



**BOARD OF ZONING APPEALS
-AGENDA-
Thursday, May 7, 2020 at 7:00 P.M.**

**This will be a virtual meeting that will be streamed on the internet:
worthington.org/live**

A. Call to Order - 7:00 pm

1. Roll Call
2. Approval of minutes of the March 5, 2020 meeting
3. Affirmation/swearing in of witnesses will be before each speaker

B. Items of Public Hearing – Unfinished

1. **Extension of Construction Completion Period** – Detached Garage - **100 W. South St.** (Neil Toepfer) **BZA 05-2020**

C. Items of Public Hearing – New Business

1. **Extension of Construction Completion Period** – New House - **100 W. South St.** (Neil Toepfer) **BZA 12-2020**
2. **Variance** – Side Yard Setback – Addition – **642 Farrington Dr.** (Dan Shellenbarger) **BZA 10-2020**
3. **Variance** – Side Yard Setback – Canopy – **849 Oxford St.** (Justin Del Col Shearer Landscaping/McGarry) **BZA 11-2020**
4. **Variance** – Setback from Alley – Fence – **171 Franklin Ave.** (Mikele Mahaffey-OHL) **BZA 13-2020**

5. **Variances** – Sign Regulations – Freestanding & Wall Signs – **6121 Huntley Rd.** (Jim McFarland/ DLZ) **BZA 14-2020**
6. **Variance** – Front Yard Setback & Material – Fence – **6580 Huntley Rd.** (SuperGames) **BZA 15-2020**

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: Laney Nofer, Planning and Building Assistant
R. Lee Brown, Director of Planning and Building
Lynda Bitar, Planning Coordinator

DATE: May 1, 2020

SUBJECT: Staff Memo for the Meeting of May 7, 2020

B. Items of Public Hearing – Unfinished

1. **Extension of Construction Completion Period – Detached Garage - 100 W. South St.**
(Neil Toepfer) **BZA 05-2020**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District within the Architecture Review District in Old Worthington. In March of 2018, the property owner was approved by the Architecture Review Board to demolish the existing dwelling and construct a new dwelling and garage on the property. In April 2018, the property owner was approved for a variance to construct the garage in the required side yard setback and to exceed the accessory building area limit for the District.

On June 5, 2018, the property owner applied for a permit to construct a new garage and workshop on the property. After four plan reviews, the permit had full approval. Inspections have been called over the life of the permit, but the permit has become invalid and an extension needs to be sought.

The unfinished look of the property has raised concerns by neighboring property owners and members of the community. The applicant has stated a few main reasons for the basis behind the status of the project; those reasons included health-related issues, contractor unavailability, and weather. The property owner is acting as the builder for the project as well, which has caused additional delays. The owner states the setbacks have been resolved and he is ready to move forward with work on the garage and dwelling in the upcoming summer months.

Worthington Codified Ordinances:

Section 1305.06(b) 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) Before any work authorized by a permit may continue for which the permit is invalid, the owner shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said eighteen-month period or additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

Request:

The applicant is requesting an extension of approximately 8 months (to the end of year 2020) to complete the construction of the garage. Staff feels this is an appropriate amount of time to finish the project, call for inspections, and close the permit.

Conclusions:

The site work has been in progress for over eighteen months. It is reasonable for the Board to consider an extension based on the issues addressed by the applicant and as this is the first extension being requested.

The exterior site work remains unfinished, which could be viewed as an eyesore for the neighborhood, particularly as it is located in historic Old Worthington. This unfinished work can affect the character of the neighborhood if not addressed.

The delivery of government services should not be affected with an extension to the project as long as all equipment and vehicles are outside of the public right-of-way.

Motion:

THAT THE REQUEST BY NEIL TOEPHER FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL DECEMBER 31, 2020 AT 100 W. SOUTH ST., AS PER CASE NO. BZA 05-2020, DRAWINGS NO. BZA 05-2020 DATED JANUARY 30TH, 2020, 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 - New

1. Extension of Construction Completion Period – House – 100 W. South St. (Neil Toepfer) BZA 12-2020

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District within the Architecture Review District in Old Worthington. In March of 2018, the property owner was approved by the Architecture Review Board to demolish the existing dwelling and construct a new dwelling and garage on the property.

On June 5, 2018, the property owner applied for a permit to construct a new single-family dwelling on the property. After four plan reviews, the permit had full plan approval. Inspections have been called over the life of the permit but as eighteen months have passed, the permit has become invalid and an extension needs to be sought in order for site work to continue.

The unfinished look of the property has raised concerns by neighboring property owners and members of the community. The applicant has stated a few main reasons for the basis behind the status of the project; those reasons included health-related issues, contractor unavailability, and weather. The property owner is acting as the builder for the project as well, which has caused additional delays. The owner states the setbacks have been resolved and he is ready to move forward with work on the garage and dwelling in the upcoming summer months.

Worthington Codified Ordinances:

Section 1305.06(b) 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) Before any work authorized by a permit may continue for which the permit is invalid, the owner shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said eighteen-month period or additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

Request:

The applicant is requesting an extension of approximately 8 months (to the end of year 2020) to complete the construction of the dwelling. Staff feels this is an appropriate amount of time to finish the project, call for inspections, and close the permit.

Conclusions:

The site work has been in progress for over eighteen months. It is reasonable for the Board to consider an extension based on the issues addressed by the applicant and as this is the first extension being requested.

The exterior site work remains unfinished, which could be viewed as an eyesore for the neighborhood, particularly as it is located in historic Old Worthington. This unfinished work can affect the character of the neighborhood if not addressed.

The delivery of government services should not be affected with an extension to the project as long as all equipment and vehicles are outside of the public right-of-way.

Motion:

THAT THE REQUEST BY NEIL TOEPHER FOR AN EXTENSION OF THE CONSTRUCTION COMPLETION PERIOD UNTIL DECEMBER 31, 2020, AT 100 W. SOUTH ST. AS PER CASE NO. BZA 12-2020, DRAWINGS NO. BZA 12-2020 DATED APRIL 2, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. Variance – Side Yard Setback – Addition – 642 Farrington Dr. (Dan Shellenbarger) BZA 10-2020

Findings of Fact & Conclusions

Background:

This approximate 10,019 square foot wedge shaped property located in Kilbourne Village is in the R-10 (Low Density Residential) Zoning District. The existing bi-level house was built in 1964 and is approximately 1,658 sq. ft. in size.

The applicant is proposing an extensive renovation and expansion of the existing dwelling. The applicant will be expanding their master suite over the exiting garage while also constructing a new 365 sq. ft. family room addition to the rear of the home off the main level. The addition would be 6.6-feet to 8-feet from the side property line; the varying dimensions are due to the wedged shape of the property. Only a small portion of the proposed family room addition will encroach into the side yard setback for approximately 2-3-feet.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 8-feet from the side yard property line for a sum of side yards of 20-feet.

Request:

The applicant is requesting to construct an addition to the rear of the dwelling that will encroach in the required side yard. A variance of 1.4-feet is required.

Conclusions:

The property is unique in the fact that it is a wedge-shaped lot that narrows towards the rear of the lot making the rear family room addition difficult. The family room addition will follow the existing building line along northeastern side of the house. There is also a slight elevation change with the subject property sitting a few feet lower than the neighbor's property to the northeast. Typically, any addition to an existing bi-level home is difficult because of the multiple floor levels.

In this particular case, available rear yard space for building footprint is less than typical lots. These factors can mitigate the nature of this variance request.

The essential character of the neighborhood should not be substantially altered as many properties in the vicinity have rear additions that are hardly visible from the street. The side yard setbacks are very similar to what is proposed throughout this area.

The delivery of government services shall not be affected.

Motion:

THAT THE REQUEST BY DAN SHELLNBARGER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR AN ADDITION TO BE CONSTRUCTED IN THE REQUIRED SIDE YARD AT 642 FARRINGTON DR., AS PER CASE NO. BZA 10-2020, DRAWINGS NO. BZA 10-2020 DATED MARCH 31ST, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. **Variance** – Side Yard Setback – Canopy – **849 Oxford St.** (Justin Del Col Shearer Landscaping/McGarry) **BZA 11-2020**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residential) Zoning District and within the Architectural Review District. This Colonial Revival style house was originally built in 1938 and went through an addition and renovation project from 2011 – 2013 that considerably modified the look of the house and property. At that time a patio was proposed and installed on the south side of the property at the rear of the house.

In 2019 the owner gained approval from the Architectural Review Board to resurface and extend the patio and add a 14' x 14' canopy structure above a portion of the patio for shade. The canopy would be matte black mounted on Western Red Cedar beams with LED string lights around the edge of the canopy. The canopy is proposed 4'3" from the south property line. A 4' wide section of plant material along the south property line would remain.

The two closest neighbors approve of the structure per the documents included with the application.

Worthington Codified Ordinances:

Section 1149.08(b) of the Worthington Codified Ordinances requires accessory buildings exceeding 120 square feet be located at least 8' from side lot lines.

Request:

The canopy structure would encroach into the required south side yard. A variance of 3'9" is required.

Conclusions:

The essential character of the neighborhood should not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the variance. A canopy structure is not a typical accessory structure because it does not have walls. Also, the structure would be partially obscured by the front of the house and landscaping.

The delivery of government services shall not be affected.

Motion:

THAT THE REQUEST BY JUSTIN DEL COL SHEARER LANDSCAPING ON BEHALF OF BRIAN P. MCGARRY FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A CANOPY TO BE INSTALLED IN THE REQUIRED SIDE YARD AT 849 OXFORD ST., AS PER CASE NO. BZA 11-2020, DRAWINGS NO. BZA 11-2020 DATED APRIL 8, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. **Variance** – Setback from Alley – Fence – **171 Franklin Ave.** (Mikele Mahaffey-OHL) **BZA 13-2020**

Findings of Fact & Conclusions**Background:**

The property is in the R-10 (Low Density Residential) zoning district on the southside of Franklin Ave., which was platted in 1896 as part of the Griswold's East Side Addition. The property abuts an unimproved alley at the rear of the property which runs parallel to Franklin Ave. and E. Granville Rd. (SR-161) between Morning St. and Pingree Dr.

The applicant is proposing to install a 6-foot high privacy fence around the entire property. The sketch provided by the fence contractor shows the fence following the property lines, however the site plan that was submitted by the applicant shows the fence to be located off the western property line. Staff contacted the applicant for clarification on where the fence will be located since the materials provided seem to be conflicting. The applicant originally stated that they would like the fence to be 18-inches off the western property line. The remainder of the fence would follow the property lines. On April 23, 2020, the applicant amended their application to have the fence 3-feet off the western property line. This will alleviate any concerns over the property owner's ability to maintain the area between their proposed fence and the existing 4-foot fence on the neighboring property to the west.

The applicant is requesting to fence in the entire lot with a 6-foot fence for privacy. The applicant has also stated that they have two large dogs and is one of the main reasons for needing a 6-foot fence around their property.

Worthington Codified Ordinances:

Section 1180.02(a) states that no fence or wall shall be erected in the area between the right-of-way line and the building setback line.

Request:

The applicant is requesting to install a fence along the rear yard property line which abuts an unimproved alley right-of-way. A variance of 30 feet is needed.

Conclusion:

The alley behind the property is unimproved and runs between Morning St. and Pingree Dr. There is existing vegetation and trees on the site.

The applicant provided a list of surrounding properties on Franklin Ave., Pingree Dr. and E. Granville Rd. (SR-161) that have either a 4-foot or 6-foot fence that abut the unimproved alleyway, however we could only find approval or a permit for only four of the nine addresses provided by the applicant.

The immediate neighbor to the west has an existing fence that is approximately 4-feet in height that extends all the way to the unimproved alleyway. No approval or permit was found for this fence either.

The essential character of the neighborhood should not be substantially altered. There are several properties in the immediate vicinity that have 4-foot to 6-foot tall fences in their rear yards. The unimproved alleyway is not accessed by the general public and would not be visible from Franklin Ave. that the fence encroaches into the front setback.

The amended application alleviates any concern that City staff had related to maintenance in the area between the two fences. We originally felt that it would create a dead space between the properties that would be difficult to maintain. The 3-foot setback is consistent with the Board's previous recommendations for setbacks being a minimum of 3-feet from property lines for maintenance.

The delivery of governmental services should not be affected.

Motion:

THAT THE REQUEST BY MIKELE MAHAFFEY-OHL FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE INSTALLED IN THE SETBACK AT 171 FRANKLIN AVE. AS PER CASE BZA 13-2020, DRAWINGS NO. BZA 13-2020 DATED APRIL 9, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. **Variances** – Sign Regulations – Freestanding and Wall Signs – **6121 Huntley Rd.** (Jim McFarland/ DLZ) **BZA 14-2020**

Findings of Fact & Conclusions

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 zoned property; and to the south there is a car dealership in the C-4 Zoning District and another I-2 property.

DLZ has a temporary freestanding sign at the front corner of the building and there are small (12 square foot) signs on awnings above the south and west entrances to the building. Previously there was a wall sign on the front of the building, but it was removed last year. No variance was granted to allow the two wall mounted signs on the entrance awnings, so inclusion in this request is a way to remedy that situation. Also, a new freestanding sign is being proposed that would be slightly larger than the Code allows.

Worthington Codified Ordinances:

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. The applicant is requesting approval of a freestanding sign that is 12' tall and 2'9" wide (as measured per the Code) for sign area of 33 square feet per side or 66 square feet total. The proposed sign is curved at in the top 20" so the actual area is less. A variance of 6 square feet is requested. The sign is proposed in an existing planting bed and would be 12' from the right-of-way.
2. Two awning signs are present on the building: the south sign is 6.6 square feet in area; the west sign is 16.6 square feet in area. The Code only allows one wall sign per business so a variance for an additional wall sign is required.
3. With removal of the existing freestanding sign and retention of the awning signs, total sign area is 90.3 square feet which is less than the 100 square feet total per business allowed in the Code.

Conclusions:

The requested variances are minimal and would not change the character of the property. Total signage still is less than the maximum allowed in the Code.

The delivery of government services should not be affected.

Motion:

THAT THE REQUEST BY JIM MCFARLAND ON BEHALF OF DLZ FOR VARIANCES FROM CODE REQUIREMENTS FOR SIGNAGE AT 6121 HUNTLEY RD. AS PER CASE BZA 14-2020, DRAWINGS NO. BZA 14-2020 DATED APRIL 14, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

6. **Variance** – Front Yard Setback & Material – Fence – **6580 Huntley Rd.** (SuperGames)
BZA 15-2020

Findings of Fact & Conclusions**Background:**

This 2.58-acre property is located in the I-2 (General Industrial) Zoning District on the east side of Huntley Rd. The property was formerly Tropical Nut & Fruit and is now the new home of Super Games since their relocation from Lakeview Plaza in 2019.

The applicant is requesting to install a 4-foot tall decorative wood fence on the north side and south side of the existing 36,105 sq. ft. building. There will also be a chain/cable across the access drives that will serve as a barrier to prevent vehicles from entering and existing the site for the northern and southern access points to the site. The portion of the fence that will be located south of the building will encroach into the front yard setback by approximately 20-feet and will not meet the material requirement for fences for properties located in the industrial district.

In December 2019, the Board approved a variance for oversized signage on the site.

Worthington Codified Ordinances:

Section 1149.02 states any structure must be located a minimum of forty (40-feet) from the public right-of-way.

Section 1180.04 states that in any Industrial District, no fence or wall shall be erected in the area between the street line and the building setback line. No fence or wall in an Industrial District shall exceed a height of ten feet. Fences constructed in an Industrial District shall be of chain link or masonry construction except junk storage and junk sales yards shall be fenced with a solid fence of brick construction to a height of not less than ten feet.

Request:

The applicant is requesting to encroach into the front yard setback on the southern side of the building with a 4' high decorative fence, and for the fence to be a decorative wood fence vs. chain link or masonry.

A variance of 20-feet is required and a variance for fence material.

Conclusions:

The existing parking lot on the southern side of the building already encroaches into the front yard setback, the decorative fence would be in the same location and would actual help screen the vehicles that park in the parking lot. The decorative fencing will be much more aesthetically attractive than the installation of a chain link or masonry fence in this area. A 4' high fence would still permit you to see into the site from the roadway and would not create a fortress appearance.

The applicant will need to meet the requirements discussed with the Division of Fire related to the chain/cable that is proposed to go across the access drives to the site.

The essential character of the neighborhood should not be substantially altered, as this will be an overall aesthetic improvement on the site while providing security.

The delivery of governmental services should not be affected.

Motion:

THAT THE REQUEST BY SUPER GAMES FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A DECORATIVE FENCE TO BE LOCATED IN THE FRONT SETBACK AT 6580 HUNTLEY ROAD., AS PER CASE NO. BZA 15-2020, DRAWINGS NO. BZA 15-2020 DATED APRIL 13, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

1129.05 POWERS AND DUTIES.

(a) Generally. The Board of Zoning Appeals shall have the following powers, and it shall be its duty to: hear and decide appeals where it is alleged there is an error of interpretation made by the Building Inspector in the enforcement of this Zoning Ordinance, the Building Code, or the Property Maintenance Code, or any amendment thereto.

(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 well safeguard the public health, safety, convenience and general welfare.

Review Criteria for Granting Area Variances by the Board of Zoning Appeals:

(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.



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 05-2020
Date Received 1-30-2020
Fee \$25.00
Meeting Date 03-05-2020
Filing Deadline 02-07-2020
08120

1. Property Location 100 W. South St.
2. Present/Proposed Use Detached Garage
3. Zoning District _____
4. Applicant Neri Deeper
Address 100 W. South St.
Phone Number(s) (614) 956-8667
Email _____
5. Property Owner Neri Deeper
Address 100 W. South St.
Phone Number(s) (614) 956-8667
Email _____
6. Action Requested (ie. type of variance) additional time to complete work
7. Project Details:
 - a) Description Detached Garage
 - b) Expected Completion Date 4/30/2020
 - c) Approximate Cost \$30,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Tabled March 5, 2020

[Signature]
Applicant (Signature)

1/29/2020
Date

[Signature]
Property Owner (Signature)

1/29/2020
Date

ABUTTING PROPERTY OWNERS
FOR
100 W. South St.

Charles & Leslie Buford
Sarah Johnston & Fritz Graf
Brenda Sutherland
Susan Hoffmannbeck
Samuel & Mary Musgrove

96 W. South St.
117 W. South St.
111 W. South St.
102 W. South St.
562 Evening St.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085

Supporting Statement

We ran into a lot of delays with the project, mainly centering around three main issues:

- Started late due to lack of contractor availability and weather issues
- Health issues with immediate family delayed us for 10 months
- Health issues with extended family delayed us for another 5 months

Essentially we are doing the project ourselves, hiring contractors where needed but not to complete the entire structure. Once we got going last summer (late), we built the foundation and then my wife broke her foot. Rather than hire out the rest of the construction we chose to wait until she could participate, working on it as time permitted which was limited due to her care needs. Then we got going this spring/summer and after framing my mother developed severe health issues which have consumed almost all of our time. That has now been resolved and we are moving forward again.

CITY OF WORTHINGTON

DRAWING NO. BZA 05-2020

DATE 01/30/2020

100 W. South St.



Permit Information

Address	100 SOUTH ST W
Application# - Date	20180747 - 06/05/2018
Application Type	PERMIT
Permit# - Date	24430 - 06/13/2018
Type of Work	NEW BUILDING ELECTRICAL/FIRE ALARM HVACR PLUMBING
Project	NEW GARAGE & WORKSHOP 6/18
Contractor	TO BE DETERMINED
Status	Open

Inspections

Insp Date	Type	Inspector	Pass/Fail	Notes
12/26/2019	UNDER SLAB	LENNY LEWIS	Pass	
07/02/2019	FRAMING	JERRY GRAVES	Pass	
12/14/2018	PLUMB, OTHER	TERRY HAUGHN	Pass	
12/13/2018	PLUMB, OTHER	TERRY HAUGHN	Fail	Cancelled
12/04/2018	FOUNDATION	JERRY GRAVES	Pass	
11/14/2018	FOUNDATION	JERRY GRAVES	Pass	
10/29/2018	FOOTING	JERRY GRAVES	Pass	
10/26/2018	FOOTING	JERRY GRAVES	Fail	
10/24/2018	PLUMB, OTHER	TERRY HAUGHN	Pass	
10/23/2018	PLUMB, OTHER	KEN FARMWALD	Fail	

Plan Review

Submitted	Completed	Reviewer	Approved?	Notes
07/01/2019	07/05/2019	DON PHILLIPS	Yes	
01/09/2019	01/09/2019	DON PHILLIPS	Yes	
10/18/2018	10/18/2018	DON PHILLIPS	Partial	
06/05/2018	06/11/2018	DON PHILLIPS	Partial	

No fees due at this time. Call 431-2424 if you have any questions



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 12-2020
Date Received	04/02/2020
Fee	\$25 pd
Meeting Date	
Filing Deadline	

1. Property Location 100 W. South St. Worthington OH 43085
2. Present/Proposed Use Residence
3. Zoning District R-10
4. Applicant Neil Toepfer

Address 100 W. South St. Worthington OH 43085

Phone Number(s) (614) 956-8667

Email _____
5. Property Owner Neil Toepfer

Address 100 W. South St. Worthington OH 43085

Phone Number(s) (614) 956-8667

Email _____
6. Action Requested (ie. type of variance) Extension of Construction Completion Period
7. Project Details:
 - a) Description Remodel/rebuild of 100 W. South Street Residence
 - b) Expected Completion Date 12/31/2020
 - c) Approximate Cost \$300,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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



Applicant (Signature)

4/2/2020

Date



Property Owner (Signature)

4/2/2020

Date

ABUTTING PROPERTY OWNERS
FOR
100 W. South St.

Charles & Leslie Buford	96 W. South St.	Worthington, OH 43085
Sarah Johnston & Fritz Graf	117 W. South St.	Worthington, OH 43085
Brenda Sutherland	111 W. South St.	Worthington, OH 43085
Susan Hoffmannbeck	102 W. South St.	Worthington, OH 43085
Samuel & Mary Musgrove	562 Evening St.	Worthington, OH 43085

Supporting Statement

100 W. South St.

The explanation (for the request) basically comes down to these, without trying to sound like a litany of woe...:

1. We experienced a number of weather related delays, the main ones were from setbacks and problems we had to deal with due to the weather.
2. Unforeseen soil conditions delayed out footings by several weeks and contributed to other issues that also delayed the project by causing a lot of extra work.
3. We had family health issues back in late 2018/early 2019 that delayed the demolition of the house until April.
4. My mother had a number of health issues starting last June which consumed our time and delayed the work. This is a realized risk from being my own builder.
5. We had a number of problems with contractor availability. Being an independent builder I seemed to be at the bottom of the priority list for most everyone.

So the summary is that a lot of this stems from my being my own builder and much of the delays were due to pulls on my time or a lot of extra work and expense caused by the weather, and in some cases the soil on the property.

Thank you!

Neil Toepfer

CITY OF WORTHINGTON

DRAWING NO.BZA 12-2020

DATE 04/02/2020

100 W. South St.





City of Worthington
BOARD OF ZONING APPEALS
APPLICATION
Meetings – First Thursday of Every Month

Case #	BZA 10-2020
Date Received	03/31/2020
Fee	\$25pd
Meeting Date	
Filing Deadline	

1. Property Location 642 FARRINGTON DR.
2. Present/Proposed Use RESIDENTIAL
3. Zoning District _____
4. Applicant DAN SHELLENBARGER
Address 642 FARRINGTON DR, 43085
Phone Number(s) 614 499 6891 / 614 846 4847
Email _____
5. Property Owner DAN & HEATHER SHELLENBARGER
Address ABOVE
Phone Number(s) ABOVE
Email ABOVE
6. Action Requested (ie. type of variance) _____
7. Project Details:
 - a) Description Addition to rear (SE) part of house
 - b) Expected Completion Date FALL 2020
 - c) Approximate Cost ? 160,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Dan Shellenbarger
Applicant (Signature)

3/30/20
Date

Dan Shellenbarger
Property Owner (Signature)

3/30/20
Date

ABUTTING PROPERTY OWNERS
FOR
642 Farrington Dr.

Gary Morgan	650 Farrington Dr.	Worthington, OH 43085
Dominic Guglielmi	306 W. New England Ave.	Worthington, OH 43085
Jonathan Khoury & Lesley Tuohy	314 W. New England Ave.	Worthington, OH 43085
Christopher & Sarah Fisher	637 Farrington Dr.	Worthington, OH 43085
Michael & Lindsay Duffey	645 Farrington Dr.	Worthington, OH 43085

Request for Variance By the Shellenbargers
642 Farrington Dr.

Variance Supporting Statement:

1. This request is to allow us to put an addition to the Southeast portion of the residential structure. This addition will add to the value of the home.
2. The variance is not substantial. The property is wedge shaped. Only the back corner of the addition will go beyond the 6 foot distance to the property line.
3. The addition should have little to no effect on the neighborhood. The addition will be difficult to see, if at all, from the street. Only a portion of the addition is going to encroach over the 6 foot boundary.
4. The variance should have no impact on the delivery of any governmental services.
5. We were made aware of the zoning issues when we were in consultation with contractors bidding on the project.
6. We need the variance in order to accomodate the desired design of the addition. We will work with the City of Worthington in any way to help win approval. Changing the design would not affect the appearance of the home from the street, but it would not be as appealing from the back of the property.
7. This variance would allow us to encroach, just a portion of our home, over the zoning boundary. The neighbors house was also given a variance so this would be in accordance with other variances given. Our ultimate goal is to work with the city to create an addition to our house to add value to our home to also add value to the neighborhood both in property value and overall aesthetics.

CITY OF WORTHINGTON

DRAWING NO. BZA 10-2020

DATE 03/31/2020

642 Farrington Dr.



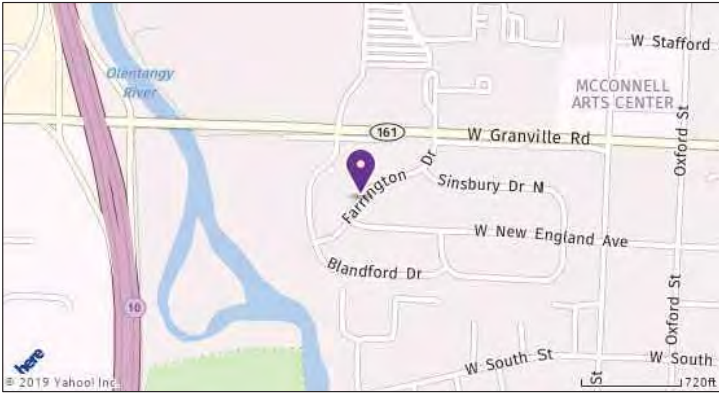
100-003206 04/19/2017

HOME ADDITION & RENOVATIONS for: SHELLENBARGER RESIDENCE

642 FARRINGTON DRIVE WORTHINGTON

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES, STANDARDS AND PROPER BUILDING TECHNIQUES.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS.
3. ALL CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS IN THE FIELD & CONTACT ARCHITECT IF ANY DISCREPANCIES WITH CONTRACT DOCUMENTS/DRAWINGS OCCUR.
4. THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS FOR HIS WORK AND BE RESPONSIBLE FOR THE ACCURACY OF THOSE MEASUREMENTS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S ARCHITECT OF ANY DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS PRIOR TO BIDDING AND INSTALLATION OF ANY OF THOSE ITEMS NOTED ON THE PLANS.
6. WORK SHALL NOT START UNTIL THE CONTRACTOR RECEIVES A NOTICE TO PROCEED FROM THE OWNER.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE AND STORAGE AREA. COORDINATE STORAGE LOCATION WITH THE OWNER.
8. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS STORED AT THE SITE.
9. THE GENERAL CONTRACTOR SHALL POST AND MAINTAIN SIGNS, NOTICES AND OTHER SAFEGUARDS REQUIRED BY LAW OR ORDINANCE AND OWNER.
10. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED BY OWNER FOR SPECIFIED EQUIPMENT, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COORDINATION, INCLUDING HVAC, PLUMBING AND ELECTRICAL.
11. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE ARCHITECT OF MATERIALS OR WORK SHOWN FOR WHICH NO QUALITY OR GRADE IS CLEARLY SPECIFIED. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ASSUME GRADE OR QUALITY FOR PRODUCTS OR WORK SHOWN.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND STORAGE OF ITEMS SCHEDULED TO REMAIN, BUT REQUIRED FOR CONSTRUCTION.
13. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING OF NAIL HOLES, CRACKS, ETC. PRIOR TO FINAL PAINTING.
14. PROVIDE SUFFICIENT BLOCKING AT ALL WALLS FOR SECURING OF ALL ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTORS, INCLUDING COUNTERS, SHELVING, CASEWORK, FURNITURE, ETC.
15. IT SHOULD BE UNDERSTOOD THAT THE CONTRACT AMOUNT NOTED BY THE GENERAL CONTRACTOR INCLUDES ALL ITEMS (BUILDER'S RISK INSURANCE, WORKMAN'S COMPENSATION, TRASH REMOVAL, ETC.) AND THAT NO OTHER CHARGES WILL BE ACCEPTED BY THE OWNER.
16. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
17. ALL DRAWINGS ARE SCHEMATIC AND NOT INTENDED FOR SCALING, QUANTITIES OR DETAILED CODE COMPLIANCE.
18. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SET OF CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE INTERCONNECTED AND SHALL NOT BE SEPARATED OR READ OR INTERPRETED SEPARATELY.
19. CONTRACTOR(S) SHALL PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE PROJECT AND/OR COMPLETE SYSTEMS(S). ANY MATERIAL OR LABOR NOT SHOWN IN THE CONTRACT DOCUMENTS BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK SHALL BE INCLUDED IN THE BASE BID.
20. EXPOSED BUILDING COMPONENTS/AREAS TO REMAIN SHALL BE PROTECTED FROM WEATHER OR DAMAGE DURING DEMOLITION AND CONSTRUCTION.



SITE LOCATION MAP

INDEX OF DRAWINGS

	COVER SHEET
C1.0	SITE PLAN & DEMOLITION PLANS
A1.0	FIRST FLOOR PLAN
A1.1	LOWER LEVEL PLAN
A1.2	DIMENSION PLANS
A1.3	FINISH PLANS
A1.4	CEILING PLANS
A1.5	INTERIOR ELEVATIONS
A2.0	EXTERIOR ELEVATIONS
E1.0	ELECTRIC PLANS

CITY OF WORTHINGTON

DRAWING NO. BZA 10-2020

DATE 03/31/2020

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996

PROJECT

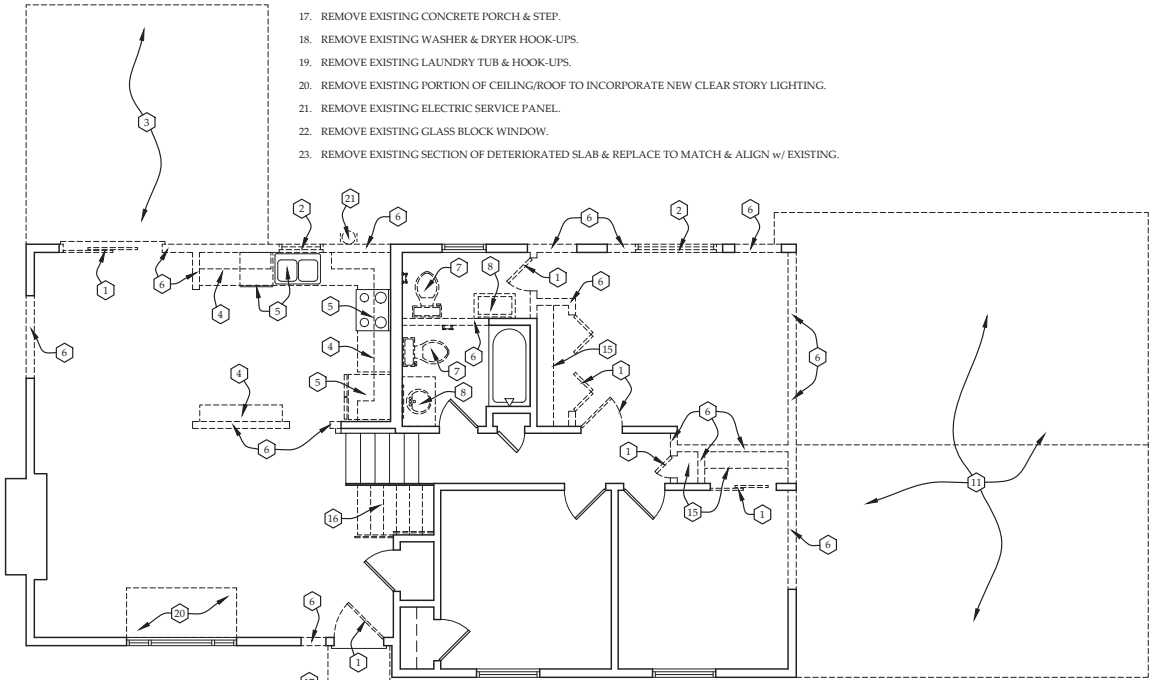
SHELLENBARGER RESIDENCE
642 FARRINGTON DRIVE
WORTHINGTON, OHIO 43085

<input checked="" type="checkbox"/> PRELIMINARY	6-13-19 6-18-19 10-14-19
<input type="checkbox"/> BID SET	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> REVISION	

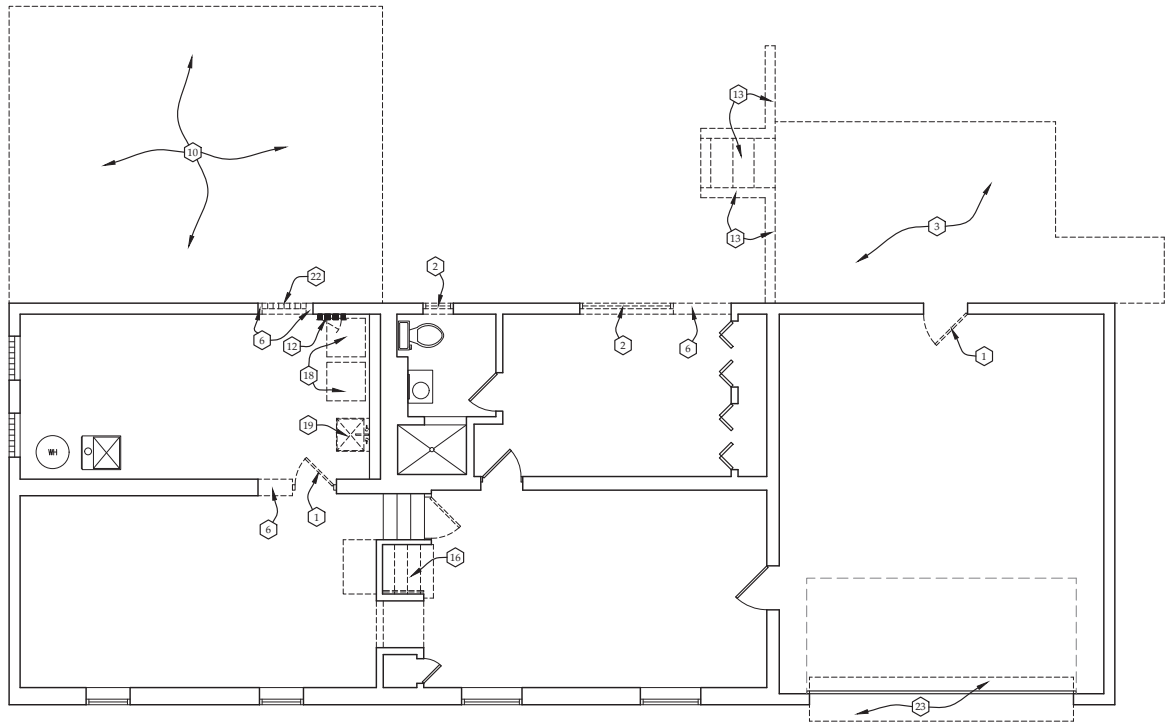
DEMOLITION NOTES:

SPECIFIC 5

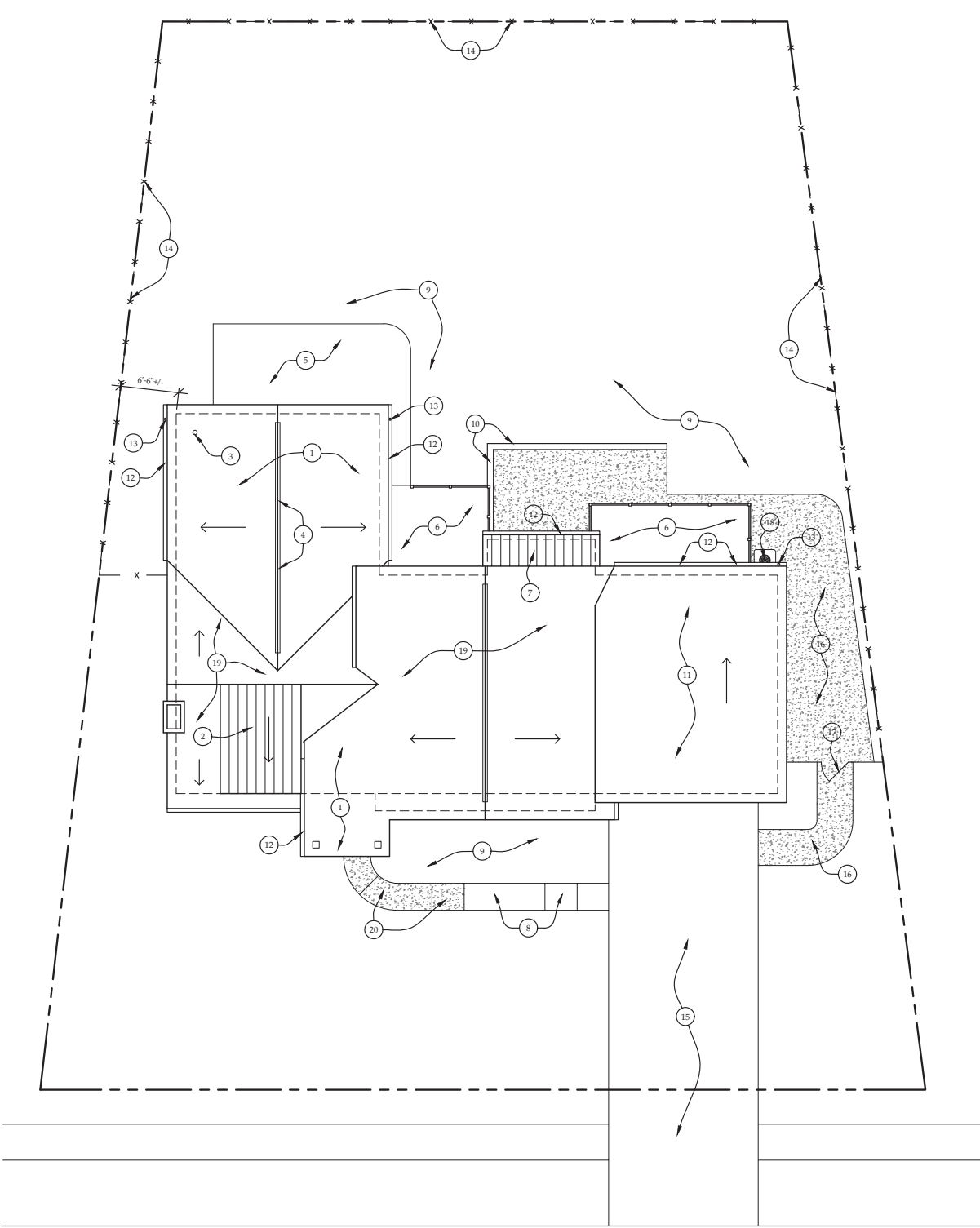
1. REMOVE EXISTING DOOR & FRAME.
2. REMOVE EXISTING WINDOW & FRAME.
3. REMOVE EXISTING PATIO.
4. REMOVE EXISTING KITCHEN CABINETS & COUNTER TOPS.
5. REMOVE EXISTING KITCHEN APPLIANCE. VERIFY SALVAGE w/ OWNER.
6. REMOVE SECTION OF EXISTING WALL AS SHOWN. TEMPORARILY SHORE STRUCTURE AS REQUIRED. RELOCATE OR TERMINATE ANY HVAC, PLUMBING, & ELECTRIC LINES.
7. REMOVE EXISTING TOILET & ACCESSORIES.
8. REMOVE EXISTING SINK & ACCESSORIES.
9. REMOVE EXISTING TUB/SHOWER COMBO & ACCESSORIES.
10. EXCAVATE PORTION OF YARD FOR NEW ADDITION.
11. REMOVE EXISTING ROOF STRUCTURE ABOVE GARAGE COMPLETELY.
12. REMOVE EXISTING ELECTRIC PANEL.
13. REMOVE EXISTING RETAINING WALL & STAIRS.
14. REMOVE EXISTING GYPSUM BOARD CEILING.
15. REMOVE EXISTING CLOSET ROD, SHELVEING, ETC.
16. REMOVE EXISTING STAIRS & RAILING DOWN TO LOWER LEVEL.
17. REMOVE EXISTING CONCRETE PORCH & STEP.
18. REMOVE EXISTING WASHER & DRYER HOOK-UPS.
19. REMOVE EXISTING LAUNDRY TUB & HOOK-UPS.
20. REMOVE EXISTING PORTION OF CEILING/ROOF TO INCORPORATE NEW CLEAR STORY LIGHTING.
21. REMOVE EXISTING ELECTRIC SERVICE PANEL.
22. REMOVE EXISTING GLASS BLOCK WINDOW.
23. REMOVE EXISTING SECTION OF DETERIORATED SLAB & REPLACE TO MATCH & ALIGN w/ EXISTING.



B FIRST FLOOR DEMOLITION
SCALE: 3/16" = 1'-0"



C LOWER LEVEL DEMOLITION
SCALE: 3/16" = 1'-0"



A SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN NOTES:

SPECIFIC 5

1. PROVIDE & INSTALL NEW 30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER SYNTHETIC FELT & 5/8" OSB w/ H-CLIPS.
2. PROPOSED CLEAR STORY DORMER @ EXISTING ROOF.
3. PROPOSED FIRE PLACE 'B' VENT THROUGH ROOF.
4. PROVIDE & INSTALL CONTINUOUS SHINGLE OVER RIDGE VENT.
5. PROVIDE & INSTALL 4" DEEP STAMPED CONCRETE PATIO.
6. PROVIDE & INSTALL NEW TREX DECKING OVER P.T. WOOD STRUCTURE. PROVIDE & INSTALL WOOD RAILING TO 38" ABOVE FINISHED DECKING.
7. PROVIDE & INSTALL METAL SHED ROOFING OVER NEW ADDITION.
8. EXISTING SIDEWALK TO REMAIN.
9. REGRADE & RESEED EXISTING YARD AS REQUIRED DUE TO CONSTRUCTION.
10. PROVIDE & INSTALL NEW CONCRETE RETAINING WALL.
11. PROVIDE & INSTALL NEW EPDM ROOF.
12. PROVIDE & INSTALL NEW 5" PRE-FINISHED ALUMINIUM GUTTER BRACKETED TO FASCIA @ 16" O.C.
13. PROVIDE & INSTALL 2"x3" PRE-FINISHED ALUMINIUM DOWNSPOUT. DRAIN TO UNDERGROUND LINES IF AVAILABLE.
14. EXISTING FENCE TO REMAIN.
15. EXISTING DRIVEWAY TO REMAIN.
16. PROVIDE & INSTALL 4" DEEP CONCRETE PAD OVER 4" COMPACTED GRAVEL.
17. EXISTING GATE TO REMAIN.
18. PROPOSED LOCATION FOR NEW A.C. CONDENSER.
19. PROVIDE & INSTALL NEW 30 YEAR ASPHALT SHINGLES OVER SYNTHETIC FELT & EXISTING SHEATHING.
20. PROVIDE & INSTALL GRADUAL STEP DOWN SECTIONS OF SIDEWALK.

CITY OF WORTHINGTON

DRAWING NO. BZA 10-2020

DATE 03/31/2020

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996

PROJECT
SHELLENBARGER RESIDENCE
642 FARRINGTON DRIVE
WORTHINGTON, OHIO 43085

☒ PRELIMINARY 6-13-19
6-18-19
10-14-19
1-28-2020
3-31-2020

☐ BID SET

☐ CONSTRUCTION

☐ PERMIT SET

☐ REVISION

C1.0

FLOOR PLAN NOTES:

GENERAL

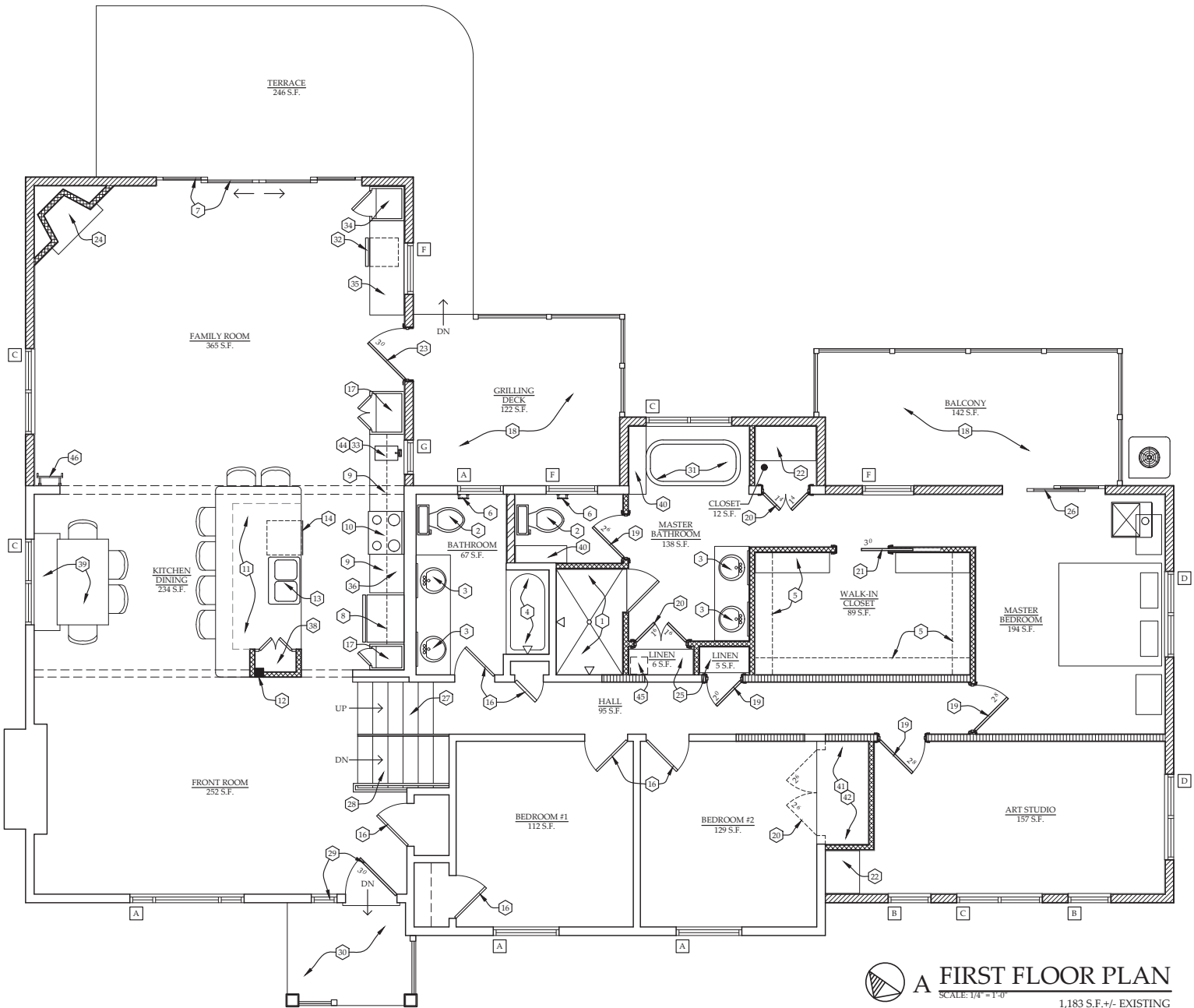
- 1. VERIFY ALL FINISHES, MATERIALS, COLORS, & STYLES w/ OWNER.
- 2. FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, & HEIGHTS.
- 3. SEE WINDOW SCHEDULE ON SHEET A2.0 FOR FURTHER INFORMATION.
- 4. ETHERNET CABLE TO BE INSTALLED BY OWNER THROUGHOUT THE HOUSE.

SPECIFIC

- 1. PROVIDE & INSTALL NEW WALK-IN SHOWER w/ MULTIPLE HEADS. STEAM UNIT BY 'MR.STEAM'. COORDINATE w/ OWNER.
- 2. PROVIDE & INSTALL COMFORT HEIGHT TOILET & ACCESSORIES.
- 3. PROVIDE & INSTALL INTEGRAL UNDER MOUNT SINK IN SOLID SURFACE COUNTER w/ VANITY BELOW.
- 4. EXISTING COMBINATION TUB & SHOWER TO REMAIN.
- 5. PROVIDE & INSTALL CUSTOM CLOSET RODS & SHELVING.
- 6. PROVIDE & INSTALL SURFACE MOUNTED TOILET PAPER HOLDER.
- 7. PROVIDE & INSTALL 12'-0" WIDE SLIDING PATIO DOOR.
- 8. PROPOSED LOCATION FOR REFRIGERATOR w/ WATER LINE ON DEDICATED CIRCUIT.
- 9. PROVIDE & INSTALL NEW BASE & UPPER KITCHEN CABINETRY w/ GRANITE COUNTER TOP.
- 10. PROVIDE & INSTALL GAS RANGE w/ RANGE HOOD ABOVE.
- 11. PROVIDE & INSTALL 5'-0" WIDE KITCHEN ISLAND w/ GRANITE TOP & CABINETRY TO MATCH ADJACENT w/ 12" EATING LEDGE.
- 12. PROVIDE & INSTALL STRUCTURAL COLUMN.
- 13. PROVIDE & INSTALL DOUBLE BOWL UNDER MOUNT KITCHEN SINK IN GRANITE COUNTER w/ FAUCET, GARBAGE DISPOSAL, & ACCESSORIES.
- 14. PROPOSED LOCATION FOR DISHWASHER w/ WATER LINE.
- 15. OMITTED
- 16. EXISTING DOOR TO REMAIN.
- 17. PROVIDE & INSTALL BUILT-IN PANTRY UNIT (8'-0" TALL) TO MATCH ADJACENT KITCHEN CABINETRY.
- 18. PROVIDE & INSTALL NEW TREX DECKING OVER P.T. WOOD STRUCTURE. PROVIDE & INSTALL WOOD RAILING TO 38" ABOVE FINISHED DECKING.
- 19. PROVIDE & INSTALL NEW SOLID CORE WOOD DOOR IN WOOD FRAME TO MATCH EXISTING ADJACENT. VERIFY HARDWARE w/ OWNER.
- 20. PROVIDE & INSTALL PAIR OF NEW SOLID CORE WOOD DOORS IN WOOD FRAME TO MATCH EXISTING ADJACENT. VERIFY HARDWARE w/ OWNER.
- 21. PROVIDE & INSTALL POCKET DOOR & ACCESSORIES.
- 22. PROVIDE & INSTALL 24" DEEP CUSTOM CLOSET BUILT-IN SHELVING / DRAWERS.
- 23. PROVIDE & INSTALL NEW 3'-0" WIDE x 7'-0" TALL FULL PANEL GLASS IN-SWING FRENCH DOOR.
- 24. PROVIDE & INSTALL HEATILATOR (OR EQUIVALENT) FIRE PLACE & HEARTH. VERIFY w/ OWNER.
- 25. PROVIDE & INSTALL 1'-6" DEEP BUILT-IN PLYWOOD SHELVING.
- 26. PROVIDE & INSTALL 6'-0" WIDE x 6'-10" TALL SLIDING GLASS DOOR & SCREEN.
- 27. EXISTING STAIRS TO REMAIN.
- 28. PROVIDE & INSTALL NEW WOOD STAIRS w/ HANDRAIL @ 36" ABOVE NOSING. RISERS = 7.5" MAX / TREADS = 10.5" MIN
- 29. PROVIDE & INSTALL NEW 3'-0" WIDE x 7'-0" TALL ENTRY DOOR w/ FIXED SIDE LIGHT.
- 30. PROVIDE & INSTALL NEW EXPANDED CONCRETE STOOP TO 6" BELOW FINISH FLOOR w/ NEW STEPS AS REQUIRED.
- 31. PROVIDE & INSTALL FREE STANDING TUB w/ FAUCET & ACCESSORIES.
- 32. PROPOSED LOCATION FOR UNDER COUNTER BEVERAGE COOLER.
- 33. PROPOSED LOCATION FOR UNDER MOUNT SINGLE BOWL SINK & FAUCET.
- 34. PROVIDE & INSTALL BUILT-IN UTILITY CABINET TO MATCH ADJACENT PANTRY.
- 35. PROVIDE & INSTALL BASE CABINETRY & COUNTER TO MATCH ADJACENT KITCHEN CABINETRY & COUNTER.
- 36. PROVIDE & INSTALL MICROWAVE BUILT-IN TO UPPER CABINETRY.
- 37. PROVIDE & INSTALL RECYCLING BIN/TRASH COMPACTOR. VERIFY.
- 38. PROVIDE & INSTALL 16" DEEP CABINET ABOVE COUNTER. WALL FINISH TO BE SYNTHETIC STONE TO CONCEAL COLUMN & LOOK LIKE A 3 SIDED STONE PIER.
- 39. PROPOSED BANQUETTE SEATING & TABLE.
- 40. PROVIDE & INSTALL 12" DEEP SHELF @ 36" A.F.F.
- 41. PROVIDE & INSTALL NEW LOFT BUNK BED @ 5'-6" A.F.F. (ABOVE CLOSET)
- 42. PROVIDE & INSTALL CLOSET ROD @ 4'-6" A.F.F. (BELOW BUNK LOFT)
- 43. PROVIDE & INSTALL OSMOSIS FILTER UNIT BELOW SINK.
- 44. PROVIDE & INSTALL INSTA HOT UNIT.
- 45. PROPOSED LOCATION FOR STEAM SHOWER UNIT.
- 46. PROPOSED LOCATION SLIDING LADDER.

WALL SCHEDULE:

- EXISTING WALL TO REMAIN. PATCH & REPAIR AS NEEDED DUE TO CONSTRUCTION.
- INFILL EXISTING OPENING TO MATCH & ALIGN w/ EXISTING ADJACENT WALL FINISH.
- NEW 2x6 WOOD STUD @ 16" O.C. w/ R-19 INSULATION, VAPOR BARRIER, & 1/2" GYPSUM BOARD INTERIOR. TAPE, PRIME, & PAINT. PROVIDE & INSTALL 1/2" OSB w/ BUILDING WRAP & STUCCO ON EXTERIOR TO MATCH EXISTING. SEE EXTERIOR ELEVATIONS.
- NEW 2x4 WOOD STUD @ 16" O.C. w/ 1/2" GYPSUM BOARD EACH SIDE. TAPE, PRIME, & PAINT
- NEW 2x6 WOOD STUD @ 16" O.C. w/ 1/2" GYPSUM BOARD EACH SIDE. TAPE, PRIME, & PAINT.



A FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,183 S.F. +/- EXISTING
950 S.F. ADDITION
2,133 S.F. +/- TOTAL

CITY OF WORTHINGTON

DRAWING NO. BZA 10-2020

DATE 03/31/2020

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996

PROJECT
SHELLENBARGER RESIDENCE
642 FARRINGTON DRIVE
WORTHINGTON, OHIO 43085

PRELIMINARY 6-13-19
6-18-19
10-14-19
1-28-2020

BID SET

CONSTRUCTION

PERMIT SET

REVISION

A1.0

FLOOR PLAN NOTES:

GENERAL

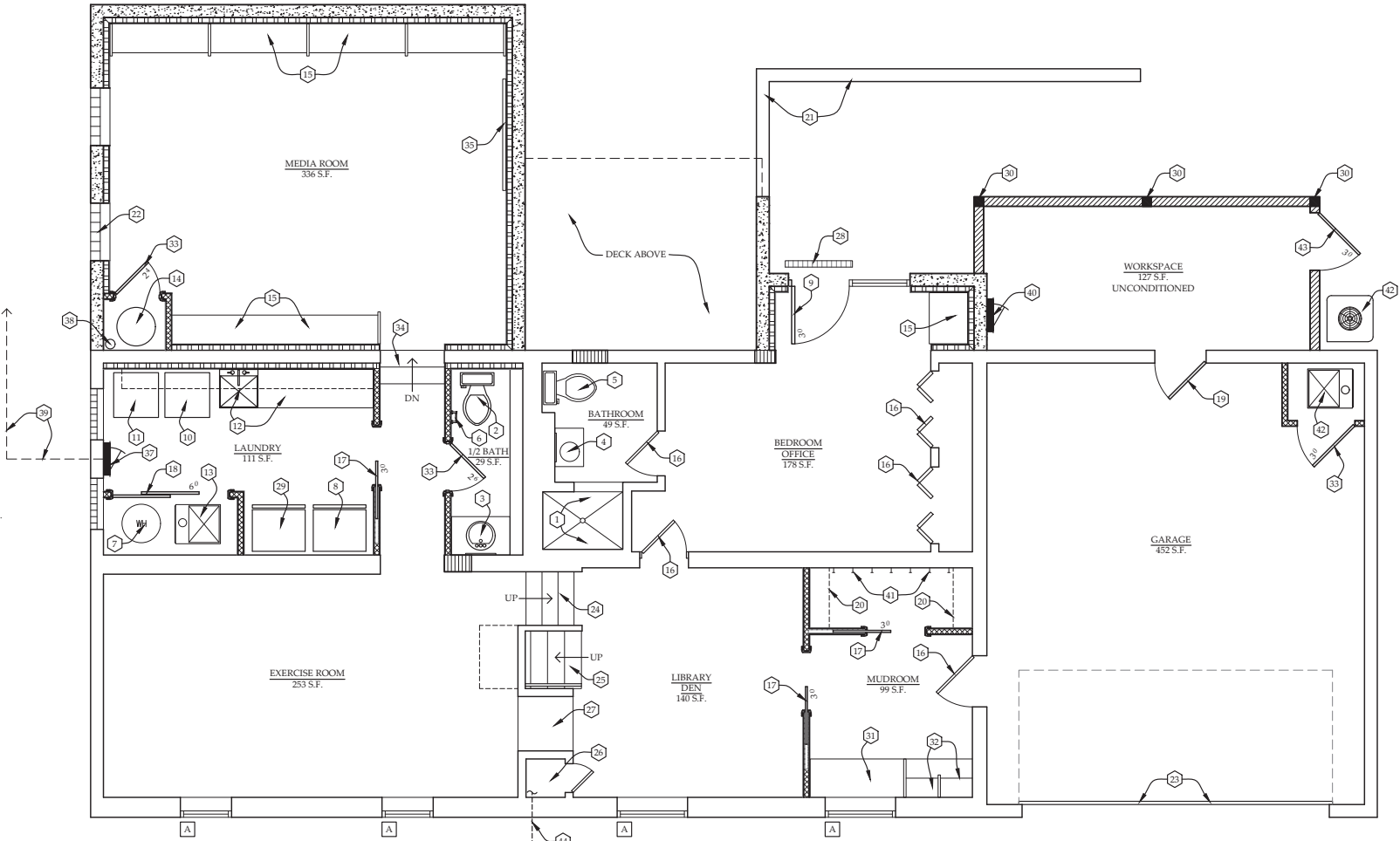
- 1. VERIFY ALL FINISHES, MATERIALS, COLORS, & STYLES w/ OWNER.
- 2. FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, & HEIGHTS.
- 3. SEE WINDOW SCHEDULE ON SHEET A2.0 FOR FURTHER INFORMATION.

SPECIFIC

- 1. EXISTING SHOWER TO REMAIN.
- 2. PROVIDE & INSTALL COMFORT HEIGHT TOILET & ACCESSORIES.
- 3. PROVIDE & INSTALL INTEGRAL UNDER MOUNT SINK IN SOLID SURFACE COUNTER w/ VANITY BELOW.
- 4. EXISTING SINK & VANITY TO REMAIN.
- 5. EXISTING TOILET TO REMAIN.
- 6. PROVIDE & INSTALL SURFACE MOUNTED TOILET PAPER HOLDER.
- 7. EXISTING HOT WATER HEATER TO REMAIN.
- 8. PROPOSED LOCATION FOR REFRIGERATOR ON DEDICATED CIRCUIT.
- 9. PROVIDE & INSTALL NEW FULL PANEL GLASS IN-SWING FRENCH DOOR w/ 3'-0" WIDE SIDELIGHT.
- 10. PROPOSED LOCATION FOR WASHER w/ RECESSED HOOK-UPS.
- 11. PROPOSED LOCATION FOR DRYER w/ 4'-0" VENT TO EXTERIOR w/ LOUVER.
- 12. PROVIDE & INSTALL LAUNDRY TUB w/ FAUCET & ACCESSORIES IN SOLID SURFACE COUNTER TOP w/ STANDARD KITCHEN BASE & UPPER CABINETRY. COUNTER FOR FOLDING CLOTHES.
- 13. EXISTING FURNACE TO REMAIN.
- 14. PROPOSED LOCATION FOR SUMP PIT.
- 15. PROVIDE & INSTALL 18" DEEP SHELVING PROVIDED BY OWNER.
- 16. EXISTING DOOR TO REMAIN.
- 17. PROVIDE & INSTALL NEW POCKET DOOR & ACCESSORIES.
- 18. PROVIDE & INSTALL SLIDING CLOSET DOORS w/ ACCESSORIES.
- 19. PROVIDE & INSTALL NEW INSULATED METAL DOOR w/ THRESHOLD, LOCKSET, & WEATHER STRIPPING TO FIT IN EXISTING OPENING.
- 20. PROVIDE & INSTALL CLOTHES ROD @ 5'-6" A.F.F. w/ 12" DEEP SHELF ABOVE.
- 21. PROVIDE & INSTALL NEW 8" POURED CONCRETE RETAINING WALL.
- 22. PROVIDE & INSTALL 6" GLASS BLOCK WINDOW w/ VENT.
- 23. EXISTING GARAGE DOOR TO REMAIN.
- 24. EXISTING STAIRS TO REMAIN.
- 25. PROVIDE & INSTALL NEW WOOD STAIRS w/ HANDRAIL @ 36" ABOVE NOSING. RISERS = 7.5" MAX / TREADS = 10.5" MIN
- 26. EXISTING WATER SERVICE LOCATION ENTRY CABINET.
- 27. PROPOSED LOCATION FOR NEW BUILT-IN TERRARIUM.
- 28. PROVIDE & INSTALL RECESSED TRENCH DRAIN.
- 29. PROPOSED LOCATION FOR UP-RIGHT FREEZER.
- 30. PROVIDE & INSTALL 6"x6" P.T. WOOD COLUMN.
- 31. PROVIDE & INSTALL SHOE STORAGE CUBBIES BUILT-IN BELOW WINDOW SILL.
- 32. PROVIDE & INSTALL BUILT-IN CUBBIES ABOVE BENCH SEAT. VERIFY w/ OWNER.
- 33. PROVIDE & INSTALL NEW SOLID CORE WOOD DOOR IN WOOD FRAME TO MATCH EXISTING ADJACENT. VERIFY DOOR HARDWARE w/ OWNER.
- 34. PROVIDE & INSTALL NEW WOOD STEPS DOWN TO MEDIA ROOM. VERIFY. EQUAL RISERS = 7-3/4" MAX.
- 35. PROPOSED LOCATION FOR 80" WALL MOUNTED TELEVISION.
- 36. PROPOSED LOCATION FOR SYNTHETIC STONE/BRICK WALL BY OWNER.
- 37. PROPOSED LOCATION FOR NEW 200 AMP ELECTRIC PANEL.
- 38. PROPOSED LOCATION FOR RADON PIPING.
- 39. PROPOSED NEW UNDERGROUND ELECTRIC SERVICE LINE TO EXISTING POLE.
- 40. PROPOSED LOCATION FOR 100 AMP PANEL FOR EXTERIOR ELECTRIC. VERIFY w/ OWNER.
- 41. PROVIDE & INSTALL STORAGE HOOKS FOR SKIES, COATS, ETC. COORDINATE w/ OWNER.
- 42. PROPOSED LOCATION FOR NEW FURNACE IN CLOSET & AIR CONDITIONING UNIT.
- 43. PROVIDE & INSTALL NEW 3'-0" WIDE x 6'-8" TALL METAL DOOR IN WOOD FRAME w/ THRESHOLD, LOCKSET, & WEATHER STRIPPING.
- 44. PROVIDE & INSTALL NEW WATER LINE TO TAP. VERIFY.

WALL SCHEDULE:

- EXISTING WALL TO REMAIN. PATCH & REPAIR AS NEEDED DUE TO CONSTRUCTION.
- INFILL EXISTING OPENING TO MATCH & ALIGN w/ EXISTING ADJACENT WALL FINISH.
- NEW 8" POURED REINFORCES CONCRETE FOUNDATION WALL ON 1'-6" WIDE x 10" DEEP CONCRETE FOOTING.
- NEW 2x4 WOOD STUD @ 16" O.C. w/ 1/2" GYPSUM BOARD EACH SIDE. TAPE, PRIME, & PAINT
- NEW 2x4 WOOD FURRING w/ R-13 INSULATION, VAPOR BARRIER, & 1/2" GYPSUM BOARD OVER. TAPE, PRIME, & PAINT. PROVIDE & INSTALL AIR SPACE BETWEEN CONCRETE BLOCK WALL.
- NEW 2x6 WOOD STUD @ 16" O.C. w/ R-19 INSULATION, VAPOR BARRIER, & 1/2" GYPSUM BOARD INTERIOR. TAPE, PRIME, & PAINT. PROVIDE & INSTALL 1/2" OSB w/ BUILDING WRAP & STUCCO ON EXTERIOR TO MATCH EXISTING. SEE EXTERIOR ELEVATIONS.



A LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

1,127 S.F. +/- EXISTING
495 S.F. +/- GARAGE
455 S.F. ADDITION
2,077 S.F. +/- TOTAL

CITY OF WORTHINGTON

DRAWING NO. BZA 10-2020

DATE 03/31/2020

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996

PROJECT

SHELLENBARGER RESIDENCE
642 FARRINGTON DRIVE
WORTHINGTON, OHIO 43085

- ☒ PRELIMINARY 6-13-19
6-18-19
10-14-19
1-28-2020
3-31-2020
- ☐ BID SET
- ☐ CONSTRUCTION
- ☐ PERMIT SET
- ☐ REVISION

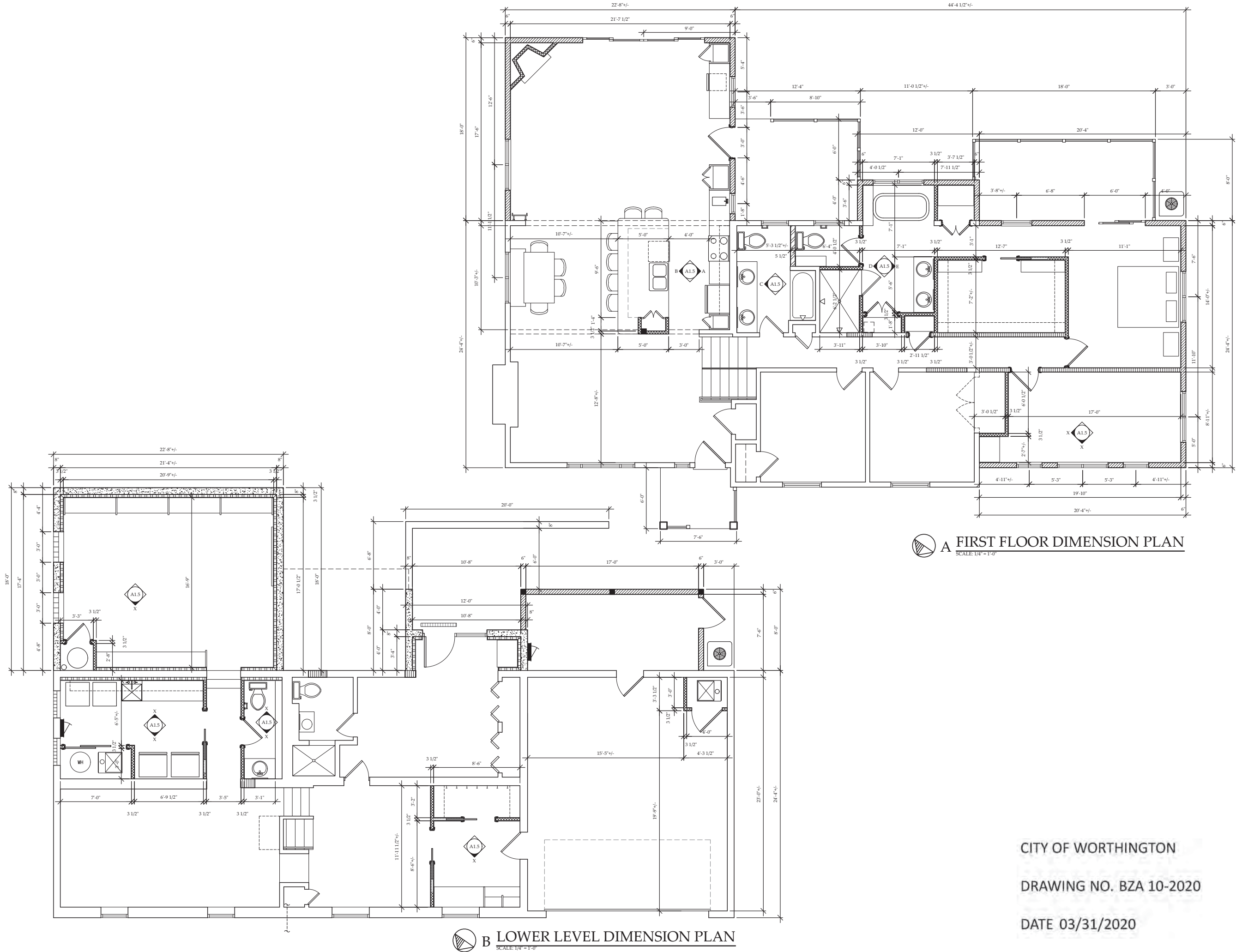
A1.1

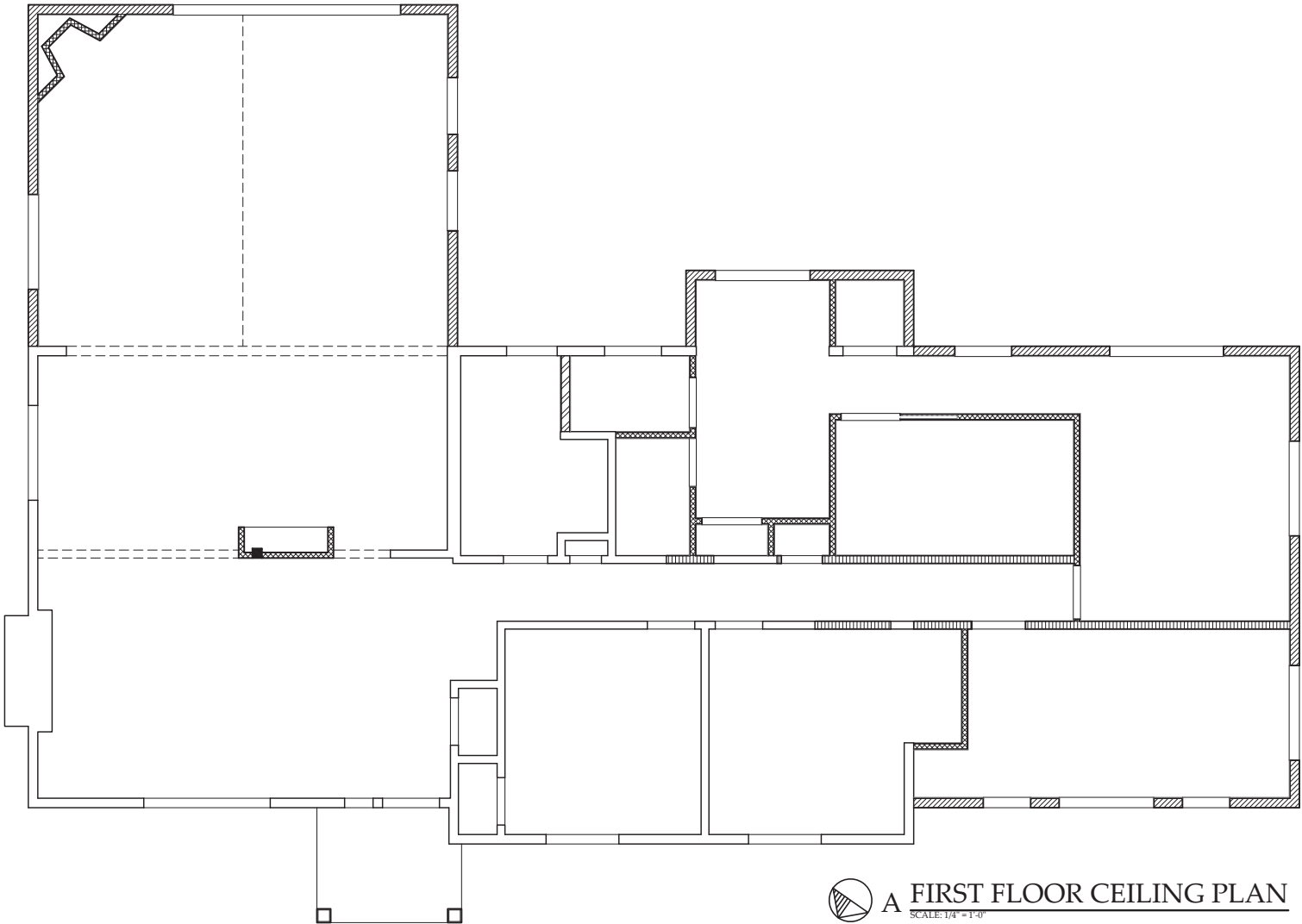
<input checked="" type="checkbox"/>	PRELIMINARY	6-13-19 6-18-19 10-14-19 1-28-2020 3-31-2020
<input type="checkbox"/>	BID SET	
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	PERMIT SET	
<input type="checkbox"/>	REVISION	

CITY OF WORTHINGTON

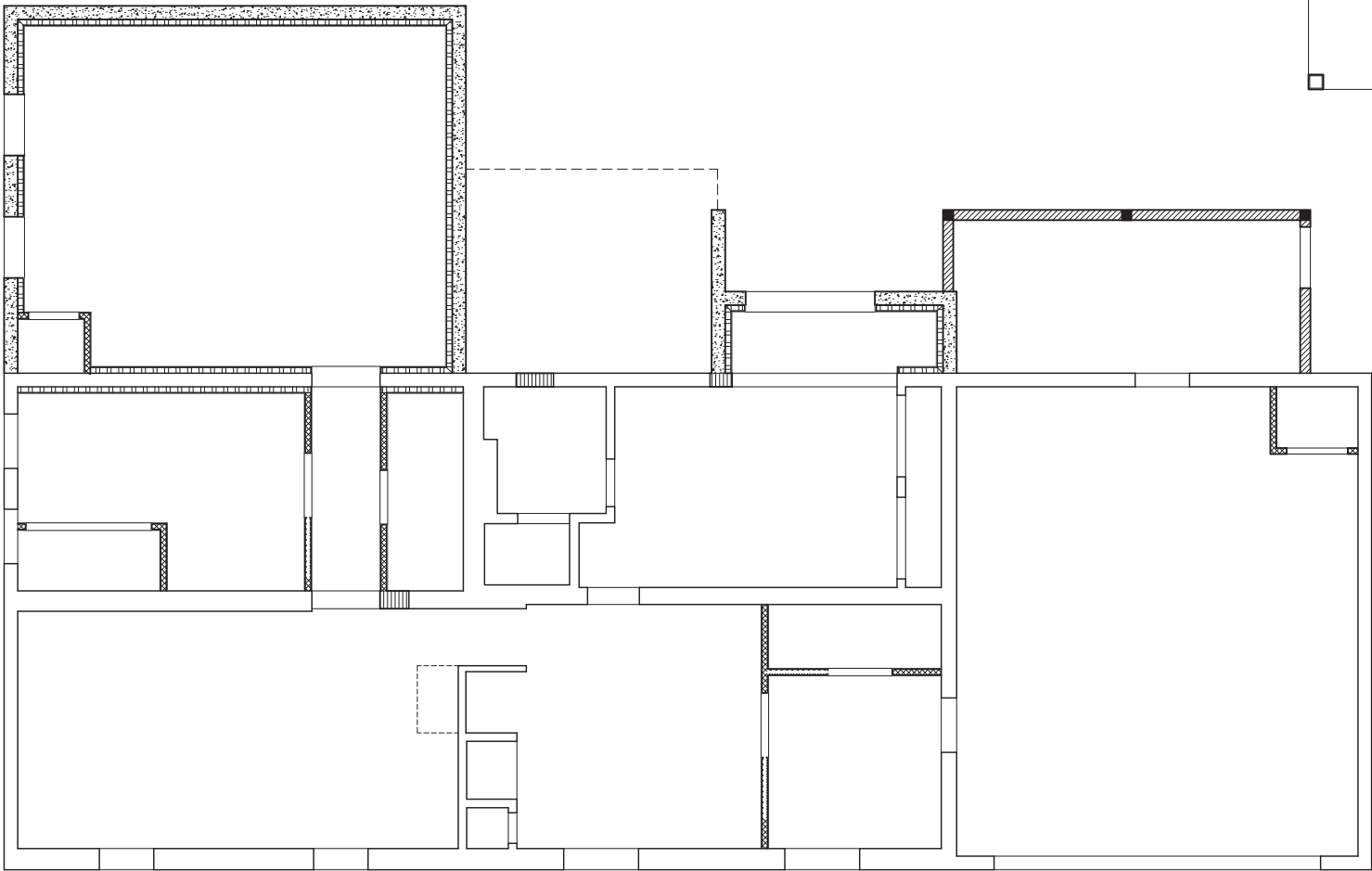
DRAWING NO. BZA 10-2020

DATE 03/31/2020





 A FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

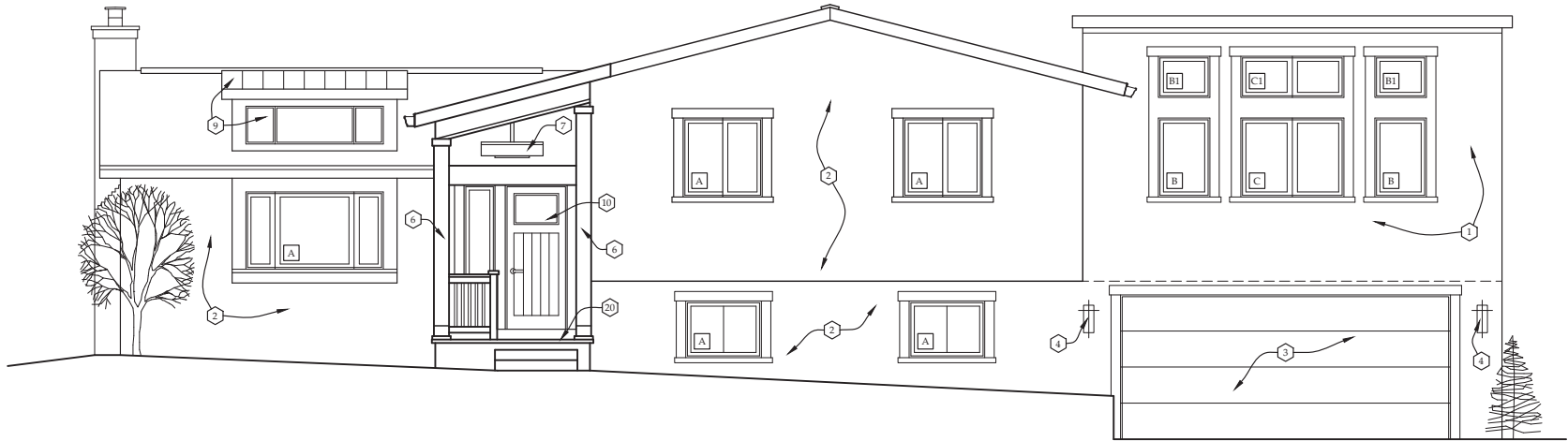


 B LOWER LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

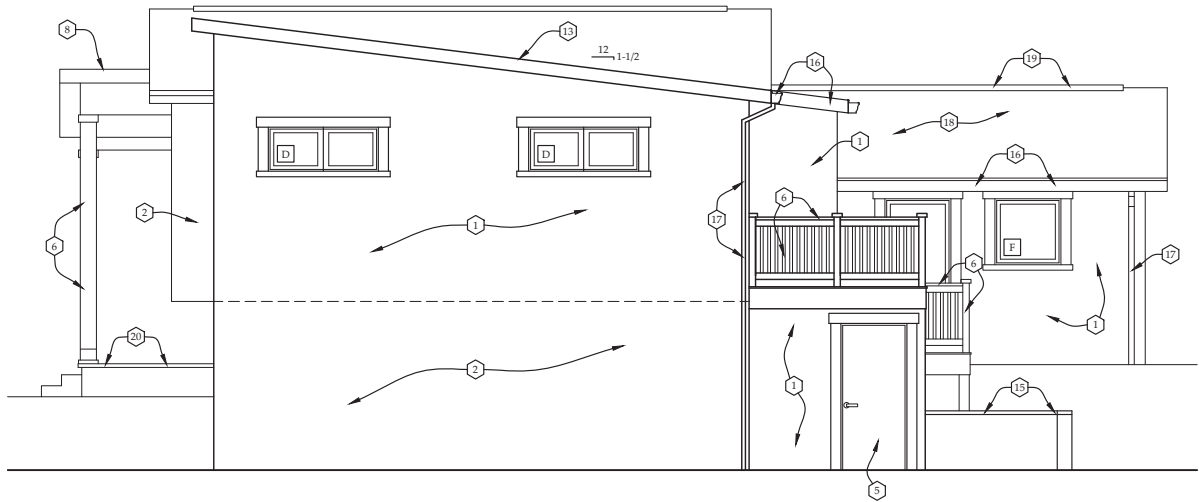
CITY OF WORTHINGTON

DRAWING NO. BZA 10-2020

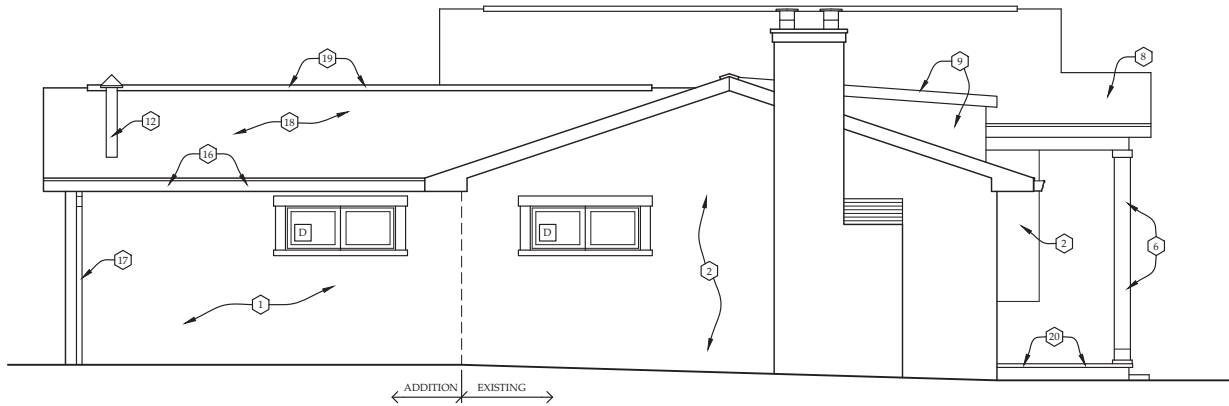
DATE 03/31/2020



A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



C RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

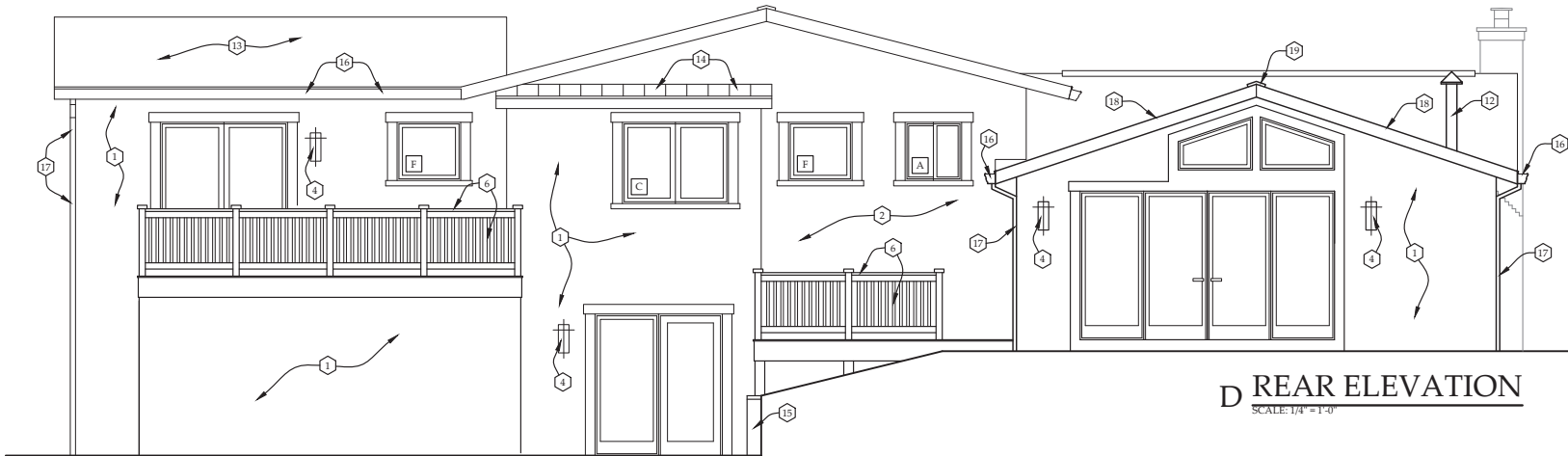
EXTERIOR ELEVATION NOTES:

GENERAL

1. VERIFY ALL FINISHES, MATERIALS, COLORS, & STYLES w/ OWNER.
2. FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, & HEIGHTS.

SPECIFIC

1. PROVIDE & INSTALL NEW STUCCO TO MATCH EXISTING ADJACENT FINISH.
2. PATCH & REPAIR EXISTING STUCCO AS REQUIRED. REPAINT.
3. EXISTING GARAGE DOOR TO REMAIN.
4. PROPOSED LOCATION FOR NEW WALL SCONCE.
5. PROVIDE & INSTALL NEW 3'-0"x6'-8" METAL DOOR IN WOOD FRAME w/ THRESHOLD, LOCKSET, & WEATHER STRIPPING.
6. PROVIDE & INSTALL 8"x8" COLUMN w/ AZEK WRAP OVER w/ CAPITAL & BASE TRIM.
7. PROVIDE & INSTALL HANGING DECORATIVE EXTERIOR LIGHT FIXTURE.
8. PROPOSED LOCATION FOR NEW ROOF EXTENSION OVER NEW EXTENDED CONCRETE PORCH.
9. PROPOSED LOCATION FOR NEW CLEAR STORY LIGHTING IN NEW SHED DORMER w/ METAL ROOF.
10. PROVIDE & INSTALL NEW 3'-0"x7'-0" ENTRY DOOR w/ FIXED SIDE LIGHT.
11. PROVIDE & INSTALL NEW P.T. WOOD RAILING TO 38" ABOVE DECK w/ 2" PICKETS @ 4" O.C.
12. PROVIDE & INSTALL METAL "B" VENT FOR NEW FIRE PLACE.
13. PROVIDE & INSTALL NEW EPDM ROOF ON NEW SHED ROOF.
14. PROVIDE & INSTALL METAL SHED ROOF OVER NEW ADDITION.
15. PROVIDE & INSTALL NEW CONCRETE RETAINING WALL.
16. PROVIDE & INSTALL NEW 5" PRE-FINISHED ALUMINIUM GUTTER BRACKETED TO FASCIA @ 16" O.C.
17. PROVIDE & INSTALL 2"x3" PRE-FINISHED ALUMINIUM DOWNSPOUT. DRAIN TO UNDERGROUND LINES IF AVAILABLE.
18. PROVIDE & INSTALL NEW 30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER SYNTHETIC FELT & 5/8" OSB w/ H-CLIPS.
19. PROVIDE & INSTALL CONTINUOUS SHINGLE OVER RIDGE VENT.
20. PROVIDE & INSTALL NEW CONCRETE PORCH 6" BELOW FINISHED FLOOR w/ CONCRETE STEPS AS REQUIRED.



D REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT

SHELLENBARGER RESIDENCE
642 FARRINGTON DRIVE
WORTHINGTON, OHIO 43085

☒ PRELIMINARY 6-13-19
6-18-19
10-14-19
1-28-2020
3-31-2020

☐ BID SET

☐ CONSTRUCTION

☐ PERMIT SET

☐ REVISION



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 11-2020
Date Received	04/08/2020
Fee	\$25pd
Meeting Date	
Filing Deadline	

1. **Property Location** 849 Oxford Street Worthington, Ohio 43085
2. **Present/Proposed Use** Present use is patio. Proposing Shade sail over patio space
3. **Zoning District** _____
4. **Applicant** Justin Del Col Shearer Landscaping
Address 3362 Marcliff Drive Lewis Center, Ohio 43035
Phone Number(s) 740-815-7179
Email _____
5. **Property Owner** Brian P. McGarry
Address 849 Oxford Street Worthington, Ohio 43085
Phone Number(s) 6143279610
Email _____
6. **Action Requested (ie. type of variance)** Area Variance
7. **Project Details:**
 - a) **Description** Installation of Shade Sail system on existing patio
 - b) **Expected Completion Date** May 31, 2020
 - c) **Approximate Cost** \$5,500

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Justin Del Col
Applicant (Signature)

4/08/2020
Date

Brian McGarry
Property Owner (Signature)

4/9/2020
Date

ABUTTING PROPERTY OWNERS
FOR
849 Oxford St.

Karen Mcvey	101 Clearview Ave.	Worthington, OH 43085
Jeffrey and Cherie Nelson	837 Oxford St.	Worthington, OH 43085
Douglas and Amy Gilmore	103 W. Clearview Ave.	Worthington, OH 43085
Sue Kneubel	108 W. Stafford Ave.	Worthington, OH 43085
Jason Bradley-Krauss	844 Oxford St.	Worthington, OH 43085
Angus Fletcher	Sarah Lagrotteria 850 Oxford St.	Worthington, OH 43085

849 Oxford Street

Worthington, Ohio 43085

Zoning Variance Question Response

(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; **The beneficial use of the property is the ability to enjoy to patio on hot summer afternoons with shade.**

(2) Whether the variance is substantial; **The variance is only substantial in the sense the shade structure only makes sense if it is a certain size. Limiting the size of the shade structure would limit the use. The variance is not substantial in the sense it creates a problem with surrounding properties. There is currently an existing patio in the space.**

(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; **There is no change to the character of the neighborhood or surrounding properties. The plans have already been submitted through the ARB and approved.**

(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage); **There is no affect on the delivery of governmental services.**

(5) Whether the property owner purchased the property with knowledge of the zoning restriction; **The property owner was not familiar with a zoning restriction limiting a structure near the property line.**

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; **The benefit of having the structure is to provide shade. Making the structure smaller would make the space uncomfortable for the owner or any potential guests trying to enjoy an afternoon on the patio. There is also no where else on the patio where the structure could go as anywhere it is placed on the current patio would be inside this zoning area.**

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. **There is justice done by allowing the variance to proceed. Not allowing the variance is limiting the homeowners ability to pursue happiness and the ability to use their property to its full extent.**

CITY OF WORTHINGTON

DRAWING NO.BZA 11-2020

DATE 04/08/2020

849 Oxford St.





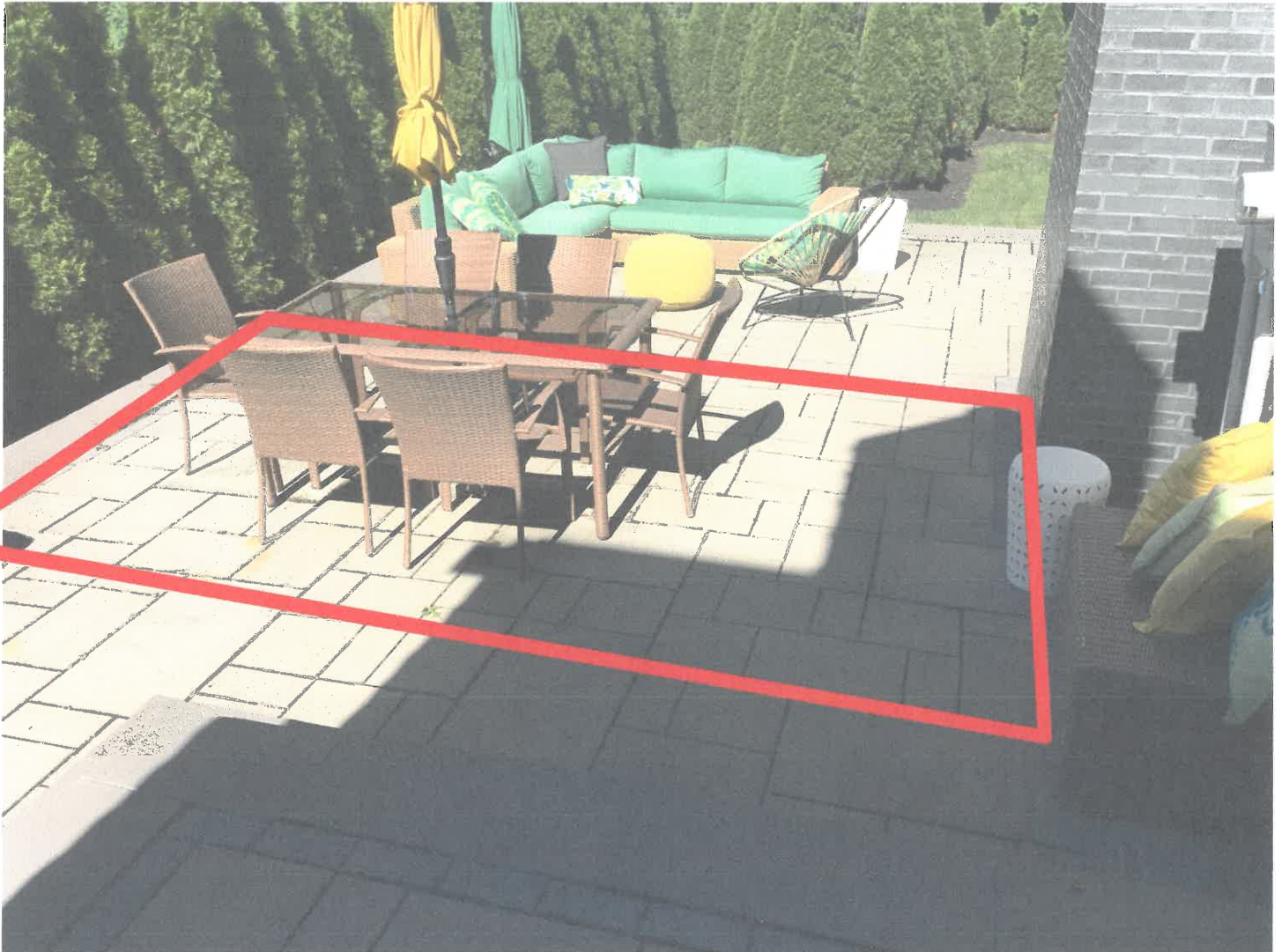
LANDSCAPE DESIGN + PROJECT MANAGEMENT

P.O.Box 29533 Columbus, Oh 43229

www.foregroundstudio.com

singleton@foregroundstudio.com

614.296.2635



Shade canopy area

CITY OF WORTHINGTON

DRAWING NO. BZA 11-2020

DATE 04/08/2020

Approved
Architectural Review Board

City of Worthington

Date 09/12/2019

Zynda Butler

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019



LANDSCAPE DESIGN + PROJECT MANAGEMENT

P.O.Box 29533 Columbus, Oh 43229

www.foregroundstudio.com

singleton@foregroundstudio.com

614.296.2635

Approved
Architectural Review Board

City of Worthington

Date 09/12/2019

Zynda Butar

Clerk

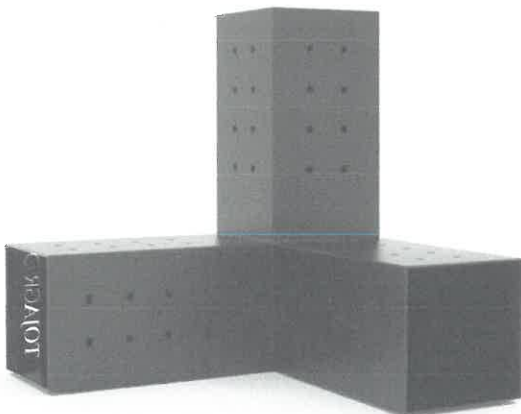
Shade Canopy System Manufacturer: Toja Grid (www.tojagrid.com)

Line: 6"x6" Kit

Color: 14 gauge zinc coated steel (matte black outdoor powder coating)



Installed Toja Grid with 6\"X6\" Western Red Cedar Beams and installed shade



Toja Grid Corner Bracket and Base Plate

CITY OF WORTHINGTON

DRAWING NO. BZA 11-2020

DATE 04/08/2020

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

DATE 08-29-2019

SINGLETON HICKS / PRINCIPAL / LANDSCAPE DESIGN



LANDSCAPE DESIGN + PROJECT MANAGEMENT

P.O.Box 29533 Columbus, Oh 43229

www.foregroundstudio.com

singleton@foregroundstudio.com

614.296.2635

Approved
Architectural Review Board

City of Worthington

Date 09/12/2019

Zynda Butar

Clerk

Lighting Manufacturer: Brightech

Line: Ambience Pro - Waterproof LED Outdoor String Lights

Color: Hanging, Dimmable 2W Vintage Edison Bulbs - 48 Ft Commercial Grade



Edison Lights



CITY OF WORTHINGTON

CITY OF WORTHINGTON

DRAWING NO. AR 84-19

6 DRAWING NO. BZA 11-2020

DATE 08-29-2019

DATE 04/08/2020

To the City of Worthington:

I Jerry Kneubel (print), accept the approved pergola structure size and position to be built on the property adjacent to mine at 849 Oxford St. Worthington, Ohio 43085.

Jerry Kneubel
Signature

4-9-20
Date

108 W. Stafford Ave.
Address

CITY OF WORTHINGTON

DRAWING NO. BZA 11-2020

DATE 04/08/2020

To the City of Worthington:

I Jeff Nelson (print), accept the approved pergola structure size and position to be built on the property adjacent to mine at 849 Oxford St. Worthington, Ohio 43085.


Signature

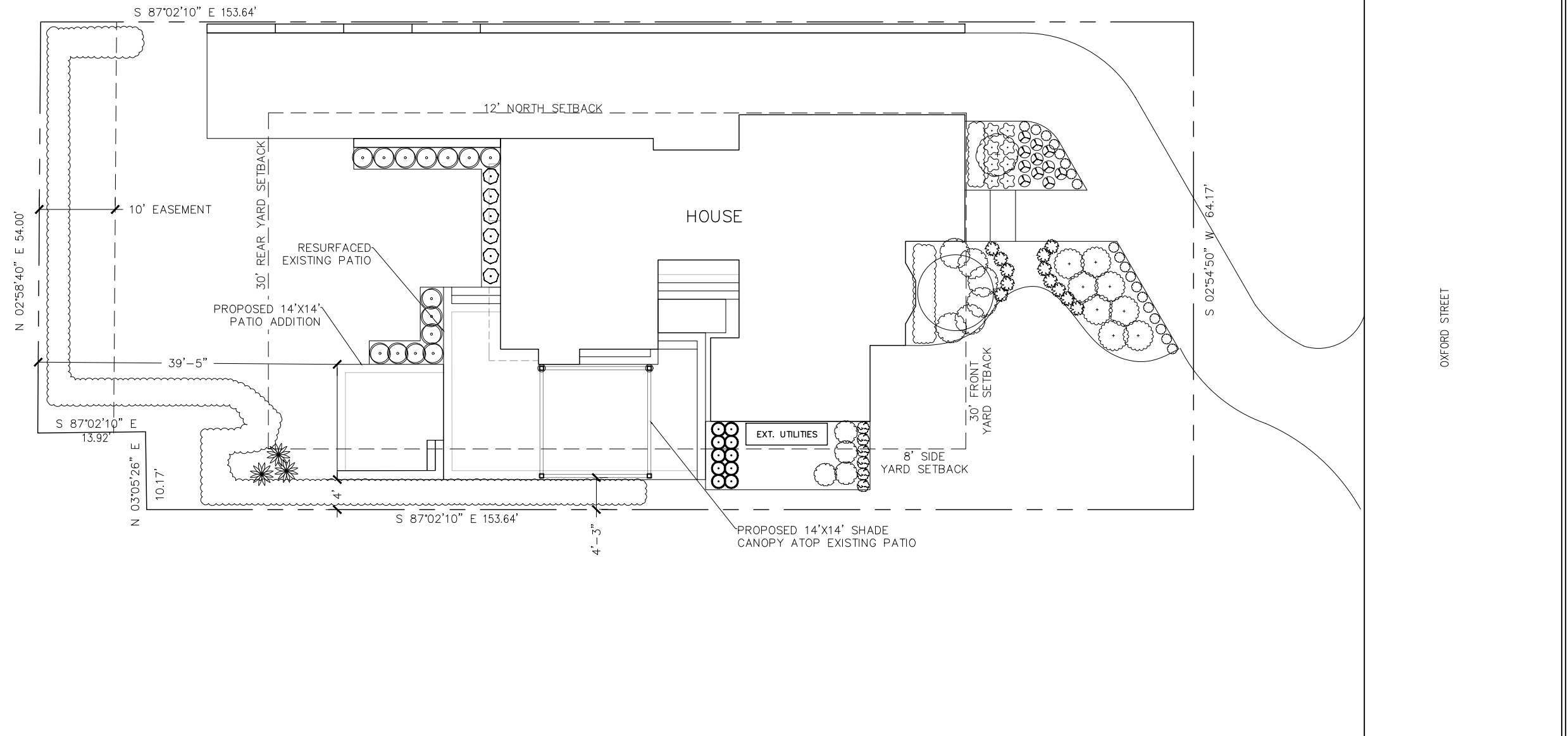
4/7/20
Date

837 Oxford St
Address

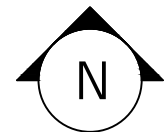
CITY OF WORTHINGTON

DRAWING NO. BZA 11-2020

DATE 04/08/2020



1 PROPOSED ADDITIONS
Scale: 1/16" = 1'



CITY OF WORTHINGTON

DRAWING NO. BZA 11-2020

DATE 04/08/2020

Issued For:	
Revisions:	



PO Box 28533 Columbus, OH 43229
O: 614.296.2635
www.foregroundstudio.com

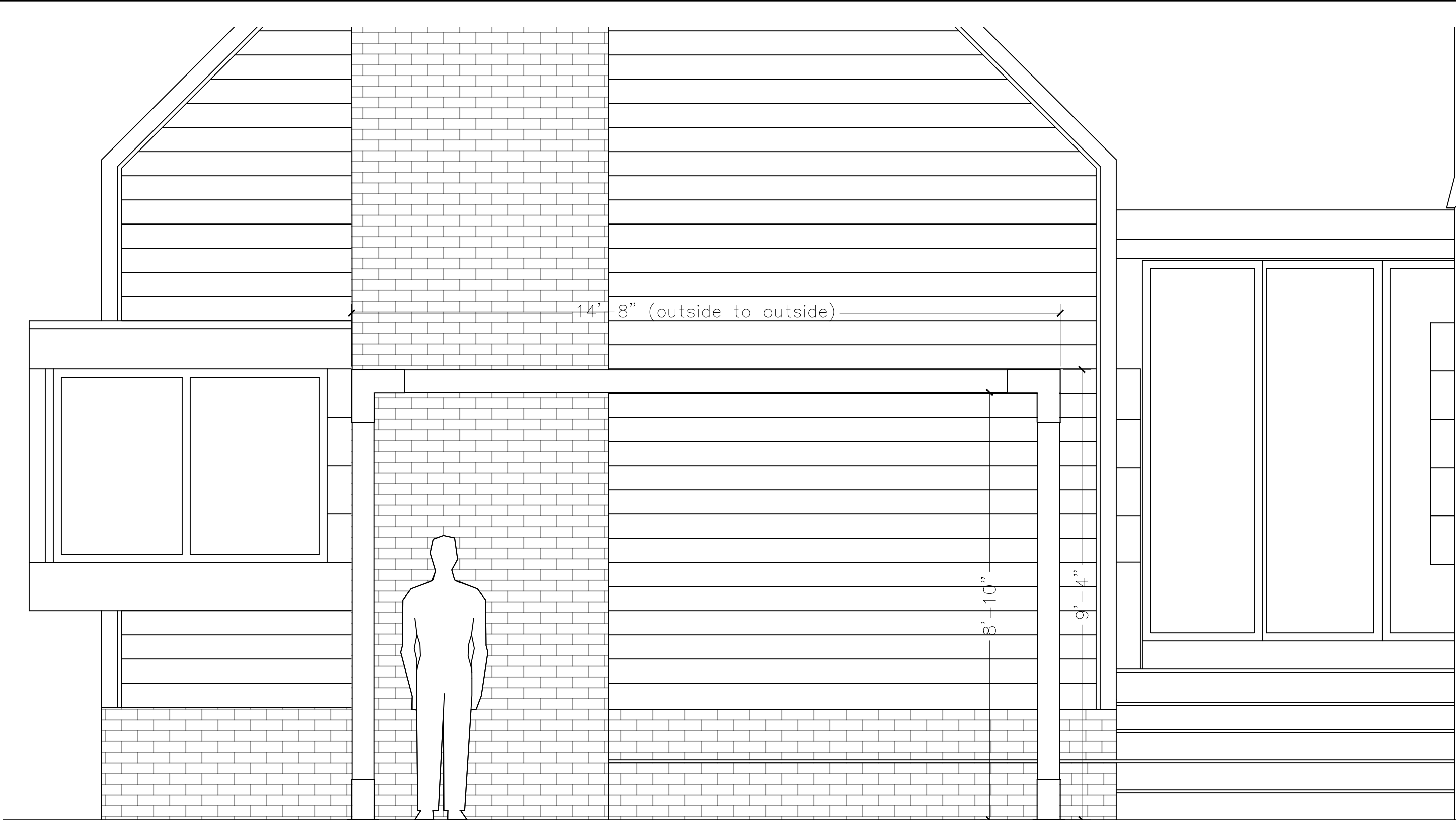
PROJECT:
Landscape Design

CLIENT:
McGarry Residence
849 Oxford Street
Worthington, OH 43085

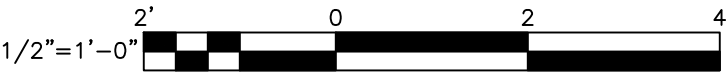
Job No.
Drawn By: SCH
Checked By
Date: 08.22.19
Scale:
Landscape Renovations

Sheet No.

AR-01



1 SHADE CANOPY ELEVATION
Scale: 1/2" = 1'



CITY OF WORTHINGTON
DRAWING NO. BZA 11-2020
DATE 04/08/2020

Issued For:		
Revisions:		

**FOREGROUND**
STUDIO

PO Box 28533 Columbus, OH 43229
O: 614.296.2635
www.foregroundstudio.com

PROJECT:
Landscape Design

CLIENT:
McGarry Residence
849 Oxford Street
Worthington, OH 43085

Job No.
Drawn By: SCH
Checked By
Date: 08.22.19
Scale:
Landscape Renovations

Sheet No.
AR-02



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 13-20
Date Received	04/09/2020
Fee	\$25.00
Meeting Date	05-07-2020
Filing Deadline	#68328

1. Property Location 171 Franklin Avenue
2. Present/Proposed Use Fenced in Backyard
3. Zoning District R-10
4. Applicant Mikele Mahaffey - OHL
Address 171 Franklin Ave. Worthington, OH 43085
Phone Number(s) (614) - 204 - 4385
Email _____
5. Property Owner Same
Address _____
Phone Number(s) _____
Email _____
6. Action Requested (ie. type of variance) Fence construction between right of way line and 30' building line
7. Project Details:
 - a) Description Fence construction - 6' privacy
 - b) Expected Completion Date ASAP
 - c) Approximate Cost \$7300.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Mikele Mahaffey OHL
Applicant (Signature)

4/4/20
Date

Mikele Mahaffey OHL
Property Owner (Signature)

4/4/20
Date

ABUTTING PROPERTY OWNERS
FOR
171 Franklin Ave.

Sharon Armstead	177 Franklin Ave.	Worthington, OH 43085
Jeremy Rumpf	172 E. Granville Rd.	Worthington, OH 43085
James & Carol Masters	160 E. Granville Rd.	Worthington, OH 43085
Suzan Jervey	165 Franklin Ave.	Worthington, OH 43085
Doug & Megan Flowers	160 Franklin Ave.	Worthington, OH 43085
Sam Stovell & Kristen Blackburn	170 Franklin Ave.	Worthington, OH 43085
John & Sally Weppler	180 Franklin Ave.	Worthington, OH 43085

4/2/2020

To whom it may concern,

This letter is being written in reference to the construction of a fence at 171 Franklin Ave. Worthington, Ohio 43085. We feel that the construction of the fence between the right of way line and 30 foot building line would be beneficial in that it would give our pets the full use of the property and provide the privacy we desire to enjoy our home. In response to the 7 questions on the filing instructions.

- (1) The property would still be beneficial without the variance but we feel it is imperative for the construction to take place so that all of the property can be utilized.
- (2) The variance is substantial in that it will allow all of the property to be used.
- (3) We believe there will be no detriment to either neighbor or alter thier property in any way.
- (4) Governmental services would not be altered or adversely affected in any way. There would still be room for any and all traffic if needed.
- (5) The property was purchased over 24 years ago with no knowledge of the zoning restrictions.
- (6) There is no way that this predicament could be feasibly obviated without this variance being granted.
- (7) Substantial justice would be done in the granting of this variance as it would allow the full use of the property. Also, the neighbor at 165 Franklin Ave has a fence that extends to within 3 feet of the right of way line. We would like the same variance that they were granted. Upon further investigation there are (9) nine properties on this same alley that have fences constructed between the right of way line and 30 foot building line.

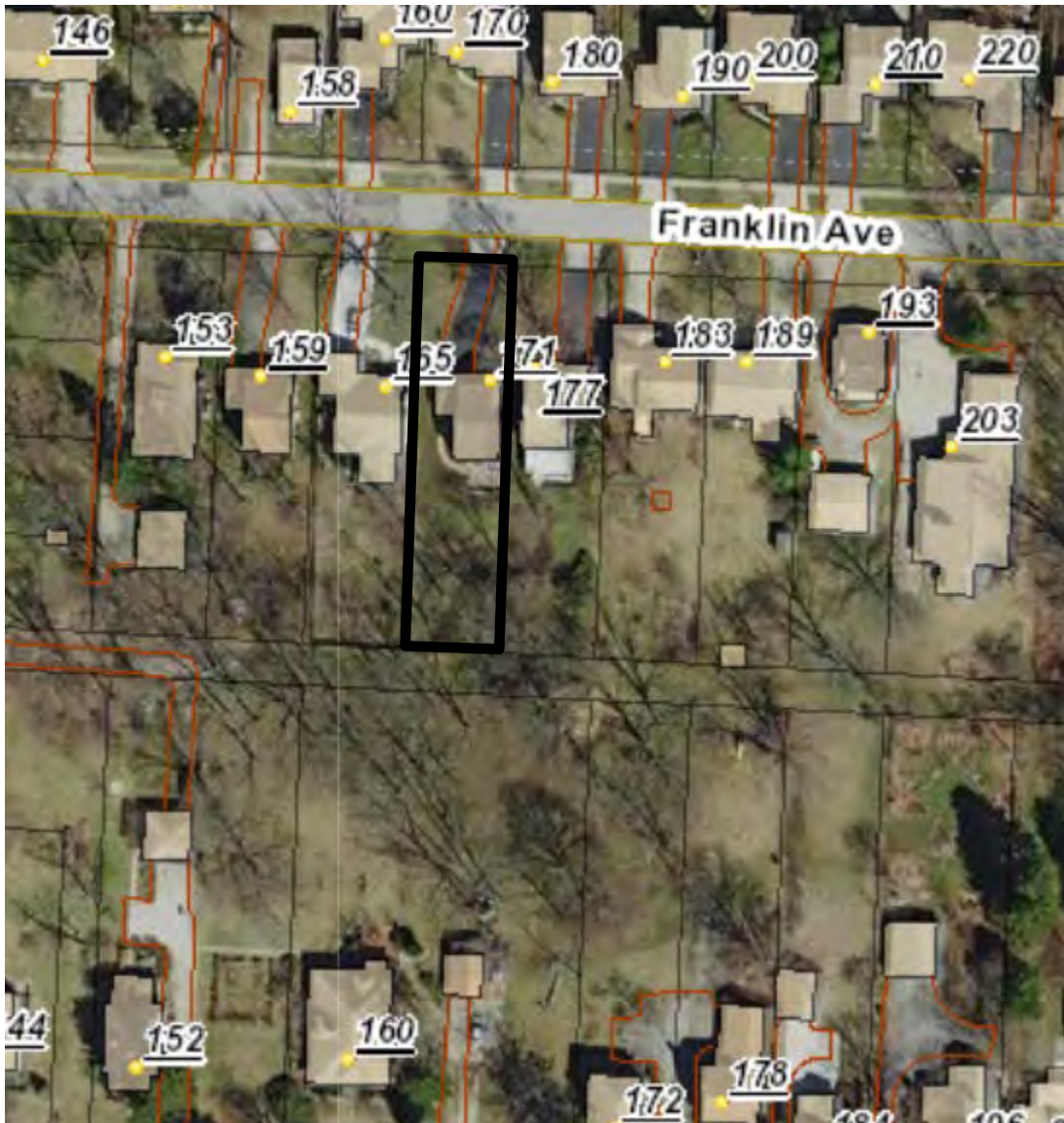
293 Franklin Ave
281 Franklin Ave
263 Franklin Ave
253 Franklin Ave
243 Franklin Ave
397 Pingree Dr
232 E. Granville Rd
226 E. Granville Rd

CITY OF WORTHINGTON

DRAWING NO. BZA 13-2020

DATE 04/09/2020

171 Franklin Ave.



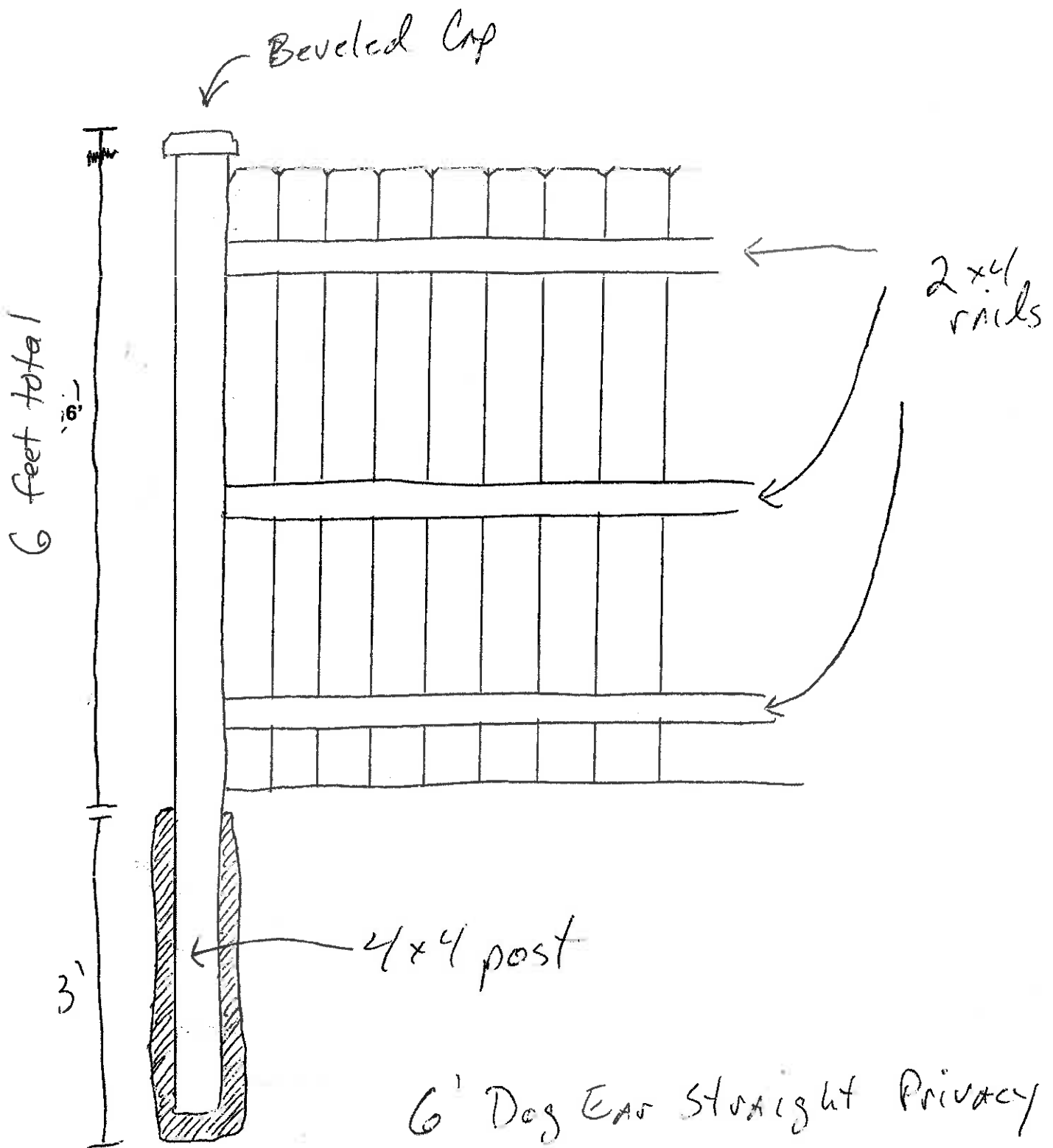
100-000434 04/26/2017



CITY OF WORTHINGTON

DRAWING NO.BZA 13-2020

DATE 04/09/2020



CITY OF WORTHINGTON

DRAWING NO. BZA 13-2020

DATE 04/09/2020



725 Kintner Parkway
Sunbury, OH 43074
Tel. 614.929.3526
Fax. 740.936.5452
www.MaeFence.com

Notes:

Teachell@maefence.com

Proposal
Date

3/24/20

Expiration
Date

Target Install
Date

* Customer to permit

Name	Mikela Mahaffey - /hl	811 DIG #	
Address	171 Franklin Ave	Job Address	
City, State, Zip	Worthington, OH 43085	Email	mahaffey27@gmail.com
Home Phone	(614) 204-4385	County/ Township/ Subdivision	
	Cell		
	Other		

Customer Responsibilities:

- ☐ Obtain Permit / Variance
- ☐ HQA Approval
- ☐ Provide Legal Survey
- ☐ Clear Fence Line
- ☐ Contain Animals
- ☐ Locate Private Utilities

Please Review:

- ☐ Dirt removal is not included unless otherwise specified. COST TO REMOVE \$
- ☐ The fence will follow the natural contour of the property unless otherwise specified.
- ☐ Under no circumstances is Mae Fence responsible for damages to private lines and/or items not professionally located by utility companies, including sprinkler lines, drain tiles, electric fence, and sump pump.
- ☐ Customer understands checking (cracking) in wood is normal and will not impact its structural integrity
- ☐ A small degree of construction activity and refuse may occur.

	Total Footage	242
	T.D: FTG	/
	Haul: FTG	/
	<input type="checkbox"/> Wood	
	<input type="checkbox"/> Link	
	<input type="checkbox"/> Other	
Leave Dirt by Post		
Haul Dirt Away		
# Breaks	1 Cont. Asp	
Transition Slopes	/	
Removable Panels	/	
Permits/Approvals		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		\$ 250
City and Association fees are included		
PLAT OF SURVEY		
MUST BE PROVIDED		

PAYMENT TERMS: <input type="checkbox"/> 50% DEPOSIT Balance to be paid to installation crew chief or office upon completion <input type="checkbox"/> % DEPOSIT Terms	Payment 1 \$ 3600 Date	Payment 2 \$ Date V M D A Check #	Payment 3 \$ Date V M D A Check #	TOTAL	\$ 7,200
		Exp Sec	Exp Sec	DEPOSIT	\$ 3,600
				BALANCE	\$ 3,600

ACCEPTANCE OF PROPOSAL:

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale price. Cancellation of this contract after three business days will result in a 20% restocking fee. In the event of a default payment, Mae Fence may place the account with an agency and/or attorney for collection. Mae Fence may record and enforce a mechanic's lien against the property on which the project was installed in accordance with the Mechanic's Lien Act, as amended. Customer agrees to pay all fees and costs associated with default payments. Our employees are fully covered by workman's compensation insurance.

Payment is due immediately following installation.

CITY OF WORTHINGTON

Company Representative

Tyler ✓ (614) 580-6722

Customer Signature

DRAWING NO. BZA 13-2020

DATE 04/09/2020

Name: _____ Target Install Date: _____

Height 6'	<input type="checkbox"/> Spaced Picket <input type="checkbox"/> Decorative Top <input checked="" type="checkbox"/> Solid Privacy <input type="checkbox"/> Board on Batton <input type="checkbox"/> Shadow Board <input type="checkbox"/> Rail <input type="checkbox"/> Other: _____	Spacing 	Board Size: 4" Board Cut: Reg. Eas Material: Cedar	
Pattern: Straight Top				
		Other: _____		
# of Frames / Rails 3	<input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Treated Pine <input type="checkbox"/> Other	Framing Construction 		
Post Size 4x4	<input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Treated Pine <input type="checkbox"/> Other	Post Top Beveled (Frac)		
# of Gates 1	<input checked="" type="checkbox"/> Black <input type="checkbox"/> Galvanized <input type="checkbox"/> Other	<input type="checkbox"/> Gravity Latch <input checked="" type="checkbox"/> 2 - Way Latch <input type="checkbox"/> Drop Rod	Notes: 15 4 feet	Post Set: <input type="checkbox"/> Wet Set Concrete <input checked="" type="checkbox"/> Dry Set Concrete <input type="checkbox"/> Other: _____
# of Arbors <input type="checkbox"/> 2 - Post <input type="checkbox"/> Crescent <input type="checkbox"/> 4' Wide <input type="checkbox"/> 4 - Post <input type="checkbox"/> Traditional <input type="checkbox"/> Other: _____	Wire _____			

- High Wind Framing
- 36" Deer Core Cut Cedar posts
- Dry Set Concrete
- 100% cedar

~~7200 All in~~ (+ 360 for pick removal)

7200 All in

CITY OF WORTHINGTON

DRAWING NO. BZA 13-2020

DATE 04/09/2020

Customer Initial

GRAND TOTAL \$



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION


Meetings – First Thursday of Every Month

Case #	BZA 14-2020
Date Received	04/14/2020
Fee	\$50pd
Meeting Date	
Filing Deadline	

1. **Property Location** 6121 Huntley Rd, Worthington, Oh 43229-1003
2. **Present/Proposed Use** Office Building
3. **Zoning District** C1
4. **Applicant** Jim McFarland
Address P.O. Box 171 Commercial Point, OH 43116
Phone Number(s) 614-674-1956
Email _____
5. **Property Owner** DLZ Corporation
Address 6121 Huntley Rd, Worthington, Oh 43229-1003
Phone Number(s) 614-888-0040
Email N/A
6. **Action Requested (ie. type of variance)** Freestanding sign area: 2nd wall sign
7. **Project Details:**
 - a) **Description** Installation of new freestanding sign
 - b) **Expected Completion Date** To be determined
 - c) **Approximate Cost** To be determined

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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


Applicant (Signature)

03/09/20
Date

Property Owner (Signature)

Date

ABUTTING PROPERTY OWNERS
FOR
6121 Huntley Rd.

Jack Maxton Chevrolet
DMI Distribution
DRK Family Ltd. Partnership II

700 E. Granville Rd.
650 Huntley Rd.
6099 Frantz Rd.

Worthington, Ohio 43085
Columbus, Ohio 43229
Dublin, OH 43017

City of Worthington, OH

Board of Zoning Appeals Application

Freestanding Sign Area Variance Request

DLZ Corporation
6121 Huntley Rd, Worthington, Oh 43229-1003

Support Statement

DLZ Corporation proposes to install a new freestanding sign on its' property located at 6121 Huntley Rd, Worthington, Oh 43229-1003. The proposed new freestanding sign exceeds the 60 s.f. area limitation by 6 s.f. and will therefore require a variance.

There is an existing canopy sign present on the South side of the building (left) that is 7.7 sq. ft and a second canopy sign on the west side (rear) that is 16.6 sq. ft. The combined area of the two canopy signs total 24.3 sq. ft. and the total sign area for the two existing canopy signs and proposed ground sign is 90.3 sq. ft. (9.7 sq. ft. below the maximum graphic allowed) and therefore falls within the 100 s.f. total area requirement and will not require a variance. However, we will require and are requesting a variance for a second wall sign per 1170.05(b) because we need to have clearly identified entrances.

DLZ Corporation has owned the parcel since December 27, 1990 and has been a valuable corporate citizen. The requested variance is not materially substantial in nature, it will not alter the essential character of the neighborhood, the adjoining properties will not suffer detriment, and delivery of governmental services will not be hindered as a result of granting this variance.

The property owner purchased the parcel with the knowledge that various zoning laws govern the property. We can see no other reasonable means by which to obviate this issue other than reducing the size of the proposed new sign. Reducing the size of the proposed sign would cause us to seek an additional setback from r.o.w. variance due to the smaller sign size needing to be moved closer to the street. Additionally, given the restrictions, the resulting new freestanding sign would be less effective in its' purpose if at the current location.

A secondary consideration is the removal of a previous 40 sq. ft. wall sign which was removed in 2019. Had that sign remained, our variance request would be even more substantial.

Lastly, the current temporary double pole ground sign near the southwest corner will be removed once we're permitted to place the new single pole permanent ground sign at the front entrance area.

Given the nominal nature of the sign area overage, the removal of the previous wall sign and imminent removal of the current ground sign, we believe the spirit and intent behind the zoning requirement is still observed and substantial justice will be done by granting the requested variance. We also believe

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the secondary wall sign at the rear entrance is essential for the safe passage of customers and employees to the identified entrance points.

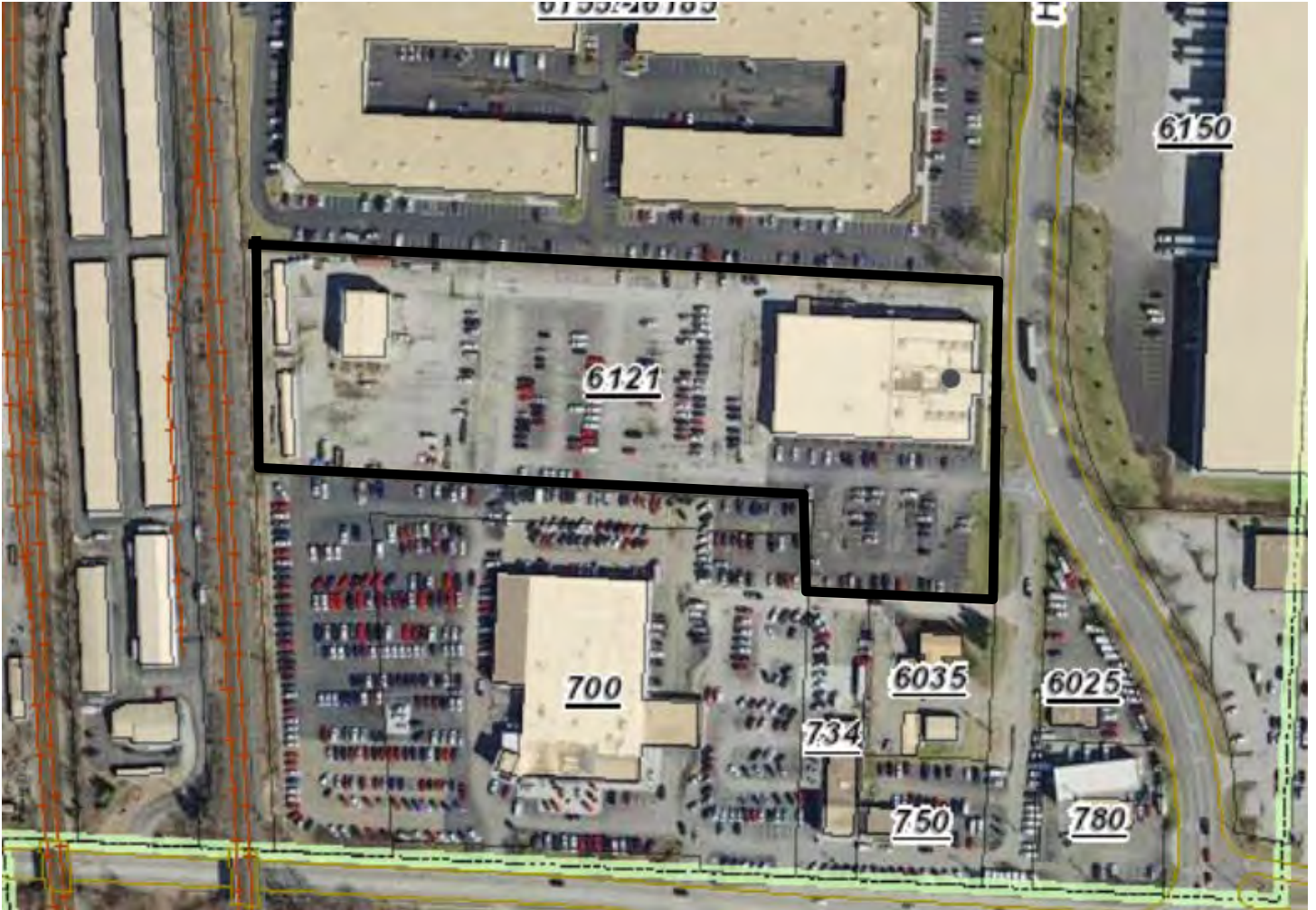
Given the above, we respectfully request approval of the requested variance.

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6121 Huntley Rd.

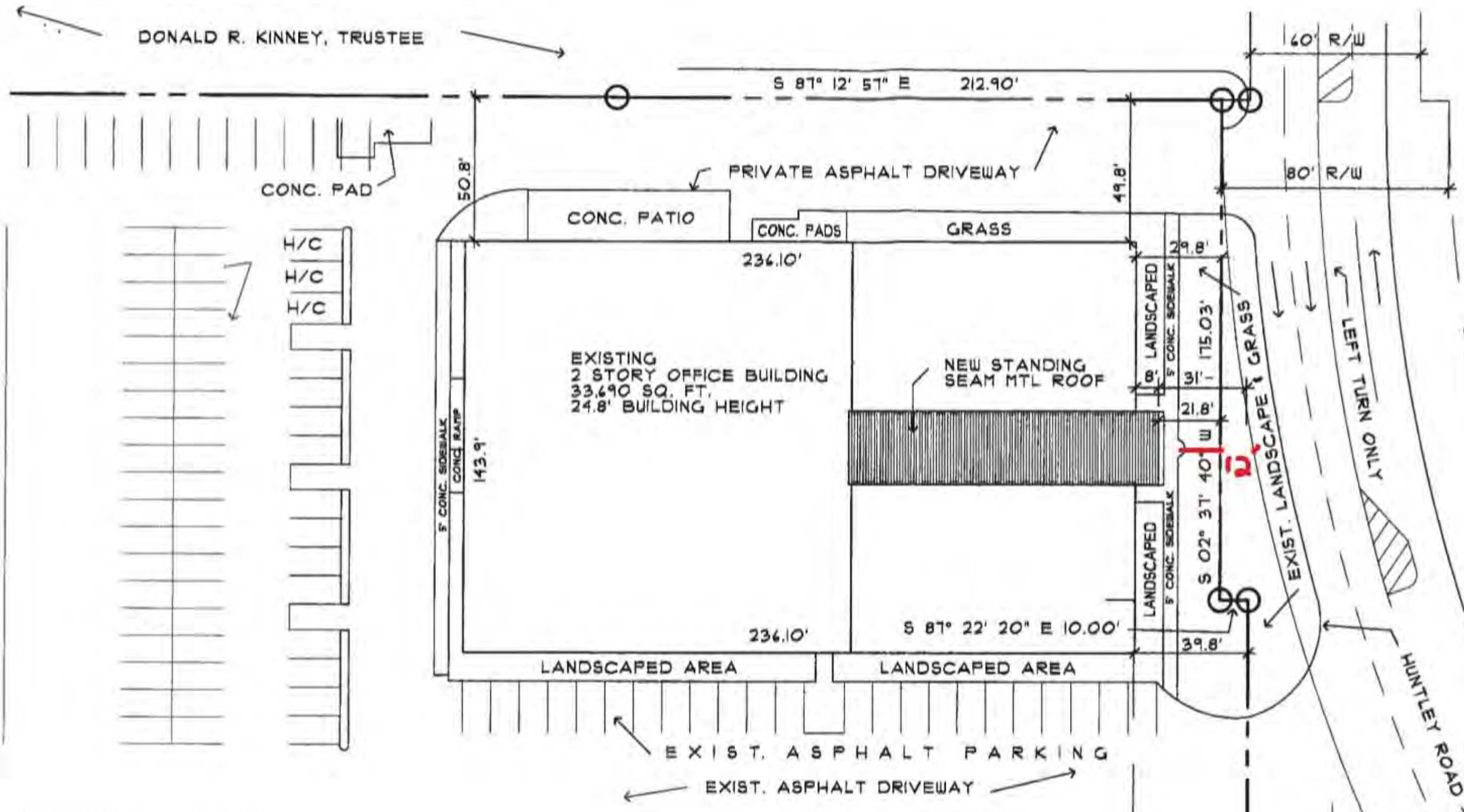




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James A. Monsul & Assoc.
ARCHITECTS Inc.

642 brooksedge boulevard
westerville, ohio 43081
614 890 3600



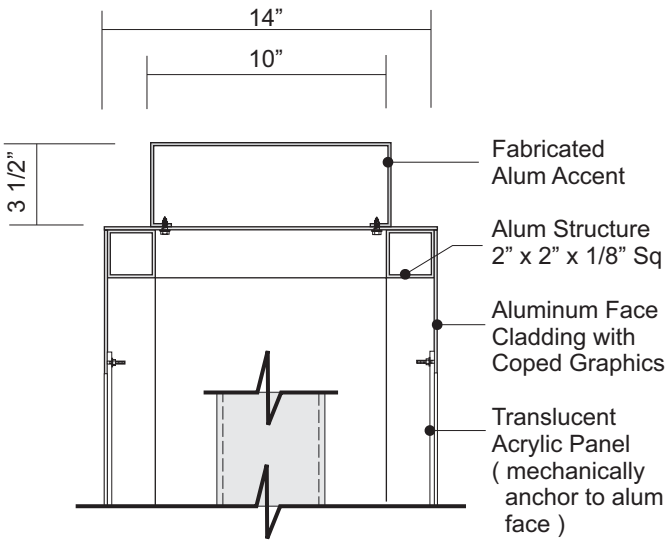
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New sign will locate between shrubs.
Client will remove several shrubs making way for sign installation



TYPICAL CABINET SECTION
Scale: 1 1/2"



DOUBLE FACE VERT PYLON
Scale: 1/2"

- * Qty=(1)
- * Double face aluminum tube sign frame with opaque aluminum faces and coped, illuminated logo image and text
- * Sign Frame
 - Fabricated double aluminum tube frame
 - Frame Tube: 2" x 2" x 1/8" Sq Aluminum
 - Cabinet Depth: 14"
 - Aluminum faces: .125" thick
 - Illumination: Internal 6500k White LED
- * Logo Detail
 - Illuminated Logo and "DLZ" text
 - Logo & "DLZ" Text Coped from alum. sheet
 - Coped graphics backed with flat acrylic
 - Colors: Logo & "DLZ": Translu. #7328 White Burgundy SW#6300
- * Secondary Text, Computer Cut Vinyl (Non-Illum)
re: Architecture Engineering Planning
Surveying Construction Services
 - Font Style: Per Clients Vector File
 - Text Color: Opaque White Vinyl Film
- * Illumination:
 - Internal 6500k White LED Units
 - LED Driver contained within sign cabinet
 - **Note: Dimmer Control**
- * Install Location:
 - Sign locates between existing shrubs
(Client will remove several shrubs
creating space for sign installation)
- * Cabinet & Face Color:
 - Painted Opaque Burgund SW#6300
- * Cabinet Accent Color:
 - Painted Opaque Dark Bronze
- * Steel Support Pipe:
4.5"OD x .23" Wall, Lgth: 20ft (240")(+/-)
- * Foundation: 24" Dia x 60" Deep
- * Electric Service:
 - 110/120v 1-20A Circ
 - Electric to site by client/owner

SW#6300
R:99 G:51 B:62



ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

MECHANICAL INSTALLATION NOTE:
Installer is required to verify actual field conditions & provide necessary mounting hardware & method of attachment to ensure safe installation.
Installation to meet N.E.C., UL & Local Codes.

ELECTRIC NOTE:
It is the customers responsibility to provide 120 volt primary electric service with dedicated circuits(s). Including ground wiring directly from panel box within (6) feet of signage.
Installation to meet N.E.C., UL & Local Codes.

ELECTRICAL INSTALLATION NOTE:
This sign is intended to be installed in accordance with the requirements of article 600 of the N.E.C. and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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OPTION "B"

2

JS
Scales:
Design:
Dwg: 220-0114

UL: Yes No
Install per NEC 600
- Grounding
- Bonding

Project Layout
0 Approved
0 Approved as Noted





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 15-2020
Date Received 04/13/2020
Fee _____
Meeting Date _____
Filing Deadline _____

1. Property Location 6580 Huntley Road
2. Present/Proposed Use Office and Warehouse
3. Zoning District _____
4. Applicant SuperGames
Address 6580 Huntley Rd
Phone Number(s) 614 846 8946
Email _____
5. Property Owner _____
Address SAME
Phone Number(s) _____
Email _____
6. Action Requested (ie. type of variance) Wood Fence to be used in front of building for security
7. Project Details:
 - a) Description Add Fencing w/ 6x6 posts to N + S of building
 - b) Expected Completion Date July 2020
 - c) Approximate Cost \$3000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

4/13/2020
Date

[Signature]
Property Owner (Signature)

4/13/2020
Date

ABUTTING PROPERTY OWNERS
FOR
6580 Huntley Rd.

Northpointe Distribution Center LLC
Kimrae LLC
Diamond Innovations, Inc.
Mettler-Toledo, Inc.

1111 Superior Ave. #1100
3777 Nicoya Ct.
6325 Huntley Rd.
6660 Huntley Rd.

Cleveland, OH 44114
Lewis Center, OH 43035
Columbus, OH 43229
Columbus, OH 43229

Supporting statement for SuperGames
6580 Huntley Road variance request

We are very excited about our new location on Huntley road. We spent the fall renovating the property and getting it ready for our operations.

Over the past few months, we have experienced a few attempted break ins and wish to add a decorative fencing that will also serve as a barrier to prevent vehicles from entering the premises.

Our use of 6x6 post sunk to 36" and in concrete is the option we would like to use. Not only is it more cost effective for us to use these materials since we will be installing them ourselves, but it also is a look that better fits with the newly renovated building.

Currently the code requires the use of metal posts and chain link fencing which is the reason we are applying for the variance.

1. We need to use the 6x6 posts in this application
2. The variance is not substantial
3. The essential character of the neighborhood will not be affected
4. The variance would not affect the delivery of governmental services
5. Yes, we own the property
6. No other method would work for us in this situation

Thank you for your time and consideration. Please feel free to contact me with any questions.

Adam Moore
Vice President
SuperGames
amoore@supergames.org
614-846-8946

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6580 Huntley Rd.



100-006136 04/24/2017



6580 Huntley Road

SuperGames

N. Fence location

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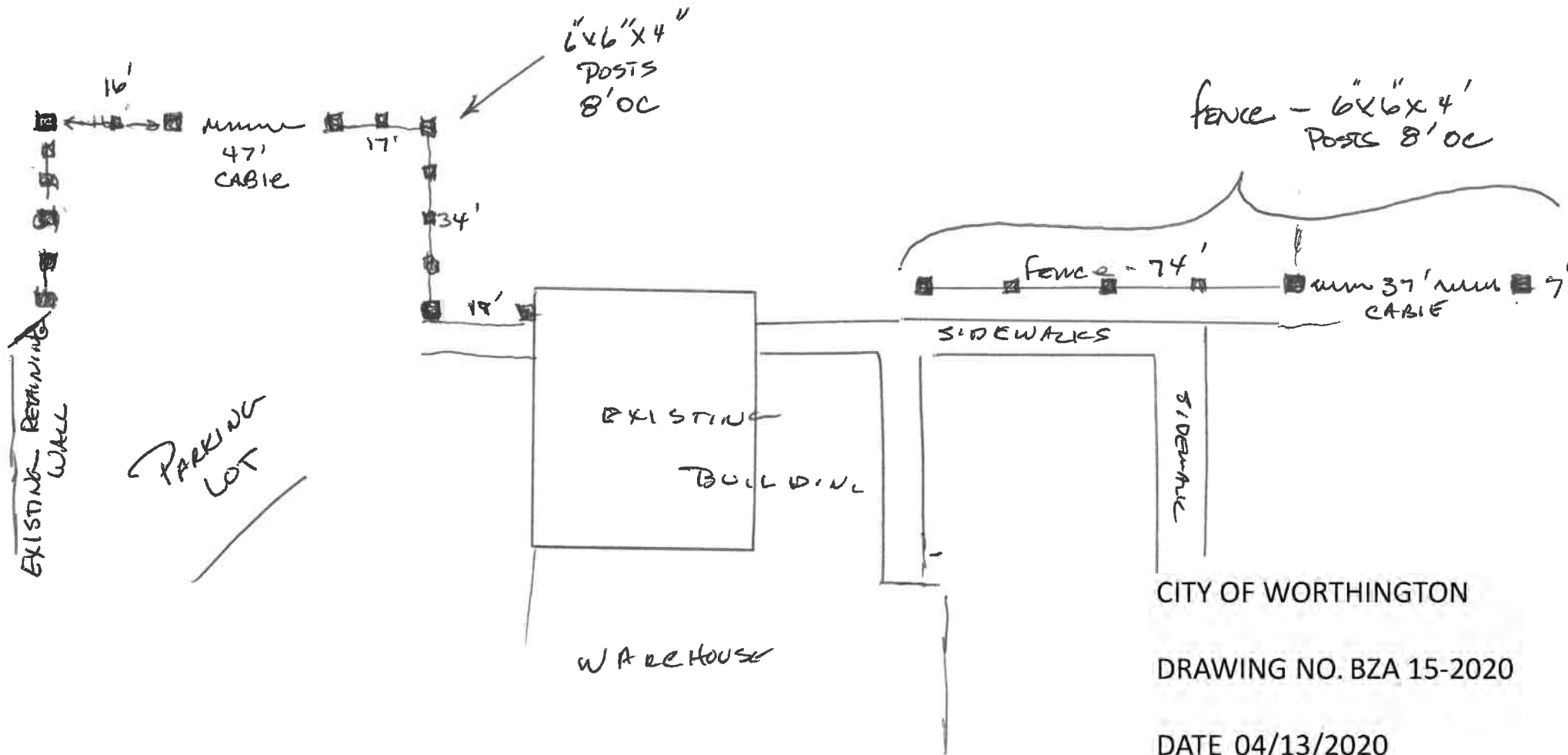
S. Fence location

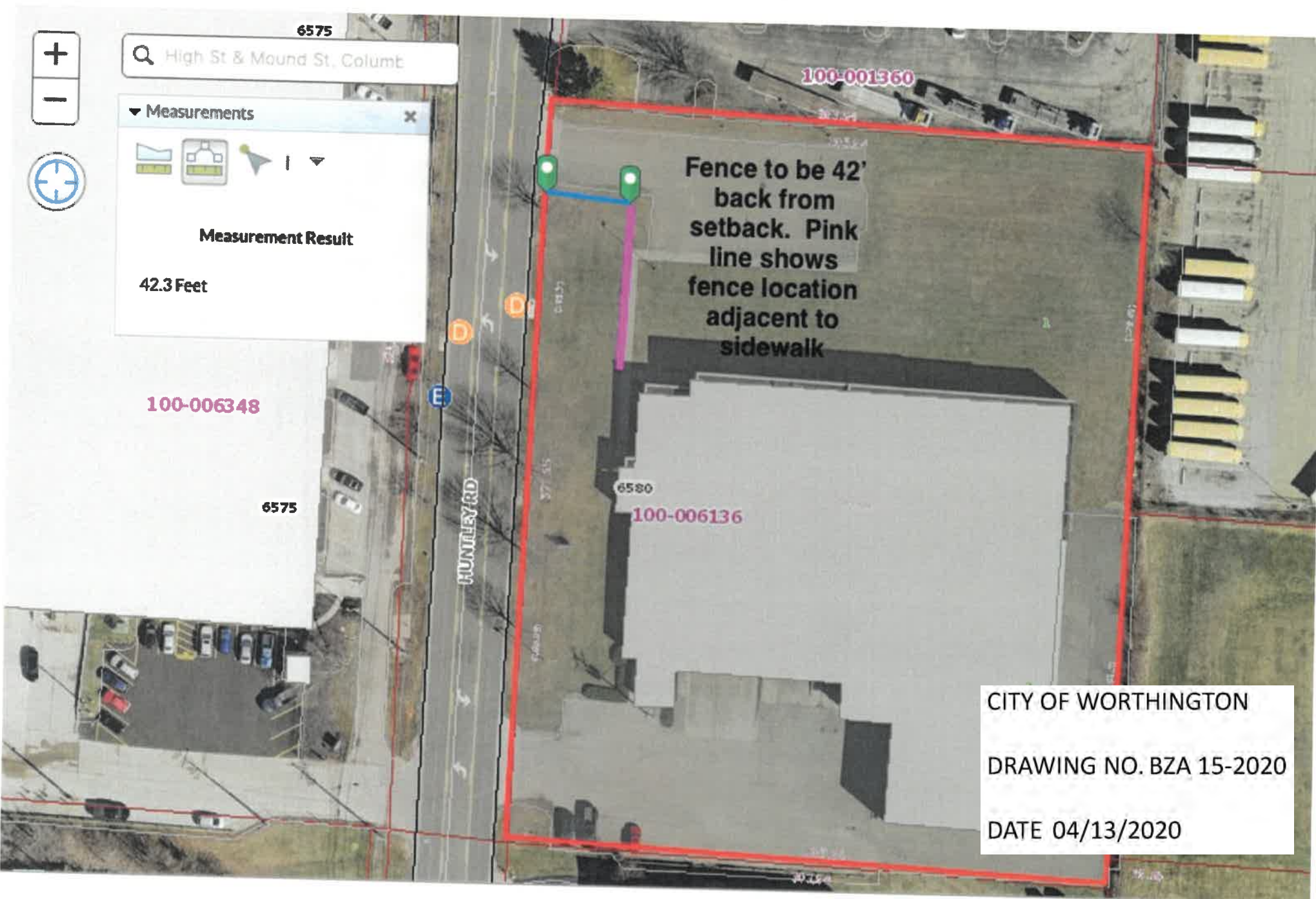
Huntley Rd

6580 Huntley Rd
NORTHINGTON, OHIO

Super Games

SETBACK





Parcel ID: 100-006136-00

DIRECT INSTRUCTIONAL SUPPORT SYSTEMS INC



High St & Mound St, Columb

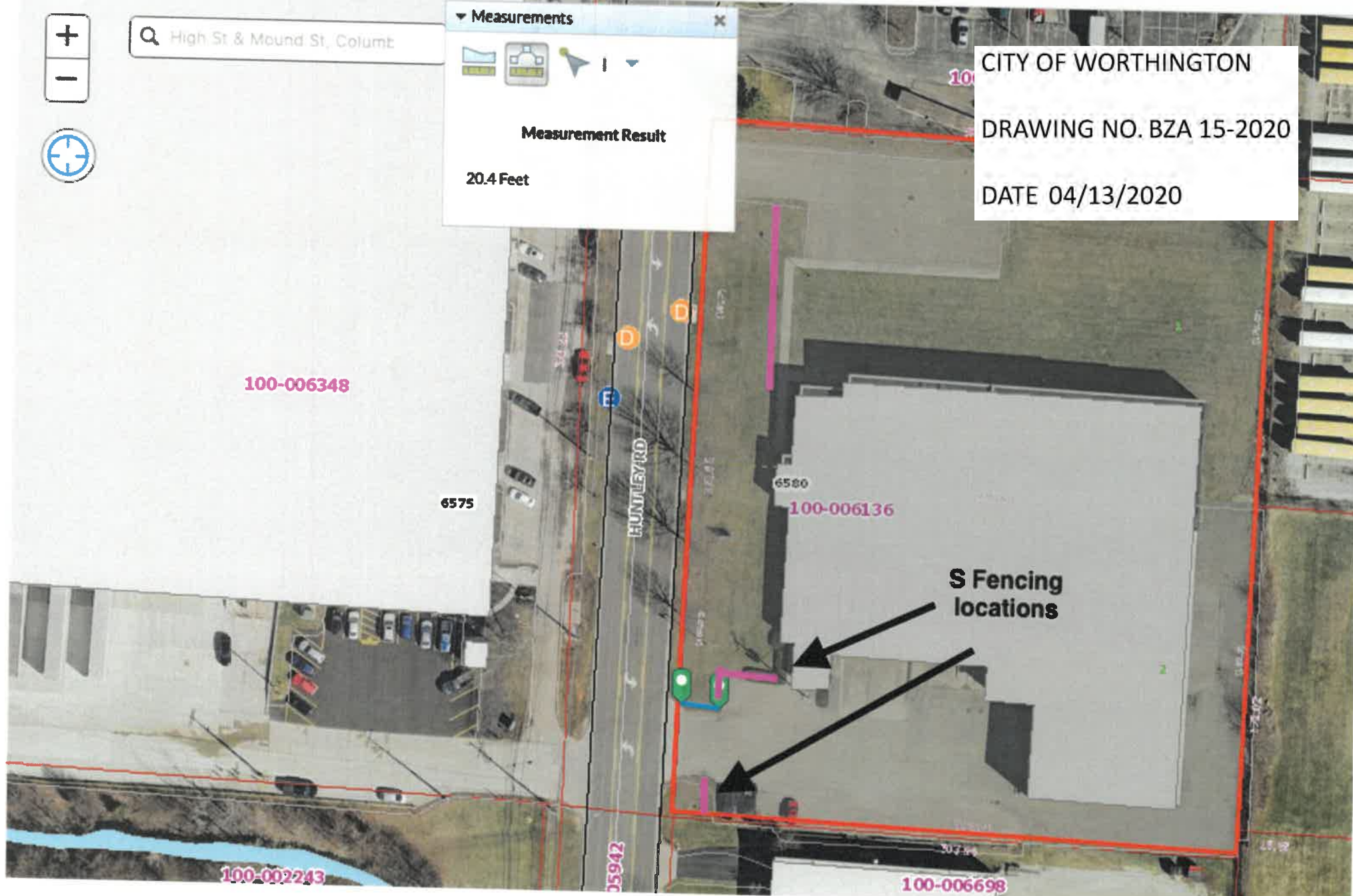


Measurements

Measurement Result

20.4 Feet

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4' High

6x6 posts 36" in ground

1x6 horizontal slats

2x8 top cap

Quikrete

*stained early
american



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Post 36" in ground
w/ 2 bags of
Quickcrete per hole

Materials

6 x 6 posts

1 x 6 horizontal slats

2 x 8 top cap

- All material
stained
early
American



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