



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, March 14, 2024 at 7:00 P.M.**

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

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

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 22, 2024 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Consent Agenda

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

1. Sign Face Replacement – **580 E. Granville Rd.** (Nancy Radke/CubeSmart Self Storage) **ARB 13-2024**
2. Remove Clocks from Cupola – **547 High St.** (Ignazio Marzulli/United Midwest Savings Bank) **ARB 14-2024**

C. Architectural Review Board – New Business

1. Wall Sign – **1000 High St.** (Christine Salem/Precision Health & Wellness) **ARB 12-2024**
2. Swimming Pool – **690 Evening St.** (Jeremy S. Jones/Chad Kiner) **ARB 15-2024**

D. Municipal Planning Commission

1. Conditional Use Permit

- a. Restaurant in I-1 – **6665 Huntley Rd., Suites A-C** (Miriam Ailabouni/Dirty Franks) **CU 02-2024**

2. Amendment to Development Plan

- a. Signage – **6665 Huntley Rd., Suites A-C** (Miriam Ailabouni/Dirty Franks) **ADP 02-2024**

E. Other

F. Adjournment



MEMORANDUM

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

FROM: R. Lee Brown, Director
Lynda Bitar, Planning Coordinator

DATE: March 8, 2024

SUBJECT: Staff Memo for the Meeting of March 14, 2024

B. Architectural Review Board – Consent Agenda

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

1. Sign Face Replacement – **580 E. Granville Rd.** (Nancy Radke/CubeSmart Self Storage)
ARB 13-2024

Findings of Fact & Conclusions

Background & Request:

In the late 1990's this property was redeveloped from a lumber company into a personal storage facility. With different owners over the years, the signage has changed accordingly. This application is a request to change the existing sign face on the freestanding sign to reflect the current owner, CubeSmart Self Storage.

Project Details:

1. The 4' x 4' sign face would be installed in the existing frame. The proposed face has a red background with white lettering. The cabinet is not proposed to be painted.
2. A cube-shaped photo would be above lettering "CUBESMART", and 3" lettering "self storage" and a phone number 3" are shown below. There are 2 styles of lettering and 3 sized represented on the sign.
3. Lighting is from an external fixture mounted in front of the sign.

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

Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff is recommending approval of this application as the new sign face should not change the character of the property.

Motion:

THAT THE REQUEST BY NANCY RADKE ON BEHALF OF LAUREN BILLS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN FACE AT 580 E. GRANVILLE RD., AS PER CASE NO. ARB 13-2024, DRAWINGS NO. ARB 13-2024, DATED FEBRUARY 29, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Remove Clocks from Cupola – **547 High St.** (Ignazio Marzulli/United Midwest Savings Bank)
ARB 14-2024

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

This building was constructed in 1999 and has always been used as a bank. The most recent approval was to allow signage for United Midwest Savings Bank.

Reportedly the clocks on the cupola do not work so removal is now proposed.

Project Details:

1. Matching clock faces are on the north and south sides of the cupola.
2. A contractor with Verdin Bells & Clock reported:
 - Clocks have not been working for some time;
 - No service performed in 8-10 years;
 - Parts & controller no longer available;
 - Upgrades would be very expensive;
 - Exterior clocks are difficult to maintain and tend to lose time.
3. The plan involves removing the clocks, infilling with plywood, and painting to match the rest of the cupola.

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

Design and materials should be traditional, and compatible with the existing structure.

Recommendations:

Staff is recommending **approval** of this application as the change should blend in with the cupola and is better than non-working clocks.

Motion:

THAT THE REQUEST BY IGNAZIO MARZULLI ON BEHALF OF UNITED MIDWEST SAVINGS BANK FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE THE CLOCKS AT 547 HIGH ST., AS PER CASE NO. ARB 14-2024, DRAWINGS NO. ARB 14-2024, DATED FEBRUARY 29, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – New Business

1. Wall Sign – **1000 High St.** (Christine Salem/Precision Health & Wellness) **ARB 12-2024**

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

This multi-tenant building at the southeast corner of High St. and Wilson Dr. was constructed in 1960 and currently houses a variety of businesses. Precision Health and Wellness has located in the westernmost suite that was formerly occupied by Dr. Lordo's dentistry practice. Approval was granted in January for Precision Health and Wellness to install new faces on the freestanding sign structure.

A Temporary Use Permit was granted for the applicant to install a wall sign. This request is to allow that wall sign to remain as a permanent sign.

Project Details:

1. The sign is 35" high x 51" wide or 12.4 square feet in area and made up of white acrylic individual letters and a logo. Two lettering styles plus the logo are proposed as are 3 sizes.
2. If the sign is ever removed, there should be no damage to the brick.

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

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff is recommending approval of this application. The sign is small, and the style should complement the Architectural Review District.

Motion:

THAT THE REQUEST BY CHRISTINE SALEM FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A WALL SIGN AT 1000 HIGH ST. AS PER CASE NO. ARB 12-2024, DRAWINGS NO. ARB 12-2024, DATED FEBRUARY 22, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Swimming Pool – 690 Evening St. (Jeremy S. Jones/Chad Kiner) ARB 15-2024**Findings of fact & Conclusions****Background & Request:**

This property is 69' wide x 187.24' deep or 12,920 square feet in area and in the R-10 Zoning District. The house was built in the early 1900's and is a two-story Colonial Revival style house. Approval was granted in 2015 and 2016 by the ARB to allow renovation of the house and replacement of the garage. In 2020 the ARB approved plans to construct an addition at the rear of the garage that functions as an enclosed sport court. In 2023, a request was approved to add a roof structure, deck, patio, and hot tub to the rear of the house.

With this application, the owner is looking for approval to add a swimming pool.

Project Details:

1. The deck for the 18' x 30' pool would be adjacent to the garage and existing patio, and about 3' from the north property line. The pool is proposed 9'3" from the north property line. A variance is needed to locate the pool and deck closer than 10' to any property line. Application has been made to the Board of Zoning Appeals.
2. The pool deck would be silver Travertine to match the patio.
3. A locking cover is proposed for the pool.
4. Evergreen shrubs are planned along the north property line to provide screening.

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

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending approval of this application as the proposed is compatible with the house and property.

Motion:

THAT THE REQUEST BY JEREMY S. JONES ON BEHALF OF CHAD KINER FOR APPROVAL TO INSTALL A SWIMMING POOL AT 690 EVENING ST., AS PER CASE NO. ARB 15-2024, DRAWINGS NO. ARB 15-2024, DATED MARCH 4, 2024, BE APPROVED CONTINGENT ON A SETBACK VARIANCE BEING GRANTED BY THE BOARD OF ZONING APPEALS, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

D. Municipal Planning Commission

1. Conditional Use Permit

- a. Restaurant in I-1 – **6665 Huntley Rd., Suites A-C** (Miriam Ailabouni/Dirty Franks) **CU 02-2024**

&

2. Amendment to Development Plan

- a. Signage – **6665 Huntley Rd., Suites A-C** (Miriam Ailabouni/Dirty Franks) **ADP 02-2024**

Findings of Fact & Conclusions

Background & Request:

This property, identified as The Business Concourse, is about 4.8 acres in the I-1 Zoning District with 4 multi-tenant buildings. Dirty Franks has located in the northern building in the suites that face Huntley Rd. The City has learned the space is being used for carryout/delivery food sales so is in need of a Conditional Use Permit. Also, signage is requested that exceeds what is allowable in the Code so an Amendment to Development Plan application was submitted to address any variances.

Project Details:

1. Restaurant:

- The business is operating in Suites A-C and is in compliance with FDA, ODA and Columbus Public Health regulations.
- There is no seating available in the space, so customers must either order for pickup, delivery, or can walk in to order and wait to carry it out.
- The restaurant is currently open Wednesday – Saturday from 11:00 am – 7:00 pm but reserves the right to change based on consumer behavior.
- There are 6 full-time employees and the hope is to add 2-4 full-time employees in the next few months.
- Noise, odors and other noxious elements are not expected.
- Parking: The employees park on the north side of the building; there are 5 spaces in front of the building (on the east side) for customers.

2. Signage: The applicant would like a sign on each awning and 3 signs on the outside of the storefront glass for a total of 6 wall-mounted signs.
 - Main sign:
 - • 8' wide x 4' high = 32 square feet
 - • Internally illuminated box sign with opaque background
 - • 6 colors: black, yellow, red, beige (bun), blue, white
 - Awning signs above suites A and C: 2 signs – 8.5' wide x 6" high = 8.5 square feet
 - Pointing Frank: 6' high x 18" wide = 9 square feet
 - Door info: 2 signs – 18" x 18" = 4.5 square feet
 - Total square footage: 54 square feet.
3. Variances:
 - 6 wall signs – 1 allowed per Code.
 - 6 colors – 4 allowed per Code.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Conditional Use Permit Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

- Effect on traffic pattern
- Effect on public facilities
- Effect on sewerage and drainage facilities
- Utilities required
- Safety and health considerations
- Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
- Employees
- Hours of use
- Shielding or screening considerations for neighbors
- Appearance and compatibility with the general neighborhood

1107.01 Variations by Council Action.

On recommendation of the Municipal Planning Commission, or on its own initiative, Council may, by Ordinance, permit variations from the standards established in the Planning and Zoning Code with regard to the approval of a Subdivision, Development Plan, Planned Use District or Wilson Bridge Corridor plan in order to afford justice and address practical difficulties to interested persons. Council may by Resolution permit variations from the standards established in the

Planning and Zoning Code with regard to the approval of an amendment to a Development or Wilson Bridge Corridor plan. Once Council grants a variation or exception, the approval of the same by the Board of Zoning appeals is not required.

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.

(e) C-3 and I-1 Zoning Districts – Integrated Institutional, Office or Industrial Uses.

Integrated Institutional, Office or Industrial Uses in the C-3 and I-1 zoning districts as provided for in Section 1175.02 shall be permitted a maximum of two freestanding signs per development. Each sign shall not be over fifteen feet in height and shall have a maximum total area of 60 square feet.

1175.02 Integrated Institutional, Office or Industrial Uses.

(f) Changes, Adjustments, or Rearrangements of the Final Development.

(1) After the final development plan has been approved by Council, a request for the change, adjustment, or rearrangement of buildings, parking areas, entrances, heights, or yards shall be submitted to the Director of Planning and Building for a determination as to whether a review of such change, adjustment, or rearrangement by the Planning Commission is required.

(4) The Planning Commission may:

- A. Disapprove such proposed amendment with no further review by Council; or
- B. Approve such proposed amendment with no further review by Council if it determines that the amendment substantially conforms to the standards established by the final development plan and it complies with this Planning and Zoning Code.

CU Recommendation:

Staff is recommending approval of this application as the use seems acceptable at this location.

- There is a minimal effect on public facilities, sewerage and drainage facilities, and utilities.
- No safety and health considerations or noise, odors and other noxious elements have been identified.
- Traffic generated does not appear to have an impact on the property or Huntley Rd. as no complaints have been received.
- Hours of operation are typical.

CU Motion:

THAT THE REQUEST BY MIRIAM AILABOUNI ON BEHALF OF DIRTY FRANKS FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT IN THE I-1 ZONING DISTRICT AT 6665 HUNTLEY RD., SUITES A-C, AS PER CASE NO. CU 02-2024, DRAWINGS NO. CU 02-2024, DATED JANUARY 29, 2024, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

ADP Recommendation:

Staff is recommending denial of this application as the proposed signage is not typical in Worthington. An internally illuminated cabinet sign mounted on an awning does not seem appropriate, and having the business name on all three awnings is excessive. The signs mounted on the storefronts would be larger than allowed if mounted on the inside of the glass, and add to the number of wall-mounted signs on the outside.

ADP Motion:

THAT THE REQUEST BY MIRIAM AILABOUNI ON BEHALF OF DIRTY FRANKS FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN APPLICATION THAT WILL REQUIRE VARIANCES FOR SIGNAGE AT 6665 HUNTLEY RD., SUITES A-C, AS PER CASE NO. ADP 02-2024, DRAWINGS NO. ADP 02-2024, DATED JANUARY 29, 2024, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



ARB APPLICATION
ARB 13-2024
580 E. Granville Rd.

Plan Type: Architectural Review Board **Project:** **App Date:** 02/29/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$200.00

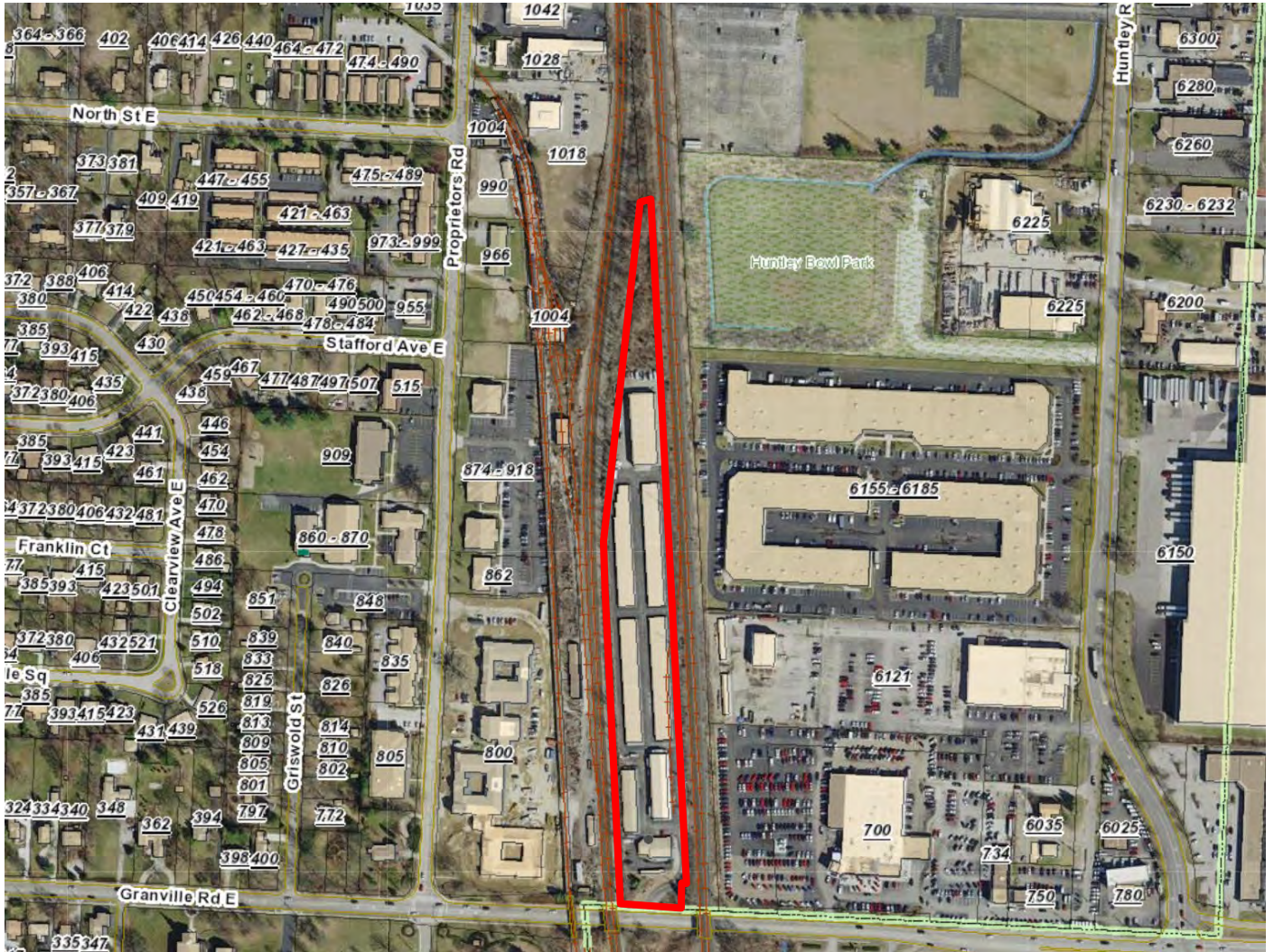
Description: Install new sign face in existing ground sign. New face is same size as existing face (14.3 SF).
Business name is changing from StorQuest to CubeSmart.

Parcel: 100-002240	Main	Address: 580 E Granville Rd Worthington, OH 43085	Main	Zone: I-1
---------------------------	------	---	------	------------------

Applicant	Owner
Nancy J Radke	Lauren Bills
1184 Bonham Ave.	Home: (267) 308-8557
Columbus, OH 43211	Business: (267) 308-8557
Business: 6144258508	Mobile: (267) 308-8557

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005255	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00005255		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

580 E. Granville Rd.





CUBESMART

workscape

sign	description	notes
1	Monument Reface	X
2	Door Vinyl Removal	
3		
4		
5		
6		
7		
8		

Sign #1



800-800-1717

SITE
MAP

580 E
Dublin-
Granville Rd

Existing
Freestanding
sign location

code

document approval

reviewed by
date:

approved
☐

approved as noted
☐

not approved
☐

note

This drawing is based on the provided resources.

Architect: jbz architecture + engineering

Project:

Date: 2022.0939

The general contractor, client, architect, etc., are responsible for supplying updates to Cima as they occur. If there are drawing inaccuracies or questions concerning clarification on signage or signage requirements such as electrical & blocking, please contact:

Laurin Bills - Project Manager
lbills@cimanetwork.com

icon key



revisions

rev	date	by	description
1	2.2.24	MB	Update graphics
2			
3			
4			
5			
6			
7			
8			

This drawing, created by Cima, is submitted for your exclusive review for a project being proposed by Cima. It is not to be shown used, reproduced, copied or exhibited in any fashion without the expressed consent of Cima Network, Inc. Scan the QR Code for our website or call us at 267.368.0575

Client: CubeSmart Project Manager: L. Bills Address: 580 E Dublin Granville Rd, Worthington, OH 43085-3166

cima **37811 R1**
7.2.24



CITY OF WORTHINGTON
DRAWING NO. ARB 13-2024
DATE 02/29/2024

sign 1 - qty. (1)

Revised
Proposed
sign

COLORS & FINISHES:

- Face - New 3/16" white polycarbonate
- Vinyl - Applied vinyl 3M 3630-33 Red.



1 S/F MONUMENT REFACE
2 SCALE: 3/4"=1'-0"

14.3 sl

SCOPE:
REMOVE EXISTING FACE. INSTALL NEW WHITE POLYCARBONATE FACE
WITH FIRST SURFACE VINYL GRAPHICS. RETRO FIT WITH NEW WHITE LED'S
IF EXISTING ILLUMINATION DOES NOT SUFFICE.

sign is
externally
lite
(see pics →)



EXISTING



PROPOSED

Client: CubeSmart Project Manager: L. Bills Address: 580 E Dublin Granville Rd. Worthington, OH 43085-3166

cima 37811 R2 2



CITY OF WORTHINGTON
DRAWING NO. ARB 13-2024
DATE 02/29/2024



ARB APPLICATION

ARB 14-2024

547 High St.

Plan Type: Architectural Review Board **Project:** **App Date:** 02/29/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$6,500.00

Description: The proposed scope of work include the removal of two (2) clocks from the existing building's cupola.

Parcel:	Address: 547 High St. Worthington, OH 43085	Main	Zone:
----------------	---	-------------	--------------

Owner United Midwest Savings Bank Brad Fusco 547 High Street Worthington, OH Business: (614) 783-0864	Applicant Ignazio Marzulli 800 Cross Pointe Columbus, OH 43230 Business: (614) 864-9999
--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005254	Architectural Review Board	\$7.00	\$7.00
Total for Invoice INV-00005254		\$7.00	\$7.00
Grand Total for Plan		\$7.00	\$7.00

547 High St.





www.umwsb.com

955 County Line Road West, Westerville, OH 43082

February 29, 2024

City of Worthington
Architectural Review Board
6550 N. High St.
Worthington, OH 43085

As we continue to remodel and revitalize our recently acquired property at 547 N. High Street, we would like to request your approval to remove the clock on the north and south facades of the cupola.

We discovered the clock had not been in working condition for some time when we purchased the property. Both our contractor and corporate IT team tried unsuccessfully to get the clock operating again. We then contacted Todd Hultzman, a contractor for the Verdin Bells & Clock Co., who had serviced the clock in the past and learned the following:

- The clock had not been serviced in 8-10 years and at that time, the timepieces were already worn
- There is antiquated backlighting on the clock that is not operational
- Parts for this clock and controller are no longer available; the clock as is cannot be repaired
- To do any upgrades would require new hardware and internal workings for the clock, and would be very expensive
- Exterior clocks such as this one are difficult to maintain; it's hard to reach and there are few vendors who work on them. Additionally, these clocks tend to lose time after being set so more often than not, the time is incorrect. We do not want to be the bank with a clock that cannot correctly tell time, and we feel this is a poor reflection on the historic district of the city.

Based on Mr. Hultzman's opinions and the potential for reputational harm, we would like to propose that we would simply paint the cupola facades in the same color we are proposing for the trim.

We appreciate your time and consideration of this request.

Thank you,

Edward N. Cohn

Edward Cohn
CEO



February 29, 2024

**City of Worthington
Planning & Building Department**

Project: United Midwest Saving Bank
547 High St. Worthington, OH 43085

KDG File No: 2023-301

Dear Board of Zoning Appeals,

This letter is to accompany the rendering prepared to illustrate the proposed scope of work and the owner's supporting letter, attached.

Installed in 1998, the cupola with the two clocks, on the North and South side, is an original feature of the building.

It appears, as indicated in the owner's letter, to be a problem with the clocks and, upon contacting the manufacturer to discuss the upkeep of the clocks, it was found that repair is not possible.

Consequently to this finding, the building's owner is seeking approval for the removal of the clocks as shown in the rendering package.

The scope of work includes the removal of the two clocks from the building's cupola and the repair of the cupola itself by infilling with exterior rated plywood painted to match the original finish.

Sincerely,

Ignazio Marzulli, Project Manager
KEISER DESIGN GROUP, INC.
Architecture | Planning | Design

FEBRUARY 29, 2024

ARCHITECT. BOARD REVIEW UNITED MIDWEST SAVING BANK - CLOCKS REMOVAL

PREPARED FOR:

WESNEY CONSTRUCTION

547 HIGH ST. WORTHINGTON, OH 43085

KDG PROJECT # 2023-301

VICINITY MAP



PREPARED BY:



800 Cross Pointe Rd., Suite M | Gahanna, OH 43230 | (614) 864-9999
www.keiserdesigngroup.com

LOCATION MAP





EXISTING CONDITION - CUPOLA WITH CLOCK



PROPOSED CONDITION - CUPOLA WITHOUT CLOCK

② NORTH VIEW
N.T.S.



EXISTING CONDITION - CUPOLA WITH CLOCK



PROPOSED CONDITION - CUPOLA WITHOUT CLOCK

④ SOUTH VIEW
N.T.S.



EXISTING CONDITION - CUPOLA WITH CLOCK

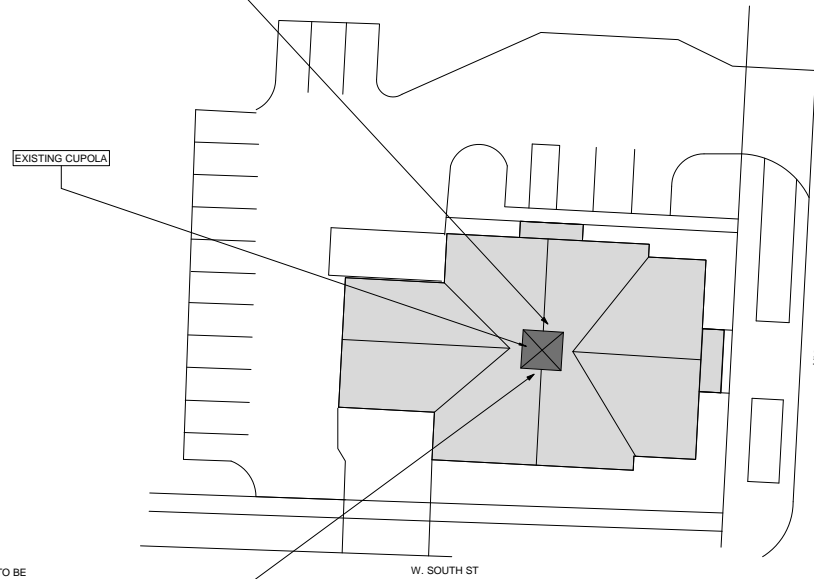


PROPOSED CONDITION - CUPOLA WITHOUT CLOCK

① CUPOLA - CLOSE VIEW
N.T.S.

← CLOCK TO BE REMOVED

← CLOCK TO BE REMOVED



③ SITE PLAN
1/16" = 1'-0"

SCOPE OF WORK

THE PROPOSED SCOPE OF WORK INCLUDES THE REMOVAL OF TWO (2) CLOCKS FROM THE EXISTING BUILDING'S CUPOLA. CLOCKS ARE LOCATED ON THE NORTH AND SOUTH SIDE OF THE CUPOLA.



CITY OF WORTHINGTON
DRAWING NO. ARB 14-2024
DATE 02/29/2024

DATE ISSUED WITH / CHANGE DESCRIPTION

PREPARED FOR:

UNITED MIDWEST
SAVING BANK -
CLOCKS REMOVAL
547 HIGH ST., WORTHINGTON, OH
43085



800 Cross Points [M], Gahanna, OH 43230
(614) 864-9999
www.keiserdesigngroup.com

KDG PROJECT # 2023-301	SHEET NO.
SITE PLAN AND IMAGERY	ARB-1
ARCHITECT. BOARD REVIEW	02.29.2024



Existing



02.15.2024



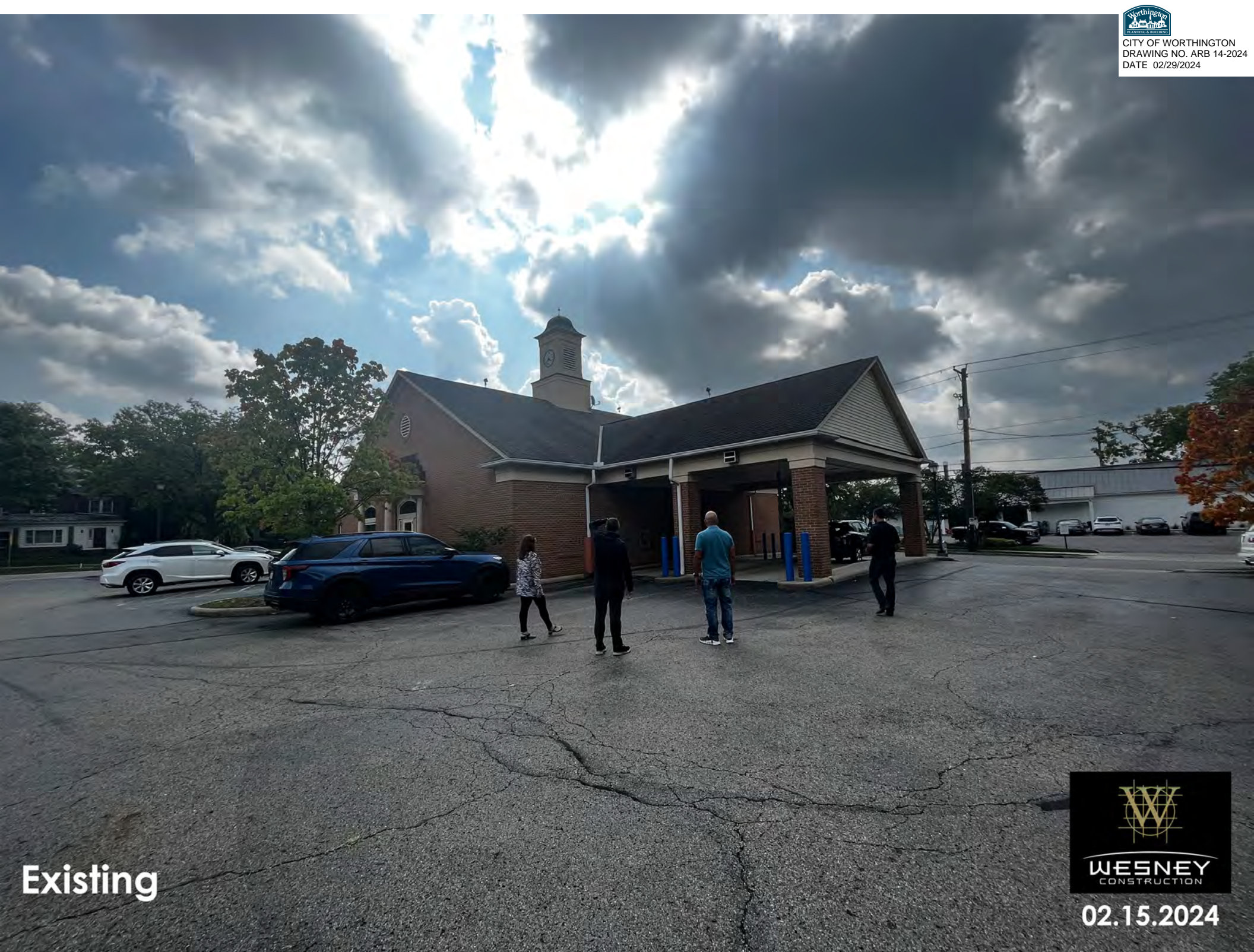
CITY OF WORTHINGTON
DRAWING NO. ARB 14-2024
DATE 02/29/2024



Clock Removed



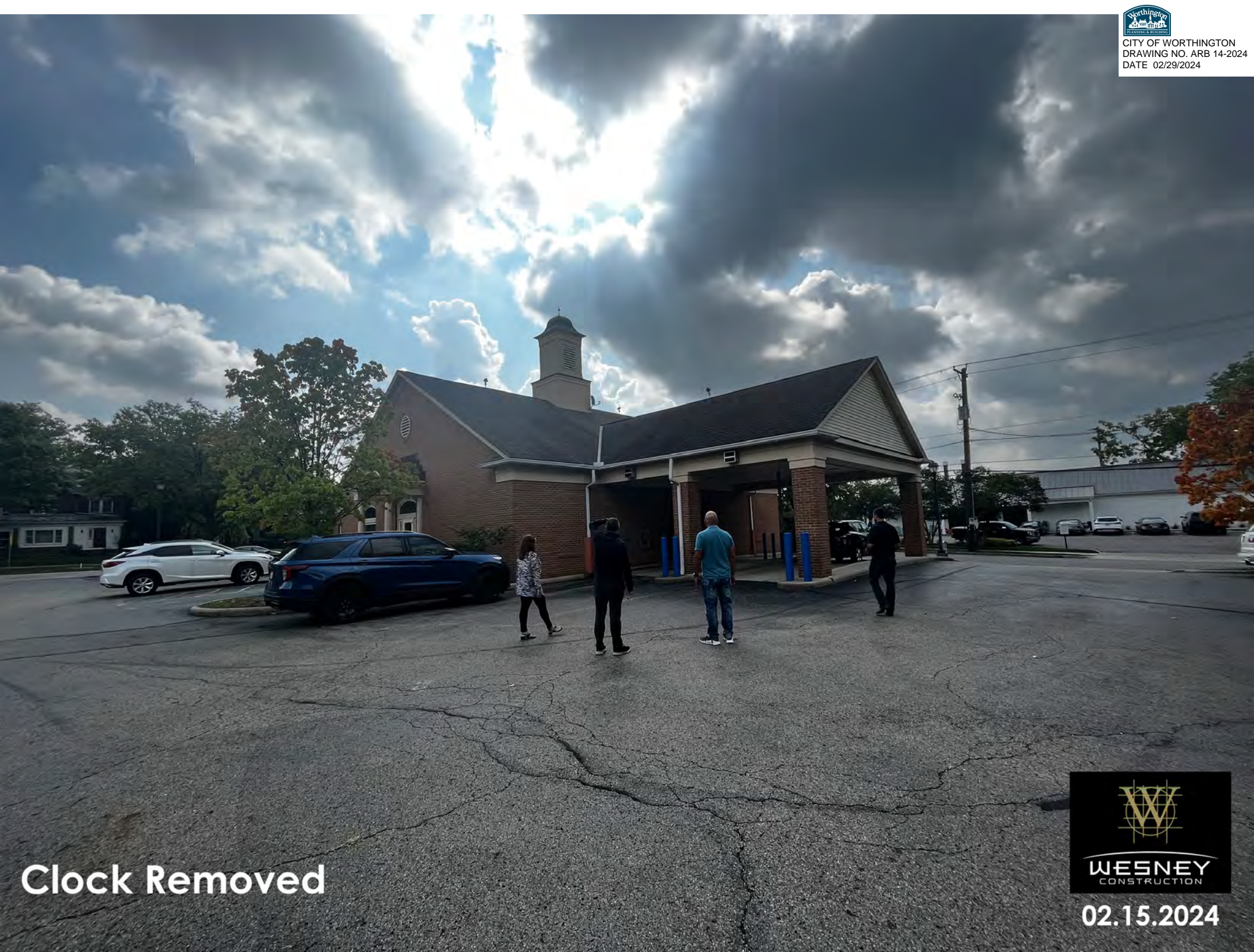
02.15.2024



Existing



02.15.2024



Clock Removed



02.15.2024



Existing



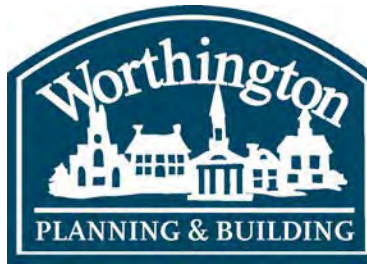
02.15.2024



Clock Removed



02.15.2024



ARB APPLICATION ARB 12-2024 1000 High St.

Plan Type: Architectural Review Board **Project:** **App Date:** 02/22/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$300.00

Description: Permanent Wall Sign facing High St on side of building. White logo for business in Suite A and B (Precision Health and Wellness)

Parcel: 100-000267 Main	Address: 1000 High St Main Worthington, OH 43085	Zone:
-------------------------------------	---	--------------

Applicant Christine Salem 1000 High B Worthington, OH 43085 Business: (614) 858-8922 Mobile: (614) 581-9783	Owner James J Pardi 2227 Ashbury Close Powell, OH 43065 Business: 6144367338
--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005213	Architectural Review Board	\$2.00	\$0.00
Total for Invoice INV-00005213		\$2.00	\$0.00
Grand Total for Plan		\$2.00	\$0.00

1000 High St.



PRIVATE
PARKING
PATRONS & TENANTS
OF THIS BUILDING ONLY
WORTHINGTON CITY COUNCIL 35/13



PRECISION
HEALTH & WELLNESS

PRIVATE
TOW-AWAY ZONE

**UNAUTHORIZED VEHICLES
WILL BE TOWED AWAY.**
VEHICLE MAY BE RECOVERED AT ANY
TIME UPON PROOF OF OWNERSHIP &
PAYMENT OF TOWING CHARGE AND
STORAGE. PASSENGER CAR MAXIMUM
IS \$90. TONNAGE & \$12 STORAGE PER
24 HOUR PERIOD. VEHICLE HOOKED
BUT NOT TOWED SUBJECT TO
ORIGINAL TOWING FEE TO DROP. CASH
ONLY TO RECOVER VEHICLE. LARGER
TRUCKS EXTRA. \$20. EXTRA TO DOLLY
1985 HANLEY ST. COLS. OR 6200
882-3555



PRIVATE
PARKING
PATRONS & TENANTS
OF THIS BUILDING ONLY
WORTHINGTON CITY COUNCIL 3313


PRECISION
HEALTH & WELLNESS

**PRIVATE
TOW-AWAY ZONE**
UNAUTHORIZED VEHICLES
WILL BE TOWED AWAY
AT THE OWNER'S RISK
AND WITHOUT NOTICE
TO THE DRIVER
OR OWNER
NO TOWING OR REMOVAL OF VEHICLES
WILL BE PERMITTED IN THIS ZONE
UNLESS THE VEHICLE IS IN VIOLATION
OF THE CITY OF WORTHINGTON
ORDINANCES
882-3555

PRECISION
HEALTH & WELLNESS
WORTHINGTON CITY COUNCIL 3313
882-3555

WALL AREA

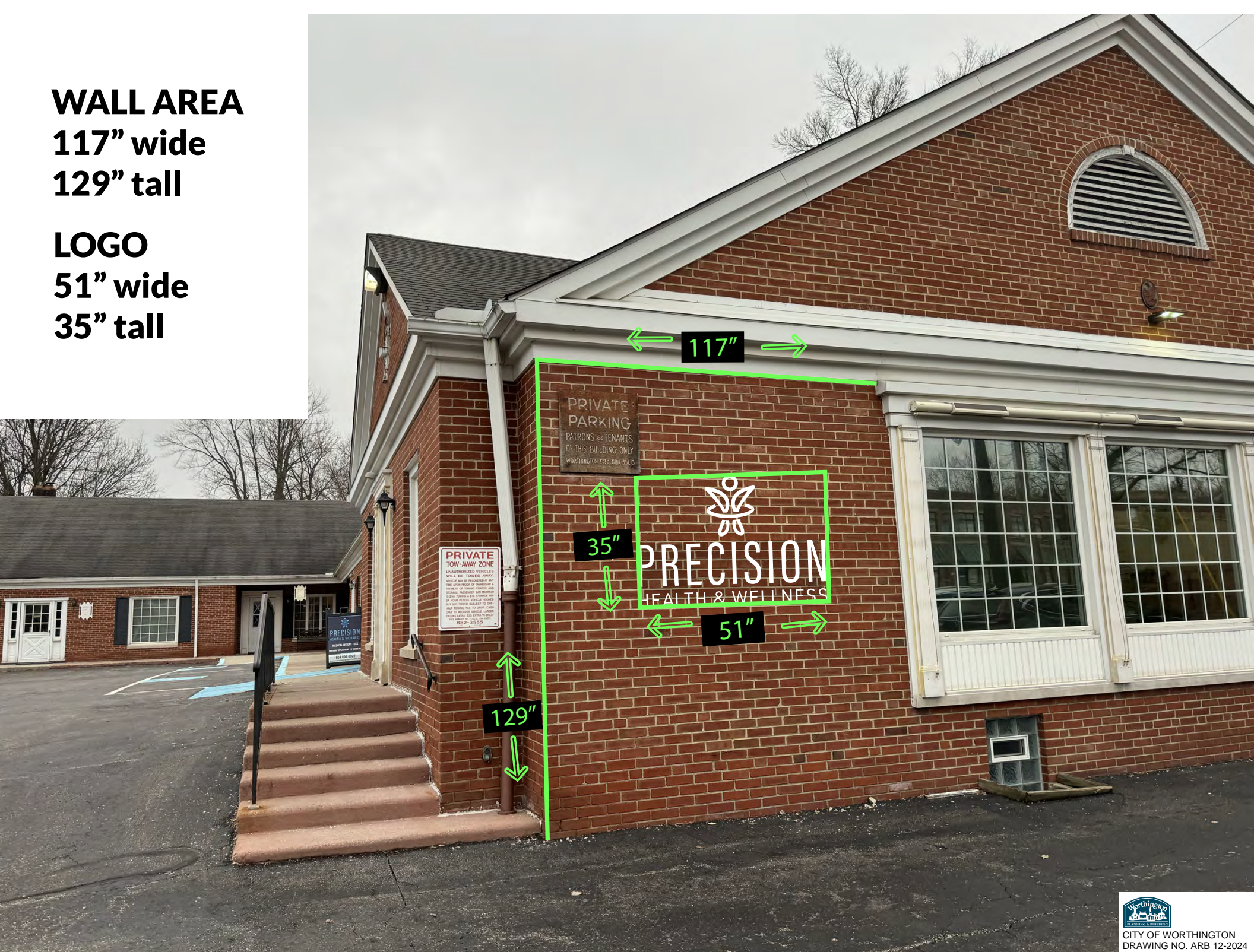
117" wide

129" tall

LOGO

51" wide

35" tall





PRIVATE
PARKING
PATRONS & TENANTS
OF THIS BUILDING ONLY
WORTHINGTON CITY COUNCIL 3513

PRIVATE
TOW-AWAY ZONE
UNAUTHORIZED VEHICLES
WILL BE TOWED AWAY
AT THE DISCRETION OF THE
CITY OF WORTHINGTON. NO
TOWING WILL BE RESPONSIBLE FOR
ANY DAMAGE TO VEHICLES OR
PROPERTY. NO TOWING WILL BE
RESPONSIBLE FOR ANY DAMAGE
TO VEHICLES OR PROPERTY.
NO TOWING WILL BE RESPONSIBLE
FOR ANY DAMAGE TO VEHICLES
OR PROPERTY. NO TOWING WILL
BE RESPONSIBLE FOR ANY DAMAGE
TO VEHICLES OR PROPERTY.
882-3555

16.63"

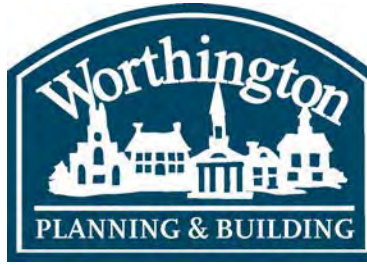


11.27"

3.6"

PRECISION
HEALTH & WELLNESS





ARB'ARB APPLICATION

ARB 15-2024

690 Evening St..

Plan Type: Architectural Review Board **Project:** **App Date:** 03/04/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$110,000.00

Description: We will excavate dirt and remove from the property to enable the construction of a Shotcrete (High-Pressure Concrete) swimming pool. for personal use for the residents on property.

Parcel: 100-000223	Main	Address: 690 Evening St Worthington, OH 43085	Main	Zone:
---------------------------	------	---	------	--------------

Applicant	Contractor	Owner
Jeremy S Jones	Jeremy S Jones	Chad Kiner
2121 Killian Road	2121 Killian Road	690 EVENING ST
AKRON, OH, OH 44312	AKRON, OH, OH 44312	Worthington , OH 43085
Business: (330) 733-4082	Business: (330) 733-4082	Mobile: (614) 204-7879
Mobile: (330) 461-7291	Mobile: (330) 461-7291	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005260	Architectural Review Board	\$110.00	\$0.00
Total for Invoice INV-00005260		\$110.00	\$0.00
Grand Total for Plan		\$110.00	\$0.00

690 Evening St.

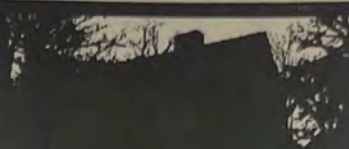


- 1) Site Plan – we wanted to forward to below to you in the event it didn't come thru on the submittal.
- 2) Pool will be 16.5 to 18 feet x 30 feet
- 3) I've attached some renderings, some of which were probably included online.
- 4) I'm going to put some small trees up like the attached on the North side of my yard which will block the view from my neighbors to the North
- 5) Likely the patio around the pool will be similar tile to what is already on my patio (Travertine).
- 6) We will send you the spec sheet for the pool cover this week.



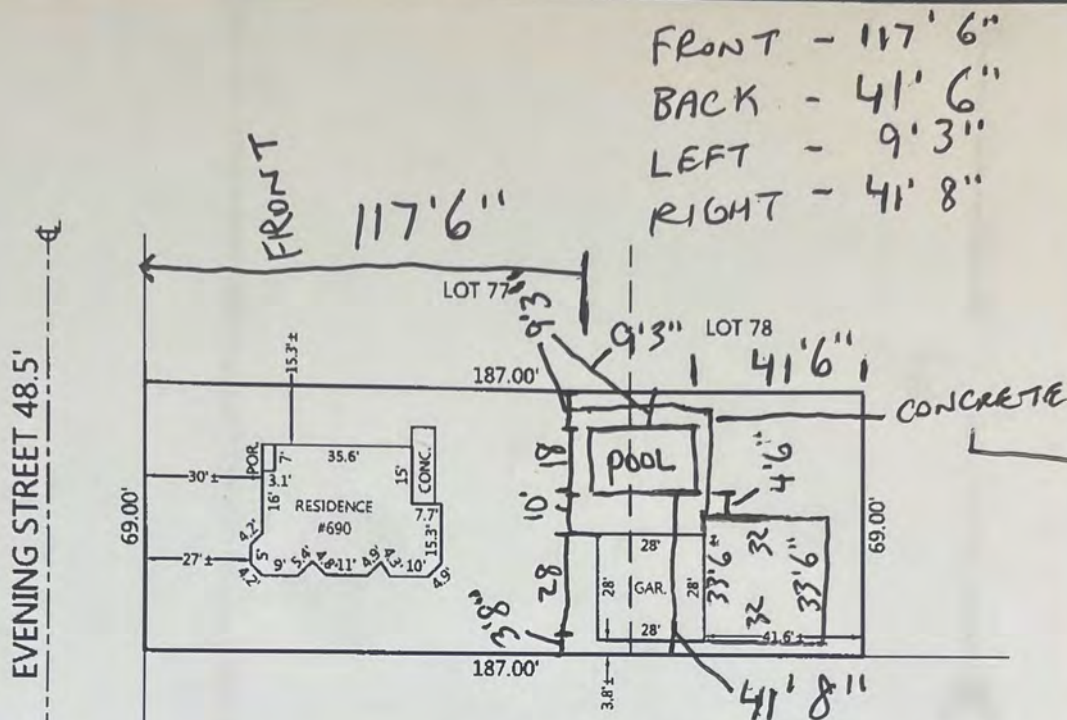
WCT
WORLD CLASS TITLE

POWERED BY
STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com



PROPERTY ADDRESS: 690 EVENING STREET WORTHINGTON, OHIO 43085

SURVEY NUMBER: 181332



FRONT $\frac{6'}{3'}$
BACK $\frac{3'}{3'}$
LEFT $\frac{3'}{3'}$
RIGHT $\frac{4'6''}{4'6''}$

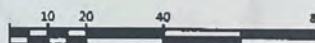
AUTOCOVER
TO BE
USED AS A
BARRIER.



Scott D. Grunel

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSGI#: 181332



SCALE: 1" = 40'

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: WC1603-085

DATE: 4/11/2016

BUYER: CHAD KINER AND DANIELLE KINER

SELLER: TIMOTHY SHAW

SUBLOT / ORIGINAL LOT: 77-78

SUBDIVISION: CITY OF WORTHINGTON

PLAT: 3

PG: 330

COUNTY: FRANKLIN

CERTIFIED TO: WORLD CLASS TITLE AGENCY + ARLINGTON BANK

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey
is proud to support:



LANDMARK
Survey Group

Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485.9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO
ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



CITY OF WORTHINGTON
DRAWING NO. ARB 15-2024
DATE 03/04/2024









COVER  POOLS®

AUTOMATIC POOL & SPA COVERS



T4 Systems 



CITY OF WORTHINGTON
DRAWING NO. ARB 15-2024
DATE 03/04/2024



A Cover-Pools cover extends your swimming season by reducing heat loss.

A POOL COVER SAVES UP TO 70%* ON OPERATING COSTS

The U.S. Department of Energy states* that a pool cover is "the single most effective means of reducing pool heating costs."

Saving you up to 70% on pool operating costs, a pool cover also helps prevent the evaporation of both precious water and expensive chemicals. It even acts as a passive solar heater by capturing the sun's radiant heat extending your swimming season.

At the same time, a pool cover keeps dirt and debris out of the pool, reducing cleaning, maintenance costs and overall wear on pool equipment. Cover-Pools covers have proven to be one of the best ways of reducing pool expenses all year long.



*<https://www.energy.gov/energysaver/swimming-pool-covers>



AD7 APPLICATION CU 02-2024 & ADP 02-2024 6665 Huntley 'FX', Suites A-C

Plan Type: Conditional Use Permit **Project:** **App Date:** 01/29/2024
Work Class: Conditional Use Permit **District:** City of Worthington
Status: In Review
Valuation: \$0.00

Description: Dirty Frank's is applying for this Conditional Use permit for the purpose of selling food via Carryout/Delivery from 6665 Huntley Rd. Ste B. Our utilities needs use existing infrastructure from the business prior to ours, and we do not anticipate any changes. We also do not foresee any negative effects on public facilities or traffic pattern.

It is also our hope our presence encourages consumers to patronize neighboring small businesses in our building & at 6663 Huntley Rd. Our unit has been inspected by the FDA, ODA, and Columbus Public Health to ensure we are in compliance with federal, state, and local safety & health requirements. We also regularly preventively maintain our hood system, grease receptacle, and equipment. As such, we do not anticipate noise, odors, or other noxious elements that would affect our neighbors, nor the environment. And because we regularly get our grease trap cleaned, there is little concern for sewerage/drainage issues.

Hours of use for this space are currently planned to be Wed-Sat 11a-7p, but could change based on consumer behavior. We currently employ 6 full-time employees & hope to grow this number by 2-4 full-time people in the next few months.

We believe our business is compatible with the area, as it will serve the many small, medium, and large corporations within a 5 mile radius.

As for appearance, we hope to be visible to Huntley Rd traffic, but will abide by what is allowable by the MPC and/or City of Worthington. We do not feel any signage application will require screening or shielding for neighbors.

We'd like to add simple vinyl signage to our doors that tells our guests which entrance is for our Corporate offices (Ste C), while the other is for Carryout/Delivery (Ste D). They would depict the name of the entrance, along with the address, and a Watch Your Step note to prevent injury. Suite B would also have 'Frank' on one of the windows with him pointing at the correct entrance (Ste B door) to further direct guests to the correct door.

We would also like to add a simple text sign that states our business name, since we take up the 3 storefronts facing Huntley.

We are not asking to install for any signage on Suite D's door or exterior, since that's a designated employee entrance.

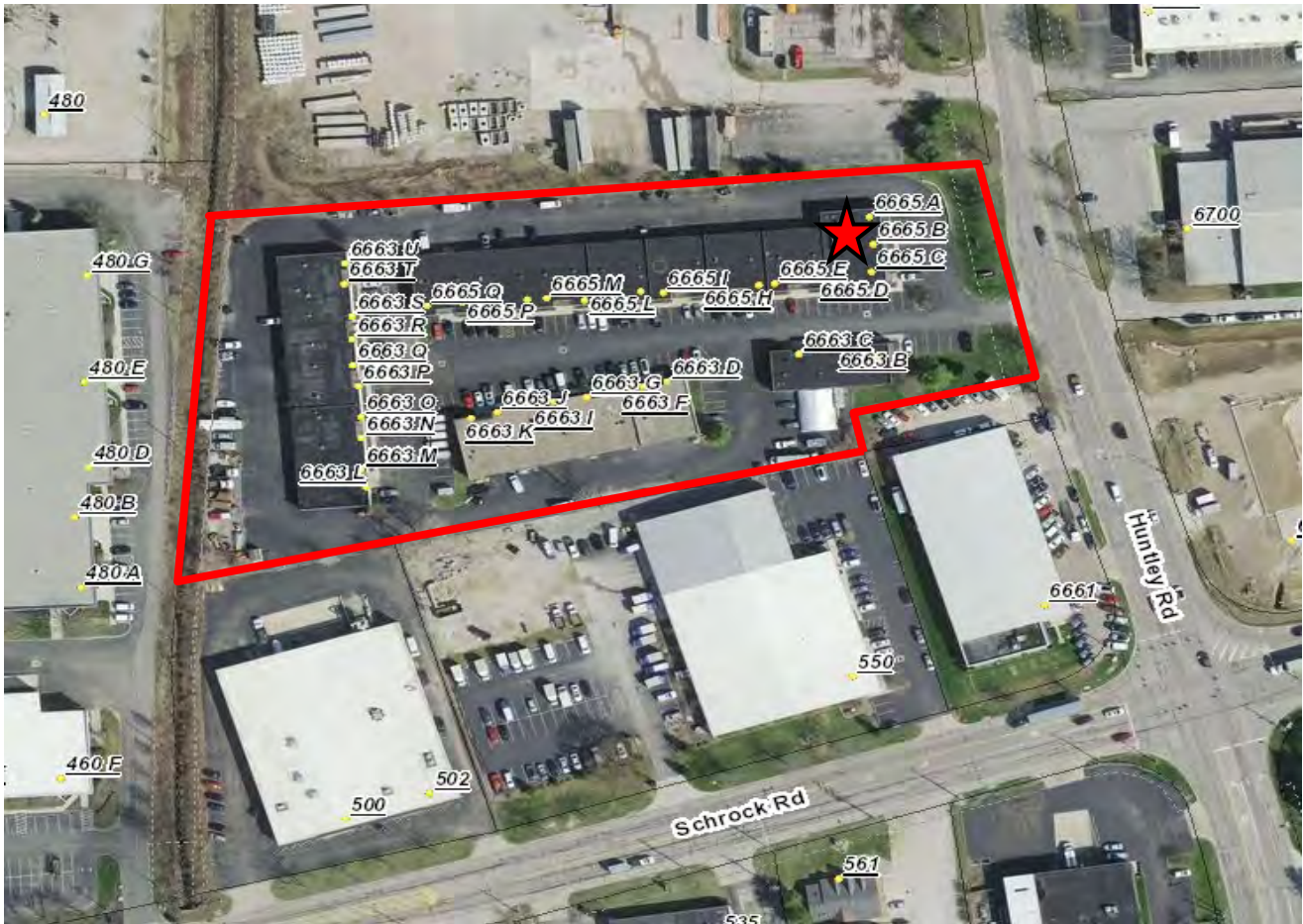
We'd like to apply for a variance for the sign permit already submitted. We were informed only 4 colors were permitted, and our logo has 5.

Parcel: 100-002442	Main	Address: 6665 Huntley Rd Suite: A-C Worthington, OH 43229	Main	Zone: I-1
---------------------------	------	---	------	------------------

Applicant	Applicant	Owner
Wieners on Wheels	Wieners on Wheels	Michael Zelnik
Miriam Ailabouni	Miriam Ailabouni	5667 Ridgewood A venue
6665 HUNTLEY RD UNIT B	6665 HUNTLEY RD UNIT B	Westerville, OH 43082
Worthington , OH 43229	Worthington , OH 43229	Home: 6148912212
Business: 6146203327	Business: 6146203327	Business: 6143093288
Mobile: (614) 620-3327	Mobile: (614) 620-3327	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005127	Conditional Use Permit	\$25.00	\$25.00
Total for Invoice INV-00005127		\$25.00	\$25.00
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005209	Amendment to Development Plan	\$50.00	\$50.00
Total for Invoice INV-00005209		\$50.00	\$50.00
Grand Total for Plan		\$75.00	\$75.00








6665 Huntley Rd., A-C



PLAN GENERAL NOTES:

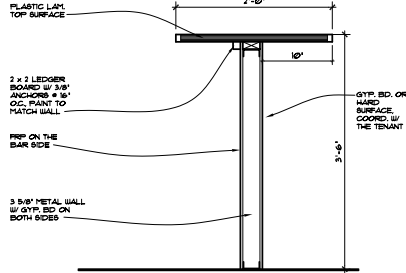
- THE EXISTING BUILDING IS NON-COMBUSTIBLE, NON-SPRINKLED CONSTRUCTION. CONTRACTORS SHALL COMPLY W/ APPLICABLE LOCAL, STATE, & FEDERAL CODES & REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, & ENVIRONMENTAL PROTECTION.
- INTERIOR STUD WALLS SHALL BE NON-BRG 3 5/8" X 20 GA MTL STUDS @ 16" O.C. 10'-0" HIG. UNO. ALL DIMENSIONS ARE TO THE FACE OF NEW METAL STUDS, FACE OF METAL WALL FURRING & FACE OF EXISTING WALLS.
- ALL WALLS SHALL BE COVERED W/ 5/8" GYP. BD. FULL HEIGHT, UNLESS NOTED OTHERWISE.
- SEAL ALL EXISTING OPENINGS IN WALLS. VERIFY ALL CONDITIONS. SEAL OPENINGS W/ MATERIALS COMPATIBLE W/ ADJACENT CONSTRUCTION.
- PROVIDE IN-WALL BLOCKING AS REQUIRED. ALL IN-WALL BLOCKING CAN BE WOOD OR METAL STUDS.
- VERIFY ALL TENANT SUPPLIED EQUIPMENT BEFORE ROUGH-INS ARE COMPLETED & GYP BOARD IS INSTALLED. THE EQUIPMENT ROUGH-INS AS SHOWN ARE BASED UPON AVAILABLE INFORMATION. HOWEVER, IN SOME INSTANCES, THE TENANT OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT ITEM MAY VARY FROM WHAT IS SHOWN. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS W/ THE TENANT PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY ON THE CONTRACTOR.

LEGEND:

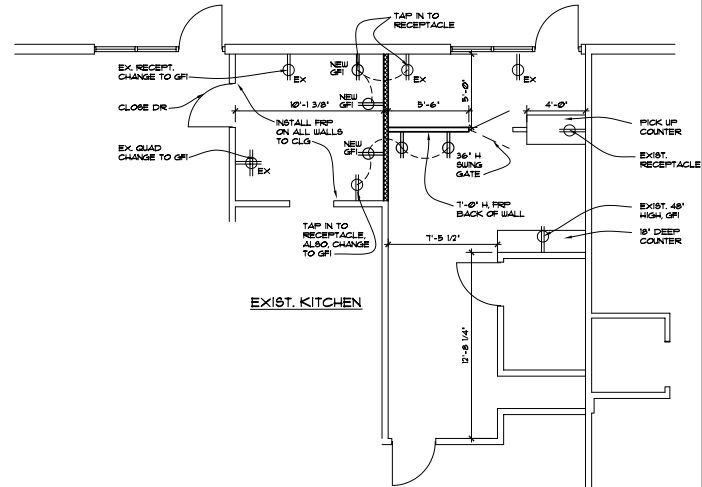
-  2 x 2 SUSPENDED ACOUSTICAL CEILING (ACT). HEIGHT AS INDICATED - SEE FINISH SCHEDULE. HEIGHT MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
-  CEILING MOUNTED SUPPLY/ RETURN AIR GRILLE. SEE THE MECHANICAL SHEETS FOR DETAILS.
-  2 x 2 LAY-IN LED FIXTURE.
-  EXIT SIGN - DIRECTIONAL, EMERGENCY EGRESS LIGHTING W/ BATTERY BACK-UP. DUAL HEADS WIRE TO THE NEAREST LIGHTING CIRCUIT. WALL MOUNTED 12" ABOVE DOORS - BEST LIGHTING. DOOR-THRU-A-GLASS-LED. 4400 LUM. DUE CARE ALUMINUM LED EXIT & EMERGENCY COMBO W/ RED LETTERING.
-  EXTERIOR EMERGENCY EGRESS LIGHTING REMOTE HEAD DUAL LAMPS - BEST LIGHTING. REHLED2-UP-RS 2U LED.
-  DUPLEX RECEPTACLE @ 18" AFF TO CENTERLINE, UNO. SQUARE DESIGN.
-  QUAD RECEPTACLE @ 18" AFF TO CENTERLINE, UNO. SQUARE DESIGN.

REFLECTED CEILING NOTES:

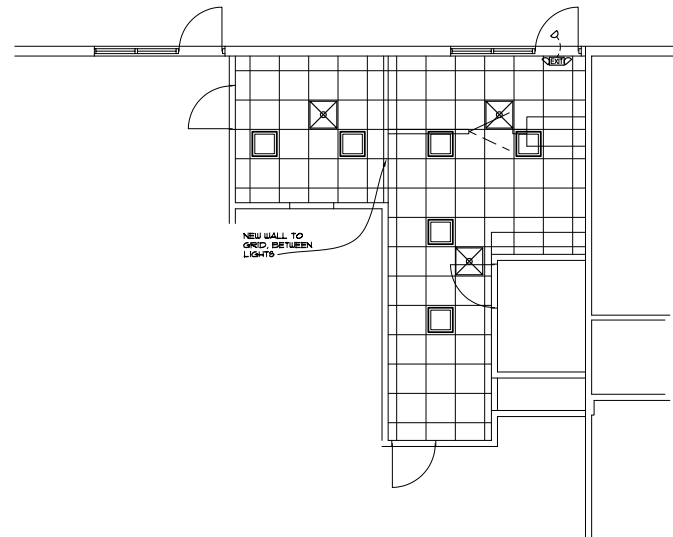
- SEE THE LIGHTING PLAN (ELECTRICAL SHEETS) FOR THE SPEC'S FOR THE LIGHTING FIXTURES.
- ALL RECESSED LIGHT FIXTURES SHALL BE CENTERED OR AS INDICATED ON THIS PLAN, COORD. W/ THE TENANT.
- 6" CONTINUOUS SOUND BATT INSULATION ABOVE ALL CEILINGS.
- ALL BULBS SHALL BE PROVIDED BY EC.
- ALL RECESSED LIGHT FIXTURES SHALL BE CENTERED OR AS INDICATED ON THIS PLAN, COORD. W/ THE TENANT.
- GENERAL CONTRACTOR (G.C.) TO VERIFY W/ TENANT, METHOD OF ATTACHMENT FOR ALL ITEMS ANCHORED TO OR SUSPENDED FROM THE EXISTING STRUCTURE. LIGHT FIXTURES SHALL BE LOCATED AS INDICATED ON THE REFLECTED CEILING PLAN. THIS SHEET, REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER & TYPE OF LIGHT FIXTURES TO BE PROVIDED. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
- ALL STRUCTURAL FRAMING, HANGERS, CHANNELS, RODS, & OTHER MISCELLANEOUS SUPPORT STEEL SHALL BE PROVIDED BY THE G.C. AS NECESSARY FOR PROPER SUPPORT OF SUSPENDED EQUIPMENT & SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY. G.C. TO COORDINATE W/ STRUCTURAL ENGINEER AS REQUIRED FOR INSTALLATION OF ALL EQUIPMENT.
- G.C. SHALL SET ALL CEILING & SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS PLUMB, LEVEL, & SQUARE TO ALL WALLS & SOFFITS.
- ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION W/ FLOORING SUB-CONTRACTOR PRIOR TO INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE REQUIRED DIMENSIONS.
- G.C. TO PROVIDE NECESSARY BLOCKING & BRACING FOR FIXTURE INSTALLATION & ALL ELECTRICAL COMPONENTS TO COMPLETE THE FINAL INSTALLATION OF ALL FIXTURES - COORD. W/ FIXTURE MANUFACTURER.
- ALL AIR DEVICES SHALL BE PAINTED THE SAME COLOR AS THE CEILING.



3 CASHIER DETAIL
1' = 1'-0"



1 TENANT PLAN
1' = 4"



2 REFLECTED CEILING PLAN
1' = 4"



475 Village Park Dr.
Powell, Ohio 43065-9178
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com



James W. Clarke
License No. 9209924
Exp. Date 12/31/2023

These Drawings and Specifications prepared by Clarke Architects Inc. are instruments of service for use solely with respect to this Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others. No modifications or changes to the drawings shall be permitted.

DATE: SEPTEMBER 14, 2023

REVISION DATES: NOVEMBER 3, 2023
NEW SHEET

PROJECT:

DIRTY FRANKS
6665 HUNTLEY RD.
WORTHINGTON, OHIO 43229

PROJECT NUMBER: CA022342

SHEET TITLE:

TENANT PLAN/NOTES

SHEET NUMBER:

A1



CITY OF WORTHINGTON
DRAWING NO. ARB 12-2024
DATE 02/22/2024



Main sign:

- 8' wide x 4' high
- Internally illuminated box sign with opaque background
- 6 colors: black, yellow, red, beige (bun), blue, white





Door info: 18" x 18"



CARRYOUT & DELIVERY ONLY
6665 HUNTLEY RD. STE B

WATCH YOUR STEP

Pointing Frank: 6' high x 18" wide





2 Awning Signs: 8.5' x 6"



WIENER NATION
6665 HUNTLEY RD. STE C

WATCH YOUR STEP

Door info: 18" x 18"

