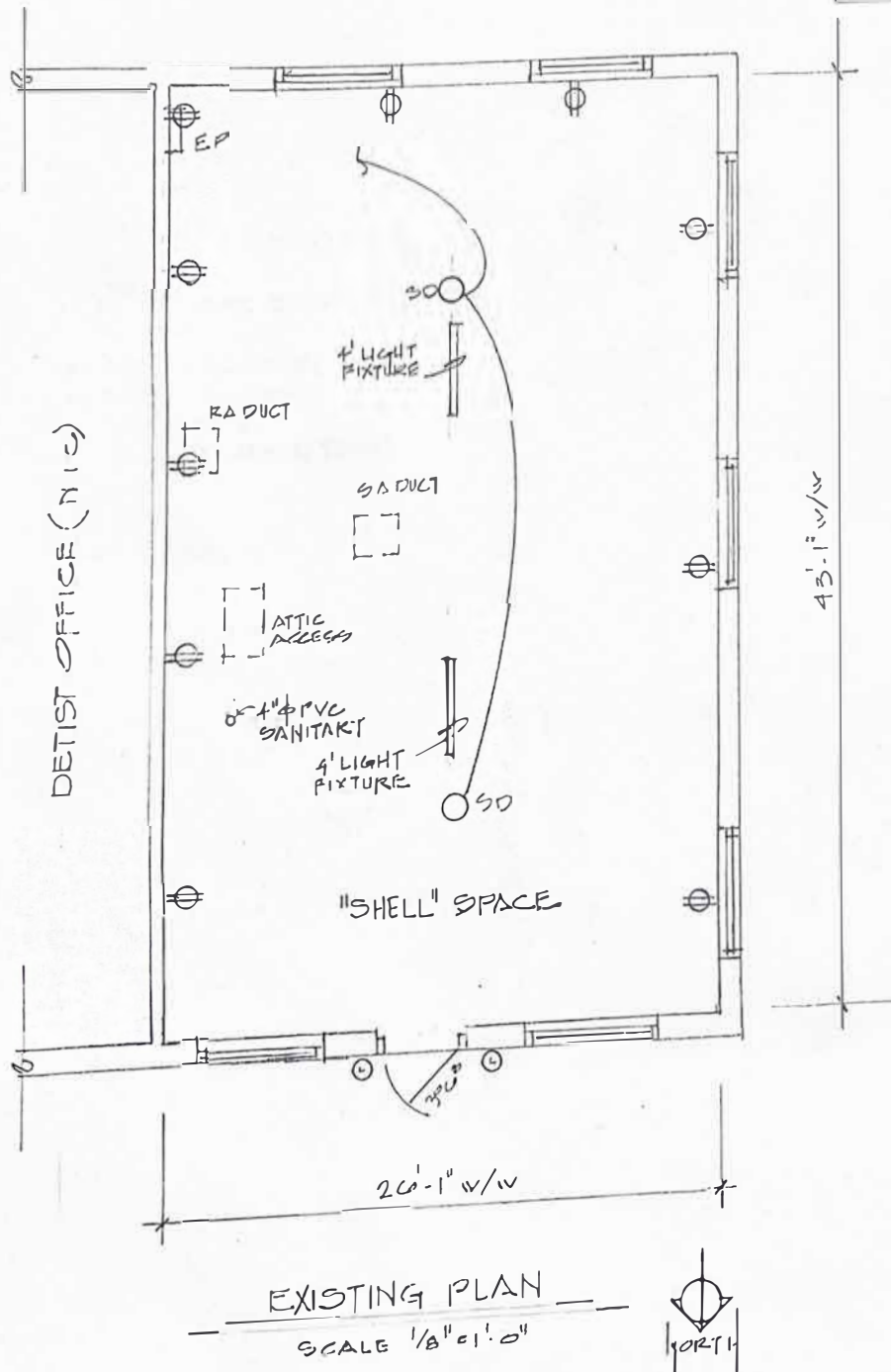
Martin F. Strayer, RA  
1270 E. Walnut Street  
Westerville, Ohio

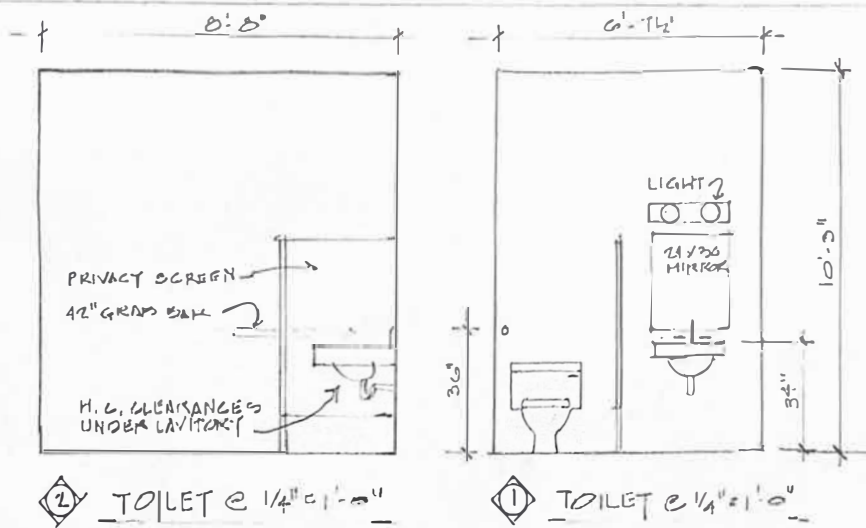
Yoga Studio  
862 Proprietors Rd.  
Worthington, Ohio

**Owner / Contractor**  
**BCR Worthington LLC**

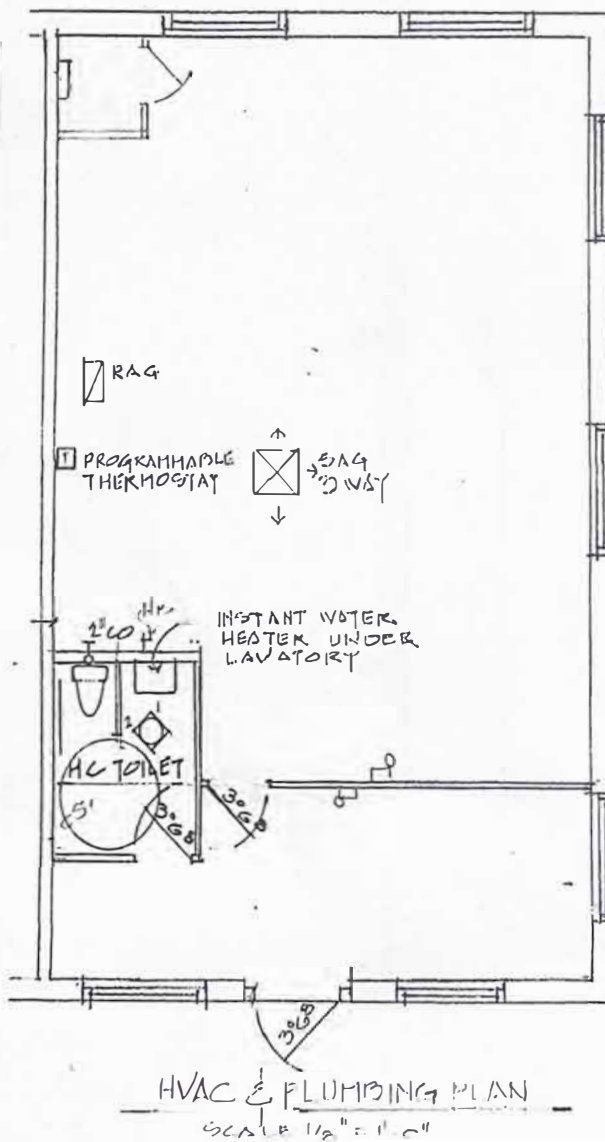
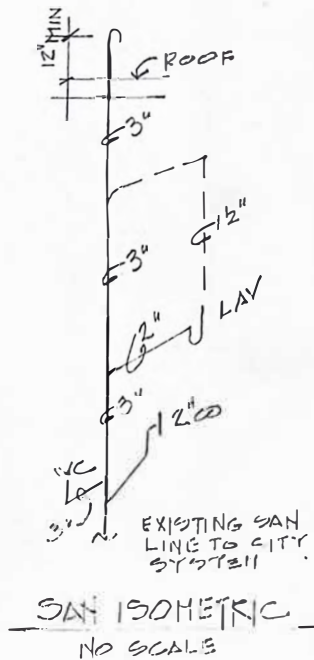
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City of Worthington, Ohio  
Division of Building Regulation  
Reviewed for Code Compliance  
Reviewed by:  
Don Phillips  
02/09/2021



Martin F. Strayer, RA  
1270 E. Walnut Street  
Westerville, Ohio

Yoga Studio  
862 Proprietors Rd.  
Worthington, Ohio

Owner / Contractor  
BCR Worthington LLC

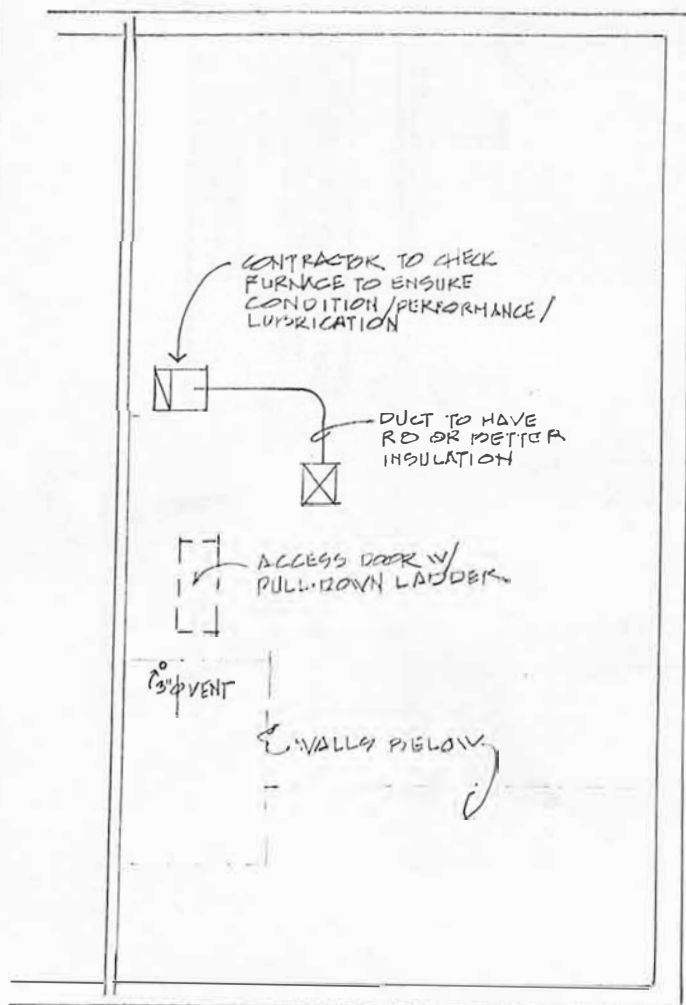
Date

Sheet #  
344

CITY OF WORTHINGTON

DRAWING NO. TUP 02-2023

DATE 05/02/2023



ATTIC PLAN  
SCALE 1/8" = 1'-0"

CITY OF WORTHINGTON  
DRAWING NO. TUP 02-2023  
DATE 05/02/2023



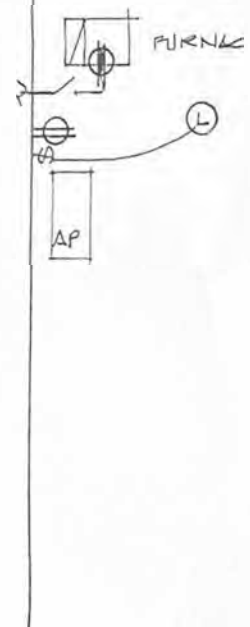
PANEL NO: EXISTING SUP. PANEL LOCATION: SE CORNER

TYPE: \_\_\_\_\_ MANUF: \_\_\_\_\_ MOUNT: SURFACE

|                               |                         |
|-------------------------------|-------------------------|
| SERVICE: <u>120/240</u> VOLTS | MAINS: _____ AMPS       |
| _____ PHASE                   | _____ M.L.O.            |
| _____ WIRE                    | _____ M.C.B.            |
| <u>60</u> Hz                  | _____ N OR <u>EXIST</u> |
|                               | _____ SOLID NEUTRAL     |

| CONNECTED LOAD          | WIRE | WATTS | CIR. BRK. | CIRCUIT NUMBER | CIR. BRK. | WATTS | WIRE | CONNECTED LOAD   |
|-------------------------|------|-------|-----------|----------------|-----------|-------|------|------------------|
| FURNACE                 |      |       | 20        | 1 2            | 30        |       |      | INCOMING         |
| LIGHTS                  |      |       | 20        | 3 4            | 30        |       |      | ↓                |
| UNMARKED                |      |       | 20        | 5 6            | 20        |       |      | OUTLETS          |
| UNMARKED                |      |       | 20        | 7 8            | 20        |       |      | OUTLETS          |
| WALL HEATER             | 12   | 1500  | 20        | 9 10           | 20        | 1500  | 12   | WALL HEATER      |
| TOILET LIGHT/FAN/OUTLET | 12   | 600   | 20        | 11 12          | 20        | 200   | 12   | POYER LIGHT/EXIT |
|                         |      |       |           | 13 14          | 30        | 2500  | 10   | WATER HEATER     |
|                         |      |       |           | 15 16          |           |       |      |                  |
|                         |      |       |           | 17 18          |           |       |      |                  |
|                         |      |       |           | 19 20          |           |       |      |                  |
|                         |      |       |           | 21 22          |           |       |      |                  |
|                         |      |       |           | 23 24          |           |       |      |                  |
|                         |      |       |           | 25 26          |           |       |      |                  |
|                         |      |       |           | 27 28          |           |       |      |                  |
|                         |      |       |           | 29 30          |           |       |      |                  |

ELECTRICAL CONTRACTOR TO FOLLOW N.E.C. & O.P.C. REQUIREMENTS.  
 NAME CIRCUITS ON THE PANEL BOX COVER.  
 CHECK EXISTING CIRCUITS AND BALANCE SIDES AS MUCH  
 AS POSSIBLE.  
 CHECK EXISTING WIRING FOR CODE COMPLIANCE.



CITY OF WORTHINGTON

DRAWING NO. TUP 02-2023

DATE 05/02/2023



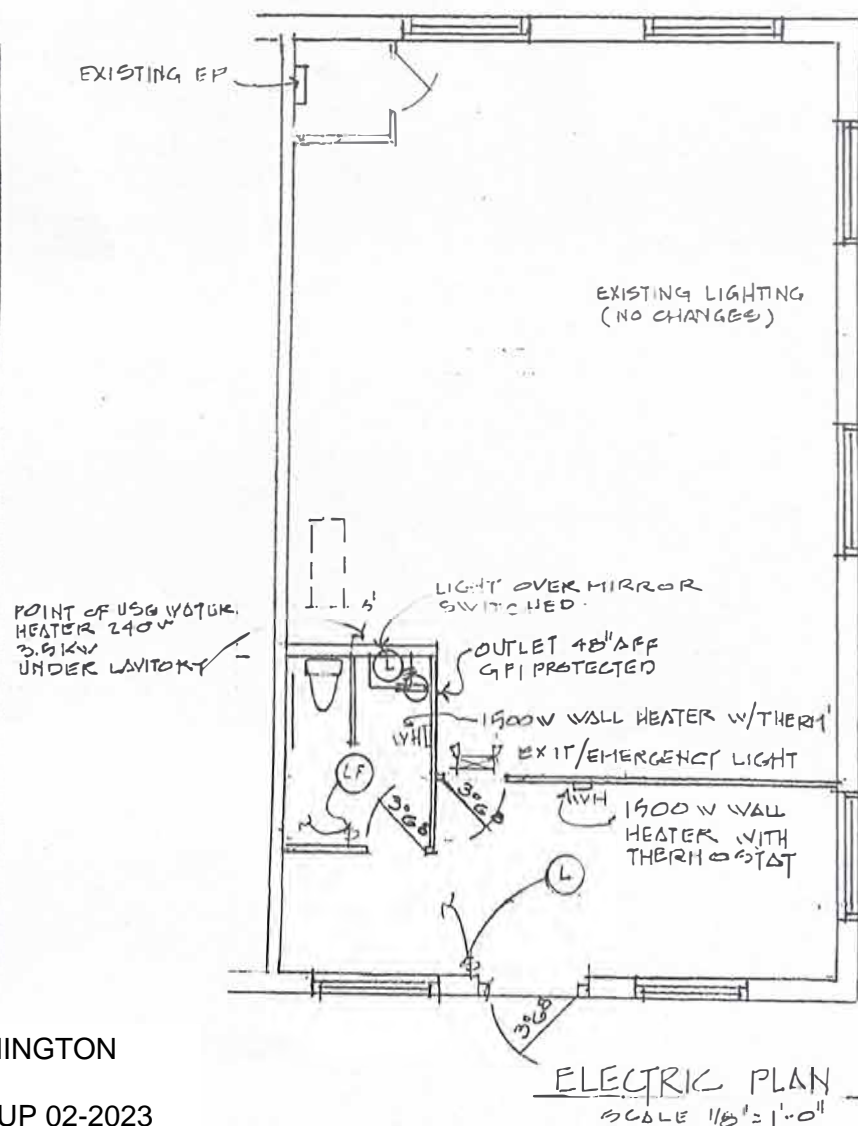
Martin F. Strayer, RA  
1270 E. Walnut Street  
Westerville, Ohio

Yoga Studio  
862 Proprietors Rd.  
Worthington, Ohio

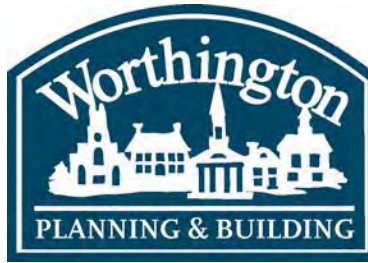
Owner / Contractor  
BCR Worthington LLC

Date  
1-30-21

Sheet #  
4 of 4



CITY OF WORTHINGTON  
DRAWING NO. TUP 02-2023  
DATE 05/02/2023



## BZA APPLICATION VAR 0012-2023 688 Hartford St.

|   |                                      |                             |
|---|--------------------------------------|-----------------------------|
| <b>Plan Type:</b> Variance              | <b>Project:</b>                      | <b>App Date:</b> 04/18/2023 |
| <b>Work Class:</b> Variance Residential | <b>District:</b> City of Worthington | <b>Exp Date:</b>            |
| <b>Status:</b> In Review                |                                      | <b>Completed:</b>           |
| <b>Valuation:</b> \$0.00                |                                      | <b>Approval</b>             |
|   |                                      | <b>Expire Date:</b>         |

**Description:** In December 2022, the ARB and zoning department approved and permitted a hot tub that we installed on an existing patio behind our home. We considered this a temporary location until we could install a permanent foundation and relocate the tub adjacent to our paver patio.

We are requesting a permit and approval to install a concrete pad and relocate the hot tub to the southern property line. We also are requesting a five-foot variance to place the hot tub five feet from the southern property line, rather than ten feet. The new location is screened (not visible) by our southern neighbor's garage and the 10-15 feet high arborvitae trees planted on the property line.

Given the width of our property, layout, and the existing patio structure we believe this is the best proposed option. The requested variance is minimal and will have little to no material impact to the adjacent property, given the location and purpose. The neighborhood would not be substantially altered, and a similar variance have been approved in our neighborhood in recent years. There will be not impact to government delivered services.

Other details about the project:

To provide screening from the north, we are proposing a purpose-built and sized privacy fence/wall that would be the length of the hot tub pad (8.5 feet) and have horizontal cedar boards. This fence/wall would only partially obstruct the northern neighbors view of our southern neighbors' garage. We would opt for a natural / plant screen here, however, the hot tub location will be shaded underneath a large tree – presently challenges with plant growth. We have also contacted a landscaping company about planting additional trees along the northern property line to offer additional screening. There is a small buckeye tree that presents a challenge to fully screen the view, but we will likely plant a few additional arborvitae trees in addition to the proposed privacy fence.

Finally, to provide walking access to the new hot tub location we will install a large-paver walkway just below our existing patio leading over to the new hot tub location. Since the grass won't grow in foot space below the patio anyway this is would be a great addition anyway.

|  |                                       |  |      |  |
|--|---------------------------------------|--|------|--|
| <b>Parcel:</b> 100-000587  | Main                                  | <b>Address:</b> 688 Hartford St<br>Worthington, OH 43085 | Main | <b>Zone:</b> R-10(Low Density Residence) |
| <b>Applicant / Owner</b><br>Marcus W Hitt<br>688 HARTFORD ST<br>Worthington , OH 43085<br>Mobile: (937) 541-5428 |                                       |  |      |  |
| <b>Owner</b><br>Rebecca M Hitt<br>688 HARTFORD ST<br>Worthington, OH 43085                                       |                                       |  |      |  |
| <b>Invoice No.</b>   | <b>Fee</b>                            | <b>Fee Amount</b>  |      | <b>Amount Paid</b>                       |
| INV-00003751   | (Residential) Board of Zoning Appeals | \$25.00  |      | \$25.00                                  |
|  |                                       | Total for Invoice INV-00003751                           |      | \$25.00                                  |
|  |                                       | Grand Total for Plan                                     |      | \$25.00                                  |



# 688 Hartford St.





# Hitt Zoning and Architecture Review Board Application

*688 Hartford Street*

**April 2023**

**Submitted by:**

***Marcus W. Hitt***  
***Rebecca M. Hitt***

CITY OF WORTHINGTON

DRAWING NO. VAR 12-2023

DATE 04/18/2023

## ***Project Overview***

In December 2022, the ARB and zoning department approved and permitted a hot tub that we installed on an existing patio behind our home. We considered this a temporary location until we could install a permanent foundation and relocate the tub adjacent to our paver patio.

We are requesting a permit and approval to install a concrete pad and relocate the hot tub to the southern property line. We also are requesting a five-foot variance to place the hot tub five feet from the southern property line, rather than ten feet.

The new location is screened (not visible) by our southern neighbor's garage and the 10-15 feet high arborvitae trees planted on the property line.

To provide screening from the north, we are proposing a purpose-built and sized privacy fence/wall that would be the length of the hot tub pad (8.5 feet) and have horizontal cedar boards. This fence/wall would only partially obstruct the northern neighbors view of our southern neighbors' garage. We would opt for a natural / plant screen here, however, the hot tub location will be shaded underneath a large tree – presently challenges with plant growth. We have also contacted a landscaping company about planting additional trees along the northern property line to offer additional screening. There is a small buckeye tree that presents a challenge to fully screen the view, but we will likely plant a few additional arborvitae trees in addition to the proposed privacy fence.

Finally, to provide walking access to the new hot tub location we will install a large-paver walkway just below our existing patio leading over to the new hot tub location. Since the grass won't grow in foot space below the patio anyway this is would be a great addition anyway.

## ***Project Details***

### **Placement**

Hot tub will be placed five feet from the southern property line, four feet east of our existing patio.

### **Concrete pad installation**

Pad will be 8.5 feet long and 7 feet wide.

### **Privacy fence installation**

66-inch-high cedar privacy fence that would be the length of the hot tub pad (8.5 feet) and have horizontal 4 inch cedar boards spaced 2-3 inches apart, whichever we can get approved

### **Walkway installation**

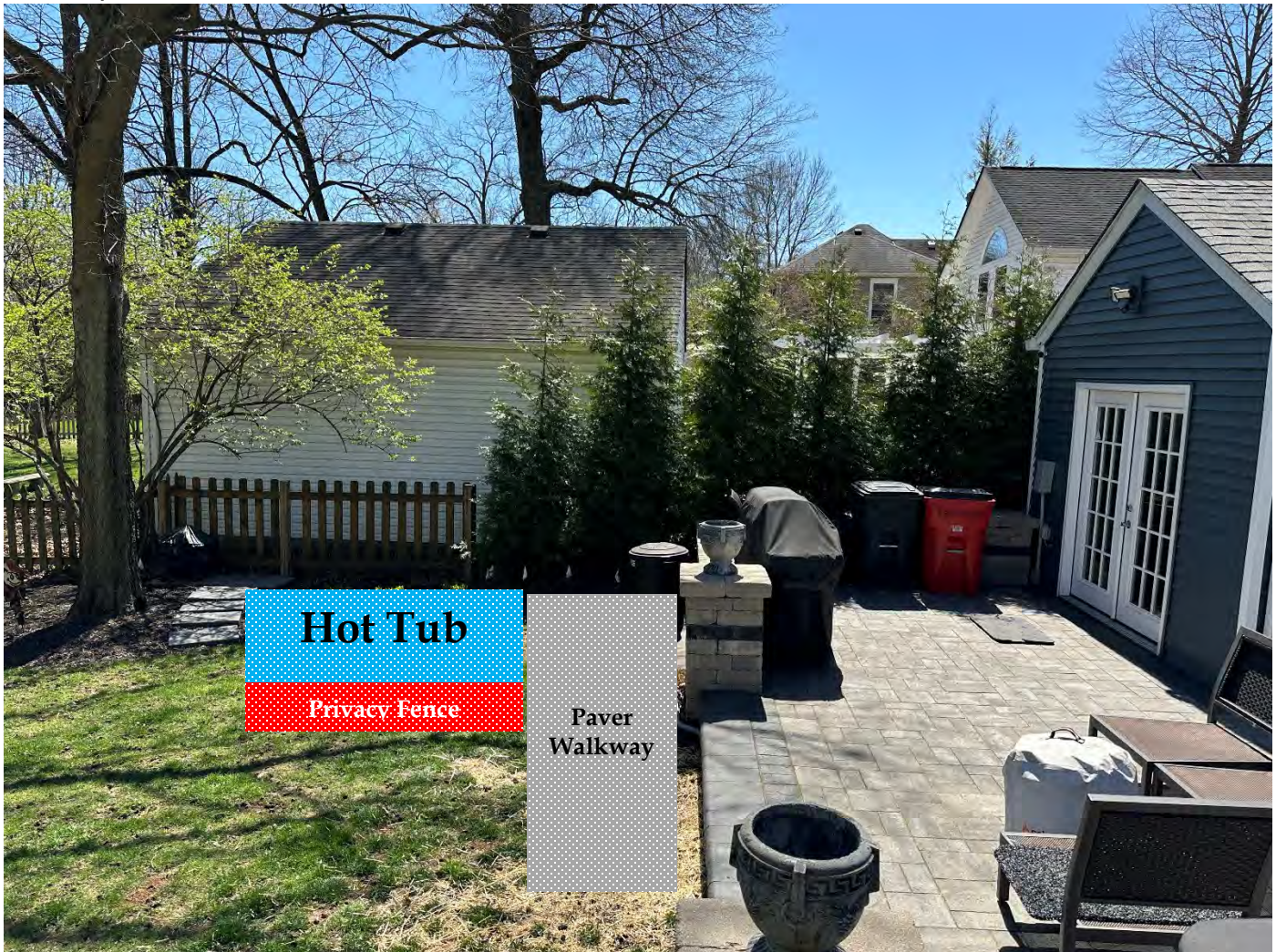
Four feet wide with river rock and large 3 feet paver spaced by 6-10 inches.

### **Electrical**

Previously installed and inspected: 50-amp GFCI breaker spa box placed over 5' away, in line of sight of hot tub.

## View from behind house

Shows placement of hot tub.





### ***Style of privacy fence***

Shows an example picture of desired installation.

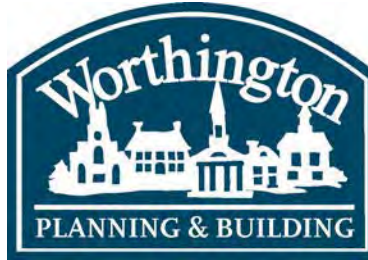


### ***Style of paver walkway***

Shows an example picture of desired installation. We would opt for smaller a rock-size.







**BZA APPLICATION  
VAR 0013-2023  
357 W. Dublin-Granville Rd.**

|  |                                      |                             |
|--|--------------------------------------|-----------------------------|
| <b>Plan Type:</b> Variance   | <b>Project:</b>                      | <b>App Date:</b> 05/02/2023 |
| <b>Work Class:</b> Variance Residential  | <b>District:</b> City of Worthington | <b>Exp Date:</b>            |
| <b>Status:</b> In Review   |                                      | <b>Completed:</b>           |
| <b>Valuation:</b> \$0.00   |                                      | <b>Approval</b>             |
| <b>Description:</b> We're working with ARB for updating a fence for our property. We're looking for a variance for the 50' build line for the fence, as we want to put the fence about 48' back from the road. The chimney and its cleanout are the reason we're not able to just go to the 50' line and then there are other utilities on this side of the property. More info in the pictures. |                                      | <b>Expire Date:</b>         |

|                           |      |  |      |  |
|---------------------------|------|--|------|--|
| <b>Parcel:</b> 100-003243 | Main | <b>Address:</b> 357 W Dublin-Granville Rd<br>Worthington, OH 43085 | Main | <b>Zone:</b> R-10(Low Density Residence) |
|---------------------------|------|--|------|--|

|                         |                         |
|-------------------------|-------------------------|
| Applicant / Owner       | Owner                   |
| Hannalora S Brown       | Griffin Hodnett         |
| 357 DUBLIN-GRANVILLE RD | 357 DUBLIN-GRANVILLE RD |
| Worthington , OH 43085  | Worthington , OH 43085  |
| Mobile: (574) 265-3895  | Home: 3177712758        |

| Invoice No.                    | Fee                                   | Fee Amount | Amount Paid |
|--------------------------------|---------------------------------------|------------|-------------|
| INV-00003828                   | (Residential) Board of Zoning Appeals | \$25.00    | \$0.00      |
| Total for Invoice INV-00003828 |                                       | \$25.00    | \$0.00      |
| Grand Total for Plan           |                                       | \$25.00    | \$0.00      |

# 357 W. Dublin-Granville Rd.







CITY OF WORTHINGTON  
DRAWING NO. VAR 13-2023  
DATE 05/02/2023



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



JOB NUMBER #: 5574-2022 S DATE OF DRAWING 8-16-22

CERTIFIED TO LANDSEL TITLE AGENCY

LENDER GO MORTGAGE LLC

BUYER BROWN & HODNETT

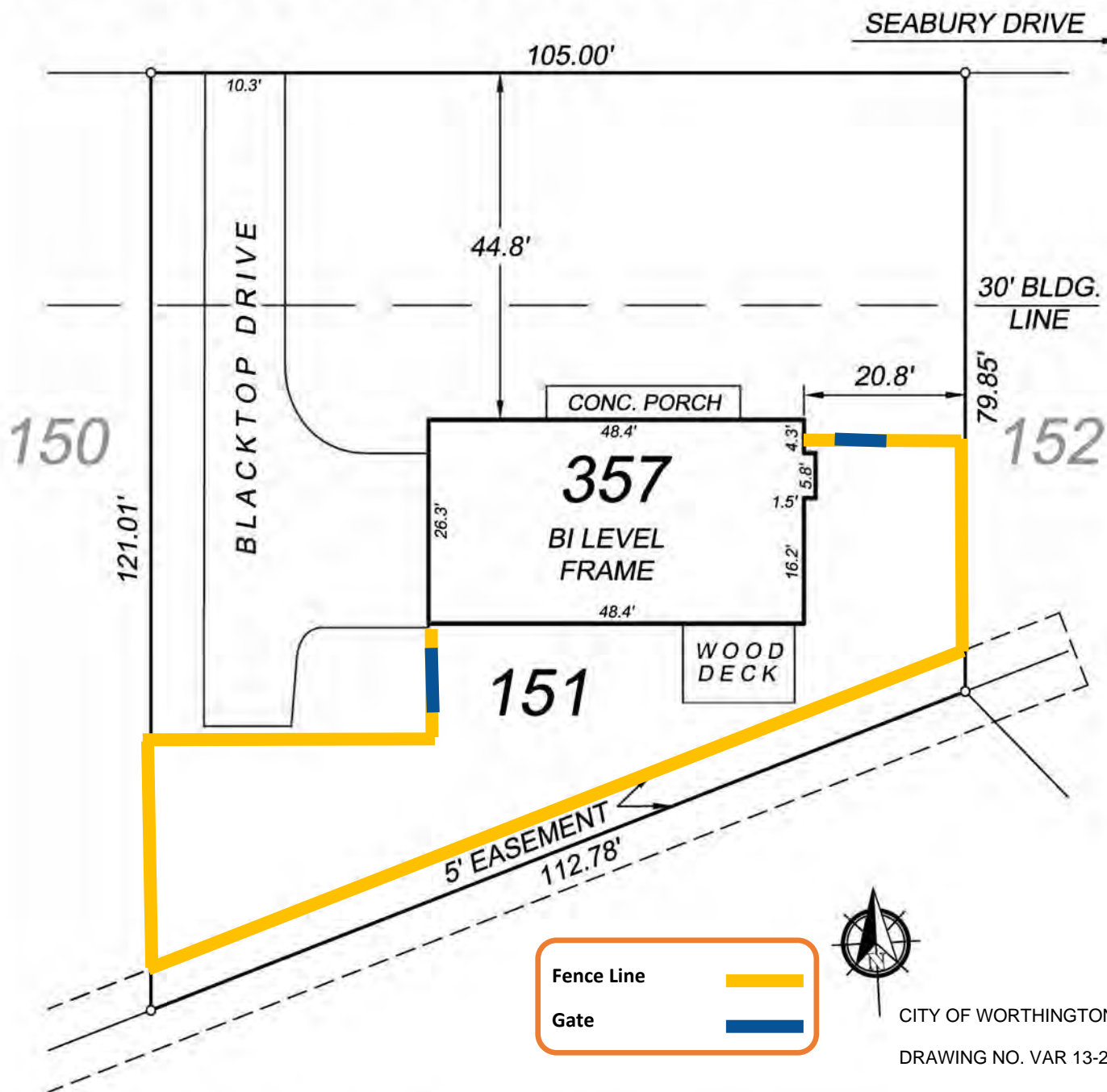
LEGAL DESC. LOT 151 ~ KILBOURNE VILLAGE NO. 2

P.B. 31 PG. 16

CITY/TWP. WORTHINGTON COUNTY FRANKLIN DRN. SAS CK. SJH DRAWING SCALE 1" = 20'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0159K MAP DATE 06-17-08

**W. DUBLIN GRANVILLE ROAD 75'**



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. VAR 13-2023

DATE 05/02/2023



## BZA APPLICATION VAR 0014-2023 6121 Huntley Rd.

|  |                                      |                             |
|--|--------------------------------------|-----------------------------|
| <b>Plan Type:</b> Variance             | <b>Project:</b>                      | <b>App Date:</b> 05/03/2023 |
| <b>Work Class:</b> Variance Commercial | <b>District:</b> City of Worthington | <b>Exp Date:</b>            |
| <b>Status:</b> In Review               |                                      | <b>Completed:</b>           |
| <b>Valuation:</b> \$0.00               |                                      | <b>Approval</b>             |
|  |                                      | <b>Expire Date:</b>         |

**Description:** We are requesting a zoning variance that will enable us to add additional signage to our property. This sign would be displayed on our soon-to-be constructed hydrogen fueling station, which will be located in the rear parking lot of DLZ, Inc. The variance would not be substantial. We are asking for an increase in the square footage of allowed signage per business, and the allowance of a second "freestanding sign" located 17' above ground at the sign's highest point. The sign is to be located in the center of the property, and would in turn not effect adjoining properties or the delivery of governmental services. DLZ is aware of signage restrictions, but as this sign will be highlighting the first privately owned hydrogen fueling station in Ohio, it is thought to be important to display a sign celebrating that. The display of a new "DLZ Hydrogen" sign can only be achieved through a variance, but careful thought and consideration have been put into the design of the sign to follow all other applicable code requirements apart from those listed previously.

|                           |      |                                 |      |                                      |
|---------------------------|------|---------------------------------|------|--------------------------------------|
| <b>Parcel:</b> 100-002248 | Main | <b>Address:</b> 6121 Huntley Rd | Main | <b>Zone:</b> I-2(General Industrial) |
|                           |      | Worthington, OH 43229           |      |                                      |

|                        |                          |
|------------------------|--------------------------|
| Owner                  | Applicant / Architect    |
| DLZ Corporation        | Karen Juricic            |
| 6121 HUNTLEY RD        | 6121 Huntley Rd          |
| Worthington , OH 43229 | Columbus, OH 43229       |
|                        | Business: (614) 987-0263 |

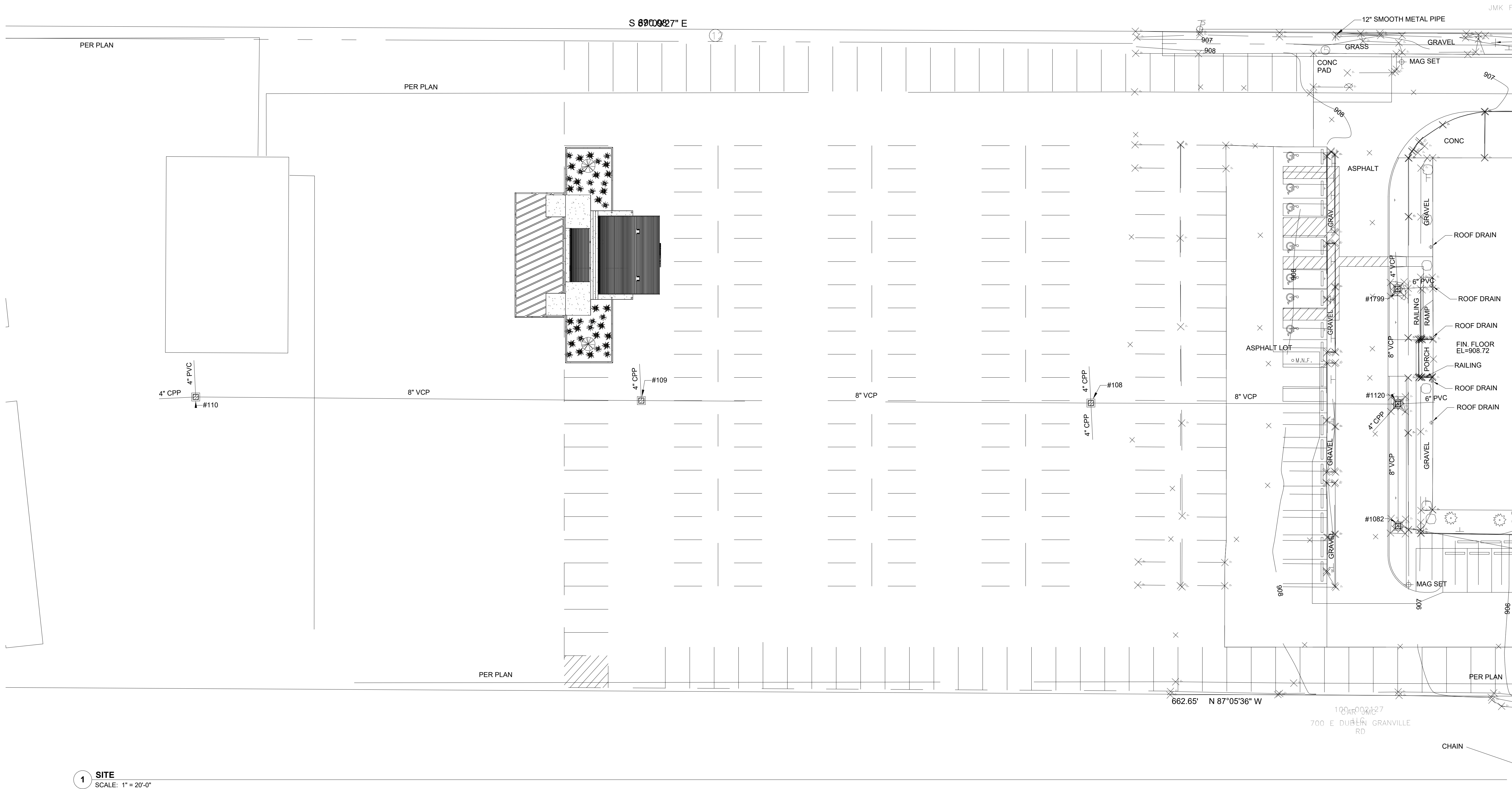
| Invoice No.                    | Fee   | Fee Amount | Amount Paid |
|--------------------------------|---|------------|-------------|
| INV-00003920                   | (Commercial/Industrial) Board of Zoning Appeals | \$50.00    | \$50.00     |
| Total for Invoice INV-00003920 |   | \$50.00    | \$50.00     |
| Grand Total for Plan           |   | \$50.00    | \$50.00     |



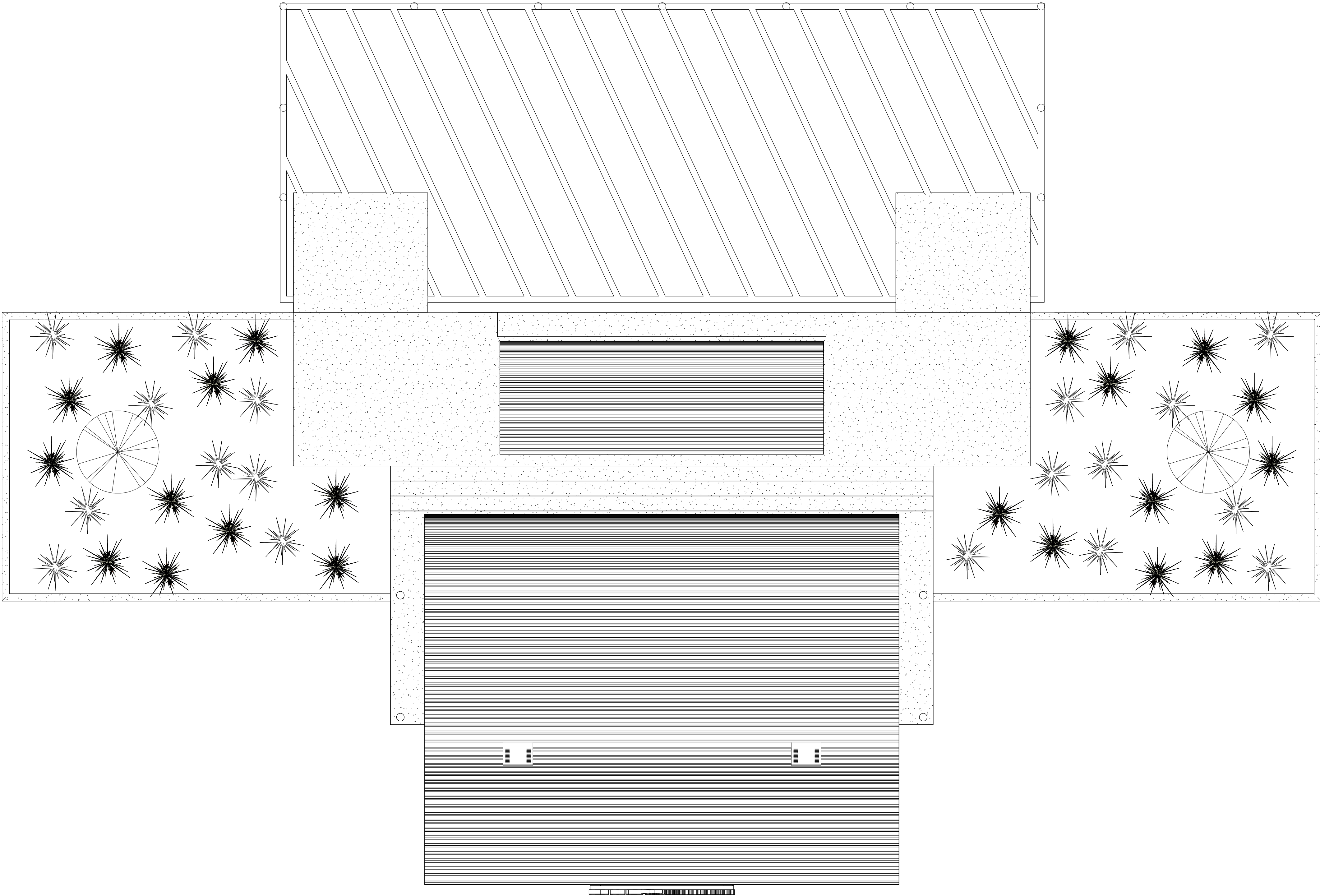
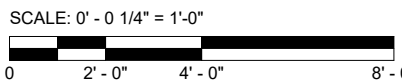
# 6121 Huntley Rd.







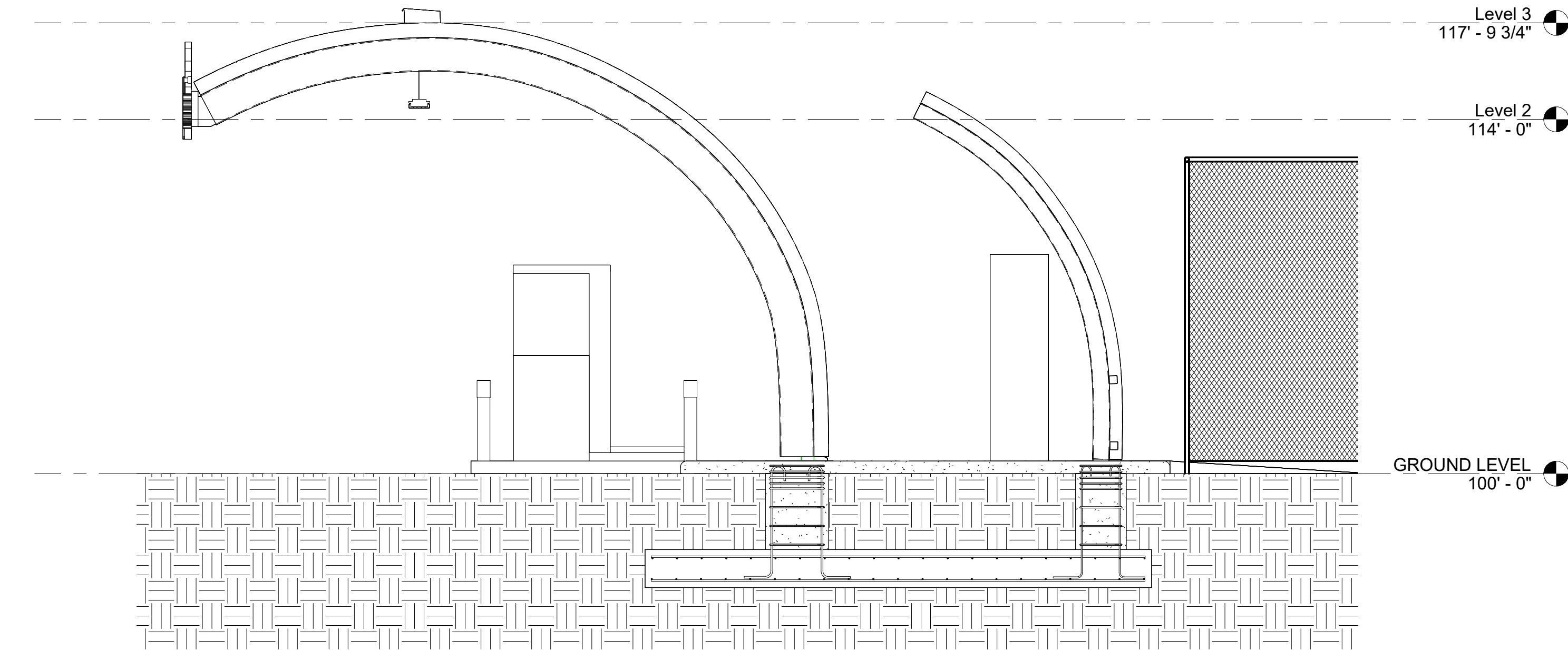
DRAWING NO. VAR 14-2023  
DATE 05/03/2023



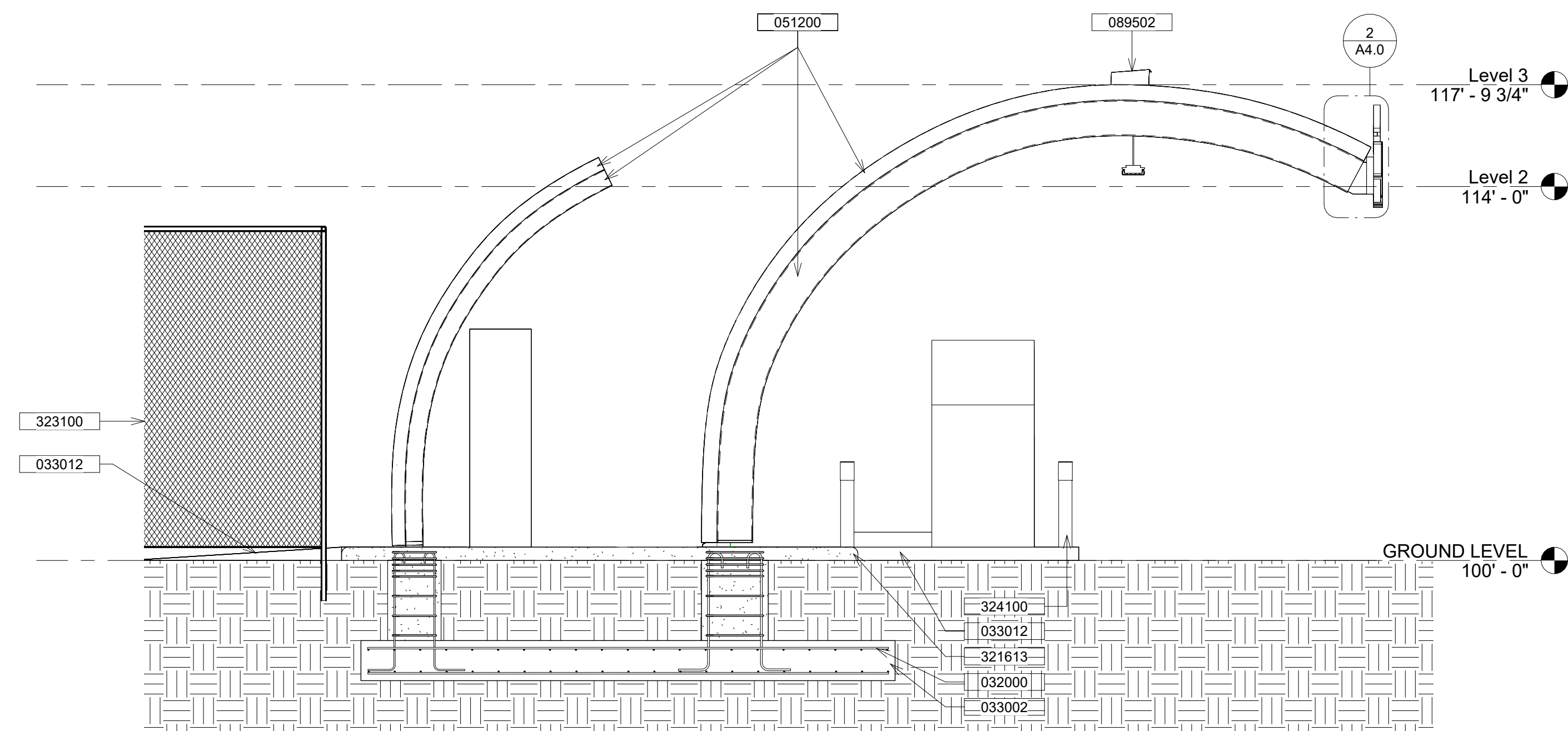
1 ROOF PLAN  
1/4" = 1'-0"

|                |                              |  |              |           |     |          |      |
|----------------|------------------------------|--|--------------|-----------|-----|----------|------|
| DRAWING NUMBER | DLZ Corporation              |  | DRAWN: KJ    | CHK'D: GG | NO. | REVISION | DATE |
|                | DLZ HYDROGEN FUELING STATION |  |              |           |     |          |      |
| A2.0           | PROJECT NUMBER               |  | 2311-0101-00 |           |     |          |      |
|                | ARCHITECTURE                 |  | ROOF PLAN    |           |     |          |      |



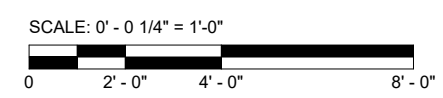


① NORTH ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"

CITY OF WORTHINGTON  
DRAWING NO. VAR 14-2023  
DATE 05/03/2023



## KEYNOTES

|        |  |
|--------|--|
| 032000 | CONCRETE REINFORCING, SEE STRUCTURAL     |
| 033002 | CONCRETE FOOTING, SEE STRUCTURAL         |
| 033012 | 6" CONCRETE SLAB-ON-GRADE                |
| 051200 | STRUCTURAL STEEL FRAMING, SEE STRUCTURAL |
| 089502 | ROOF VENT                                |
| 321613 | CAST-IN-PLACE CONCRETE CURB              |
| 323100 | CHAIN LINK FENCES AND GATES              |
| 324100 | METAL BOLLARD                            |



| DATE | REVISION | NO. | CHKD: | GG | DRAWN:         | KJ          |
|------|----------|-----|-------|----|----------------|-------------|
|      |          |     |       |    | DESIGNED:      | KJ          |
|      |          |     |       |    | APPRVD:        | GG          |
|      |          |     |       |    | DATE:          | May 3, 2023 |
|      |          |     |       |    | PROJECT NUMBER |             |
|      |          |     |       |    | 2311-0101-00   |             |

DLZ Corporation  
DLZ HYDROGEN FUELING STATION

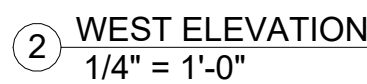
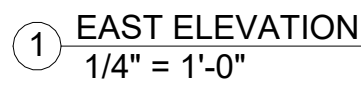
## NORTH AND SOUTH ELEVATIONS

DRAWING NUMBER

# A3.1

ARCHITECTURE





|        |  |
|--------|--|
| 032000 | CONCRETE REINFORCING, SEE STRUCTURAL     |
| 033002 | CONCRETE FOOTING, SEE STRUCTURAL         |
| 033005 | CAST-IN-PLACE CONCRETE RAMP              |
| 033012 | 6" CONCRETE SLAB-ON-GRADE                |
| 051200 | STRUCTURAL STEEL FRAMING, SEE STRUCTURAL |
| 053101 | 1 1/2" METAL DECK                        |
| 101420 | DIMENSIONAL LETTER SIGNAGE               |
| 321613 | CAST-IN-PLACE CONCRETE CURB              |
| 323100 | CHAIN LINK FENCES AND GATES              |
| 324100 | METAL BOLLARD                            |

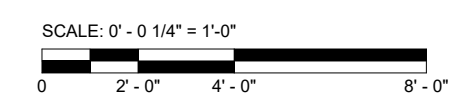


|                   |
|-------------------|
| DESIGNED: KJ      |
| APPRVD: GG        |
| DATE: May 3, 2023 |
| PROJECT NUMBER    |
| 2311-0101-00      |

DLZ Corporation  
DLZ HYDROGEN FUELING STATION  
EAST AND WEST ELEVATIONS

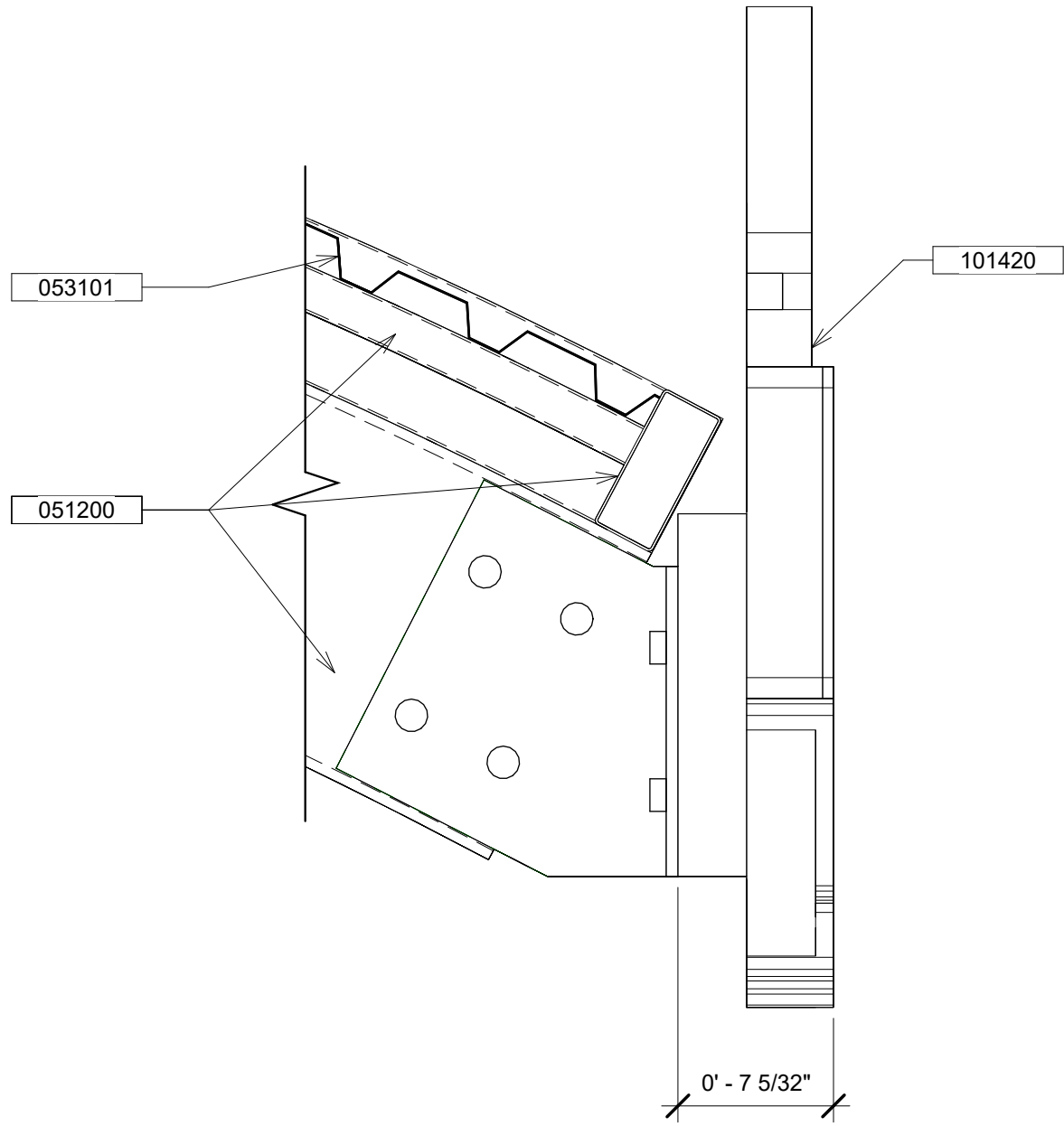
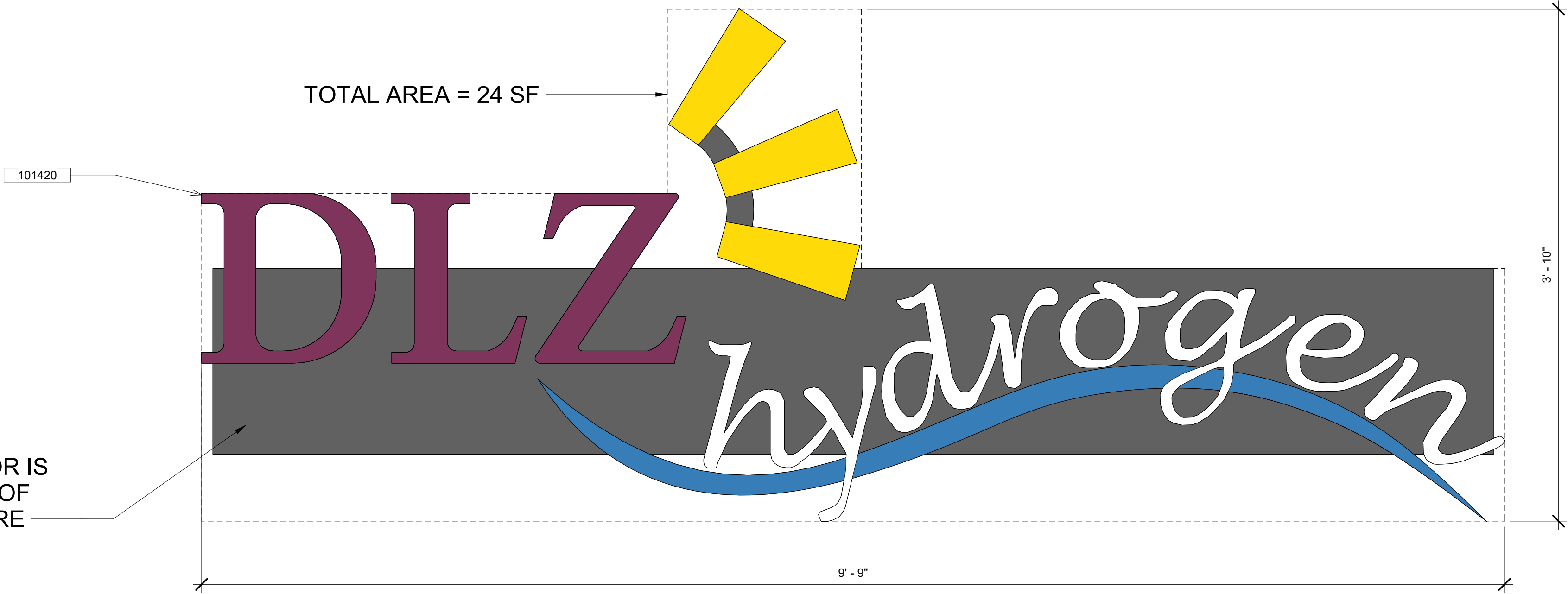
## A3.2

CITY OF WORTHINGTON  
DRAWING NO. VAR 14-2023  
DATE 05/03/2023

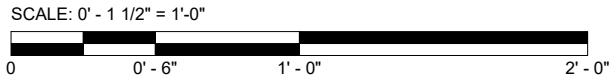


MOUNTING BOX COLOR IS  
TO MATCH THE REST OF  
THE STEEL STRUCTURE

① SIGN - EAST ELEVATION  
1 1/2" = 1'-0"



② SIGN - SOUTH ELEVATION  
1 1/2" = 1'-0"



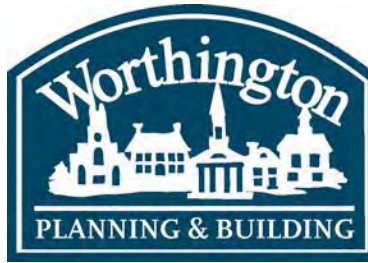
CITY OF WORTHINGTON  
DRAWING NO. VAR 14-2023  
DATE 05/03/2023

**KEYNOTES**

- 051200 STRUCTURAL STEEL FRAMING, SEE STRUCTURAL
- 053101 1 1/2" METAL DECK
- 101420 DIMENSIONAL LETTER SIGNAGE

|                |   |                   |          |     |          |      |
|----------------|---|-------------------|----------|-----|----------|------|
| DRAWING NUMBER | DLZ Corporation<br>DLZ HYDROGEN FUELING STATION | DRAWN: KJ         | CHKD: GG | NO. | REVISION | DATE |
|                |   | DESIGNED: KJ      |          |     |          |      |
|                |   | APPRVD: GG        |          |     |          |      |
|                |   | DATE: May 3, 2023 |          |     |          |      |
|                |   | PROJECT NUMBER    |          |     |          |      |
| A4.0           | SIGN DETAILS                                    | 2311-0101-00      |          |     |          |      |
|                |   |                   |          |     |          |      |
| ARCHITECTURE   |   |                   |          |     |          |      |





## BZA APPLICATION VAR 0015-2023 590 Morning St.

|  |                                      |                             |
|--|--------------------------------------|-----------------------------|
| <b>Plan Type:</b> Variance   | <b>Project:</b>                      | <b>App Date:</b> 05/03/2023 |
| <b>Work Class:</b> Variance Residential  | <b>District:</b> City of Worthington | <b>Exp Date:</b>            |
| <b>Status:</b> In Review   |                                      | <b>Completed:</b>           |
| <b>Valuation:</b> \$0.00   |                                      | <b>Approval</b>             |
| <b>Description:</b> We are renovating our current garage and building a new one next to the existing structure. The current garage is 3.7' from the property line, and we would like to build the new garage structure so that it lines up with that same wall (so it would also be 3.7' from the line). Our property is long and somewhat narrow with a shared driveway taking up part of the width, so our opportunities for growth are somewhat limited. Allowing us to continue that same line would also be more aesthetically pleasing and not create any additional burden on our neighbor. |                                      | <b>Expire Date:</b>         |

|                           |      |   |      |  |
|---------------------------|------|---|------|--|
| <b>Parcel:</b> 100-000880 | Main | <b>Address:</b> 590 Morning St<br>Worthington, OH 43085 | Main | <b>Zone:</b> R-10(Low Density Residence) |
|---------------------------|------|---|------|--|

|                        |                        |
|------------------------|------------------------|
| Applicant / Owner      | Owner                  |
| Britney Cider          | Ron Cider              |
| 590 MORNING ST         | 590 MORNING ST         |
| Worthington , OH 43085 | Worthington , OH 43085 |
| Mobile: (614) 314-7063 | Home: (614) 394-2180   |

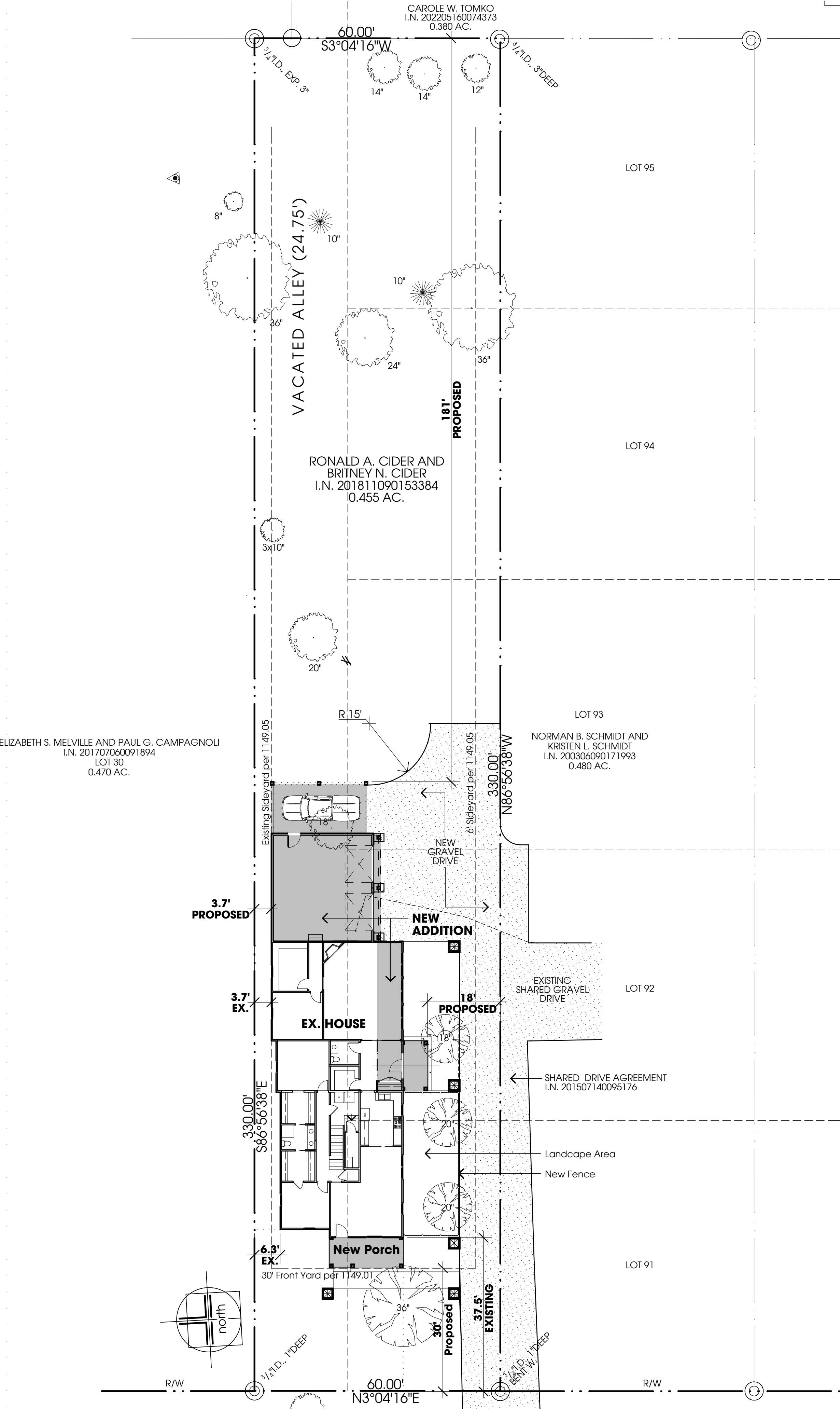
| Invoice No.                    | Fee                                   | Fee Amount | Amount Paid |
|--------------------------------|---------------------------------------|------------|-------------|
| INV-00003919                   | (Residential) Board of Zoning Appeals | \$25.00    | \$25.00     |
| Total for Invoice INV-00003919 |                                       | \$25.00    | \$25.00     |
| Grand Total for Plan           |                                       | \$25.00    | \$02500     |



# 590 Morning St.

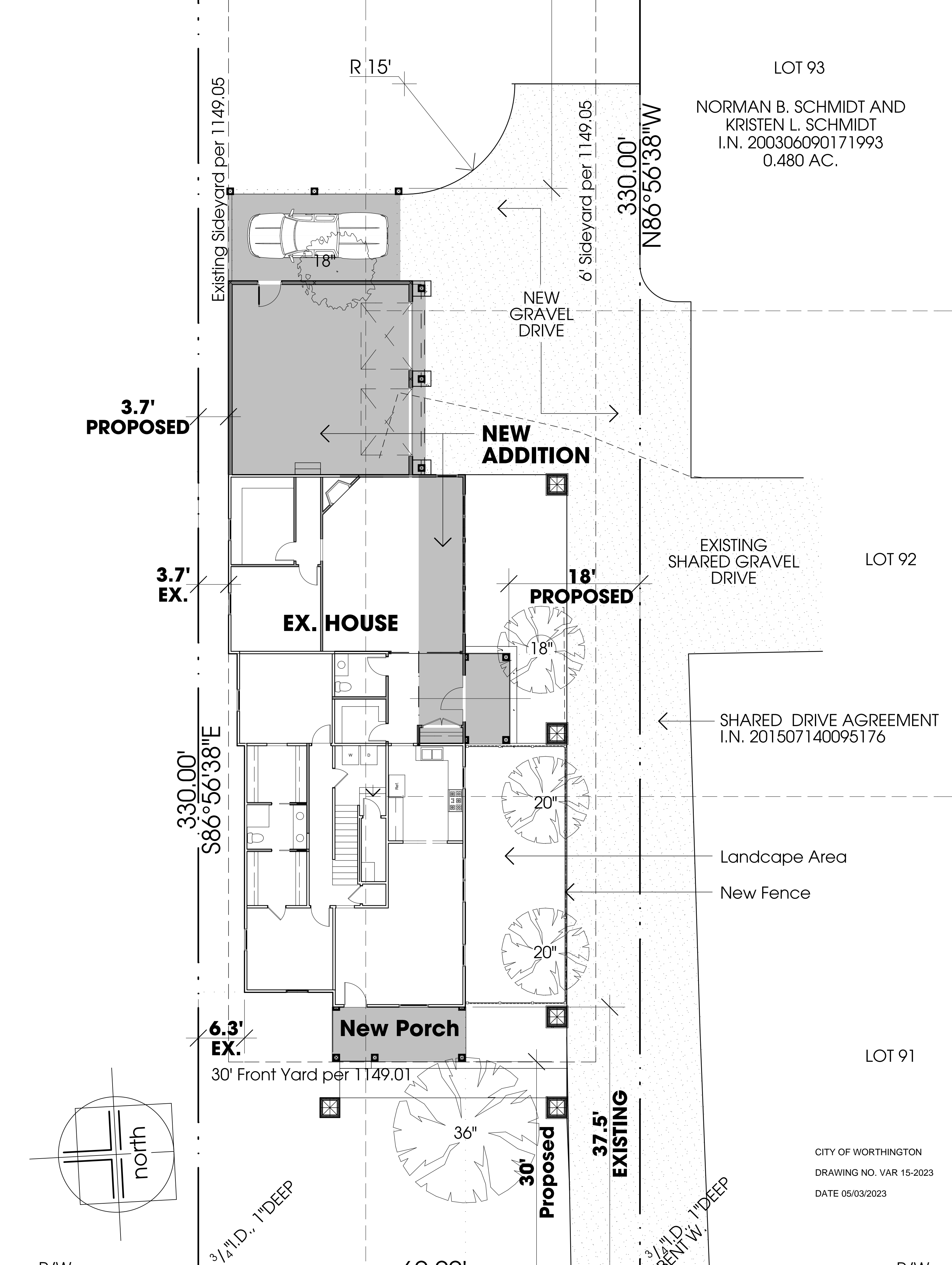






Site Plan  
Scale: 1/16" = 1'-0"

MORNING ST (50')



Site Plan Detail  
Scale: 1/8" = 1'-0"

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# Cider Residence Garage Addition & Remodel

590 Morning St • Worthington • OH • 43085

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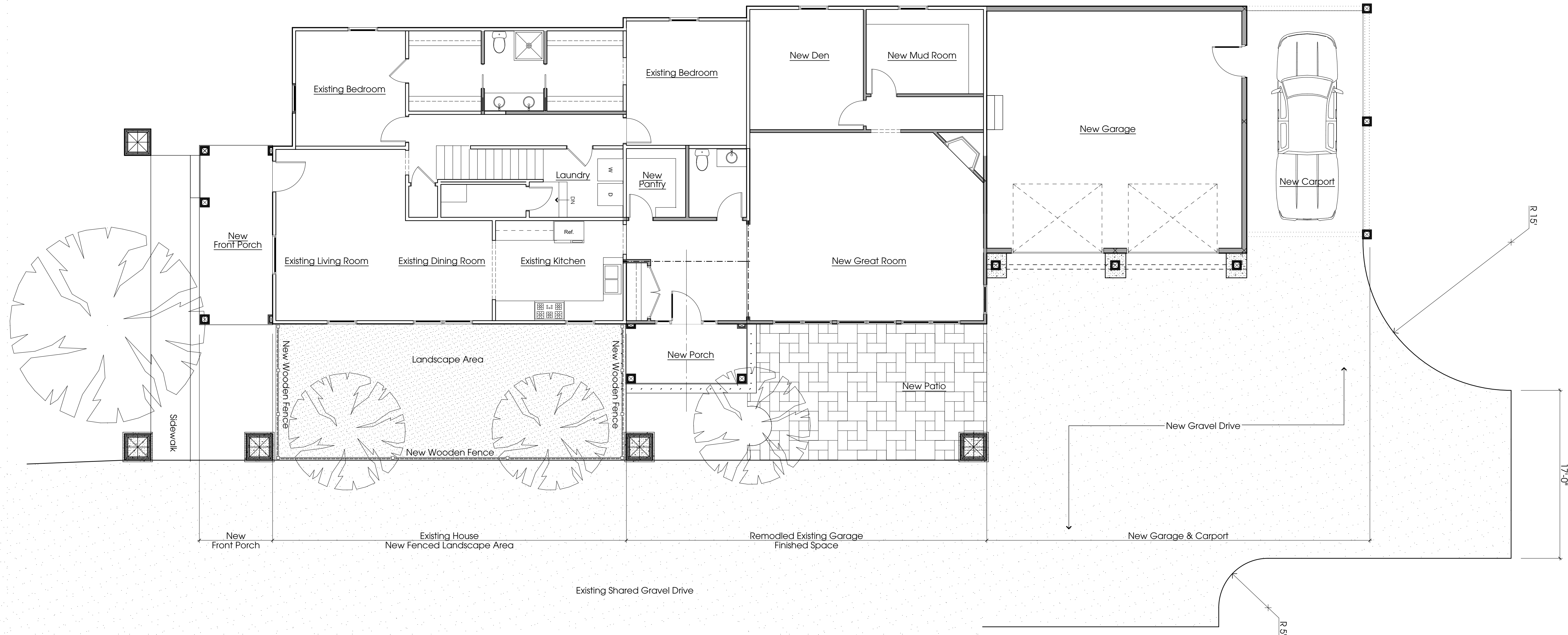
Long Street Studio • 300 East Long Street  
Columbus, Ohio 43215 • 614.222.5000

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PROJECT NO.: CDR-01  
DATE: 01.23.23  
REVISIONS:

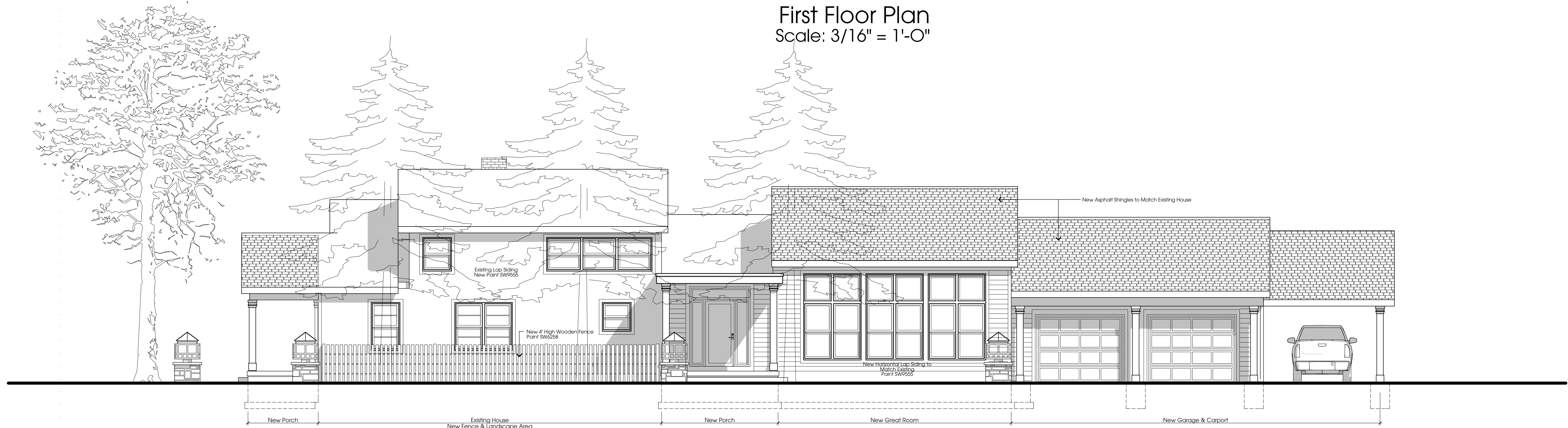
CITY OF WORTHINGTON  
DRAWING NO. VAR 15-2023  
DATE 05/03/2023

C2

OF SHEETS



First Floor Plan  
Scale: 3/16" = 1'-0"



Right Elevation  
Scale: 3/16" = 1'-0"

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DATE 05/03/2023

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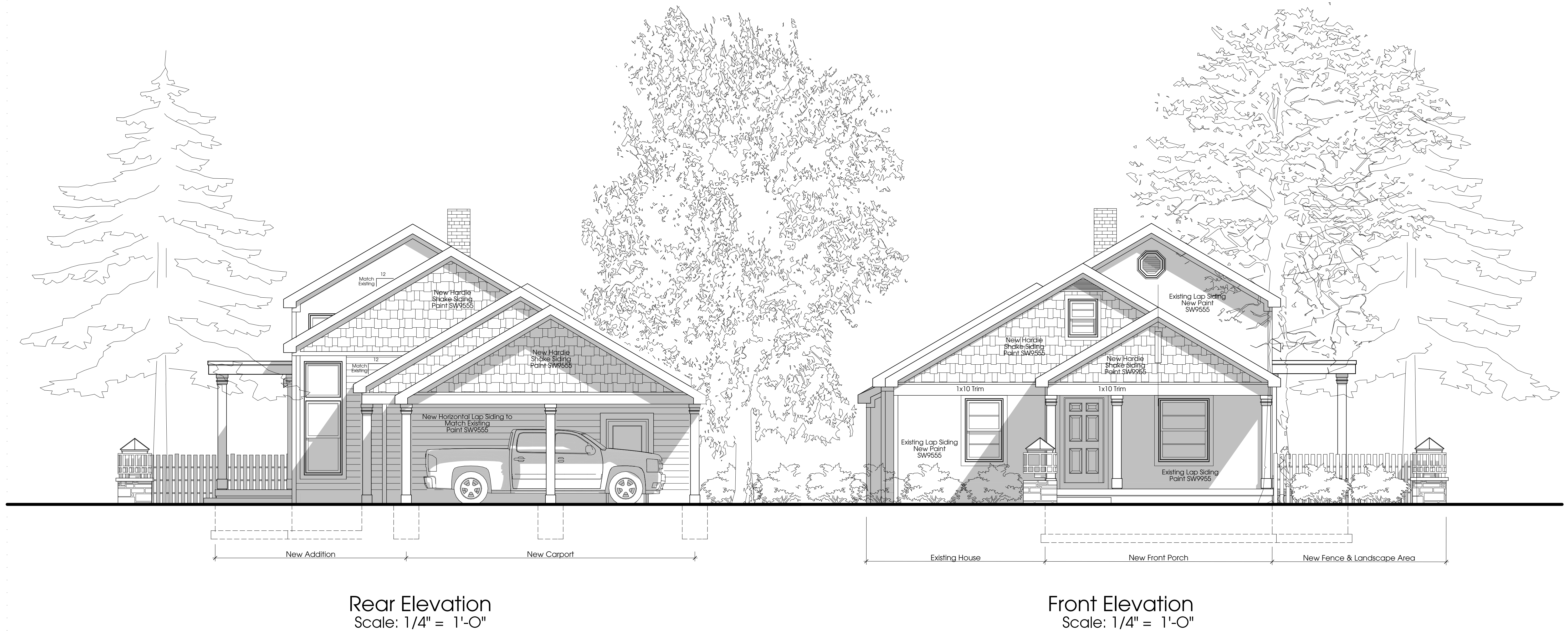
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PROJECT NO.: CDR-01  
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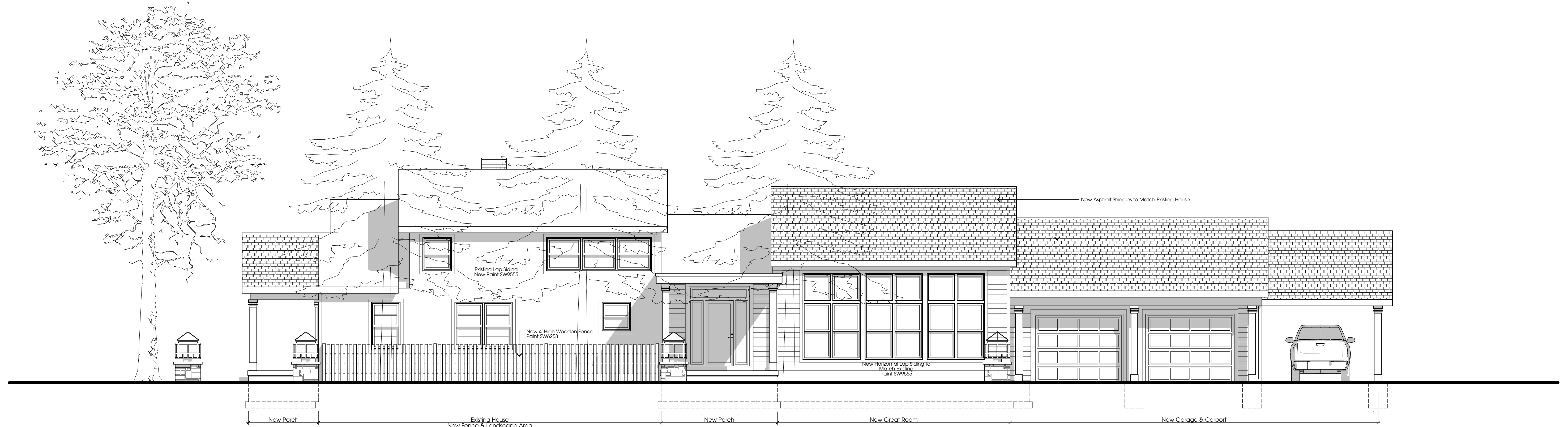
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Columbus, Ohio 43215 • 614 • 222 • 5001

DRAWN By: DAM / AIC  
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PROJECT NO.: CDR-01  
DATE: 01.23.23  
REVISIONS:

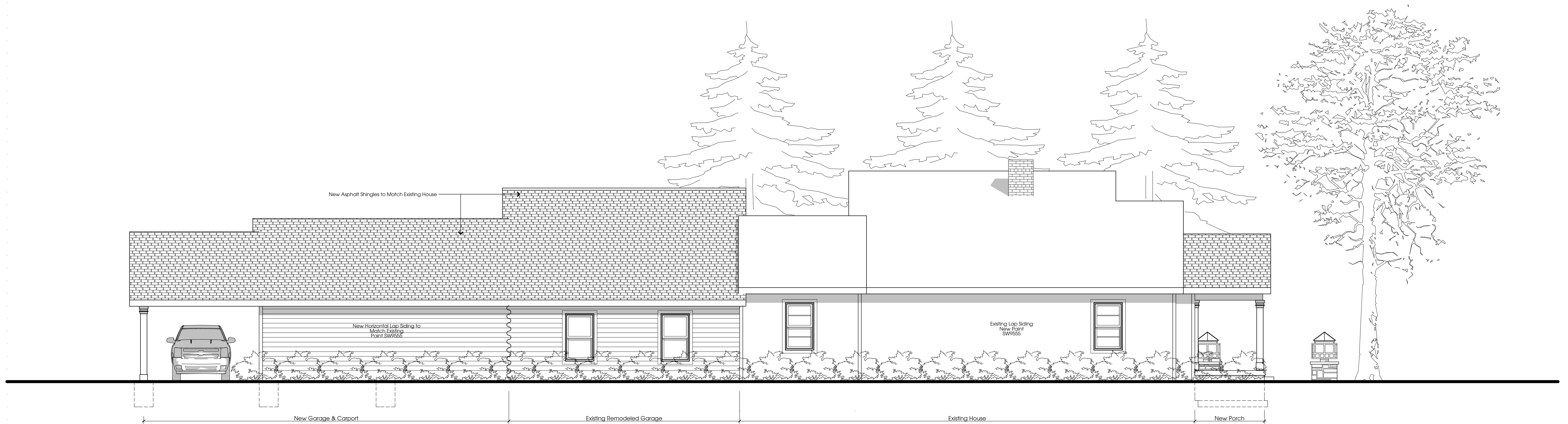
A5

CITY OF WORTHINGTON  
DRAWING NO. VAR 15-2023  
DATE 05/03/2023

OF SHEETS



Right Elevation  
Scale: 1/4" = 1'-0"



Left Elevation  
Scale: 1/4" = 1'-0"



## BZA APPLICATION VAR 0016-2023 6719 Evening St.

**Plan Type:** Variance  
**Work Class:** Variance Residential  
**Status:** In Review  
**Valuation:** \$0.00

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

**App Date:** 05/05/2023  
**Exp Date:**  
**Completed:**

**Description:** We are proposing an ADA compliant age in place in-law suite addition to the South of the existing house located at 6719 Evening Street (R-10 zoning) for the owner's elderly parents (one of which has Alzheimer's disease).

- 1.The addition will add significant value to the home. The existing home has four bedrooms, two full bath and one half bath and the addition will provide an additional one bedroom, one office and one full bath to the home. In addition, from a market perspective homes that provide the ability to age in place are becoming more and more desirable.
- 2.Due to the pie shaped lot, we do not view the variance to be substantial.
- 3.The proposed enhancements to the existing home (new siding, trim and standing seam metal roofing) will improve the architectural aesthetic of the existing home and these enhancements will be emulated at the proposed addition.
- 4.The proposed addition will NOT adversely affect the delivery of governmental services.
- 5.When the client purchased their home they did not foresee the future needs of their aging parents.
- 6.The owner goal is for minimal work to be done to the existing home and the majority of the investment be to the aesthetic enhancement of their home and to the new addition. The proposed addition achieves this as well as provide ample amounts of natural light which is so valuable for individuals with Alzheimer's to have a connection to the outdoors and to help with their circadian rhythm.
- 7.We feel that the spirit and intent behind the zoning requirements are observed as this is an irregular shaped lot and any addition to the South that encompasses the programmatic requirements for age in place would incur a zoning variance.

|                           |      |  |      |              |
|---------------------------|------|--|------|--------------|
| <b>Parcel:</b> 100-003544 | Main | <b>Address:</b> 6719 Evening St<br>Worthington, OH 43085 | Main | <b>Zone:</b> |
|---------------------------|------|--|------|--------------|

|  |  |   |
|--|--|---|
| <b>Applicant</b><br>Valerie Halas<br>285 S Cassingham Rd<br>Columbus, OH 43209<br>Mobile: (614) 400-1460 | <b>Owner</b><br>Christian A<br>Snediker-Morscheck<br>6719 EVENING ST<br>Worthington , OH 43085 | <b>Owner</b><br>Heather Snediker-Morscheck<br>6719 EVENING ST<br>Worthington , OH 43085<br>Mobile: (614) 214-4639 |
|--|--|---|

| Invoice No.                    | Fee                                   | Fee Amount | Amount Paid |
|--------------------------------|---------------------------------------|------------|-------------|
| INV-00003843                   | (Residential) Board of Zoning Appeals | \$25.00    | \$25.00     |
| Total for Invoice INV-00003843 |                                       | \$25.00    | \$25.00     |
| Grand Total for Plan           |                                       | \$25.00    | \$25.00     |



# 6719 Evening St.





HENNESSEY AVENUE

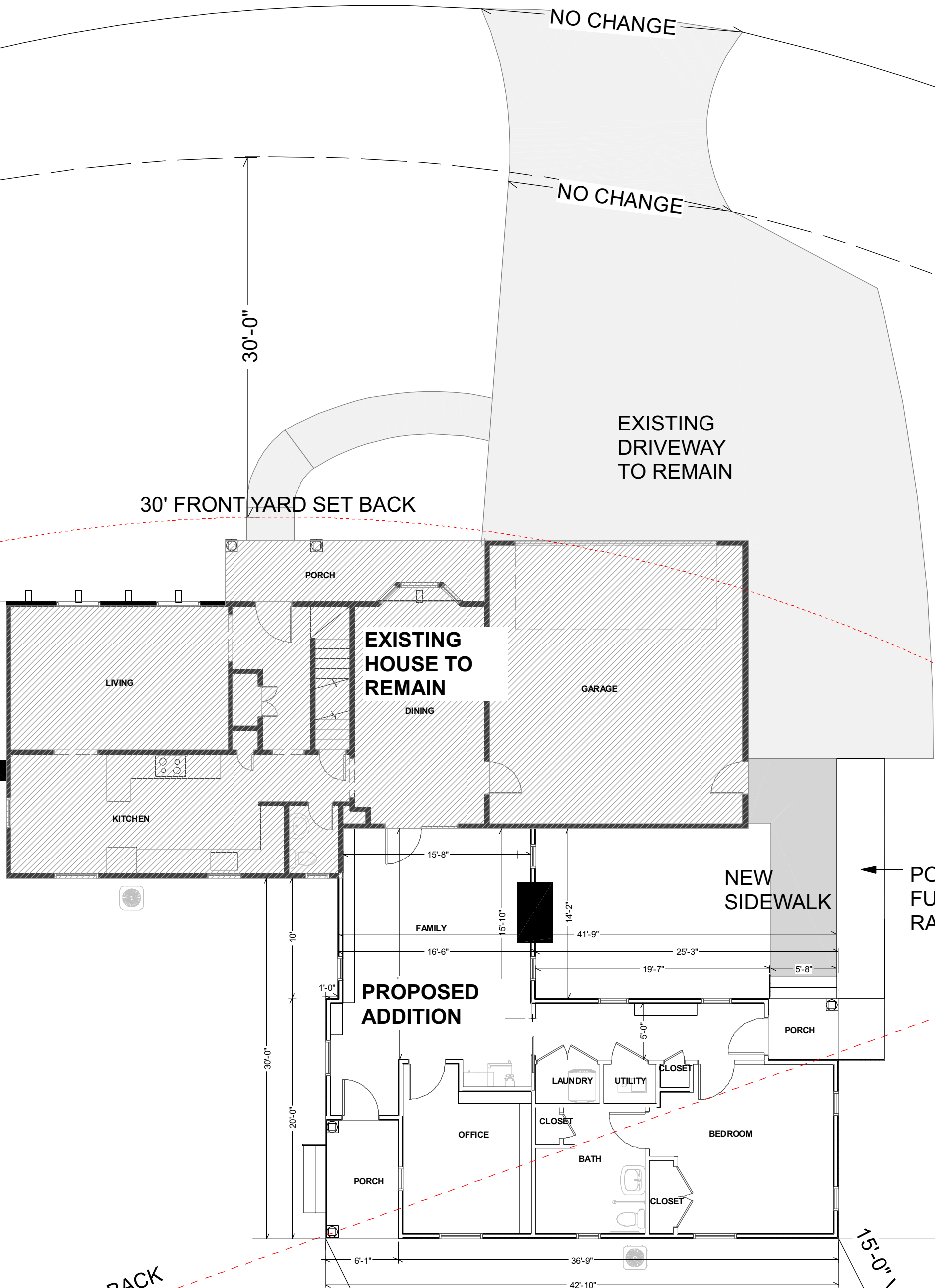
EVENING STREET

**SITE DATA**  
6719 EVENING STREET  
WORTHINGTON OHIO 43085

PARCEL NO. =100-003544-00

**ZONING DESIGNATION = R-10**

**MINIMUM YARD WIDTHS (in feet)**  
FRONT YARD= 30'  
REAR YARD= 30'  
EITHER SIDE= 8'  
SUM OF SIDE YARD=20'



**SITE PLAN**  
SCALE = 1/8"= 1'-0"

CITY OF WORTHINGTON  
DRAWING NO. VAR 16-2023  
DATE 05/05/2023

**VALERIE HALAS**  
*design*

INTERIOR RENOVATIONS + ADDITIONS

285 S. CASSINHAM RD. BEALET OH 43009  
VALERIEHALASDESIGN@YAHOO.COM  
WWW.VALERIEHALASDESIGN.COM  
614.400.1460  
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CONSULTANTS:  
STRUCTURAL ENGINEER:  
BRIAN KINDINGER  
BRIAN@BRIAN-ENGINEERING.COM  
614.371.1801

HEATHER AND CHRISTIAN  
SNEDIKER- MORSCHKECK  
6719 Worthington, OH  
43085

**SITE PLAN**

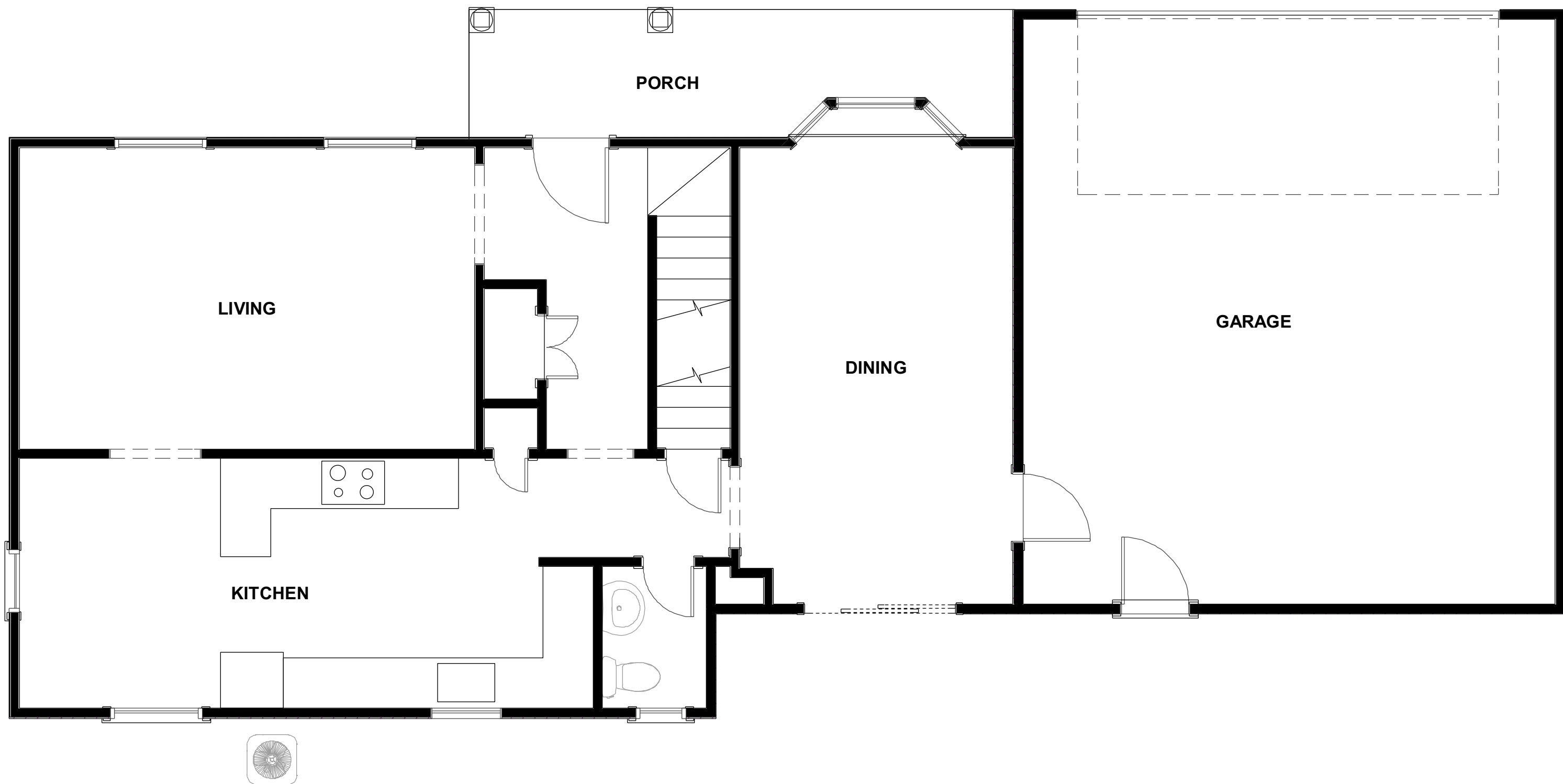
DESIGN MEETING= 05.05.23  
ZONING= 05.05.23

SCALE: AS NOTED

SHEET:

**S-01**





**1ST FLOOR DEMOLITION PLAN**  
SCALE = 1/4"= 1'-0"



**FRONT**



**LEFT SIDE**



**REAR**



**RIGHT SIDE**

CITY OF WORTHINGTON  
DRAWING NO. VAR 16-2023  
DATE 05/05/2023

**VALERIE HALAS**  
*design*

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43085

**DEMOLITION PLAN AND  
EXISTING PHOTOS**

DESIGN MEETING= 05.05.23

ZONING= 05.05.23

SCALE: AS NOTED

SHEET:

**D-01**









**E1 FRONT ELEVATION**

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



**E2 LEFT SIDE ELEVATION**

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



**E3 RIGHT SIDE ELEVATION**

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



**E4 REAR ELEVATION**

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

CITY OF WORTHINGTON  
DRAWING NO. VAR 16-2023  
DATE 05/05/2023

**VALERIE HALAS**  
*design*

INTERIOR RENOVATIONS + ADDITIONS

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43085

**EXTERIOR ELEVATIONS**

DESIGN MEETING=  
05.05.23  
ZONING= 05.05.23

SCALE: AS NOTED

SHEET:  
**A-02**





CITY OF WORTHINGTON  
DRAWING NO. VAR 16-2023  
DATE 05/05/2023

**VALERIE HALAS**  
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**HEATHER AND CHRISTIAN  
SNEDIKER- MORSCHKE**  
6719 Worthington, OH  
43085

**3D VIEWS**

DESIGN MEETING=  
05.05.23  
ZONING= 05.05.23

SCALE: AS NOTED

SHEET:  
**A-03**