



**BOARD OF ZONING APPEALS
-AGENDA-
Thursday, July 2, 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. Pledge of Allegiance
3. Approval of minutes of the June 4, 2020 meeting

B. Items of Public Hearing – Unfinished Business

1. **Variance** – Rear Yard Setback – New Warehouse – **1018 Proprietors Rd.** (Michael J. Maistros, AIA) **BZA 16-2020**

C. Items of Public Hearing – New Business

1. **Variance** – Front Yard Setback – Front Entry & Porch – **561 Park Overlook Dr.** (Jeremy Little) **BZA 18-2020**
2. **Variance** – Garage – **5781 Indianola Ave.** (Bret Gould) **BZA 19-2020**
3. **Variance** – Front Yard Setback – Pond – **1105 Beechview Dr.** (Alainna Greene) **BZA 20-2020**
4. **Variance** – Setback & Screening – **6625 Guyer St.** (Schorr Architects/Worthingway Middle School) **BZA 21-2020**

5. **Variance** – Rear Yard Setback – Shed – **587 Fox Lane.** (John and Steffanie Haueisen) **BZA 22-2020**
6. **Variance** – Extension of a Nonconforming Use – House Addition and Garage – **159 E. Granville Rd.** (RAS Construction/Rekos) **BZA 24-2020**
7. **Variance** – Fence – Supporting Members – **243 W. New England Rd.** (Mike Miller & Meredith Baron) **BZA 25-2020**
8. **Variance** – Side Yard Setback - Addition/Alteration – **536 Loveman Ave.** (Lauerhass Architecture/Chamberlin) **BZA 26-2020**

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

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

DATE: June 26, 2020

SUBJECT: Staff Memo for the Meeting of July 2, 2020

Items of Public Hearing – Unfinished Business

1. **Variance** – Rear Yard Setback – New Warehouse – **1018 Proprietors Rd.** (Michael J. Maistros, AIA) **BZA 16-2020**

Findings of Fact

Background:

This property is in the I-1 (Restricted Light Industrial) Zoning District, and abuts the Norfolk Railroad right-of-way. The parcel does not have frontage to Proprietors Road, as it is located behind other parcels. It does, however, have a means of access to Proprietors Road via an easement with a driveway.

The lot does not have a clear “front yard” due to not abutting a roadway. By default, the Code then considers each lot line to be the rear yard; in the I-1 Zoning District, the rear yard setback is 30 feet.

With the current setback limitations, the construction of a new building with accommodating parking is not likely to fit within the buildable area of the lot. Thus, a variance is required for any new structure.

The parcel has an existing building on it, as well as parking to accommodate that building. The applicant would keep the existing building as a part of the project.

The applicant is proposing to construct a warehouse for Buckeye Heating and Cooling. The warehouse is proposed 50 feet wide by 250 feet in length on the first floor and 27 feet in length by 50 feet wide for a total of 13,850 square feet. The previously proposed size was a total of 24,083 square feet. The northern section of the building will be 2 stories, or approximately 27 feet 2 inches in height. The I-1 District permits buildings to be a maximum height of 3-stories and a maximum height of 45-feet.

With the 30-foot setback requirement, the building would encroach on the east property line, which is the rear setback.

The applicant reduced the length of the previously proposed building by 75 feet. This allows for more parking to meet Code requirements; the proposal now states 71 spaces will be provided, where previously 39 spaces were proposed. Code only requires 58 spaces, so they are over the required amount. See code requirements below:

Section 1171.01

Administrative and business office	1 for each 250 square feet of gross floor area.
Warehouse	1 for each 1,000 square feet of gross floor area.

Worthington Codified Ordinances:

Section 1149.03 states, “all buildings other than dwellings in the I-1 Zoning District to be at least 30 feet from the rear yard property line.”

Request:

The applicant is requesting to construct a new warehouse in the required rear yard setback. The building is proposed to be 10 feet from the rear yard property line; a variance of 20 feet is required for the northern lot line.

Conclusions:

Although the variance request is substantial, the eastern property line abuts a railroad right-of-way; thus, would not physically encroach on another building or parking lot on that side. This can ease some of the impact of the request.

The shape of this lot is irregular and has more stringent setback requirements than typical lots in this district, creating a practical difficulty.

The essential character of the neighborhood should not be substantially altered.

The delivery of government services should not be affected with the construction of the warehouse.

Motion:

THAT THE REQUEST BY MICHAEL J. MAISTROS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A WAREHOUSE TO BE IN THE REQUIRED REAR YARD SETBACK AND REQUIRED PARKING AT 1018 PROPRIETORS RD., AS PER CASE NO. BZA 16-2020, DRAWINGS NO. BZA 16-2020 DATED JUNE 10TH, 2020, BE UPHELD, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Items of Public Hearing – New Business

1. **Variance** – Front Yard Setback – Front Entry & Porch – **561 Park Overlook Dr.** (Jeremy Little) **BZA 18-2020**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District in the Colonial Hills neighborhood. The dwelling was built in 1954 and is an existing lot of record.

The applicant is proposing to construct a front porch and entry feature to the existing dwelling that would encroach in the required front yard.

The applicant is requesting this variance to enhance the livability and aesthetic of the home without having to sacrifice any part of the interior.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30 feet from the public right-of-way.

Request:

The applicant is requesting to construct a front entry and porch in the required front yard. The porch is proposed to be 26 feet 6 inches from Park Overlook Drive; a variance of 3 feet 6 inches is required.

Conclusions:

The lot size is smaller than the minimum required for the district. This can limit the area in which a feature like this can be added to the dwelling. This factor can mitigate the nature of the variance request.

The essential character of the neighborhood should not be substantially altered as other nearby properties have similar front entries features and porches. The porch will also match the existing character of the home. In addition, Worthington is traditionally known for encouraging front porch structures in order to convey a friendly and inviting feel throughout the neighborhood.

The delivery of government services should not be affected with the installation of the porch.

Motion:

THAT THE REQUEST BY JEREMY LITTLE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PORCH TO BE IN THE REQUIRED FRONT YARD AT 561 PARK OVERLOOK DR., AS PER CASE NO. BZA 18-2020, DRAWINGS NO. BZA 18-2020 DATED MAY 18, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. Variance – Garage – 5781 Indianola Ave. (Bret Gould) BZA 19-2020

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District in the Colonial Hills neighborhood on a corner lot.

The applicant is proposing to install a 22 foot by 24 foot two-car garage in the southwest corner of the property in the required rear and side yard.

The proposed garage would be placed in the area where a shed currently stands. The shed would be removed as part of this proposal.

The applicant is requesting this variance for the purpose of adding storage space to the property.

Worthington Codified Ordinances:

Section 1149.08(b) of the Worthington Codified Ordinances has the following regulations for accessory buildings:

- If the accessory structure exceeds 120 square feet, it must be setback at least 8 feet from the side yard lot line, and 10 feet from the rear lot line.

Request:

The applicant is requesting to construct a garage both 3 feet from the rear and side property lines. A variance of 5 feet is required for the side yard. A variance of 7 feet is required for the rear yard.

Conclusions:

There is a mature tree in the rear yard that the property owner wishes to keep intact. In addition, the property being located on a corner limits where a garage structure can be built in conformity. These factors mitigate the nature of this request.

The property does not currently have a garage; thus, with the installation of the proposed structure, cars and other equipment would be stored out of public view.

The delivery of government services should not be affected with the installation of the garage.

Motion:

THAT THE REQUEST BY BRET GOULD FOR A VARIANCE FROM CODE REQUIREMENTS FOR A GARAGE TO BE CONSTRUCTED IN THE REQUIRED REAR AND SIDE YARD AT 5781 PARK OVERLOOK DR., AS PER CASE NO. BZA 19-2020, DRAWINGS NO. BZA 19-2020 DATED MAY 29TH, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. **Variance – Front Yard Setback – Pond – 1105 Beechview Dr. (Alainna Greene)**
BZA 20-2020

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District. The surrounding properties are also single-family homes in the R-10 District. The neighborhood was originally developed in 1954 in Perry Township without curb and gutters. Due to annexation, the neighborhood is now a mix of Worthington, Columbus, and Perry Township.

The applicant is requesting a variance to allow the retention of a pond of the property. The variance request is both due to a violation case with the City and was recommended as a form of remediation by Mayors Court.

The pond is located in the southeast corner of the property. The property owners stated they installed the pond for the purpose of retaining water and to prevent flooding on their property and neighboring properties. They stated the neighboring property to the north has experienced a substantial amount of water on their property that floods their basement; the installation of this pond on the subject property has helped remediate that for them.

The property owners have attempted other means of correcting the flooding in the area by installing a rock trench and a 12” drainpipe that flows under their driveway, but they stated the retention pond is the most successful method.

The Service and Engineering Department stated there are no applicable codes or storm water regulations they can legally enforce with this particular issue – making this solely a zoning issue. Again, this area was developed when it was all Perry Township which had very limited stormwater regulations at that time.

The property owners plan to add aesthetic improvements to the pond such as plants, bushes, tall grasses, and rocks around the edge.

Worthington Codified Ordinances:

Section 1147.01 states Man-made impoundments, lakes or ponds shall not be permitted in the City, except as part of a planned development in a Community Development Project, Integrated Commercial Center and Integrated Office, Research or Restricted Industrial Centers. This prohibition on impoundments, lakes, or ponds shall not apply in residential districts to back yard fishponds or decorative water features with a depth of thirty inches or less, a surface of less than seventy-five square feet and located to the rear of a dwelling or structure.

Request:

The applicant is requesting to retain the existing pond. A variance is required to allow a man-made pond of this size and depth.

Conclusions:

The property in question is larger than the typical lot size seen in the R-10 district; the minimum lot size requirement is 10,400 square feet, while this property is approximately 58,300 square feet. In addition, the pond is in place to solve a drainage problem in the neighborhood rather than there for leisure purposes. There have been other methods explored to alleviate the flooding in the area, and the applicant states the method in question is the one that most solves the issue at hand. These factors may mitigate the substantial nature of the variance request.

The essential character of the neighborhood should not be substantially altered.

The delivery of government services should not be affected with the retention of the pond as long as it is maintained.

Motion:

THAT THE REQUEST BY ALAINNA GREENE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A POND TO REMAIN IN THE REQUIRED FRONT YARD AT 1105 BEECHVIEW DR., AS PER CASE NO. BZA 20-2020, DRAWINGS NO. BZA 20-2020 DATED MAY 29TH, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. **Variance** – Setback & Screening – **6625 Guyer St.** (Schorr Architects/Worthingway Middle School) **BZA 21-2020**

Findings of Fact & Conclusions**Background:**

This property is in the S-1 (Special) Zoning District and is the site of Worthingway Middle School. The school is currently undergoing renovations to construct an addition to the existing building. A setback variance was granted for this on October 3rd, 2019. Worthington Schools chose to delay seeking the variance for parking and screening so they could have additional conversations with surrounding property owners.

A portion of the proposed changes to the parking and access aisles are within 25 feet of residential uses. The applicant is proposing to not screen the parking lot from neighboring residential properties per Code. The project will not include a fence, rather will be screened by landscaping. The applicant states that screening per code requirements is cost prohibitive to the project. Many of the abutting properties already have some screening in place from the middle school, and more will be planted in relation to the project. It will not, however, meet the requirements of the Worthington Codified Ordinances.

The applicant and Worthington Schools have been engaged in conversation with neighboring properties regarding screening and what they would like to see in place for that screening. At this time, staff has no record of any inquiries from the abutting property owners on the outcome of those conversations. It is understood by staff that the applicant may share the findings from these conversations at the hearing.

Worthington Codified Ordinances:

Section 1149.03(a) states: Off-street parking spaces and access drives for non-residential uses must be at least 25 feet from the any residential district.

Section 1149.03(b) states: Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or faces premises situated in any residential district or institutional premises, by a masonry wall or solid fence. Such wall or fence shall not be less than four feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the lot line of the adjoining premises in any residential district shall be at least ten feet wide and landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall or fence, a strip of land not less than ten feet in width, and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four feet in height, may be substituted.

Request:

The applicant is requesting a variance to not entirely screen the off-street parking area from the residential district.

Conclusions:

Worthington Schools stated they have been having ongoing conversations with neighbors to discuss solutions for screening from the parking lot to their residences. The inclusion of the affected properties is beneficial to the request of this variance.

There is some existing shrubbery and screening in the affected areas. The applicant states in addition to the existing, several new trees and plantings will be provided throughout the site. This may lessen the impact of the variance request.

The delivery of government services should not be affected.

Motion:

THAT THE REQUEST BY SCHORR ARCHITECTS ON BEHALF OF WORTHINGWAY MIDDLE SCHOOL FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR AN ADDITION BE CONSTRUCTED IN THE REQUIRED FRONT YARD, AS WELL AS LANDSCAPE SCREENING BE ALTERED AT 6625 GUYER ST., AS PER CASE NO. BZA 21-2020, DRAWINGS NO. BZA 21-2020 DATED JUNE 3RD, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. **Variance – Rear Yard Setback – Shed – 587 Fox Lane.** (John and Steffanie Haueisen) **BZA 22-2020**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District. Fox Lane is a private drive with approximately 20+ homes. The rear yard of the property abuts the Olentangy River.

The applicants installed a 64 square foot shed for the storage of their lawnmower and other materials without approval.

On October 15, 2019, a complaint to the City of Worthington was made regarding a shed at the property in question was being installed without a permit. Staff pursued the matter and informed the property owners of the need for a permit for the installation of a shed. The applicants stated that they were unaware that they needed a permit.

The property owners made application for permit on November 20, 2019, which was approved on November 25, 2019 with the intention of moving the shed in the spring to comply with the approved drawing submitted with their application showing the shed to be 5 feet from the northern property line., City staff followed up with the property owner again once the City reopened for business for a status updated on moving the shed. The property owners then applied for a variance on June 5, 2020 to keep the shed in the same location.

The applicant is requesting this variance in order to retain the shed in its current location and to have continued space for outdoor storage.

Worthington Codified Ordinances:

Section 1149.08(b) of the Worthington Codified Ordinances has the following regulations for accessory buildings:

- If the accessory structure is 120 square feet or less, it must be setback at least 5 feet from the side yard lot line, and 5 feet from the rear lot line.

Request:

The applicant is requesting to retain the existing shed in the required side yard approximately 3.3 feet – 4 feet from the property line. A variance of 1 – 1.7 feet is required.

Conclusions:

The property has a slight grade reduction on the opposing side yard, as well as the rear yard towards the river. This can limit the location where a shed can be put. In addition, the shed in size is minimal compared to other sheds in the area. These factors can mitigate the substantial nature of the variance request. The City of Worthington was also granted an easement of access along the southern portion of the applicant's property for river access in cases of emergency. The location of the shed would need to be located outside of this area for access to the river by first responders.

The essential character of the neighborhood should not be substantially altered as having a shed is not uncommon for the district.

Providing a minimum of 3.3 feet to 4 feet will permit the applicant to maintain the shed as needed.

The delivery of government services should not be affected with the retention of the shed.

Motion:

THAT THE REQUEST BY JOHN AND STEFFANIE HAUESISEN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A SHED TO BE IN THE REQUIRED SIDE YARD AT 587 FOX LN., AS PER CASE NO. BZA 22-2020, DRAWINGS NO. BZA 22-2020 DATED JUNE 5TH, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

6. **Variance** – Extension of a Nonconforming Use – House Addition and Garage –
159 E. Granville Rd. (RAS Construction/Rekos) BZA 24-2020

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District along regional thoroughfare Rt. 161. The duplex was built in 1921. This property is also subject to, and the proposed plans have been approved by the Architecture Review Board on June 11, 2020.

The applicant is proposing to construct an addition to the rear of the structure, as well as a second garage. Because the structure houses two dwelling units, it is a non-conforming use and would therefore need approval from the Board of Zoning Appeals to extend the use by constructing an addition.

Worthington Codified Ordinances:

Section 1129.05(e) states, “The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot”.

Request:

The applicant is requesting approval from the Board of Zoning Appeals to allow for the existing non-conforming use to be extended with the building.

Conclusions:

The building was originally constructed and has continued to be used as multi-family in use. The continuation of this use should not have neighboring properties suffer a substantial detriment as a result of the variance.

The essential character of the neighborhood should not be substantially altered.

The delivery of government services should not be affected with the extension of the building and new garage.

Motion:

THAT THE REQUEST BY RAS CONSTRUCTION ON BEHALF OF GREG AND JENN REKOS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR EXTENSION OF A NON-CONFORMING USE FOR AN ADDITION AND GARAGE AT 159-161 E. GRANVILLE RD., AS PER CASE NO. BZA 24-2020, DRAWINGS NO. BZA 24-2020 DATED JUNE 5TH, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

7. **Variance** – Fence – Supporting Members – **243 W. New England Ave.** (Mike Miller and Meredith Baron) **BZA 25-2020**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District.

The applicant is proposing to remove the existing fence on the property and install a new 6 foot privacy fence to enclose the back yard of the house.

On the west side of the property, the adjoining neighbor would not like the fence between the two properties to be removed, as it is a shared fence. The applicant states the only solution to allow a new fence to be installed on their property is by building on the existing fence. This would result in having the “nice” side of the fence facing inward on only the west side of the property.

The applicant has stated they have had conversations with the neighboring property owner about their request; it is the understanding of staff that while the neighbor would not like the existing fence to be removed, they do not object to the applicant installing the fence on their property.

Worthington Codified Ordinances:

Section 1180.02(b) states, “Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to fences with vertical supporting members where the fence is designed to be identical in appearance from either side.”

Request:

The applicant is requesting a variance to construct a fence with the supporting members facing outward.

Conclusions:

The proposed fence will have a look to it that resembles supporting members facing inward. In addition, the fence will not be seen well, if at all, from the public-right-of-way. These factors may mitigate the substantial nature of the variance request.

The essential character of the neighborhood may be altered as it is not common to have supporting fence members facing outward in the community.

The delivery of government services should not be affected with the installation of the fence.

Motion:

THAT THE REQUEST BY MIKE MILLER AND MEREDITH BARON FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A THE SUPPORTING MEMBERS OF A FENCE TO FACE OUTWARD AT 243 E. NEW ENGLAND AVE. AS PER CASE NO. BZA 25-2020, DRAWINGS NO. BZA 25-2020 DATED JUNE 5TH, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

8. **Variance** – Side Yard Setback - Addition/Alteration – **536 Loveman Ave.** (Lauerhass Architecture/Chamberlin) **BZA 26-2020**

Findings of Fact & Conclusions**Background:**

This property is an existing lot of record in the R-10 (Low Density Residence) Zoning District. The surrounding properties are also single-family dwellings in the R-10 Zoning District.

The applicant is proposing to construct a second story addition over the rear section of the existing garage. The addition would be in the required side yard.

The applicant is requesting this addition to increase their living space.

Worthington Codified Ordinances:

Section 1149.05 states for existing lots of record, “The prevailing setback shall be met, but need not exceed the setbacks requirements for the district, and each side yard shall be a minimum of six feet.”

Request:

The applicant is requesting to construct an addition in the required side yard. The addition is proposed to be 4 feet from the property line; a variance of 2 feet is required.

Conclusions:

The essential character of the neighborhood should not be substantially altered. The existing footprint of the house will remain the same.

The delivery of government services should not be affected.

Motion:

THAT THE REQUEST BY LAUERHAUSS ARCHITECTURE ON BEHALF OF LAURA AND ADAM CHAMBERLIN FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A ADDITION TO BE CONSTRUCTED IN THE REQUIRED SIDE YARD AT 536 LOVEMAN AVE., AS PER CASE NO. BZA 26-2020, DRAWINGS NO. BZA 26-2020 DATED JUNE 5TH, 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.

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.

(e) Extension of Nonconforming Use. The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100 percent (100%) of the area of the existing building or lot devoted to a nonconforming use.



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS
VIRTUAL MEETING

June 4, 2020

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Cynthia Crane, Chair; D.J. Falcoski – Vice-Chair; Leah Reibel, Secretary; Brian Seitz, and Mikel Coulter. Also present were Lee Brown, Director of Planning and Building; Lynda Bitar, Development Coordinator; and Laney Nofer, Planning and Building Assistant.
2. Approval of Minutes of the May 7, 2020 meeting

Mr. Coulter moved to approve the minutes, and Mr. Seitz seconded the motion. All Board members voted, “Aye,” and the minutes were approved.
3. Affirmation/swearing in of witnesses will be before each speaker

B. Items of Public Hearing – New Business

1. **Variance** – Rear Yard Setback – New Warehouse – **1018 Proprietors Rd.** (Michael J. Maistros, AIA) **BZA 16-2020**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact

Background:

This property is in the I-1 (Restricted Light Industrial) Zoning District and abuts the Norfolk Railroad. The parcel does not have frontage to Proprietors Road, as it is located behind other parcels. It does, however, have a means of access to Proprietors Road via an easement with a driveway.

The lot does not have a clear “front yard” due to not abutting a roadway. Staff then considers each lot line to be the rear yard; in the I-1 Zoning District, the rear yard setback is 30 feet.

With the current setback limitations, the construction of a new building with accommodating parking is not likely to fit within the buildable area of the lot. Thus, a variance is required for any new structure.

The parcel has an existing building on it, as well as parking to accommodate that building. The applicant would keep the existing building as a part of the project.

The applicant is proposing to construct a warehouse for Buckeye Heating and Cooling. The warehouse is proposed 50 feet wide by 325 feet in length for a total of 16,250 square feet. The northern section of the building will be 2 stories. With the 30-foot setback requirement, the building would encroach on the north and west property lines.

Worthington Codified Ordinances:

Section 1149.03 states all buildings other than dwellings in the I-1 Zoning District to be at least 30 feet from the rear yard property line.

Request:

The applicant is requesting to construct a new warehouse in the required rear yard setback. With the property not having frontage to the primary street, each lot line setback on all sides is 30 feet. A variance of approximately 3 feet is required for the northern lot line, and approximately 20 feet is required for the eastern lot line.

Conclusions:

Although the variance request is substantial, the east property line abuts a railroad; thus, would not physically encroach on another building or parking lot on that side. This can ease some of the impact of the request.

The shape of this lot is irregular and has more stringent setback requirements than typical lots in this district, creating a practical difficulty.

The essential character of the neighborhood should not be substantially altered as the proposed warehouse will not be seen from the road and is proposed to be mostly single-story.

The delivery of government services should not be affected with the construction of the warehouse.

Discussion:

Mr. Coulter said as he looked at the site plan he could get passed the setback, and he did not have an issue with that on the east side, but what he does have an issue with is the size of the building relative to the size of the parking lot. He understood this will be a warehouse, but he was concerned about larger service trucks and space available for parking. The plans show a 44% shortage for parking. Mr. Brown said it might be possible for the landscaped area to be striped for additional parking.

Mr. Seitz said he had questions about maneuverability for delivery trucks and how that would work because there would probably be a substantial number of vehicles delivering sizeable equipment. He asked Mr. Brown if the parking variance would need to be added to the motion and Mr. Brown said yes.

Mr. Brown swore in the applicant, Mr. Michael Maistros, 1018 Proprietors Rd., Worthington, Ohio, said he had a meeting with Lt. Brad Dunn, from the Worthington Fire Department, and Mr. Dunn approved of the proposed plans as long as the hose length was under 200 feet, and the turnaround was also acceptable by the Fire Department. He said the business does have large trucks from time to time, and they would need to keep the asphalt area open so the large trucks can maneuver in and out of the service bay area so they can drop off equipment and that is why they did not show additional parking or green space in that area. Mr. Maistros said it may be possible to reduce the size of the warehouse to get closer to the parking requirement. There will be three offices inside the building, and the warehouse is mainly storage for the HVAC equipment, so the parking requirement would not be needed for that tenant, but a future tenant may have problems if they needed more parking for their business.

Ms. Crane asked Mr. Maistros how much the building could be shortened, and he said possibly 25 ft., but he would have to check with his client. Ms. Crane asked Mrs. Bitar if there were any speakers.

Mrs. Bitar swore in Walt McEnery said his wife, Laurie McEnery, owners of MAC Construction. Their location is just north of this property. Mr. McEnery said the first time they heard about the project was when the little blue sign went up with notice about the upcoming meeting. He said he heard nothing from the new owner about what they wanted to do. Mr. McEnery said when the purchase was being considered, he talked with the owner, and his attorney, who said the City told them that the lot could not be built upon because there was no frontage. He said they were also told there was no water tap for their building. There is apparently an outstanding water bill for this property, and Mr. McEnery said he did not want his building's water shut off because of that building's lack of payment. He said he was not disagreeing with City Staff, but the way he calculated the parking with the site plan that was provided on the website, there were 32 or 33 spaces plus 2 handicapped spaces, rather than 39. Mr. McEnery said he did not want to be in the parking control business or towing people off the property, so that is another concern. He said when the building was remodeled in 2009, there were 29 spaces and two ADA spaces, and when Jordan LLC was there, the parking lot was full. Traffic was another concern of his. He said they have a twenty-foot entry, and he did not know how a semi-trailer would be able to get in and out of this property without going on to MAC Construction's property. Mr. McEnery said he was originally told by the attorney that there might be a 5,000 square foot addition, and he was surprised to hear the addition might be 24,000 square feet, or possibly 30,000 square feet with a mezzanine in the building. He said approximately seven

years ago, the owner paved their parking lot which caused more flooding into his warehouse and cost him \$15,000.00 to \$20,000.00 dollars to take care of the water, but the storm sewer that is on the site now is undersized. Mr. McEnery said that one of Worthington's engineers was interested in him not adding to Worthington's storm water system. He said he also spoke with the neighboring property about the train tracks and the last big rain the one track was six inches below water. Ms. Crane asked if there were any more speakers and Mrs. Bitar said yes, there was a caller from the Railway Museum.

Mrs. Bitar swore in John Bergman from the Railway Museum, 990 Proprietors Rd., Worthington, Ohio, said he agreed with the statements made by Mr. McEnery. Mr. Bergman referred to the memorandum and said the building's height was incorrect, and that the entire building would be 27 feet tall, two stories in height. He said the building would definitely be seen along Proprietor's Rd. Mr. Bergman said the owner of the building has been a bully to deal with about the easement, and the only access onto their property is the fifty-foot easement. He said MAC Construction shares that easement, and he has never had a problem with MAC construction and feels they have been the best neighbor they could ever have. Mr. Bergman said the previous owner recently died, and the new owner does not have an ingress or egress Agreement. He said that information was for a point of reference, and they are addressing the issue through the court system. Mr. Bergman said he submitted an email to the Board members earlier and Ms. Crane asked if all the Board members had received and read the email and all the Board members said yes. Mr. Bergman reviewed highlights from the email. Mr. Bergman said there has been a storm water problem in the area for a long time, and they are currently working on their water issues with underground drainage. All three properties along this Road have had water problems. Mr. Bergman felt this would be too much building for the site in regard to the water runoff and drainage and felt the fire hydrants could be an issue too. He explained he was a firefighter for 40 years with the City of Columbus and discussed the importance of the hose length. He felt the character of the neighborhood would be substantially altered and a detriment to neighboring properties.

Mrs. Bitar said she received an additional email from Gary Anagnostis who is the President of the Railway Museum. His comments echoed the statements from the previous speakers. He is also concerned about the building's distance from the fire hydrant and storm drainage is a problem in the whole area.

Mr. Maistros said one thing he forgot to mention when he met with Lt. Dunn from the Worthington Fire Department, was that Lt. Dunn was going to require them to add a new fire hydrant to the property so that is part of their plan. He said there will be a civil engineer getting involved to address the water issues if the project moves forward, and the legal issue about the easement also needs to be resolved. Mr. Maistros said at the time of submitting this application, the owner of the building has decided to remove a large portion of the second floor mezzanine which would put the total square footage to 17,500 square

feet and that would affect the parking calculations a little bit. They may also be willing to reduce the length of the building by 25 feet. Mr. Coulter asked Mr. Brown if the building would have a sprinkler suppression system, and Mr. Brown said yes. Mr. Brown said Lt. Dunn's review of the plan was positive. Mr. Coulter confirmed if a building in the industrial district could be three stories in height, and Mr. Brown said that was correct, the proposed building is in compliance with height requirements for the district. Mr. Coulter said his main concerns were the overall size of the building, and that easement issues were resolved. Ms. Crane and Mr. Seitz said they were also concerned about the size of the building. Mr. Seitz said he would like to see maneuverability for large vehicles around the property without encroaching into the neighboring property. Mr. Maistros said he appreciated the comments and asked to table the application. He said he wanted to mention the large vehicles only make deliveries twice a month, so they would not be on the property very often.

Mrs. McEnery said she is a co-owner of MAC Construction, said she has been speaking with the Water Department, and since the property has now been split, it is the obligation of the second parcel owner to have their own tap and people are no longer allowed to tie into one another's tap. Mr. Coulter moved to table the application, and Mr. Seitz seconded the motion. All Board members voted, "Aye," and the application was tabled.

5. **Variance – Front Yard Setback – Porch – 661 Seabury Dr. (Famiglia Homes/Piche)**
BZA 17-2020

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District and is on the corner regional thoroughfare Rt. 161 and Seabury Drive. This property is also subject to, and the proposed plans have been approved by the Architecture Review Board on May 14, 2020.

The applicant is proposing a new 34 foot by 8-foot concrete porch with a roof which will extend across the front of the house, and into the required front yard.

There are currently flower beds lining the front of the home that would be replaced with the proposed front porch. The applicant is requesting this variance to add a usable outdoor space, and to complement the character of the home

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30 feet from the public right-of-way.

Section 1149.07 states the setback along major traffic routes shall be 50 feet along regional thoroughfares.

Request:

The applicant is requesting to construct a porch in the required front yard. The porch is proposed to be 29 feet from Seabury Drive; a variance of 1 foot is required. The porch is proposed to be 37 feet from W. Dublin-Granville Road; a variance of 13 feet is required.

Conclusions:

The current dwelling is located closer to W. Dublin-Granville Road than the proposed porch; this lessens the impact of the variance request.

Although this lot is located off regional thoroughfare W. Dublin-Granville Rd., it is not easily seen by passerby's due to a grassy median which acts as a buffer.

The essential character of the neighborhood should not be substantially altered as other nearby properties have similar front porch coverings. In addition, the porch will match the existing character of the home.

The delivery of government services should not be affected with the installation of the porch.

Discussion:

Mr. Brown swore in the applicant, Mrs. Alainna Greene, on behalf of 661 Seabury Dr., Worthington, Ohio. Ms. Crane asked Mrs. Bitar if she had received any emails or calls from the public and she said no. Board members had no comments or concerns.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY FAMIGLIA HOMES ON BEHALF OF MICHAEL AND DANIELLE PICHE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PORCH TO BE IN THE REQUIRED FRONT YARD AT 661 SEABURY, AS PER CASE NO. BZA 17-2020, DRAWINGS NO. BZA 17-2020 DATED MAY 8TH, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Seitz seconded the motion. Mrs. Bitar called the roll. All Board members voted, "Aye," and the motion was approved.

C. Other

There was no other business to discuss.

D. Adjournment

Ms. Reibel moved to adjourn the meeting and Mr. Coulter seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:22 p.m.



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 16-2020

Date Received 04-20-2020

Fee \$25

Meeting Date 06-04-2020

Filing Deadline _____

1. Property Location 1018 Proprietors Road, Worthington, Ohio 43085

2. Present/Proposed Use Business (B) & Warehouse (S-2) for HVAC Company

3. Zoning District I-1

4. Applicant Michael j. Maistros, AIA

Address 4740 Reed Road, Ste 201 Upper Arlington, Ohio 43220

Phone Number(s) (w) 614-884-8888 (c) 614-306-7332

Email

5. Property Owner 1018 Proprietors LLC

Address 6490 Plesenton Drive, Worthington, Ohio 43085

Phone Number(s) 614-888-4328

Email

6. Action Requested (ie. type of variance) Rear Yard Setback decrease from 30' to 10'

7. Project Details:

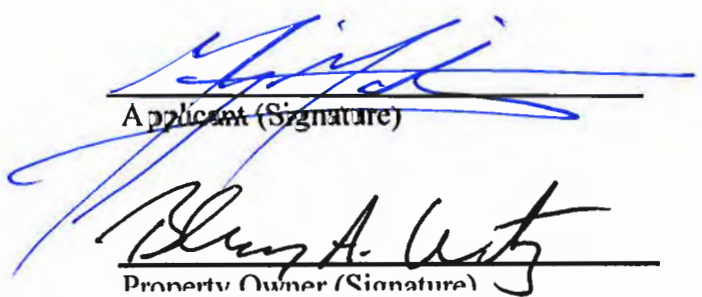
a) Description New Office/Warehouse PEMB construction

b) Expected Completion Date 10/01/2020

c) Approximate Cost \$750,000.00

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.


Applicant (Signature)

04/20/2020

Date


Property Owner (Signature)

04/20/2020

Date

ABUTTING PROPERTY OWNERS
FOR

1018 Proprietors Rd

MSM6 LLC	1028 Proprietors Rd.	Worthington, OH 43085
Tenant	1004 Proprietors Rd.	Worthington, OH 43085
Charles Megla	PO Box 360	Worthington, OH 43085
Diamond Innovations Inc.	6325 Huntley Rd.	Worthington, OH 43085
The Griffin 105 Group LLC	470 Olde Worthington Rd. Suite 100.	Worthington, OH 43085
Ohio Railway Museum Inc.	990 Proprietors Rd.	Worthington, OH 43085
S&T Group	966 Proprietors Rd.	Worthington, OH 43085



Worthington BZA – Supporting Statement

Buckeye Heating & Cooling – New Office/Warehouse Building

1018 Proprietors Road
Worthington, Ohio 43085

April 20, 2020

The required Supporting Statements are as follows:

- 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 unique conditions and configuration of the site would not allow an further development on an otherwise usable lot, if the current 30 foot rear yard setback for all property lines were maintained.

- 2. Whether the variance is substantial;**

Although a 20 foot reduction in a setback is typical considered substantial, the property line most affected by this reduction request is the West side of the property which is adjacent to the railroad tracks, thus would not physically encroach on another building or parking lot.

- 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;**

No. The site is currently tucked behind the existing office building on the site and the Railway Museum directly on Proprietors Road.

- 4. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);**

No. All utilities will be modified or upgraded as needed to meet all government regulations or code related requirements.



5. Whether the property owner purchased the property with knowledge of the zoning restriction;

The Owner was not aware of the 30 foot setback requirement on all property lines.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

With the current setback requirements on the site, there would be no way of configuring the proposed building and have the necessary parking and drive access area with this reduction.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

Yes, the rear yard setback being enforced on all sides of this property due to the fact that there is no real front yard to this site is an unfair hardship and renders a large portion of the site undevelopable if maintained.

Respectfully submitted,

Michael J. Maistros, AIA

Principal

New Avenue Architects and Engineers

Proj. 20-0028

1018 Proprietors Rd.



Buckeye Heating & Cooling - *New Office / Warehouse*

1018 Proprietors Road, Worthington, Ohio 43085

CITY OF WORTHINGTON

DRAWING NO.BZA 16-2020

DATE 06/10/2020



NEW AVENUE
architects + engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

ZONING REVIEW SET

04/20/2020

Project Scope of Work:

These drawings are for the Construction of a new Pre-Engineered Metal Building for the expanded Office and Warehouse use by the Buckeye Heating & Cooling company.

The new 2-story structure shall have a footprint of 50 feet by 325 feet with a small office area on the North end of the building and warehouse and storage to the South.

Building Summary:

Structure:	New PEMB Office / Warehouse Building
Exterior Walls:	Steel Frame (PEMB) & Metal Wall Panels
Floor Construction:	Concrete Slab-on-Grade
Roof Construction:	Steel Frame (PEMB) with Metal Roof Decking

Drawing List:

No.	Sheet:	Sheet Name:	Revisions
1.	G0.0	Cover Sheet & Project Information	
2.	G0.1	General Construction Notes & Symbol Legend	
3.	G0.2	Code Data & Structural Inspection Information	
4.	SP1.1	Architectural Site Plan	
5.	A1.1	First Floor Building Plan	
6.	A1.2	Second Floor Building Plan	
7.	A2.1	Partial Enlarged Floor Plans	
8.	A3.1	Reflected Ceiling Plans	
9.	A4.1	Interior Elevations	
10.	A5.1	Exterior Elevations	
11.	A6.1	Building Section	
12.	A7.1	Typical Wall Sections	

Building Areas:

First Floor Building Area:		
Office Area:	1,367	Gross Square Feet
Warehouse/Storage:	8,558	Gross Square Feet
Future Tenant Area:	6,325	Gross Square Feet
Total First Floor:	16,250	Gross Square Feet
Second Floor Building Area:		
Office Area:	1,523	Gross Square Feet
Mezzanine/Storage:	6,310	Gross Square Feet
Total Second Floor:	7,833	Gross Square Feet
Total Building Area:	24,083	Gross Square Feet

General Requirements

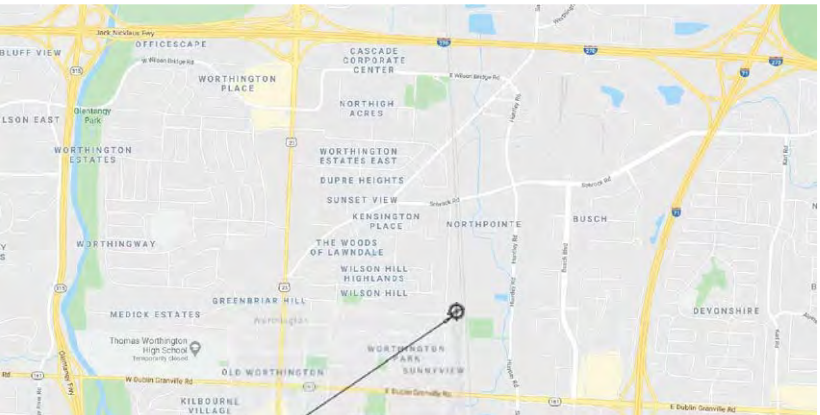
- Due to New Avenue, LLC having limited access to the project site during the design phase, the Contractor shall visit the site to verify all plan and existing dimensions and conditions. If there are any discrepancies, New Avenue, LLC shall be notified prior to proceeding construction or the builder shall be responsible for same.
- The Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Contractor contract is, and shall be, the Builder's responsibility.
- The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- Use of these Documents beyond the construction of this particular building, as indicated by the certified addresses, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
- The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

Project Team

Building Owner Buckeye Heating & Cooling 1018 Proprietors Road · Worthington, Ohio 43085	614.888.4328
Architect New Avenue Architects & Engineers 4740 Reed Road, Suite 201 · Upper Arlington, Ohio 43220	614.884.8888
Structural Engineer New Avenue Architects & Engineers 4740 Reed Road, Suite 201 · Upper Arlington, Ohio 43220	614.884.8888
M.E.P. Engineer VMP Engineering, Inc. 6225 Emerald Pkwy · Dublin, Ohio 43016	614.408.3862
Contractor The O'Leary Company, LLC 4660 County Road 23 · Cardington, Ohio 43315	567.231.6269
Civil Engineer CW Design Group, LLC 972 Linkfield Drive · Worthington, Ohio 43085	614.846.9279

Site Vicinity Map

Not to Scale



Project
Location

Site Map

Not to Scale



Building
Location

Project No: 20-0024

AutoCAD SHX Text

AutoCAD SHX Text

ZONING REVIEW SET
INFORMATION

PROJECT

AutoCAD SHX Text
COVER SHEET

& PROJECT
INFORMATION

AutoCAD SHX Text

04/20/2020

G0.0

Abbreviations

AFF.	Above Finished Floor	DIA.	Diameter	INSUL.	Insulation	PL.	Plate or Property Line
ACOUS.	Acoustical Ceiling Tile	DIV.	Division	INT.	Interior	P. LAM.	Plastic Laminate
ADJ.	Adjustable	DR.	Door	INV.	Invert	PLYWD.	Plywood
AHU.	Air Handling Unit	DBL.	Double	JT.	Joint	P.T.	Preservative Treated
ALT.	Alternate	DN.	Down	LAM.	Laminate	RAD.	Radius
ALUM.	Aluminum	D.S.	Down Spout	LVL.	Laminated Veneer Lumber	REQ'D.	Required
AB.	Anchor Bolt	DWG.	Drawing	LT.	Light	REINF.	Reinforcing
BRG.	Bearing	EW.	Each Way	L.F.	Lineal Feet	R&S	Rod & Shelf
BDRM.	Bedroom	E.W.C.	Electric Water Cooler	LL.V.	Long Leg Vertical	R.D.	Roof Drain
BLK.	Blocking	ELEV.	Elevation	LL.H.	Long Leg Horizontal	SCHED.	Schedule
BLKG.	Blocking	EQUIP.	Equipment	M.H.	Manhole	SG.	Safety Glazing
B/C	Back of Curb	EXIST.	Existing	MFR.	Manufacturer	SHT.	Sheet
BD.	Board	F.F.	Fire Extinguisher	M.O.	Masonry Opening	SIM.	Similar
BOT.	Bottom	F.F.C.	Fire Extinguisher Cabinet	MAX.	Maximum	SPECS.	Specifications
BLDG.	Building	FI UOR.	Fluorescent	MECH.	Mechanical	SQ.	Square Feet
CB.	Catch Basin	FI.	Floor	MTL.	Metal	S.F.	Square Feet
CLG.	Ceiling	F.D.	Floor Drain	MIN.	Minimum	S.S.	Stainless Steel
E	Center Line	F.I.	Foot	MTD.	Mounted	STD.	Standard
C.O.	Clean Out	F.G.	Footing	N.S.F.	Net square feet	STL.	Steel
C.W.	Cold Water	F.V.	Field Verify	N.I.C.	Not In Contract	THK.	Thick
COL.	Column	GA	Gauge	N.T.S.	Not To Scale	T&G	Tongue & Groove
CONC.	Concrete	G.F.I.	Ground Fault Interrupter	NO.	Number	T/	Top Of
CMU	Concrete Masonry Unit	G.S.F.	Gross Square Feet	O.C.	On Center	TYP.	Typical
CONT.	Continuous	GYP. BD.	Gypsum Wall Board	OFNG	Opening	UNO.	Unless Noted Otherwise
C.J.	Control Joint	H.C.	Handicap	OPP.	Opposite	V.B.	Vapor Barrier
COORD.	Coordinate	HT.	Height	O.S.B.	Oriented Strand Board	VERT.	Vertical
C.M.P.	Corrugated Metal Pipe	H.S.	High Pressure Sodium	PR	Pair	V.T.	Vinyl Tile
C.F.M.	Cubic Feet Per Minute	H.M.	Hollow Metal	P.S.F.	Per Square Foot	W/	With
DET.	Detail	HORIZ.	Horizontal	P.S.I.	Per Square Inch	W/O	Without

Typical Symbol Legend

<p>Enlarged Plan Locator Elevation Detail Locator</p>	<p>Wall Section Locator</p>	<p>Building Section Locator</p>	<p>Partition Type Number</p>
<p>Detail Locator</p>	<p>Interior Elevation Locator</p>	<p>Indicates Revisions In Clouded Areas. Revision Number Corresponds To Revision Date On Title Strip</p>	<p>Indicates Safety Glazing Required At Hazardous Locations</p>
<p>Room Number</p>	<p>Door Number</p>	<p>Window Type Indicator</p>	<p>*Separate detectors can be installed at these locations Combination Smoke and Carbon Monoxide Detector</p>
<p>Coded Note Indicator</p>	<p>Control Joint Indicator</p>	<p>Column Line Number</p>	<p>All smoke detectors shall be interconnected, have battery backup, and must utilize photo-electronic and ionization technology.</p>
<p>Exhaust Fan</p>	<p>Combination Exhaust Fan and Light</p>	<p>Storefront Type Indicator</p>	<p>Smoke Detector</p>
<p>Existing Wall</p>	<p>Existing Wall to be Removed</p>	<p>New or Reconstructed Wall</p>	

General Construction Notes

- Any discrepancies in notations, dimensions, & coordination shall be brought to the attention of New Avenue, LLC prior to proceeding with construction.
- The General Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- The General Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern, and consult the Architect.
- Use of these Documents beyond the construction of this particular building, as indicated by the certified addresses, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
- The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.
- Where electrical, mechanical, plumbing, and sprinkler systems devices penetrate any fire rated assemblies, provide through penetration systems, annular space protection and fire stopping as required by the applicable codes. Through-penetration systems used may be selected by the installer, but in all cases the through-penetration system shall be an approved system by a qualified testing agency.
- Installation of through-penetration systems and annular space protection shall be performed by a qualified sub-contractor who has full knowledge of the applicable code requirements and complete understanding and knowledge in selecting the correct through-penetration system and annular space protection material for the conditions specific to the project.
- Through-Penetration Systems: Where cables, cable trays, conduits, tubes or pipes penetrate a floor assembly, the penetration shall be protected with an approved through-penetration protection system tested in accordance with ASTM E814. The positive pressure differential between the exposed and unexposed surfaces of the test assembly shall not be less than 0.01-inch water gage (2.5p). The system shall have an "F" rating and a "T" rating of not less than 1 hour but not less than the required fire-resistance rating of the assembly being penetrated.
- All penetrations through a ceiling which is an integral component of a fire-resistance rated floor/ceiling or roof/ceiling assembly, shall comply with notes 12, 13, 14, 15, 16 and 17 below.
- Except where permitted by notes 13, 14 and 15, penetrations for electrical, mechanical, plumbing and communication conduits, pipes and systems shall be installed in accordance with the approved ASTM E119 rated assembly. In the case of ceilings which are an integral component of a fire-resistance rated floor/ceiling or roof/ceiling assembly, all penetrations shall be installed in accordance with approved ASTM E119 rated assembly or shall not exceed an aggregate area of 100 square inches (0.065 m2) of ceiling area in assemblies tested without penetrations. **Exception:** outlet boxes and fittings are permitted, provided that such devices are listed for use in fire-resistance rated assemblies and are installed in accordance with the listing.
- Noncombustible Penetrations:
 - Penetrations by noncombustible vents, chimneys, conduits, pipes and tubes through a fire-resistance rated floor assembly which connect not more than two stories are permitted.
 - Penetrations by noncombustible conduit, pipe and tubes through a fire-resistance rated floor assembly which connect more than two stories are permitted, provided that the aggregate area of the penetrating items shall not exceed 1 square foot (0.09 m2) in any 100 square feet (9.3 m2) of floor area.
 - In all cases, the annular space between the penetrating item and the assembly shall be protected in accordance with note 20. rated assembly.
- Air Ducts:
 - Penetrations by an air duct through a fire-resistance rated floor/ceiling assembly which connect not more than two stories are permitted where an approved fire damper is installed at the floor line.
 - Where a noncombustible air product penetrates a ceiling which is an integral component of a fire-resistance rated floor/ceiling or roof/ceiling assembly, approved ceiling damper shall be installed at the ceiling line except where fire tests show that the integrity of the fire-resistance rated assembly is maintained without a ceiling damper. Ceiling dampers shall be constructed in accordance with the details listed in a fire-resistance rated design or shall be labeled to function as a heat barrier for air-handling outlet/inlet penetrations in the ceiling of a fire-resistance rated assembly.
- Ceiling Penetrations: Openings to accommodate noncombustible conduits, pipes, tubes or electrical outlets in a ceiling membrane which is an integral component of a fire-resistance rated floor assembly, shall be firestopped with noncombustible materials or the annular space around the penetrating element shall be protected in accordance with note 20 or with a through-penetration system in accordance with notes 10 and 11.
- Non Fire-Resistance Rated Assemblies: Penetrations of floor assemblies without a required fire-resistance rating shall conform to notes 18, 19 and 20. All penetrations through the ceiling membrane of a roof assembly without a required fire-resistance rating shall be firestopped with noncombustible materials.
- Noncombustible Penetrations: Penetrations by noncombustible vents, chimneys, conduits, pipes and tubes through unprotected floor assemblies which connect not more than three stories are permitted provided that the annular spaces between the penetrating item and the floor is firestopped with noncombustible materials.
- Air Ducts: Penetrations by noncombustible air ducts through unprotected floor assemblies which connect not more than three stories are permitted provided that an approved fire damper is installed at each floor line or the air duct is contained in a rated shaft.
- Noncombustible or Combustible Penetrations: Penetrations by vents, chimneys, cables, wires, air ducts, conduits, pipes and tubes through an unprotected floor assembly which connect not more than two stories are permitted provided that the annular space is firestopped with noncombustible materials.
- Annular Space Protection: The annular space between the penetrating item and the fire-resistance rated assembly being penetrated shall be protected as follows:
 - Material: The material used to fit the annular space shall prevent the passage of flame and hot gasses sufficient to ignite cotton waste when subjected to the time-temperature fire conditions of ASTM E119 under a minimum positive pressure differential of 0.01 inch of water column (2.5 p) at the location of the penetration for the time period equivalent to the required fire-resistance rating of the assembly penetrated.
 - Sleeves: Where sleeves are used, the sleeves shall be noncombustible and shall be securely fastened to the assembly penetrated. All space between the item contained in the sleeve and the sleeve itself and any space between the sleeve and the assembly penetrated shall be filled with a material that complies with note 13a.
 - Installation: Insulation and coverings on the penetrating item shall not pass through the assembly unless these materials maintain the required fire-resistance rating of the assembly.
- Drawings shall not be scaled. All questions with respect to the contract documents shall be directed to the Architect for making interpretations on all items of discrepancy or of an ambiguous nature.
- Dimensions at exterior walls are to the outside of exterior sheathing. Dimensions at interior walls are to face of stud, unless noted otherwise.
- Bearing walls are as indicated on the structural drawings.
- Insulation: On walls between units, provide insulation behind all outlets, plumbing stacks and water supply lines.
- Insulation that is exposed to rooms, attics or crawl spaces shall have a flame spread rating of 25 or less and a smoke developed rating of 450 or less.
- Insulation in concealed spaces shall have a flame spread rating of 25 or less and a smoke developed rating of 450 or less. Insulation facing is not required to have a flame spread rating if it is in a concealed space and the facing is in contact with a wall or ceiling.
- All foam plastic insulation shall be protected in accordance with the Building Code.
- Blocking: Provide solid blocking behind all handrails, grab bars, wall cabinets, wall hung sinks, shelves, rods and accessories.
- Where backer rods are required, provide a backer rod that is 1 1/2 times larger than the opening that it is being placed into.

AutoCAD SHX Text

AMBIGUOUS. ADJ. AHU. A
ALUM. A.B. BRG. BDRM. BLK.
BLKG. B/C BD. BOT. BLDG.
C.B. CLG. C.O. C.W. COL.
CONC. CBU CONT. C.J.
COORD. C.M.P. C.F.M. DET.
DIA. DIV. DR. DBL. DN. D.S.
DWG. E.V. E.W.C. ELEV.
EQUIP. EXIST. F.E. F.E.C.
FLUOR. FL. F.D. FT. FTG. F.V.
GA. G.F.I. G.S.F. GYP. BD. H.C.
HT. H.P. H.M. HORIZ. INSUL.
L.L.V. L.L.H. L.F. L.T. L.F.
LL.V. LL.H. M.H. MFR. M.O.
MAX. MECH. MTL. MIN. MTD.
N.S.F. N.I.C. N.T.S. NO. O.C.
OFFNG. OFF. O.S.B. PR. P.S.F.
P.S.I. PL. P. LAM. PLYWD. P.T.
RAD. REQ'D. REINF. R&S R.D.
SCHED. S.G. SHT. SIM.
SPECS. SQ. SIF. SIS. STD.
STL. THK. T&G T/TYP. U.N.O.
V.B. VERT. V.T. W/ W/O
014 . 884 . 8888

ZONING REVIEW SET

04/20/2020

Buckeye Heating & Cooling
Office / Warehouse
New Pre-Engineered Building
1018 Proprietors Road
Worthington, Ohio 43085

Contractor:
O'Leary Company, LLC
4660 County Road 23
Cardington, Ohio 43315

Project No: 20.0024

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

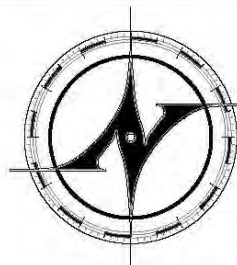
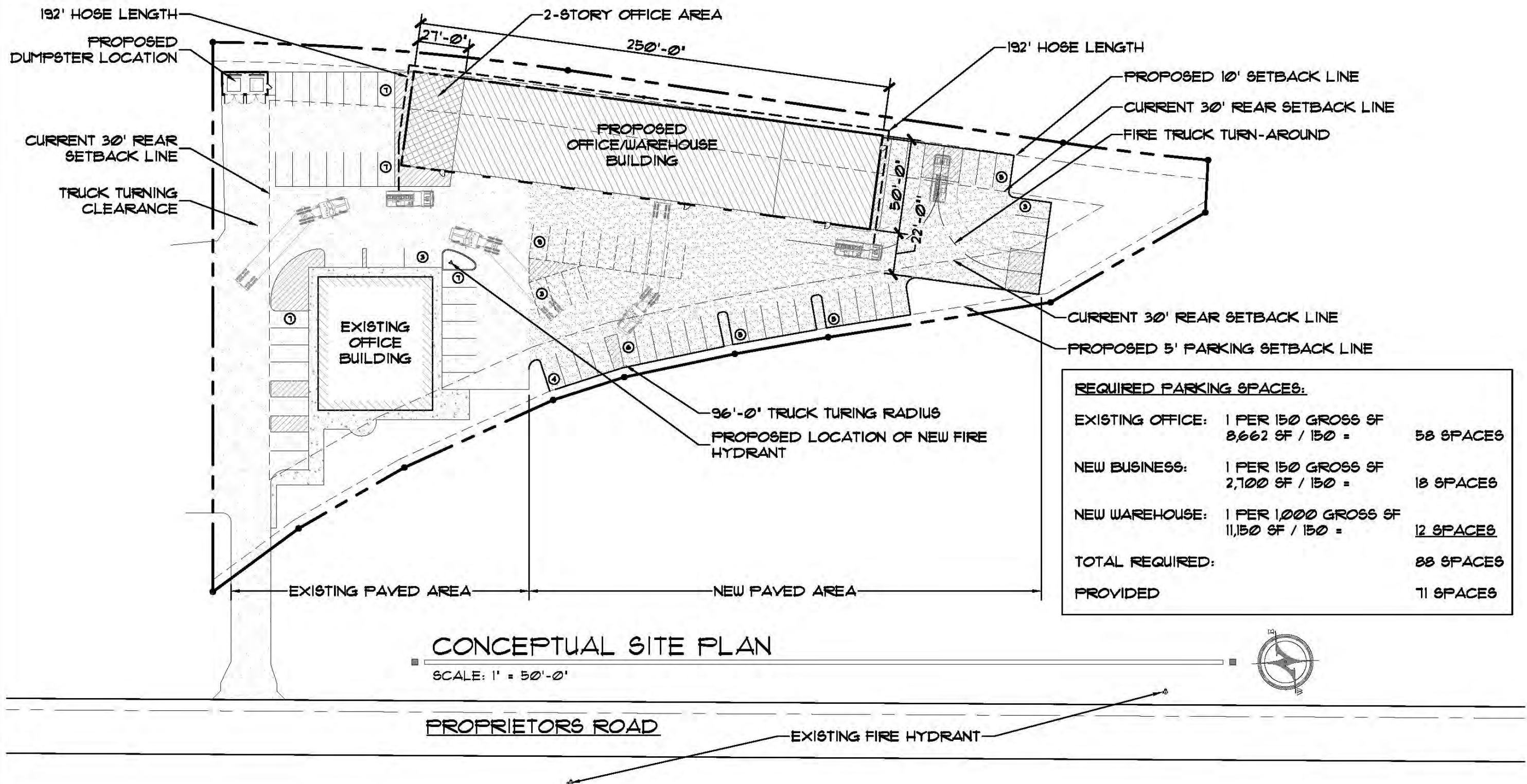
AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text

AutoCAD SHX Text



NEW AVENUE
architects + engineers
4140 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220

BUCKEYE HEATING & COOLING - OFFICE / WAREHOUSE

1018 PROPRIETORS ROAD, WORTHINGTON, OH 43085

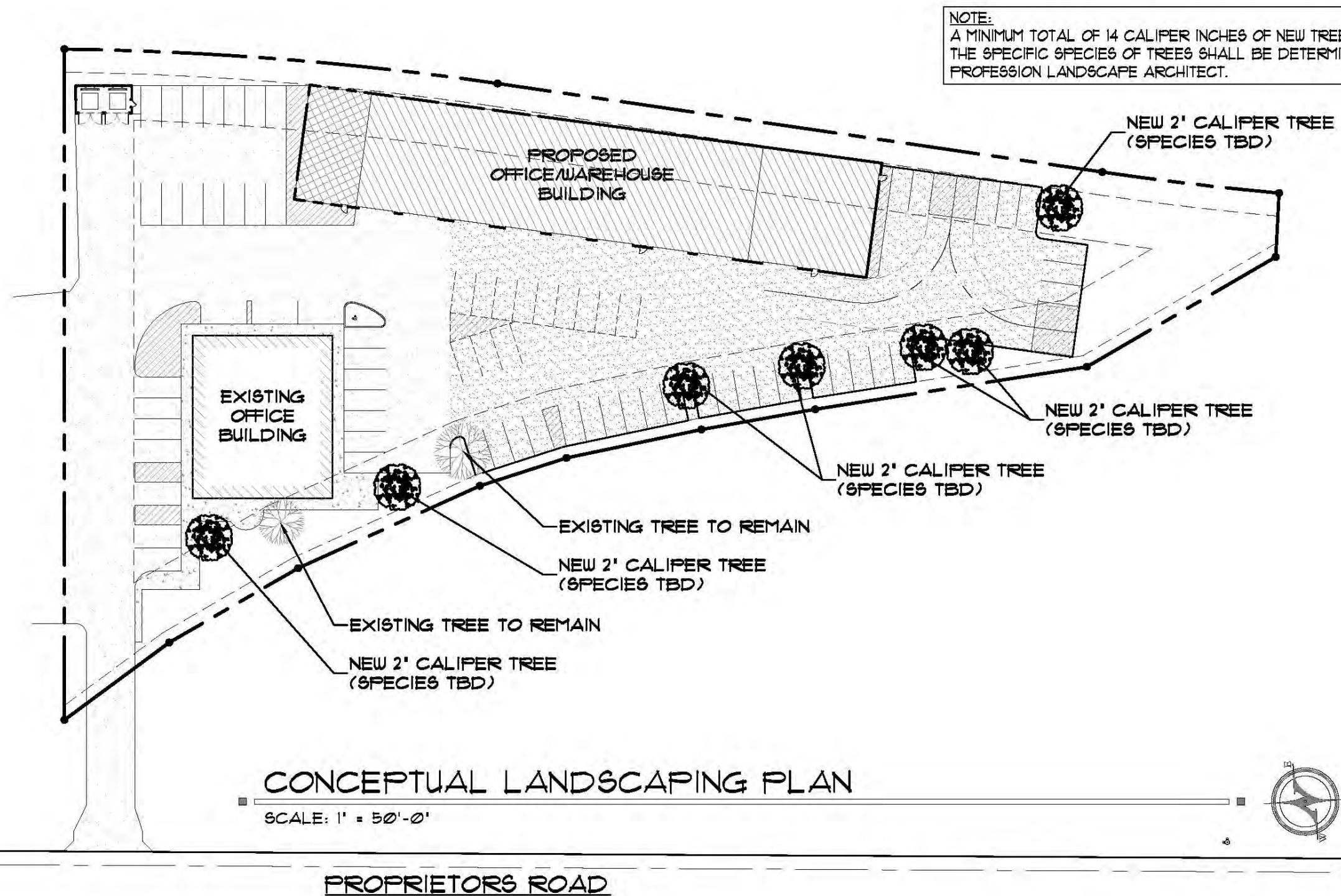
CONCEPTUAL SITE PLAN

06/10/2020

CITY OF WORTHINGTON

DRAWING NO. BZA 16-2020

DATE 06/10/2020



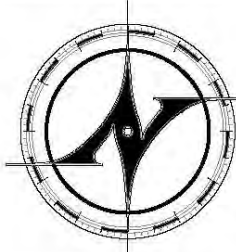
CITY OF WORTHINGTON
DRAWING NO. BZA 16-2020
DATE 06/10/2020

BUCKEYE HEATING & COOLING - OFFICE / WAREHOUSE

1018 PROPRIETORS ROAD, WORTHINGTON, OH 43085

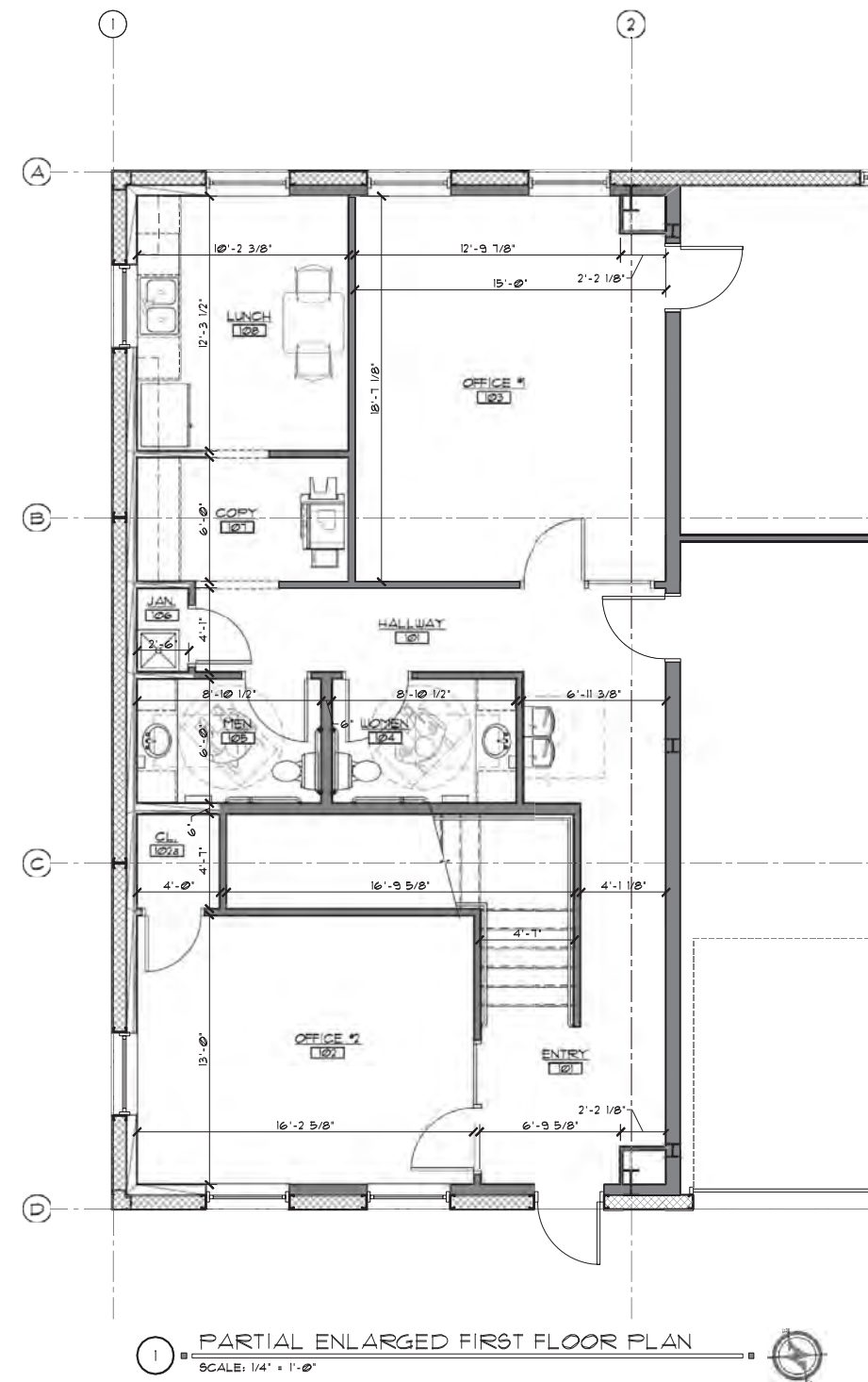
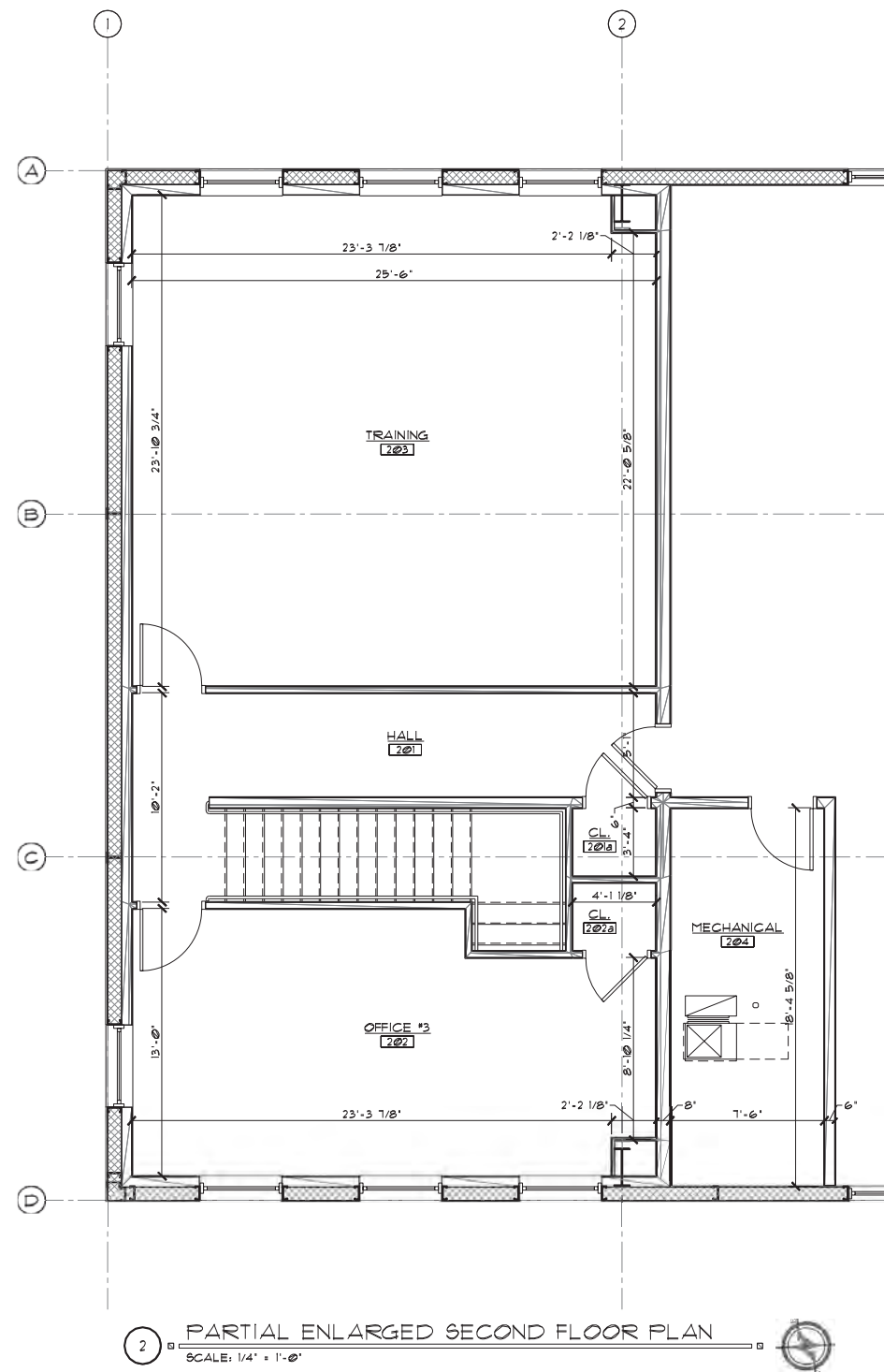
CONCEPTUAL LANDSCAPING PLAN

06/10/2020

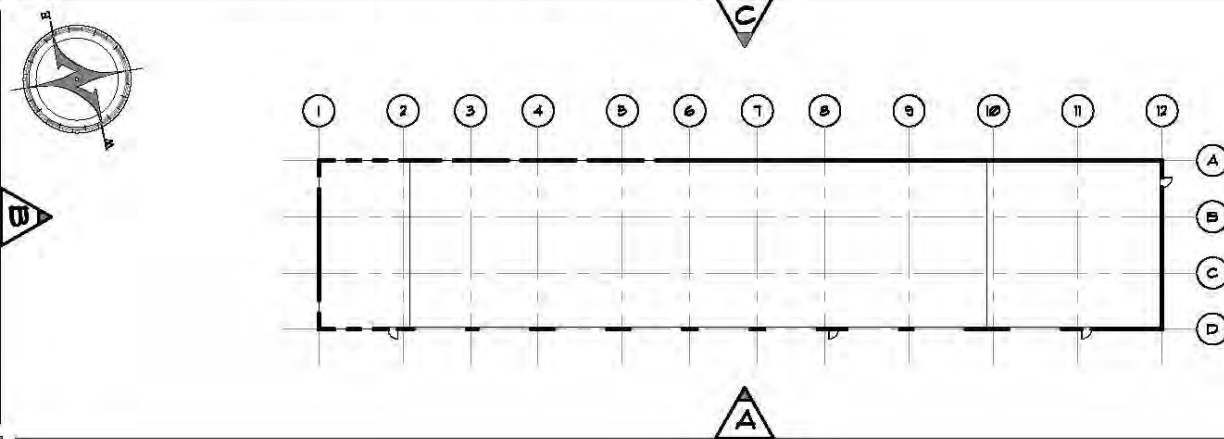


NEW AVENUE
architects + engineers
4140 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220

DATE 06/10/2020

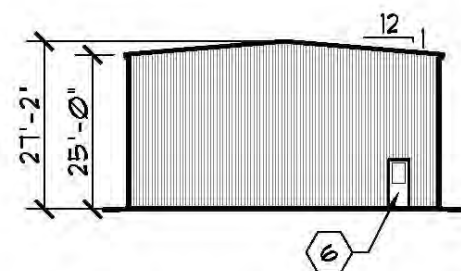
[illegible]

KEY PLAN

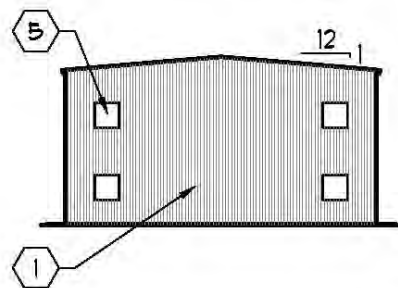


EXTERIOR ELEVATION NOTES

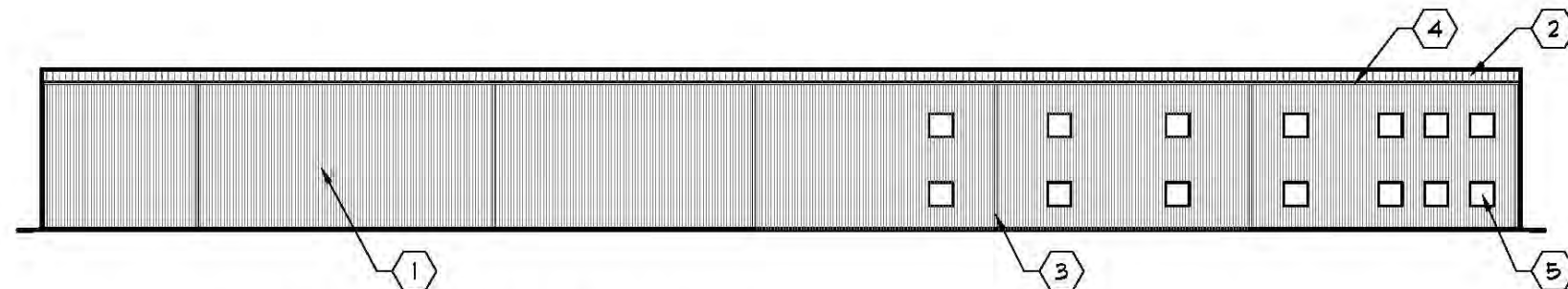
1. SIDING: VERTICAL ORIENTED METAL PANEL SIDING
2. ROOF: STANDING-SEAM METAL ROOF
3. DOWNSPOUTS: PRE-FINISHED ALUMINUM DOWNSPOUT CONNECTED TO STORM DRAINAGE SYSTEM
4. GUTTERS: PRE-FINISHED ALUMINUM GUTTER SYSTEM
5. WINDOWS: 4'-0" x 4'-0" FIXED PANEL WINDOW
6. MAN DOORS: 3'-0" x 8'-0" INSULATED METAL DOOR
7. OVERHEAD DOORS: 16'-0" x 10'-0" INSULATED FIBER PANEL OVERHEAD DOOR



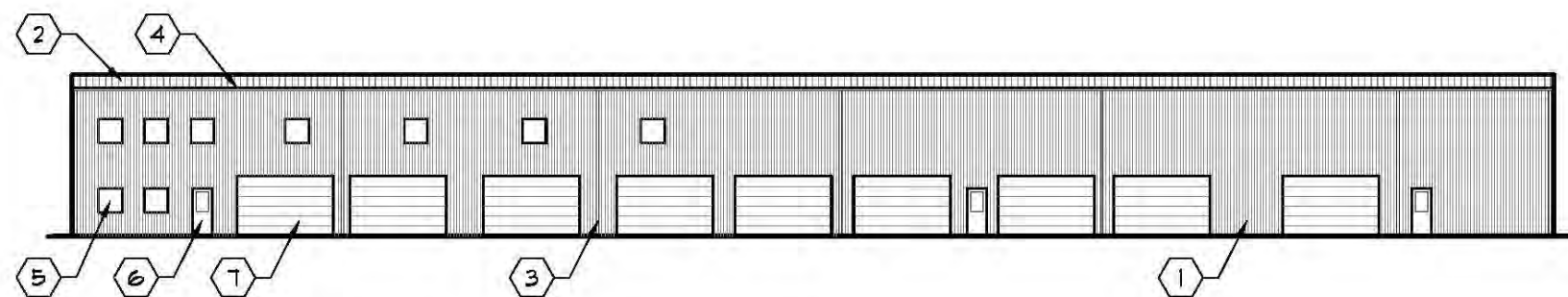
D EXT. ELEV. - SOUTH
SCALE: 1" = 30'-0"



B EXT. ELEV. - NORTH
SCALE: 1" = 30'-0"



C EXTERIOR ELEVATION - EAST
SCALE: 1" = 30'-0"



A EXTERIOR ELEVATION - WEST
SCALE: 1" = 30'-0"

CITY OF WORTHINGTON

DRAWING NO. BZA 16-2020

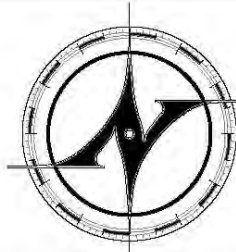
DATE 06/10/2020

BUCKEYE HEATING & COOLING - OFFICE / WAREHOUSE

1018 PROPRIETORS ROAD, WORTHINGTON, OH 43085

CONCEPTUAL EXTERIOR ELEVATIONS

06/10/2020

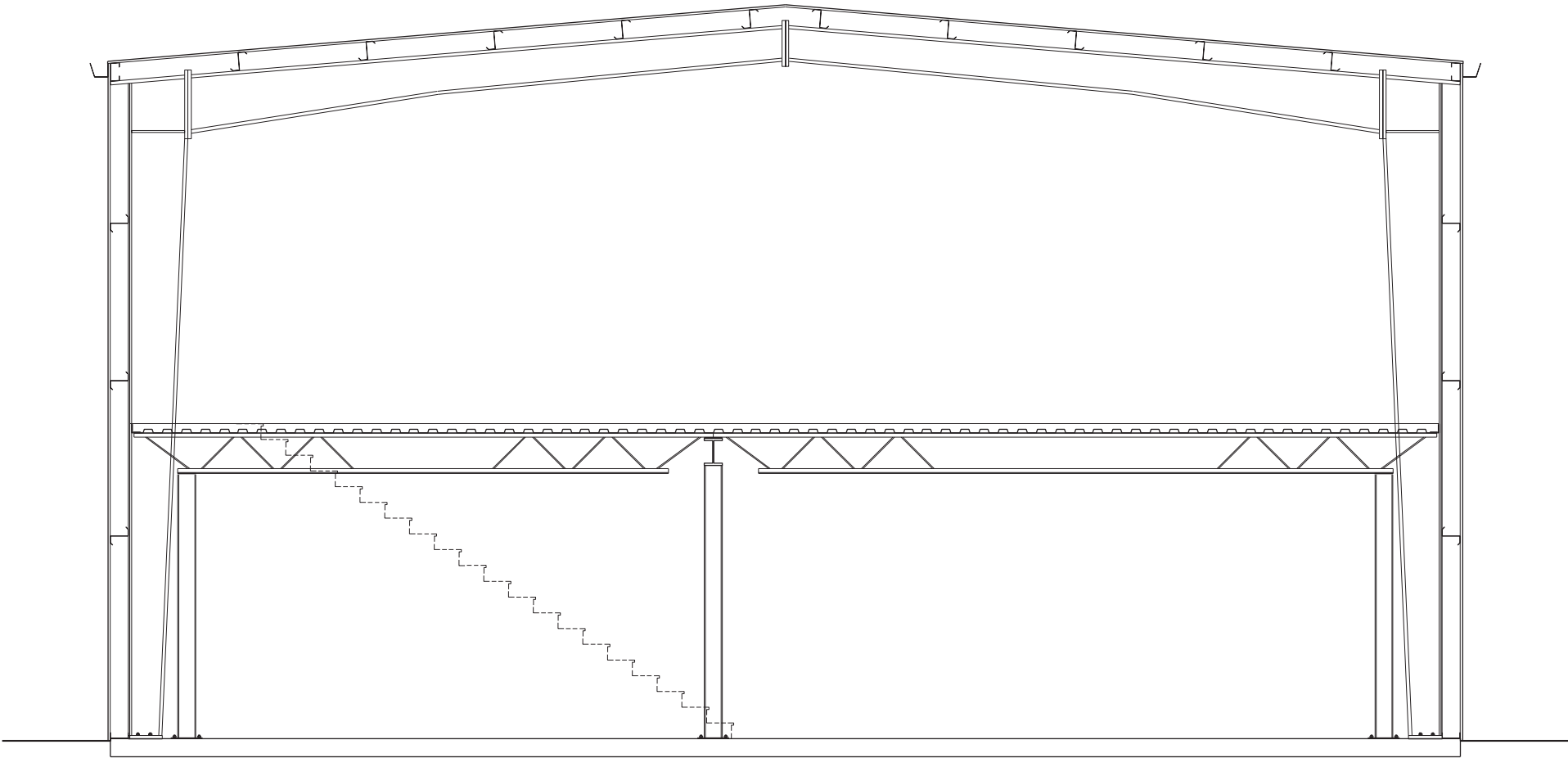


NEW AVENUE
architects + engineers
4140 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220

CITY OF WORTHINGTON

DRAWING NO.BZA 16-2020)

DATE 06/10/2020



A BUILDING SECTION
SCALE: 3/8" = 1'-0"

AutoCAD SHX Text

BUILDING SECTION



New AVENUE
architects - engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

ZONING REVIEW SET

04/20/2020

Buckeye Heating & Cooling
Office / Warehouse
New Pre-Engineered Building

1018 Proprietos Road
Worthington, Ohio 43085

Contractor:
O'Leary Company, LLC
4660 County Road 23
Cardington, Ohio 43315

Project No: 20-0024

AutoCAD SHX Text

ZONING REVIEW SET

AutoCAD SHX Text

BUILDING SECTION

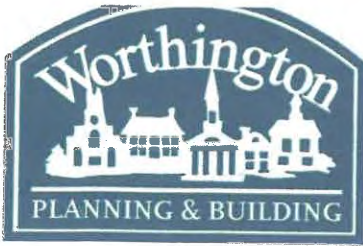
BUILDING
SECTIONS

AutoCAD SHX Text

04/20/2020

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF NEW AVENUE ARCHITECTS-ENGINEERS, LLC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC.

A6.1



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	B2A 18-2020
Date Received	05/18/2020
Fee	\$25.00
Meeting Date	07/02/2020
Filing Deadline	

1. **Property Location** 561 Park Overlook Dr

2. **Present/Proposed Use** Single family residence

3. **Zoning District** R-10

4. **Applicant** Jeremy Little: Nicholson + Little Architecture / Design Ltd.

Address 561 Park Overlook Dr, Worthington, OH 43085

Phone Number(s) 614-330-8967

Email _____

5. **Property Owner** Jeremy Little

Address 561 Park Overlook Dr, Worthington, OH 43085

Phone Number(s) 614-330-8967

Email _____

6. **Action Requested (ie. type of variance)** Requesting to build into the front yard setback.

7. **Project Details:**

a) **Description** Construction of front entry addition and covered front stoop.

b) **Expected Completion Date** 12/2020

c) **Approximate Cost** \$10,000 +/-

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.

[Signature]
Applicant (Signature)

05.18.2020
Date

[Signature]
Property Owner (Signature)

05.18.2020
Date

ABUTTING PROPERTY OWNERS
FOR
561 Park Overlook Dr.

Devid and Kathleen Moore
Paul Robinson
Adam and Kelly Calhoon
Elise Cundiff
Jay and Roman Schlater
Shawn and Karen Miller
Martin Shumway

567 Park Overlook Dr.
553 Park Overlook Dr.
562 Colonial Ave.
554 Colonial Ave.
570 Colonial Ave.
560 Park Overlook Dr.
554 Park Overlook Dr.

[illegible]

NICHOLSON + LITTLE ARCHITECTURE | DESIGN

561 PARK OVERLOOK DR
WORTHINGTON, OH 43085

614.330.8967

nicholsonlittlearchitecture@gmail.com

nicholsonlittle.com

City of Worthington
374 Highland Ave.
Worthington, OH 43085

Dear Members,

The proposed request is for the construction of a new wood framed front entry and porch addition to the front facade of the home at 561 Park Overlook Dr. The addition would effectively encroach into the front yard 30ft setback by approximately 3ft 6in. The structure would reduce the 30ft setback to 26ft 6in.

This request comes as the current footprint and interior layout of the home is small and does not afford the interior space to provide dedicated entry without sacrificing an already small front living room. While the proposed addition will encroach on the front yard setback, only the open covered porch will be in the setback while the enclosed mass of the entry addition will still remain behind the setback limits.

We feel this front addition will ultimately enhance the livability of the home as well as add tasteful visual appeal to the home while maintaining the character of the neighborhood.

Furthermore, the proposed addition will in no way encumber local governmental services, as all services are provided outside of the addition area.

Thank you for your consideration.

Regards,



Jeremy Little
Principal
Nicholson + Little Architecture | Design, Ltd.

CITY OF WORTHINGTON

DRAWING NO. BZA 18-2020

DATE 05/18/2020

561 Park Overlook Dr.

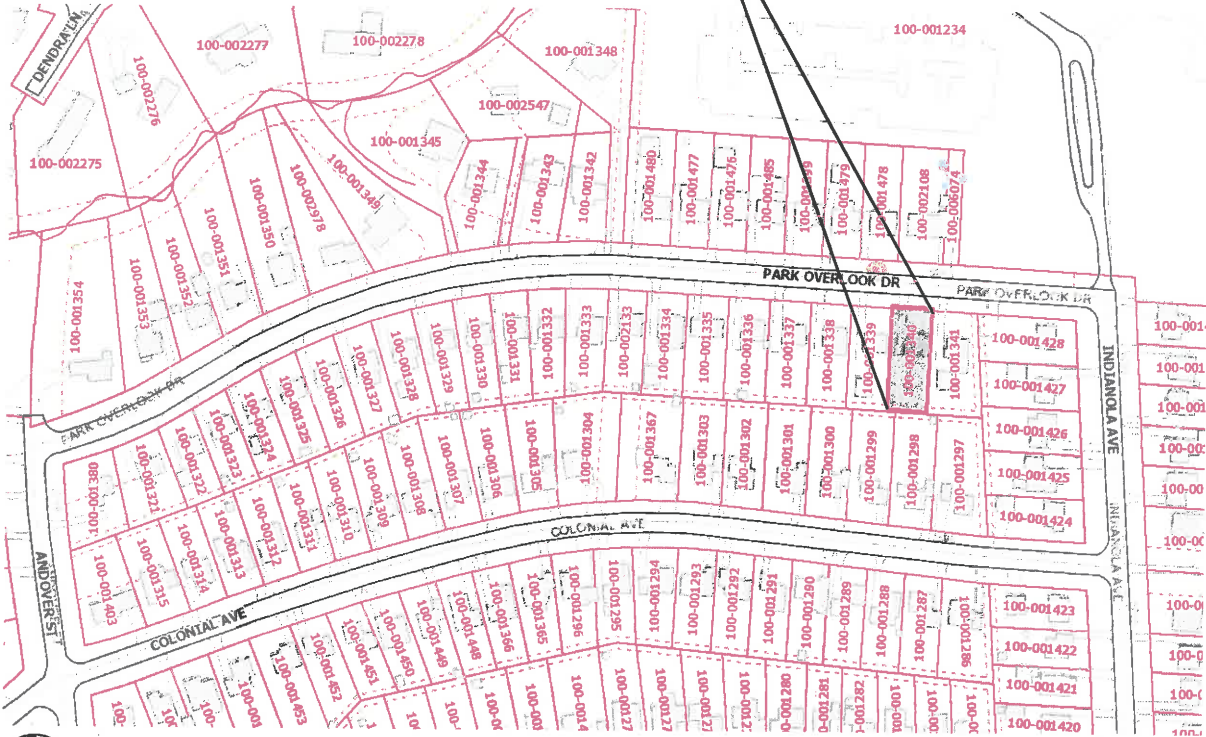


© COPYRIGHT 2019 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
CS	COVER SHEET
A001	SITE PLAN
A100	FOUNDATION PLAN
A101	1ST FLOOR PLAN
A103	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A801	EXTERIOR CONCEPT RENDERINGS

ZONING INFORMATION
ADDRESS: 561 PARK OVERLOOK DR., WORTHINGTON OH PARCEL ID: 100-001340-00 LOT SIZE: .1649 ACRES YEAR BUILT: 1954
ZONING DISTRICT: R-10 FRONT YARD SETBACK: 30FT REAR YARD SETBACK: 30FT SIDE YARD SETBACK: PER 1149.05: 6 FT; SUM OF SIDE YARDS NOT LESS THAN 12FT. MAX HEIGHT: 2 1/2 STORIES; 30FT
EXISTING BUILDING: 720 SQ.FT. PROPOSED ADDITION : 49 SQ.FT. (enclosed) TOTAL SQ.FT OF ADDITION (enclosed + front porch): 78.67 SQ.FT.

PROJECT SITE:
561 PARK OVERLOOK DR.
WORTHINGTON, OH 43085




LOCATION MAP - FOR REFERENCE ONLY. NOT TO SCALE

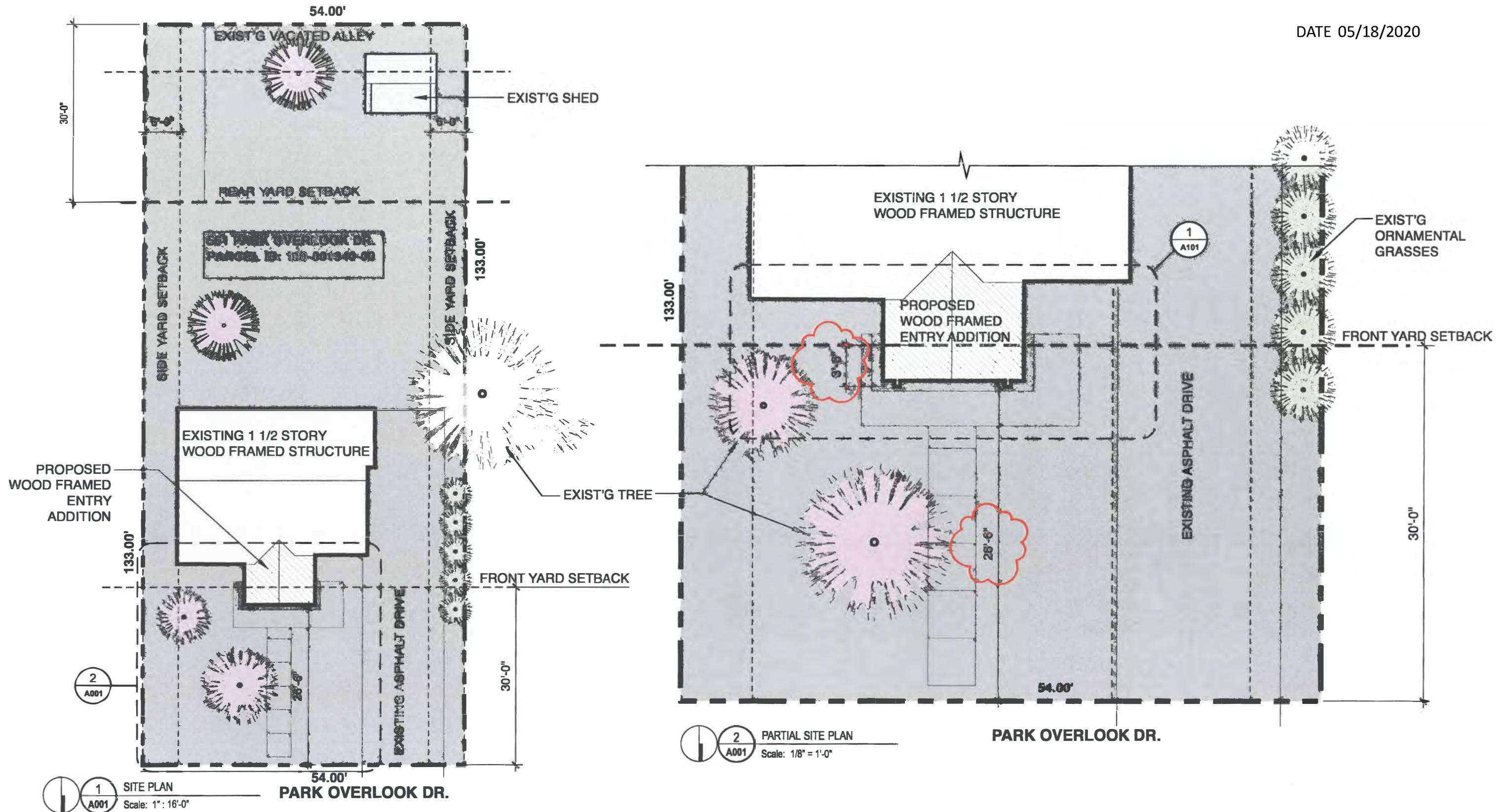


CONCEPT IMAGE - FOR REFERENCE ONLY. ACTUAL FEATURES, COLORS, MATERIALS, LANDSCAPING AND FINAL DESIGN MAY VARY.

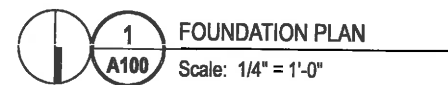
GENERAL DRAINAGE NOTES
1. ALL ROOF WATER SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER, STORM DITCH OR STORM SEWER THROUGH THIN WALLED POLYVINYL CHLORIDE PIPE (PVC), CORRUGATED ABS, OR APPROVED EQUIVALENT HAVING A MINIMUM DIAMETER OF 4". BEDDED IN SAND AND LAID TO PROPER GRADE.
2. GRADE SHALL FALL 6" MINIMUM WITHIN FIRST 10'-0" FROM BUILDING PERIMETER. AT NO POINT SHOULD GROUND WATER DRAIN ONTO NEIGHBORING PROPERTIES.
3. EROSION CONTROL: EROSION CONTROL MUST BE PROPERLY MAINTAINED ON THE SITE FOR THE DURATION OF THE CONSTRUCTION BY INSTALLING SILT FENCING, STRAW BALES AND OR BEAVER DAMS WHERE NECESSARY TO PREVENT EXCESSIVE STORM WATER AND SOIL RUN OFF TO NEIGHBORING PROPERTIES, STREETS, STORM SEWERS AND DRAINAGE EASEMENTS.

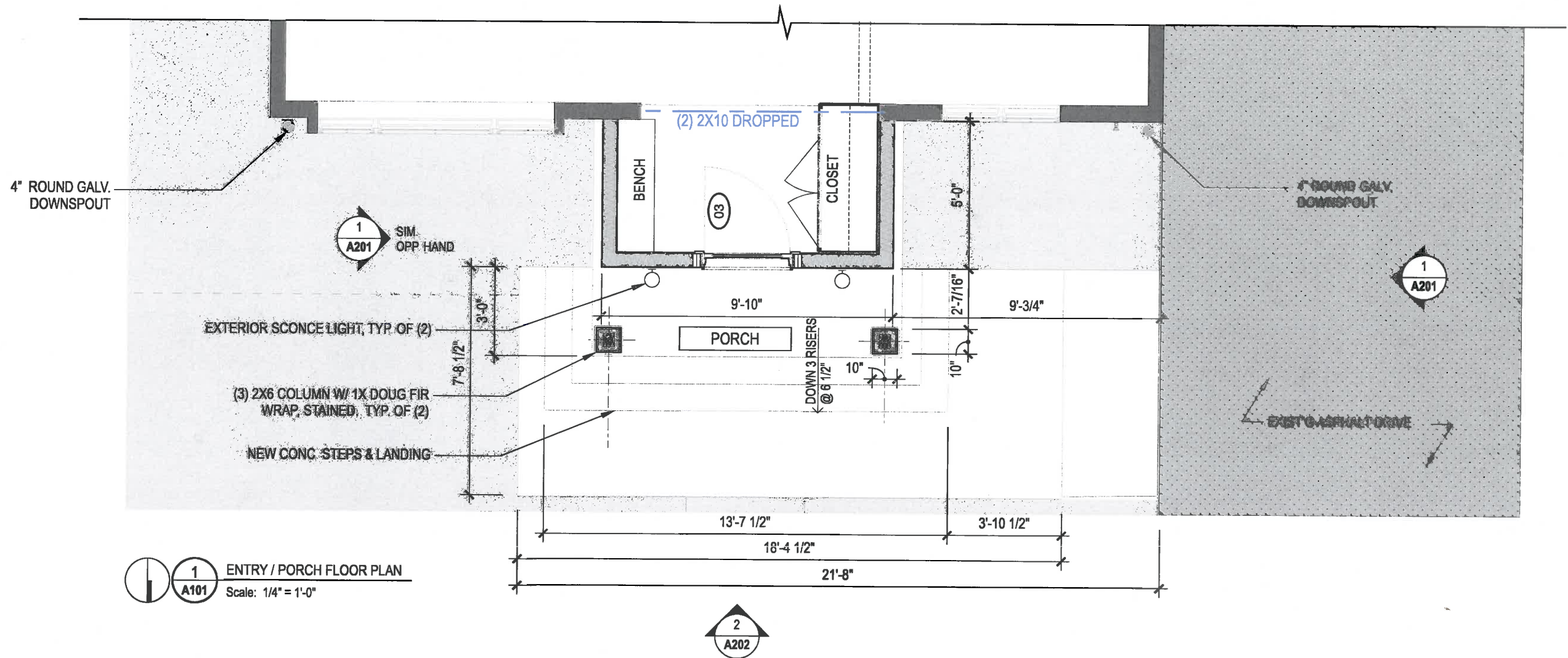
CITY OF WORTHINGTON
DRAWING NO.BZA 18-2020
DATE 05/18/2020

	NICHOLSON + LITTLE ARCHITECTURE DESIGN LTD 614.330.8967 www.nicholsonlittle.com nicholsonlittlearchitecture@gmail.com	PROGRESS DRAWING	VARIANCE SUBMITTAL 05.18.2020	LITTLE RESIDENCE 561 PARK OVERLOOK DR WORTHINGTON OH 43085	CS
		This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change			



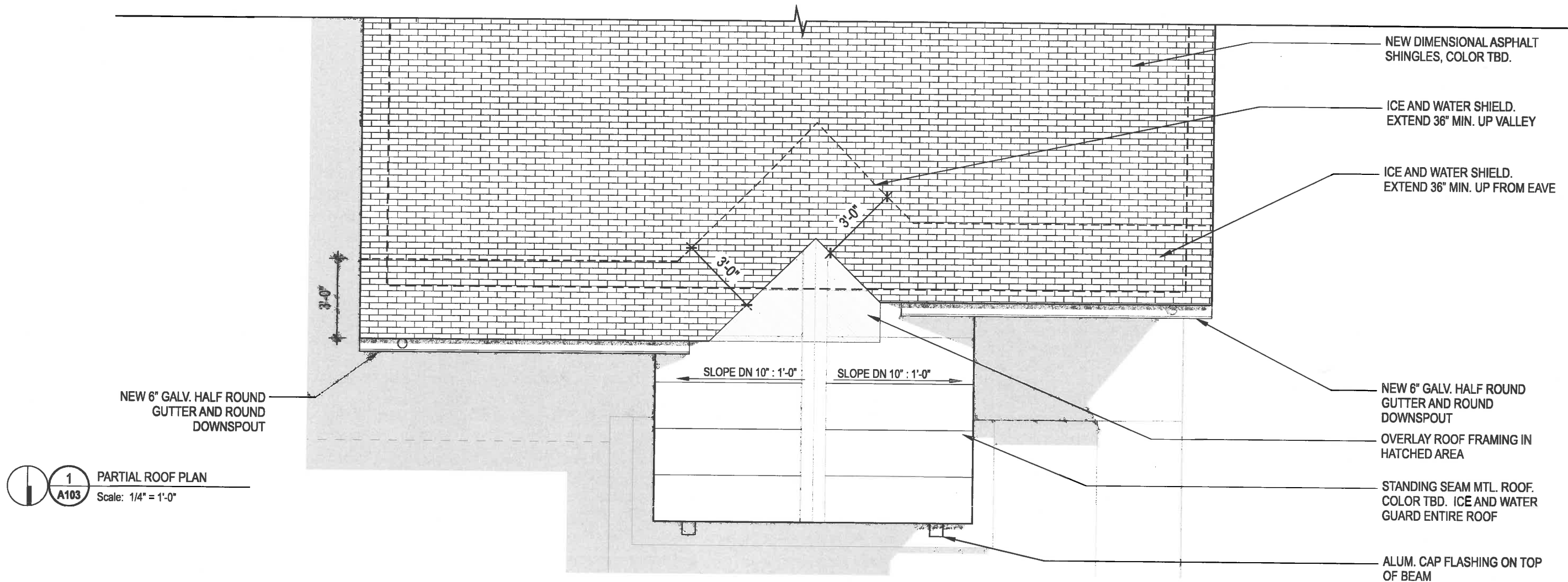
© COPYRIGHT 2019 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT



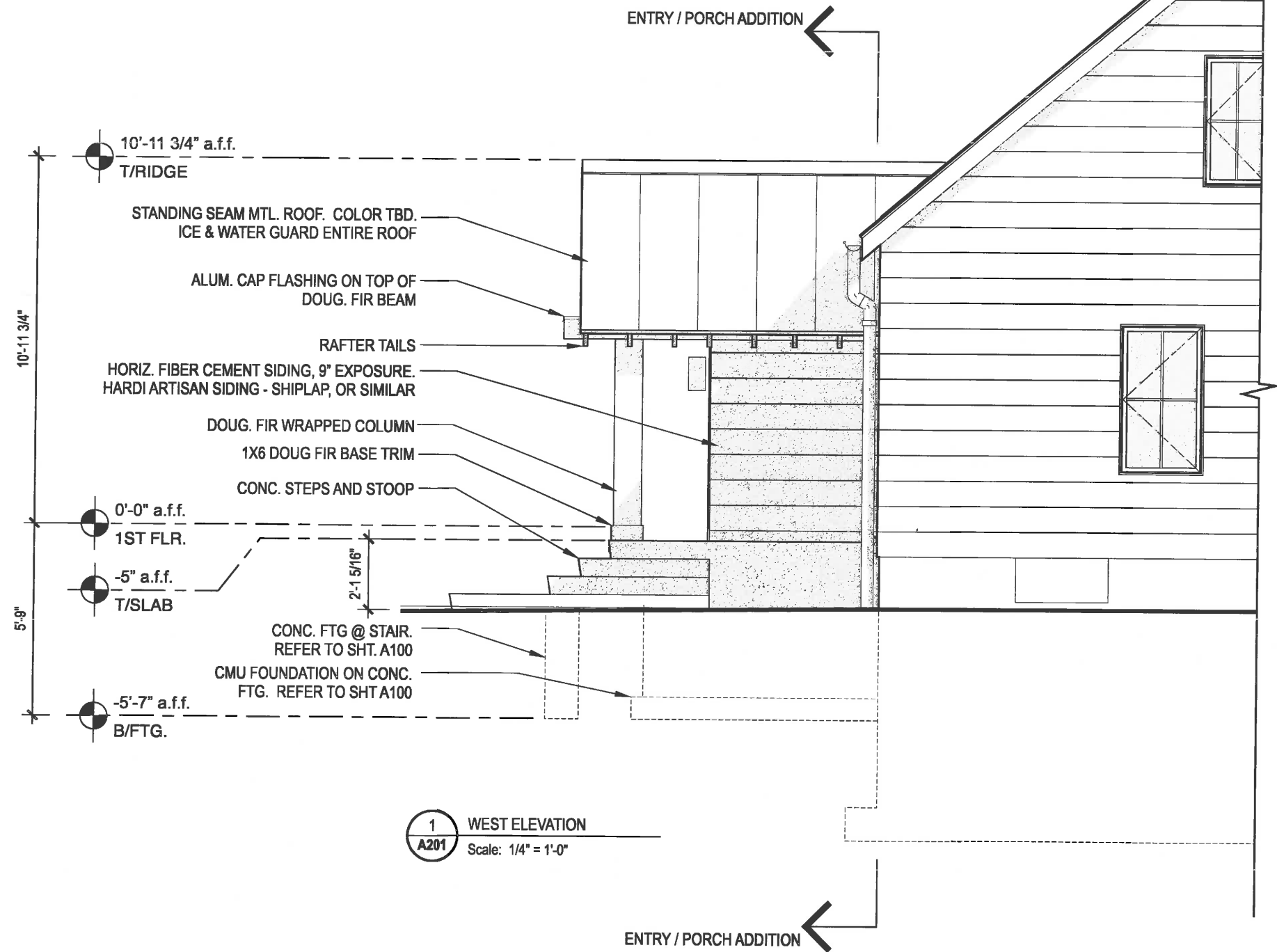


© COPYRIGHT 2018 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT

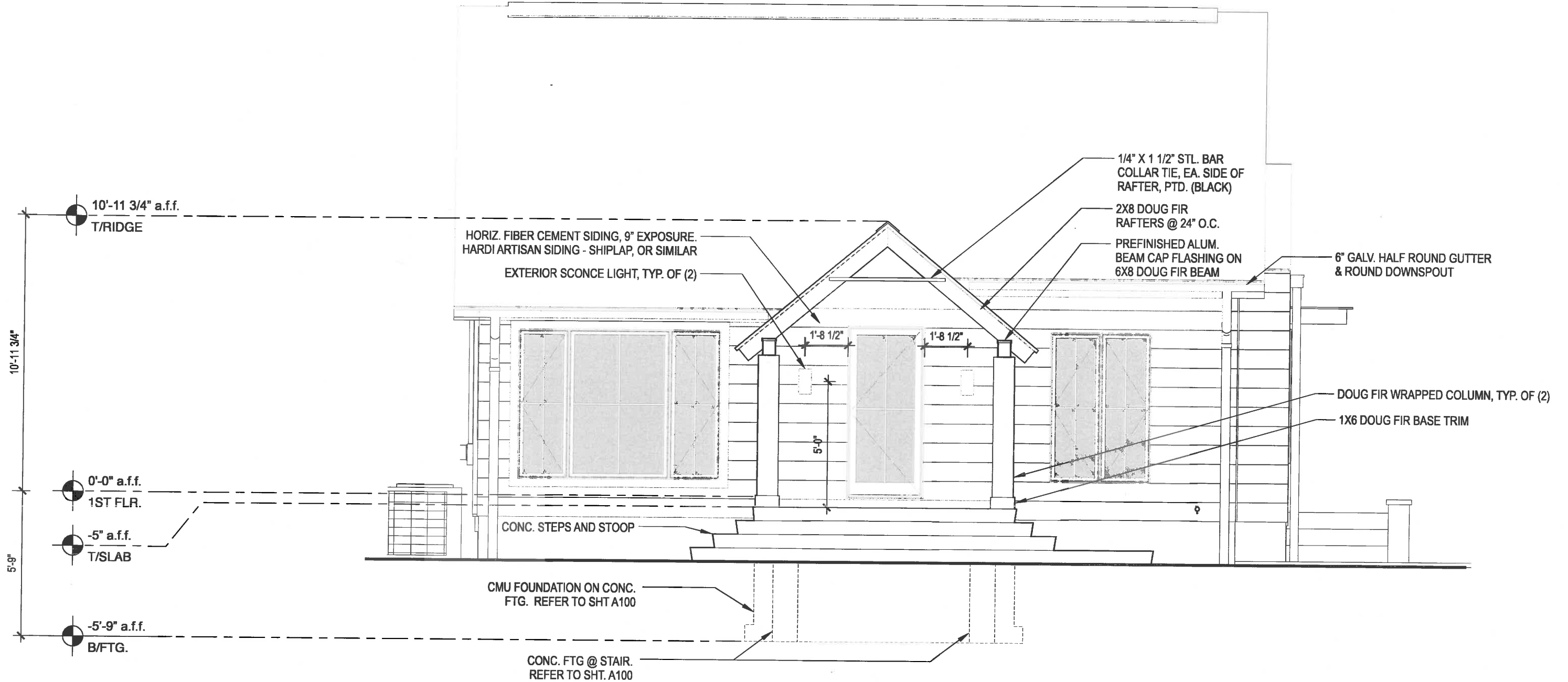
© COPYRIGHT 2019 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT



© COPYRIGHT 2019 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORITY OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT



© COPYRIGHT 2019 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORITY OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT




1 NORTH ELEVATION
A202 Scale: 1/4" = 1'-0"

© COPYRIGHT 2019 NICHOLSON + LITTLE ARCHITECTURE | DESIGN, LTD. | THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF NICHOLSON + LITTLE ARCHITECTURE DESIGN, LTD AND RETAIN OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT

CITY OF WORTHINGTON
DRAWING NO. BZA 18-2020
DATE 05/18/2020



 NICHOLSON + LITTLE	NICHOLSON + LITTLE ARCHITECTURE DESIGN LTD 614.330.8967 www.nicholsonlittle.com nicholsonlittlearchitecture@gmail.com	PROGRESS DRAWING	VARIANCE SUBMITTAL 05.18.2020	LITTLE RESIDENCE 561 PARK OVERLOOK DR WORTHINGTON OH 43085	A801
		This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change.			



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 19-2020
Date Received	5-29-2020
Fee	\$25.00
Meeting Date	7-2-2020
Filing Deadline	

1. Property Location 5781 Indianola Ave, Worthington, Ohio 43085

2. Present/Proposed Use Garage

3. Zoning District R-10N

4. Applicant Bret Gould

Address 5781 Indianola Ave, Worthington, Ohio 43085

Phone Number(s) 614-316-6009

Email _____

5. Property Owner Bret Gould

Address 5781 Indianola Ave, Worthington, Ohio 43085

Phone Number(s) Bret Gould

Email _____

6. Action Requested (ie. type of variance) 3 ft property line variance from 8ft.

7. Project Details:

a) Description Standard 22'X24' two car garage submitted by Priestas Brothers

b) Expected Completion Date August 2020

c) Approximate Cost \$ 31,000

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.

Bret Gould

Applicant (Signature)

29 June 2020

Date

Bret Gould

Property Owner (Signature)

29 June 2020

Date

ABUTTING PROPERTY OWNERS
FOR
5781 Indianola Ave.

Devid and Kathleen Moore	567 Park Overlook Dr.	Worthington, OH 43085
Nathan and Erica Graff	5773 Indianola Ave.	Worthington, OH 43085
Michael Payne	5782 Indianola Ave.	Worthington, OH 43085
Anthony and Kimberly Proper	5776 Indianola Ave.	Worthington, OH 43085
Step by Step Academy, Inc.	445 E. Dublin-Granville Rd.	Worthington, OH 43085

**Supporting Statement for Worthington Zoning Variance Application
For Garage at 5781 Indianola Ave, lot: 100-001 428**

Plans for project have been submitted by Priestas Bothers Builders

- 1: The residential property currently has no garage. The addition of a garage will significantly improve the property. Due to a large, mature tree, the garage cannot be built without the variance.
- 2: The variance is not substantial. The adjacent property to the South has a garage within 3 feet of the property line and the same variance was recently approved for a newly constructed garage across the street at 5776 Indianola.
- 3: The variance would be in character with the neighborhood and no adjoining property would suffer a detriment from it.
- 4: The variance would not affect any services or utilities
- 5: The property owner purchased the property with knowledge of the zoning restrictions but expectation that any projects would receive the same variance as adjacent property.
- 6: The preservation of the mature tree and alignment of the existing driveway would make the project unfeasible without a variance.
- 7: The Spirit and Intent of the zoning requirement would observed and substantial justice done by having the variance granted.

Regards,
Bret A. Gould

5781 Indianola Ave
Worthington, OH 43085
(614) 316-6009

5781 Indianola Ave.



PARK OVERLOOK DR

INDIANOLA AVE

58.18

CURRENT
DRIVEWAY

PROPOSED
GARAGE

TREE

SHED

100-001 428

128.1

60

128.1

125.81

6' FENCE

GARAGE

85

5773

100-001 427

128.1

567

GARAGE

100-001341

CITY OF WORTHINGTON
DRAWING NO. BZA 19-2020
DATE 05/29/2020

**CURRENT
DRIVEWAY**

**PROPOSED
GARAGE**

South wall of garage is
3' North and parallel to
South property line.
South West corner is 3'
East of West property
Line.

TREE

CITY OF WORTHINGTON

DRAWING NO. BZA 19-2020

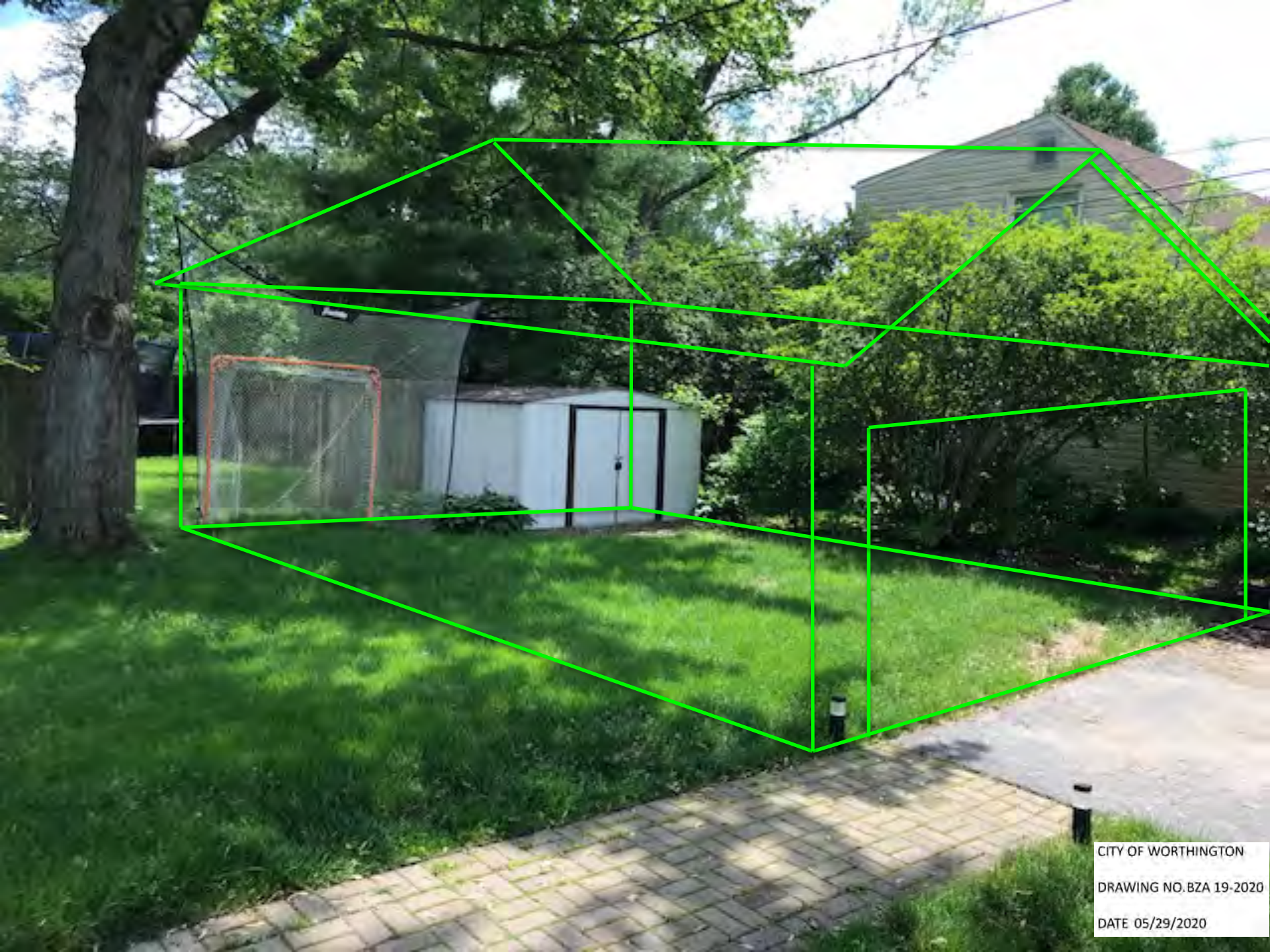
DATE 05/29/2020

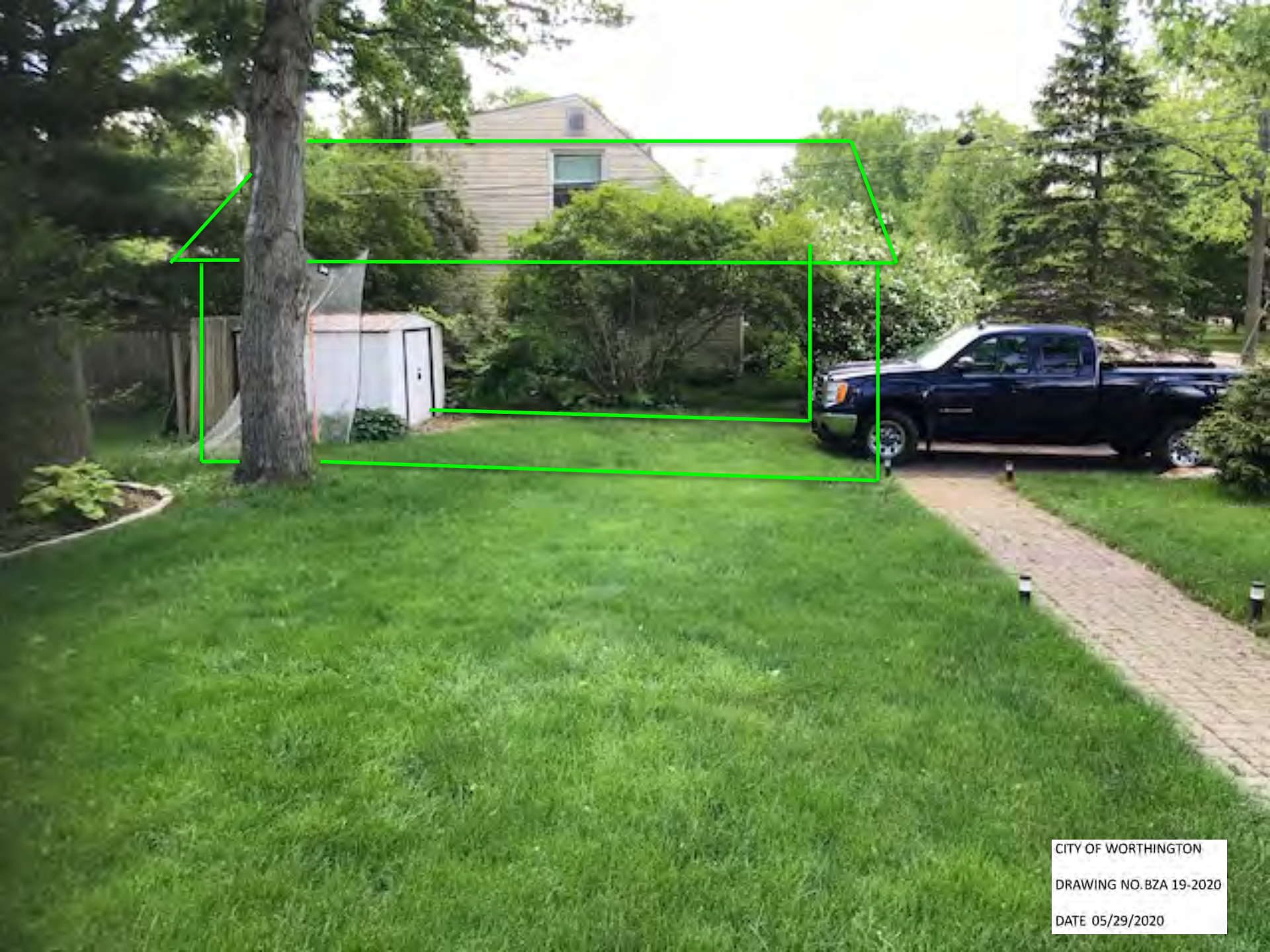
SHED

3' Feet

100-001 428

3'









City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 20-2020
Date Received	5-29-2020
Fee	\$25.00pd
Meeting Date	7-2-2020
Filing Deadline	6-5-2020
	#68573

1105 Beechview Dr S Worthington, Ohio 43085

1. Property Location _____
2. Present/Proposed Use Holding pond to help neighbor from flooding - Mayor's Court recommended
3. Zoning District R
4. Applicant Alainna Greene
Address 1105 Beechview Dr S Worthington, Ohio 43085
Phone Number(s) 614-787-6498
Email _____
5. Property Owner Alainna Greene
Address 1105 Beechview Dr S Worthington, Ohio 43085
Phone Number(s) 614-787-6498
Email _____
6. Action Requested (ie. type of variance) Pond - Mayor's court is recommended it due to the situation
7. Project Details:
 - a) Description keeping current pond but altering to make it look nicer and be more efficient
 - b) Expected Completion Date 8/30/2020
 - c) Approximate Cost \$10,000

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)

Date

Alainna Greene
Property Owner (Signature)

5/28/2020
Date

Abutting Property Owners List for
1105 Beechview Dr. S.

Angela Gephart	1115 Beechview Dr. S.	Worthington, OH 43085
Rita Gregorek	1095 Beechview Dr. S.	Worthington, OH 43085
Aaron Stastyshyn	1112 Beechview Dr. S.	Worthington, OH 43085
Jeffrey Lutmer	1090 Beechview Dr. S.	Worthington, OH 43085
Vincent & Marlene Gazzara	1099 Beechview Dr. S.	Worthington, OH 43085
Patrick & Kathryn Scales	5880 Linworth Rd.	Worthington, OH 43085
Carolyn Piper & Norman Gearhart	5892 Linworth Rd.	Worthington, OH 43085
Andrew and Jennifer Suttner	5900 Linworth Rd.	Worthington, OH 43085

May 29, 2020

To Whom it May Concern,

We are asking for a variance for a retaining pond in our yard. We did the pond last year to help our neighbor from flooding. There is a storm drain line that runs through our property and 2 of our neighbors' property that is a private line. The line is broken in another neighbor's yard and they are not waiting to fix the broken line at this time. So, when it rains the water from Linworth Road Park drain lines that tie into our private line is broken in another neighbor's yard it floods 1115 Beechview Dr S basement. Over the years we have talk to the city about it but since it is a private line there is nothing they can do to help at this time. We (the Greene's 1105 Beechview and the Gephart's 1115 Beechview – where the basement floods) have dug a large rock trench to try and help with the flooding. We have dug a 12" pipe and put it under our driveway to help with the flooding. Those two options helped but still not enough to keep their basement living space that is also their kid's bedrooms from flooding. So, we dug a holding pond that helps hold the water on the larger rainstorm until the drain lines can catch up. It helps but they do still flood. So, if we were to fill it in, they would flood more often than they already do, and the damage would be worse. We are asking for the variance to keep the pond to help them from flooding. We would clean up the pond area and add rocks and plants to help hide it and make it look nicer.

We were sent to mayor's court about this issue and they are recommended the variance as an option instead of filling it in.

I have also attached a letter from the homeowners at 1115 Beechview Dr S for you to review.

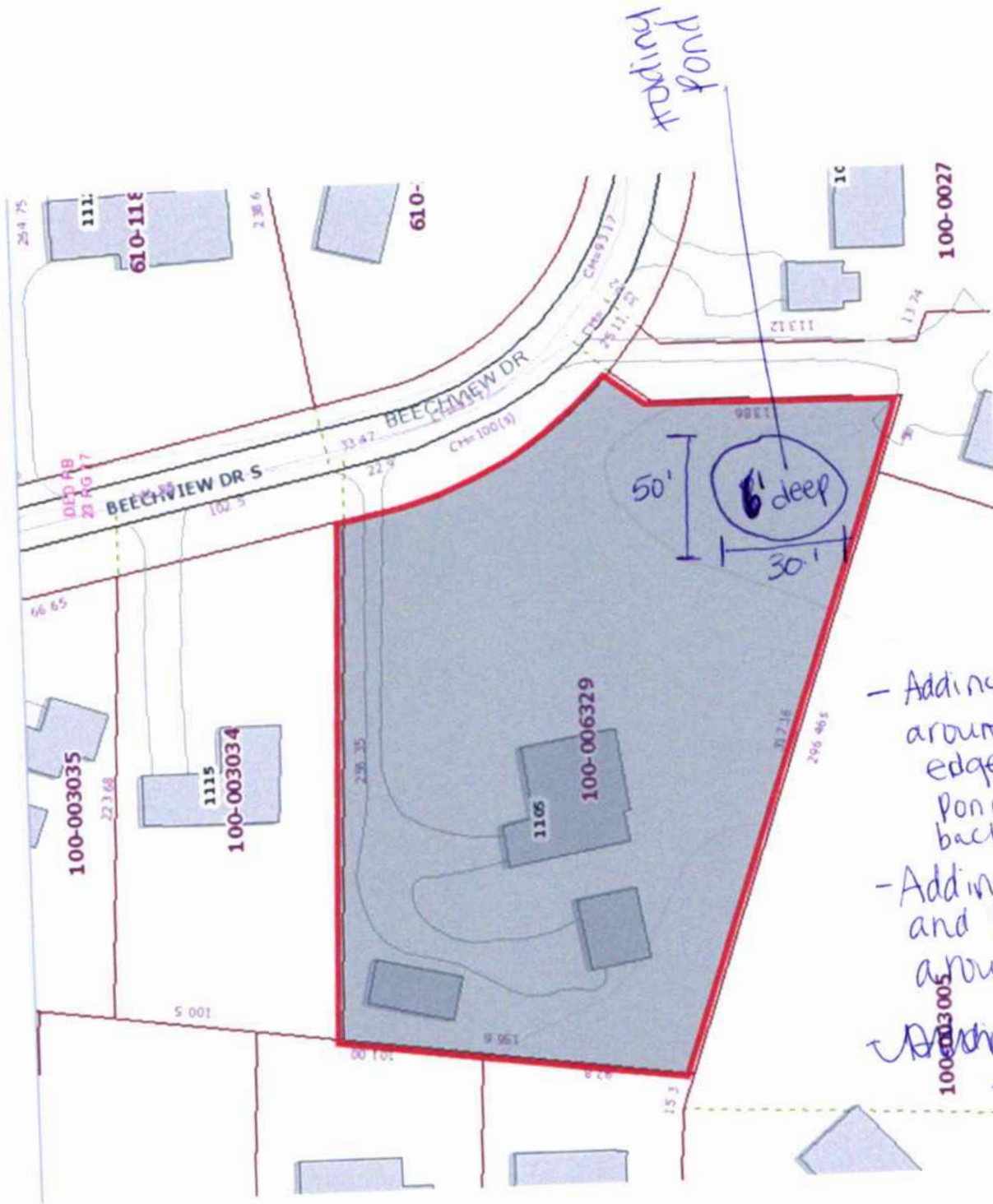
Please let me know if you have any questions

Thank you,

Alainna Greene

1105 Beechview Dr. S.





CITY OF WORTHINGTON

DRAWING NO. BZA 20-2020

DATE 05/28/2020



CITY OF WORTHINGTON

DRAWING NO. BZA 20-2020

DATE 05/28/2020



CAquascope, Inc.



CITY OF WORTHINGTON

DRAWING NO. BZA 20-2020

DATE 05/28/2020



Vintage 1953





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 21-2020
Date Received	9-4-2019
Fee	\$50.00pd
Meeting Date	7-2-2020
Filing Deadline	6-5-2020

1. **Property Location** 6625 Guyer Street, Worthington, Ohio 43085
2. **Present/Proposed Use** Education (Middle School) / Education (Middle School)
3. **Zoning District** S-1
4. **Applicant** Brian Pawlowski AIA, Schorr Architects, Inc.
Address 230 Bradenton Avenue, Dublin, Ohio 43017
Phone Number(s) (614) 798-2096
Email _____
5. **Property Owner** Worthington City School District
Address 200 E Wilson Bridge Rd, Worthington, OH 43085
Phone Number(s) (614) 450-6000
Email _____
6. **Action Requested (ie. type of variance)** Variance for Codified Ordinances - 1149.03
1149.03 a - Minimum Yard Requirements
7. **Project Details:** 1149.03 b - Screening and Landscaping
 - a) **Description** Additions and renovations to an existing middle school.
 - b) **Expected Completion Date** August 2021
 - c) **Approximate Cost** \$19,800,000.00

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.

Brian Pawlowski
Applicant (Signature)

9/4/2019
Date

[Signature]
Property Owner (Signature)

9/4/19
Date

ABUTTING PROPERTY OWNERS
FOR
6625 Guyer St.

Thomas and Kathleen Pfendler	6658 Rieber St.	Worthington, OH 43085
Thomas and Mary Mossbarger	393 Lambourne Ave.	Worthington, OH 43085
Stuart and Michelle Ludsin	385 Lambourne Ave.	Worthington, OH 43085
Troy Gottfried	6651 Guyer St.	Worthington, OH 43085
Alex and Beth Perchuk	6641 Guyer St.	Worthington, OH 43085
Timothy and Danene Fast	6633 Guyer St.	Worthington, OH 43085
Gregory and Emily Tipocsi	6613 Guyer St.	Worthington, OH 43085
William and Katherine Dotzauer	108 E. Dublin-Granville Rd.	Worthington, OH 43085
Tenant	6605 Guyer St.	Worthington, OH 43085
Magda Vanfossen	6600 Guyer St.	Worthington, OH 43085
Stephen and Malia Bauer	6590 Guyer St.	Worthington, OH 43085
David and Sara Baumgartner	272 Longfellow Ave.	Worthington, OH 43085
Michael and Theresa Riedl	6577 Guyer St.	Worthington, OH 43085
Margaret Neely	300 Longfellow Ave.	Worthington, OH 43085
Franz and Mary Fitzer	310 Longfellow Ave.	Worthington, OH 43085
Matthew and Amy Greeson	320 Longfellow Ave.	Worthington, OH 43085
Matthew and Jennifer Edwards	330 Longfellow Ave.	Worthington, OH 43085
Richard Posey	200 Greenbrier Ct.	Worthington, OH 43085
Tenant	340 Longfellow Ave.	Worthington, OH 43085
John Gaeuman	350 Longfellow Ave.	Worthington, OH 43085
Melvin and Amanda Slusher	360 Longfellow Ave.	Worthington, OH 43085
Thomas and Lisa Culp	370 Longfellow Ave.	Worthington, OH 43085
Vernon and Susanne Cole	380 Longfellow Ave.	Worthington, OH 43085
Carl and Margaret Bogenschutz	390 Longfellow Ave.	Worthington, OH 43085
Daniel and Erin Hawks	400 Longfellow Ave.	Worthington, OH 43085
Paul and Leslie Kopelson	249 Deland Ave.	Columbus, OH 43214
Tenant	410 Longfellow Ave.	Worthington, OH 43085
David and Patricia Tomashewski	6532 Hawthorne St.	Worthington, OH 43085
Melissa Rose	6552 Hawthorne St.	Worthington, OH 43085
Suzanne Olson	6572 Hawthorne St.	Worthington, OH 43085
Nathan Gelinas	6582 Hawthorne St.	Worthington, OH 43085
Tyler and Jennifer Steele	6592 Hawthorne St.	Worthington, OH 43085
James and Pamela Andrews	6602 Hawthorne St.	Worthington, OH 43085
Erin Karga	445 Thackeray Ave.	Worthington, OH 43085
Timothy and Brenda Loar	460 Thackeray Ave.	Worthington, OH 43085
Sam Kiehl	440 Thackeray Ave.	Worthington, OH 43085
Grace Michaels	430 Thackeray Ave.	Worthington, OH 43085
Thomas and Linda Riemenschneider	420 Thackeray Ave.	Worthington, OH 43085
James and Ashley Kittle	6657 Rieber St.	Worthington, OH 43085
John Rogers	6610 Guyer St.	Worthington, OH 43085
David White	288 Larrimer Ave.	Worthington, OH 43085
Gary and Karin Anderson	375 Lambourne Ave.	Worthington, OH 43085
Will Kuhlmann	365 Lambourne Ave.	Worthington, OH 43085
Joshua and Alison Watson	357 Lambourne Ave.	Worthington, OH 43085
John and April Walters	347 Lambourne Ave.	Worthington, OH 43085
Russell Line	337 Lambourne Ave.	Worthington, OH 43085
Christopher Tonra	Leah Culp 327 Lambourne Ave.	Worthington, OH 43085
Stuart and Jill Collins	6661 Guyer St.	Worthington, OH 43085

Worthingway Middle School



March 23, 2020

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

RE: Worthingway Middle School Additions and Renovations

Dear Ms. Bitar:

The purpose of this letter is to file plans for the Worthingway Middle School Additions and Renovations project for Worthington City Schools.

1. Supporting Statement for Variance for Codified Ordinances – 1149.03 a – Minimum Yard Requirements:
 - (1) This variance is required to allow the middle school to expand, and will benefit the neighborhood allowing students to attend during construction.
 - (2) This variance is substantial as possible areas of the site for the additions is limited. The first limitation is to allow part of the existing school to remain and operate while an addition is placed on the opposite end. The second limitation is to allow the existing track and football field to remain and operate during the process.
 - (3) The addition at the variance location is contextual with the adjacent residential buildings with a one-story design with details and material of a pedestrian scale.
 - (4) This variance has no adversely affects for the delivery of government services to this property or any other adjacent properties.
 - (5) Worthington Schools owns the property prior to the start of the project.
 - (6) No know feasibly can be obviated through some method other than a variance.
 - (7) The spirit and intent behind the zoning requirement is observed throughout the design. It is only along Thackery Avenue the corners of the Media Center that will impend on the requirements. The remaining building is set back from the street edge providing plenty of lawn and landscape for the yard. Additional trees will be planted between the addition and the avenue to provide some screening of the building. These trees will imitate the trees on the opposite side to provide symmetry when traveling on the avenue.

2. Supporting Statement for Variance for Codified Ordinances – 1149.03 b – Screening and Landscaping:

- (1) This variance is required to allow the middle school to expand, and will benefit the neighborhood allowing students to attend during construction.
- (2) The area required to be screened with this variance is substantial and cost prohibitive.
- (3) Several existing fences, trees, shrubs, and flowers to remain provide screening for the parking to the north and west, as indicated in the following photos:



Photo of existing Lots 9 thru 11 from the south facing west.



Photo of existing Lots 10 thru 16 from the south facing west.



Photo of existing Lots 10 thru 15 from the south facing east.



Photo of existing Lots 4 and 5 from the south facing east.



Photo of existing Lots 1 and 2 from the north facing east.

- (4) This variance has no adversely affects for the delivery of government services to this property or any other adjacent properties.
- (5) Worthington Schools owns the property prior to the start of the project.
- (6) No know feasibly can be obviated through some method other than a variance.
- (7) The spirit and intent behind the zoning requirement is observed throughout the design. Several new trees and plantings will be provided throughout the site with the assistance of a local Landscape Architect.

Please contact me if you have any questions regarding this.

Thank you,

Schorr Architects, Inc.

Brian Pawlowski, AIA, LEED AP

Attachments: Board of Zoning Appeals Application

Rendering 1 – Aerial Perspective from the Northwest

Rendering 2 – Aerial Perspective from the Northwest

Rendering 3 – Aerial Perspective from the South

Rendering 4 – Aerial Perspective from the South

Rendering 5 – Aerial Perspective from the South

Rendering 6 – Aerial Perspective from the South

Rendering 7 – Perspective from Thackery Avenue

C3.0 – Site Layout Plan

FP – Floor Plan

A3.0 – Exterior Elevations

A3.1 – Exterior Elevations

A3.2 – Exterior Elevations

A3.3 – Exterior Elevations

Photo 1 – Photo of existing Lots 9 thru 11 from the south facing west

Photo 2 – Photo of existing Lots 10 thru 16 from the south facing west

Photo 3 – Photo of existing Lots 10 thru 15 from the south facing east

Photo 4 – Photo of existing Lots 4 thru 5 from the south facing east

Photo 5 – Photo of existing Lots 1 and 2 from the north facing east



Worthingway Middle School Additions and Renovations
1854 - March 23rd, 2020



Worthingway Middle School Additions and Renovations
1854 - March 23rd, 2020



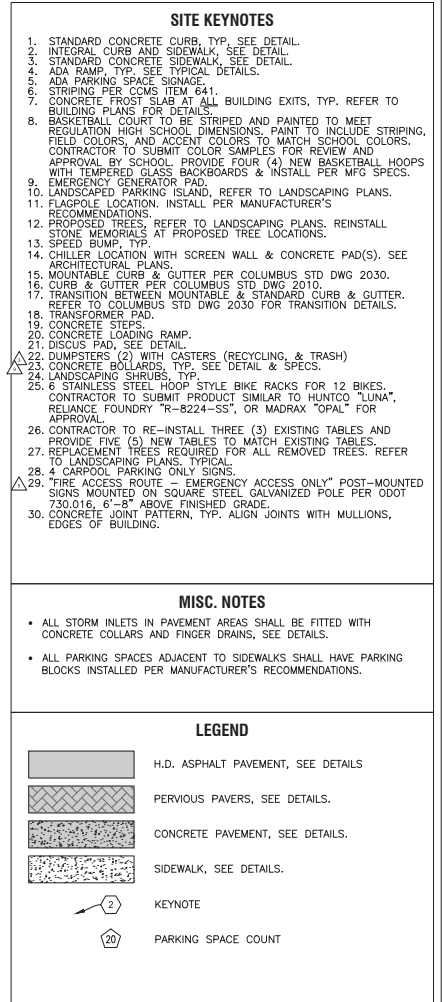








Worthingway Middle School Additions and Renovations
1854 - March 23rd, 2020















City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 22-2020
Date Received	6-5-2020
Fee	\$25.00
Meeting Date	7-2-2020
Filing Deadline	6-5-2020

1. Property Location 587 Fox Lane
2. Present/Proposed Use Storage
3. Zoning District R-10 N
4. Applicant John & Steffanie Hauelsen
Address 587 Fox Lane
Phone Number(s) 614-846-6494
Email _____
5. Property Owner John & Steffanie Hauelsen
Address 587 Fox Lane
Phone Number(s) 614-846-6494
Email _____
6. Action Requested (ie. type of variance) Side yard setback
7. Project Details:
 - a) Description A small storage unit assembled from a kit
 - b) Expected Completion Date Completed in Sept. 2019
 - c) Approximate Cost \$1000

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.

John and Steffanie Hauelsen
Applicant (Signature)

6-5-20
Date

John and Steffanie Hauelsen
Property Owner (Signature)

6-5-20
Date

Abutting Property Owners List for
587 Fox Lane

Mathew and Sally Buxton
Steven and Rebecca Rust
Tenant
Daniel Kelso
Robert and Deborah Tucker

Cristi Kral

588 Fox Ln.
584 Fox Ln.
581 Fox Ln.
6522 Estel Rd.
595 Fox Ln.

Sarasota, FL 34236
Worthington, OH 43085
Worthington, OH 43085
Columbus, OH 43235
Worthington, OH 43085

587 Fox Ln.



Request for variance for backyard storage unit located at 587 Fox Lane.

Last fall we decided to clear out our very untidy northwest back corner of our yard not only to make our view more appealing but also that of the neighbors to our north. It had three large wood piles stretching almost to our river bank just inside our side yard property line and three huge, tall invasive honeysuckle bushes very much in need of trimming. We moved the wood piles to inside our fence and cut back the honeysuckles to the ground. They will be killed off entirely in time. In this area we decided to put up a very small storage unit, less than 64 sq. feet, to hold our lawnmower, etc. (We are the only single car garage in the neighborhood and simply can't store all of our lawn care needs in it.)

We checked with codes to see if we needed a permit and we couldn't find anything in reference to our project. The permit requirements all referenced large permanent buildings, asked what construction company would build it, what electrical requirements would need to be met, foundation requirements, etc. Our storage unit came in a kit from Costco and sits on the ground on cement block pavers, has no electrical, no builders, and didn't seem to fit any of the permit required questions. We then went ahead and put the kit together. We intend to landscape around it eventually. It looks very nice now instead of the unsightly mess we had back there.

Then Chris Keppler showed up and said we needed a permit which was really news to us. He indicated that the side yard setback was 5 ft. The back yard setback isn't a problem since we also own a large river parcel in the back yard. We obtained the permit and measured the distance from the side yard to the storage unit. At that time we measured from the edge of newly laid sod which the property owner at 595 Fox Lane had put down. The distance was about 3 ½ feet and 3 feet from that point. The storage unit is at a slight angle hence the difference. Since cold wet fall weather was upon us then Mr. Keppler gave us until Spring to move the unit.

Over the winter the measurement we had taken in the fall bothered us because we believed that the prior measurement we made was inaccurate. Our family has owned the property since 1958 and we knew the property line at the newly laid sod line was probably incorrect. To determine this accurately we hired a survey company to pin the property and make some additional measurements. After the pinning of the property, the newly laid sod did indeed extend over our property line. We have re-measured the unit and it now is about 40" and 48" from the property line.

The location of our unit, in the backyard with no one behind us, in no way alters any essential character of the neighborhood, nor any governmental services and is not visible to people from the front of our property. Very few folks even know it is there or can see it. The space is now light, airy and quite attractive instead of our unsightly woodpiles right next to the property line

and overgrown honeysuckle. We could have left it that way but chose instead to clean it up and beautify that corner.

We have certainly met the spirit and intent behind the zoning requirement with it now being within only a foot of the property line and visually much more appealing than what was there before. To ask a senior citizen couple to go to the effort and expense to move a storage unit one single foot, when all they did was to beautify an ugly area, is totally unjust. Moreover it would not make any visual difference to anyone. It is virtually impossible to tell the difference between it being 4 feet and 5 feet from the property line out in the open space. We made every effort to do things correctly but found the storage unit codes very confusing as well as seemingly not relevant to our unit. We have spoken with several of our Worthington friends about their storage units and they never knew that they were required to get permits, so we think we are not alone in that confusion.

In conclusion we ask that the variance we request be granted.

Sincerely,

John and Steffanie Haueisen

Attachments:

3 site plans

1 detailed drawing of dimensions from the kit

5 photos showing appearance of storage unit and placement in backyard

OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

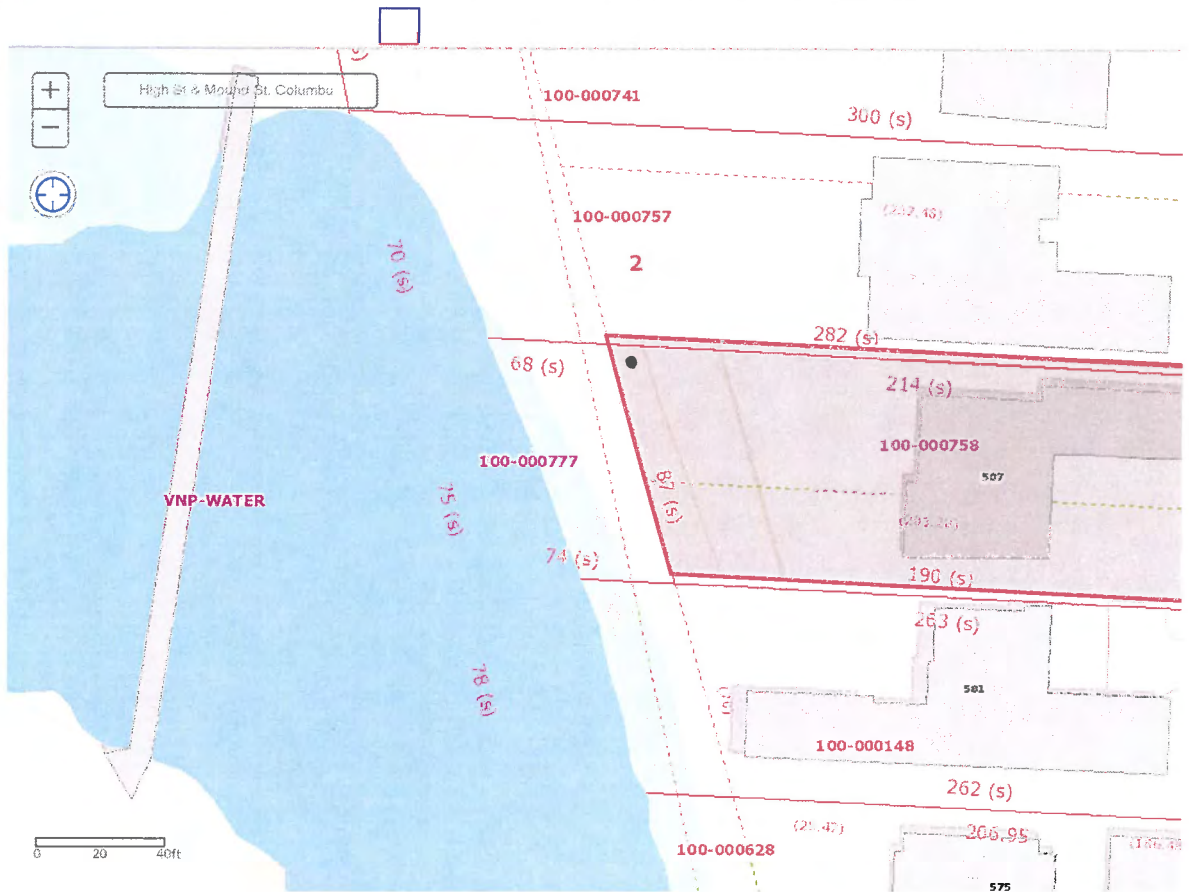
Rental Contact

Incentive Details

Quick Links

Parcel ID: 100-000758-00

HAUEISEN STEFFANIE W



• Location of Storage Unit

CITY OF WORTHINGTON

DRAWING NO. BZA 22-2020

DATE 6/5/2020



OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

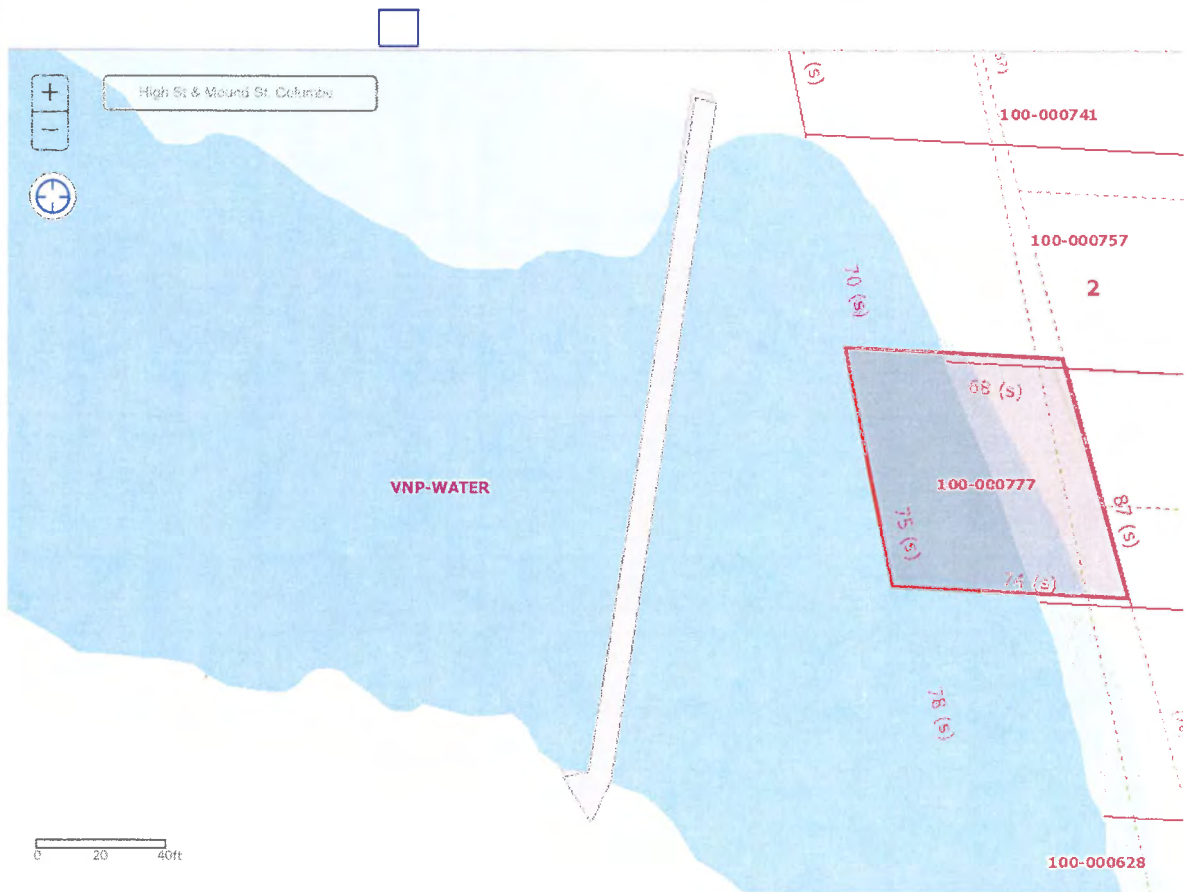
Rental Contact

Incentive Details

Quick Links

Parcel ID: 100-000777-00

HAUEISEN STEFFANIE W

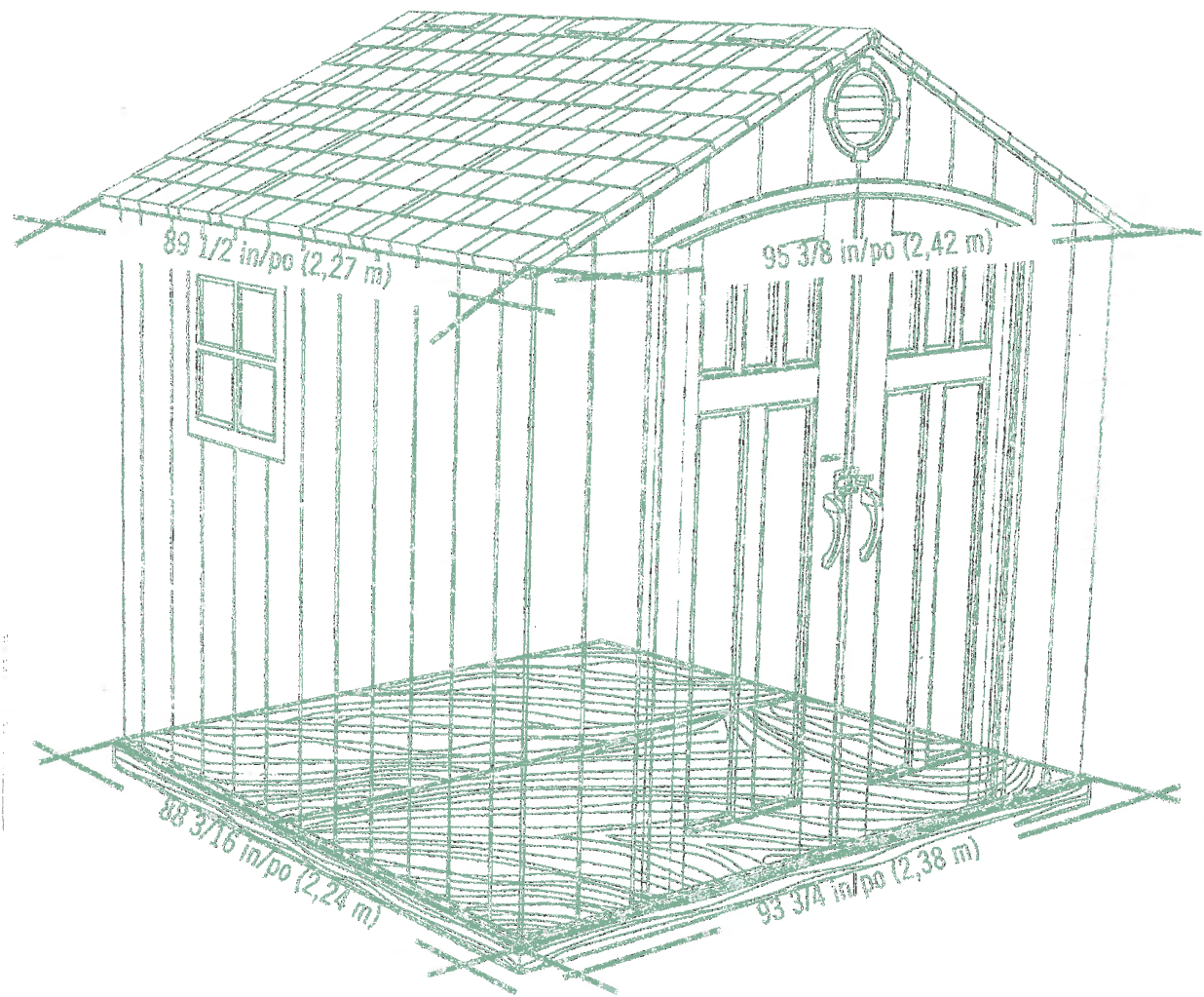


This shows our river parcel
so we have no backyard
neighbors

CITY OF WORTHINGTON

DRAWING NO. BZA 22-2020

DATE 6/5/2020



CITY OF WORTHINGTON

DRAWING NO. BZA 22-2020

DATE 6/5/2020



CITY OF WORTHINGTON
DRAWING NO. BZA 22-2020
DATE 6/5/2020

Front of Storage Unit



CITY OF WORTHINGTON

DRAWING NO. BZA 22-2020

DATE 6/5/2020

Survey pin looking east. Property line goes through middle of fence. The fence is about 3 1/2" over our property line.



CITY OF WORTHINGTON
DRAWING NO. BZA 22-2020
DATE 6/5/2020

Fall 2019 - Looking at Placement of Unit in back Corner.



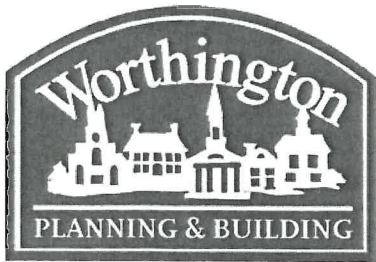
CITY OF WORTHINGTON
DRAWING NO. BZA 22-2020
DATE 6/5/2020

Looking at back yard distance to top of embankment. Tree in center is on our property



CITY OF WORTHINGTON
DRAWING NO. BZA 22-2020
DATE 6/5/2020

The leaning tree is on our property. The wooden fence alongside our chain link fence is 3 1/2" on our property according to our survey.



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 24-2020
Date Received	6-5-2020
Fee	\$25.00
Meeting Date	7-2-2020
Filing Deadline	6-5-2020

1. Property Location

159 E. Dublin-Cranville Rd.

2. Present/Proposed Use

Single Family Dwelling

3. Zoning District

R-10

4. Applicant

Sean Keckern

Address

351 W. South St.

Phone Number(s)

614 679-3863

5. Property Owner

Greg & Jenn Rekos

Address

9396 Concord Rd. Powell, OH 43065

Phone Number(s)

614-202-9331

6. Action Requested
(ie. type of variance)

EXTENSION OF A NON-CONFORMING USE
OF STRUCTURES FOR THE EXPANSION ON THE
HOUSE AND GARAGE.

7. Project Details:

a) Description

2 story addition & Garage

b) Expected Completion Date


11/20

c) Approximate Cost

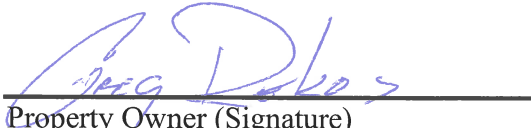
400,000

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)

6/5/20
Date


Property Owner (Signature)

6/5/20
Date

ABUTTING PROPERTY OWNERS
FOR
159 E. Dublin-Granville Rd.

Eugene Wells		151 E. Granville Rd.	Worthington, OH 43085
Sandra Masters		152 E. Granville Rd.	Worthington, OH 43085
James Masters	Carol Masters	160 E. Granville Rd.	Worthington, OH 43085
Chase Home Finance LLC		172 E. Granville Rd.	Worthington, OH 43085
Corelogic		171 E. Granville Rd.	Worthington, OH 43085
Diane Breedlove		174 E. New England Ave.	Worthington, OH 43085
Tenant		140 E. New England Ave.	Worthington, OH 43085
Martha Sprout		175 E. New England Ave.	Worthington, OH 43085

To Whom it may concern,

We would like to be granted BZA approval for an extension of a non-conforming use of structures for the expansion on the house and an additional garage at 159-161 E. Dublin Granville Rd. All zoning setbacks and accessory structure square footage is compliant with zoning and the structures have been approved by the ARB.

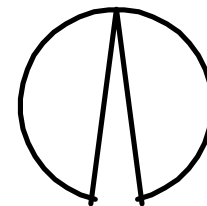
Thanks for Your Consideration,
Sean Kocheran



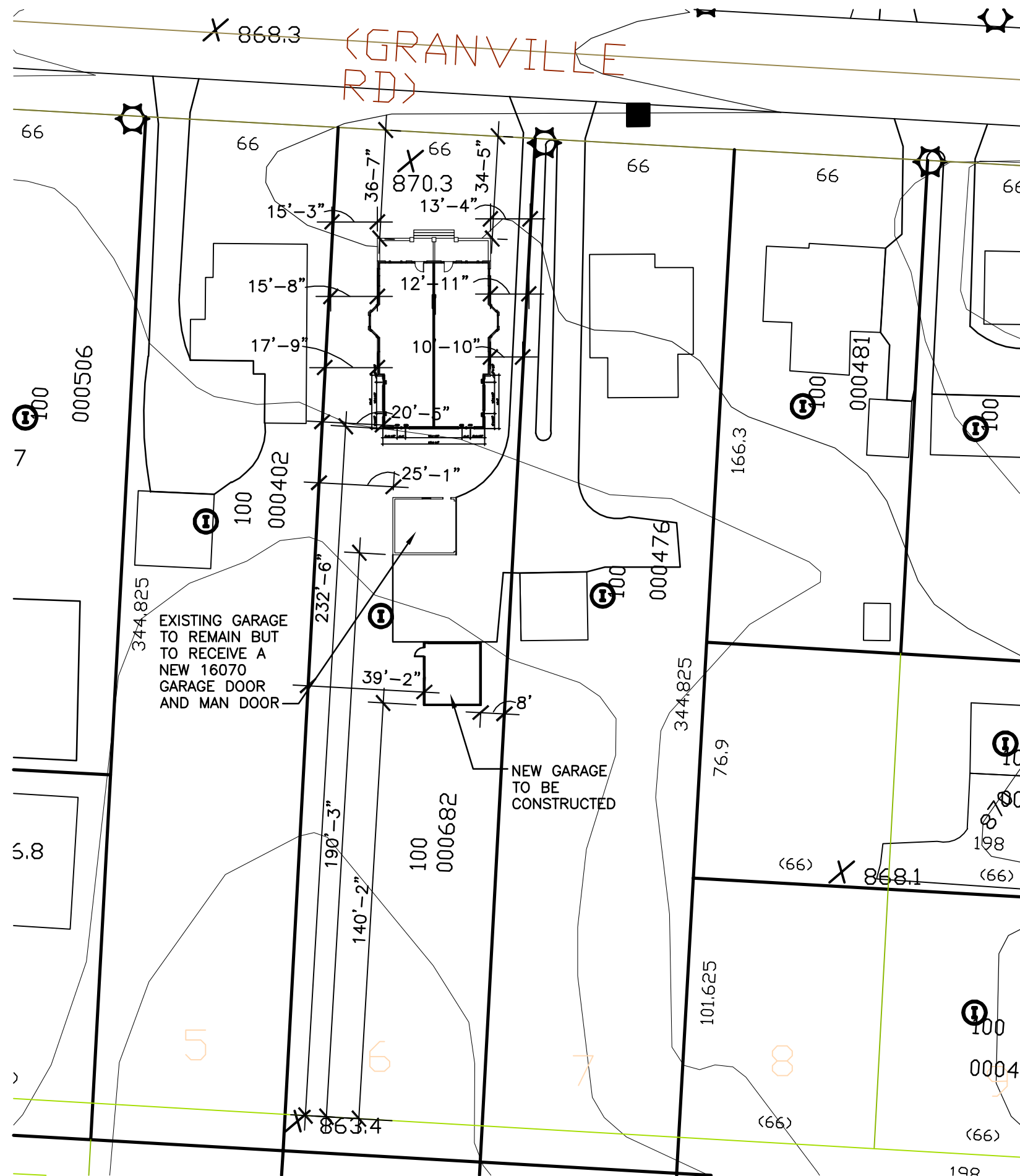
PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

A1

DATE 05-15-2020



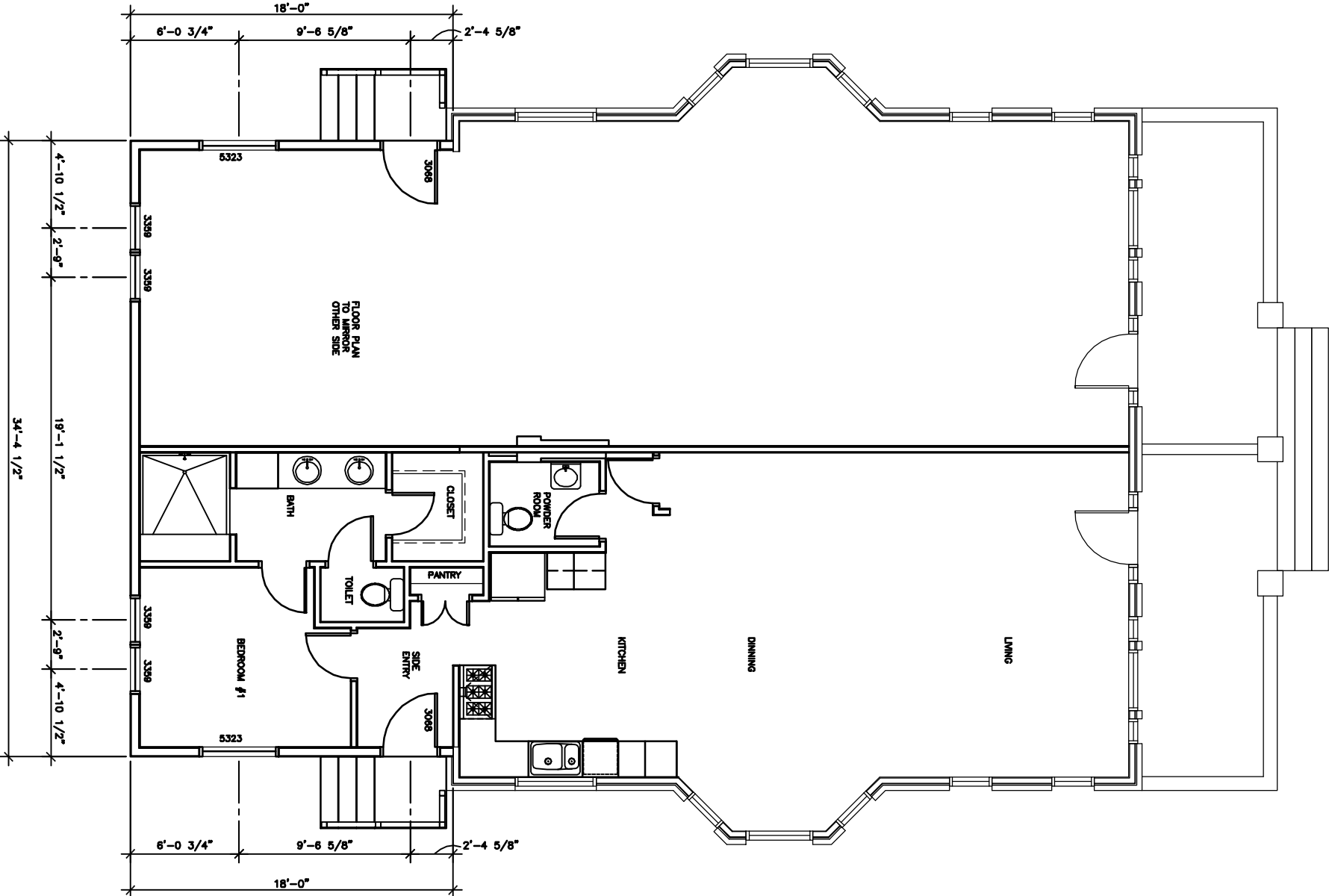
site plan

$$1'' = 40' - 0''$$


THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

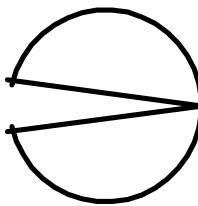
4A PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET



proposed first floor plan

1/8" = 1'-0"



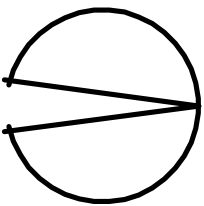
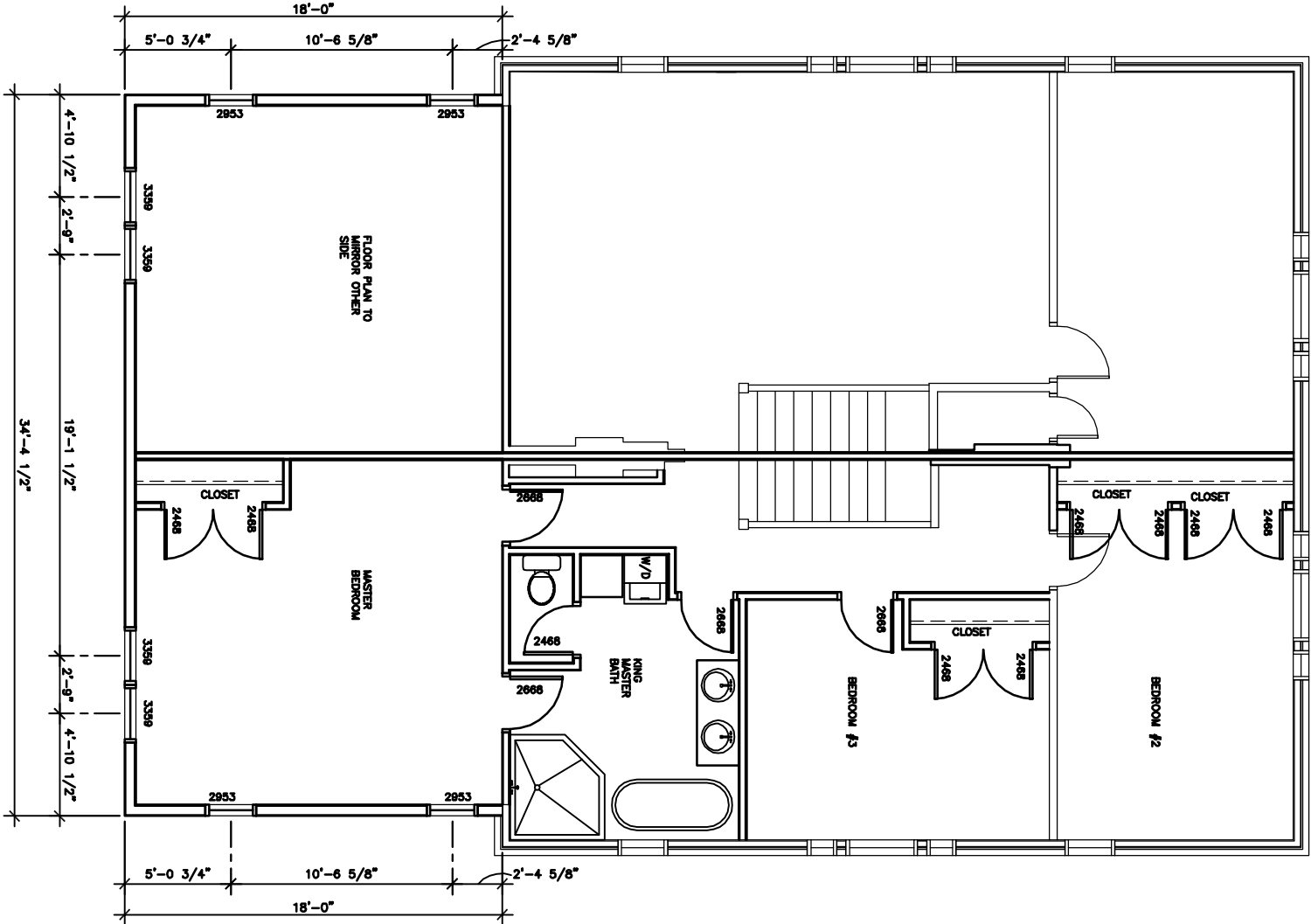
CITY OF WORTHINGTON
DRAWING NO. AR 27-2020
DATE 05-15-2020

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085



DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET



proposed second floor plan

1/8" = 1'-0"

CITY OF WORTHINGTON
DRAWING NO. AR 27-2020
DATE 05-15-2020

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085



DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

partial east elevation

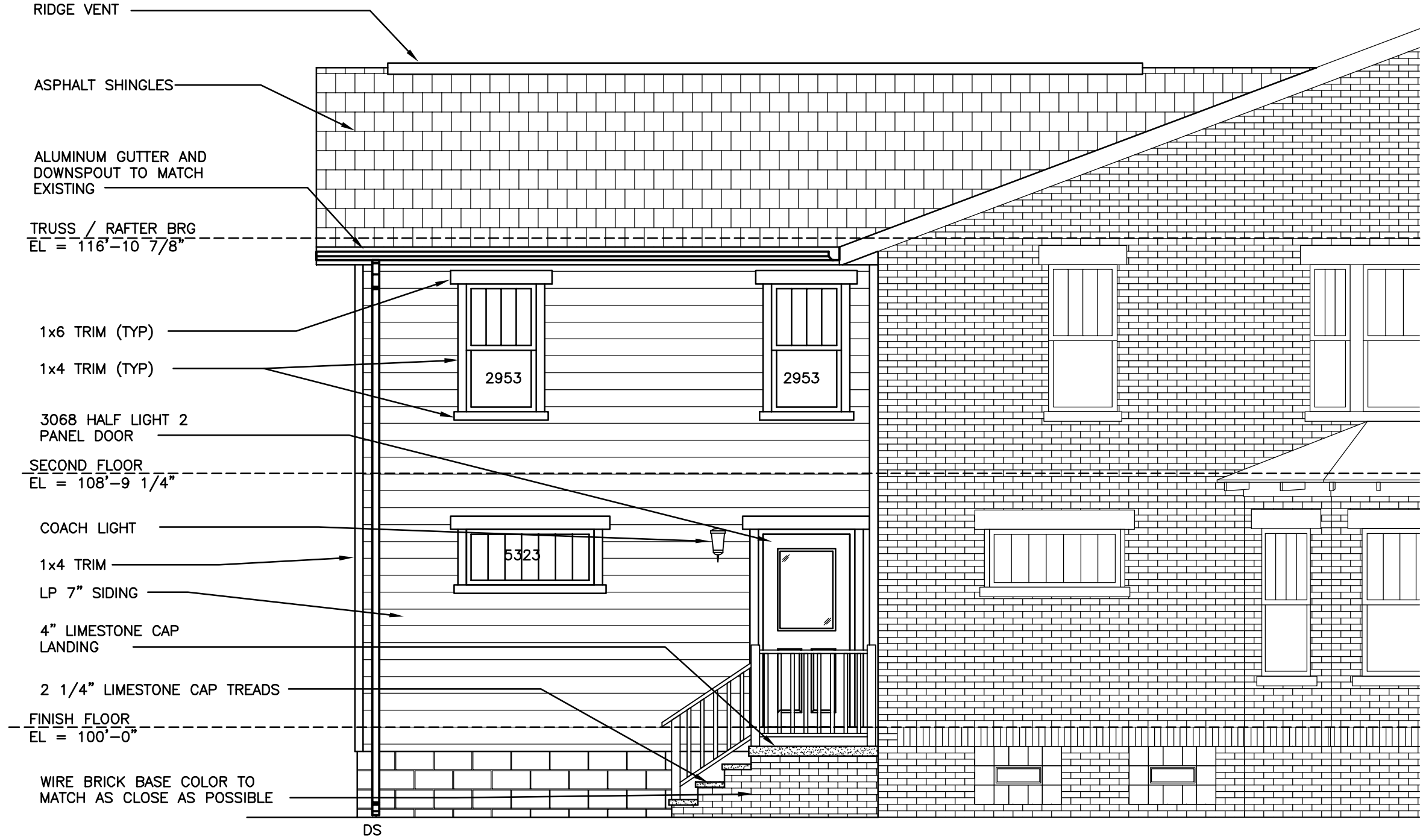
1/4" = 1'-0"

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085



DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET



CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

proposed east elevation

1/4" = 1'-0"

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085



DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET



CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

existing south elevation

1/4" = 1'-0"

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085



CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

proposed south elevation

1/4" = 1'-0"

10A

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



partial west elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

11A

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

10A

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET



proposed partial west elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

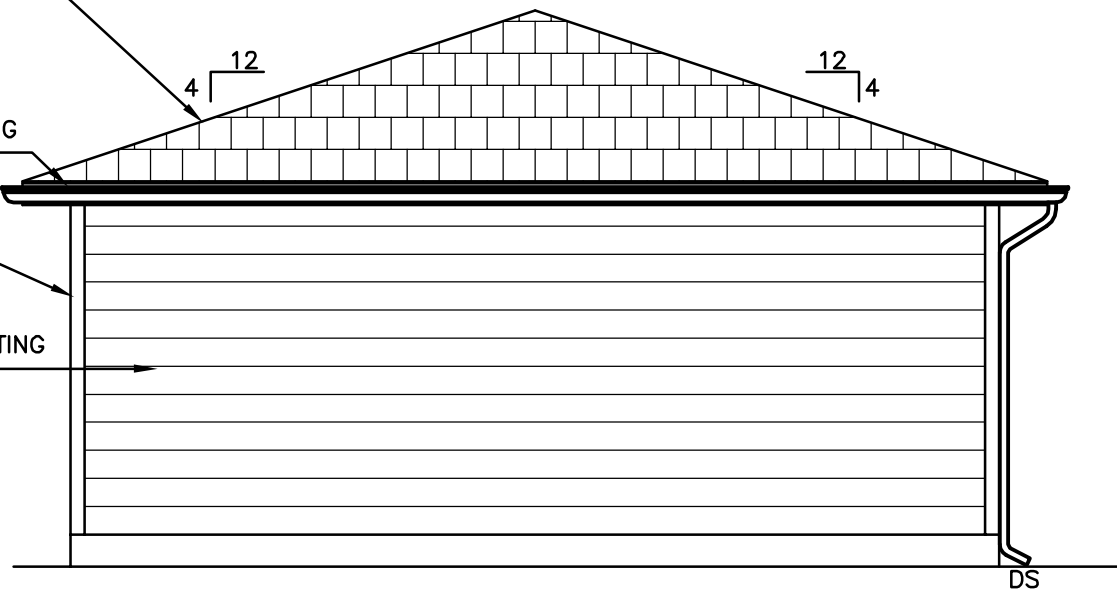
THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

REMOVE EXISTING DETERIORATED ROOF
STRUCTURE AND REPLACE WITH NEW HIP
ROOF WITH ASPHALT SHINGLES OVER #30
FELTS ON 7/16" OSB SHEATHING ON HIP
STYLE PRE-ENGINEERED WOOD TRUSSES @
24" O.C.

PRE-FINISHED
ALUMINUM GUTTER
TO MATCH EXISTING
HOUSE

1x4 TRIM

OVER LAY LP 7"
SIDING OVER EXISTING
BRICK STRUCTURE



west elevation

1/4" = 1'-0"

REMOVE EXISTING DETERIORATED ROOF
STRUCTURE AND REPLACE WITH NEW HIP
ROOF WITH ASPHALT SHINGLES OVER #30
FELTS ON 7/16" OSB SHEATHING ON HIP
STYLE PRE-ENGINEERED WOOD TRUSSES @
24" O.C.

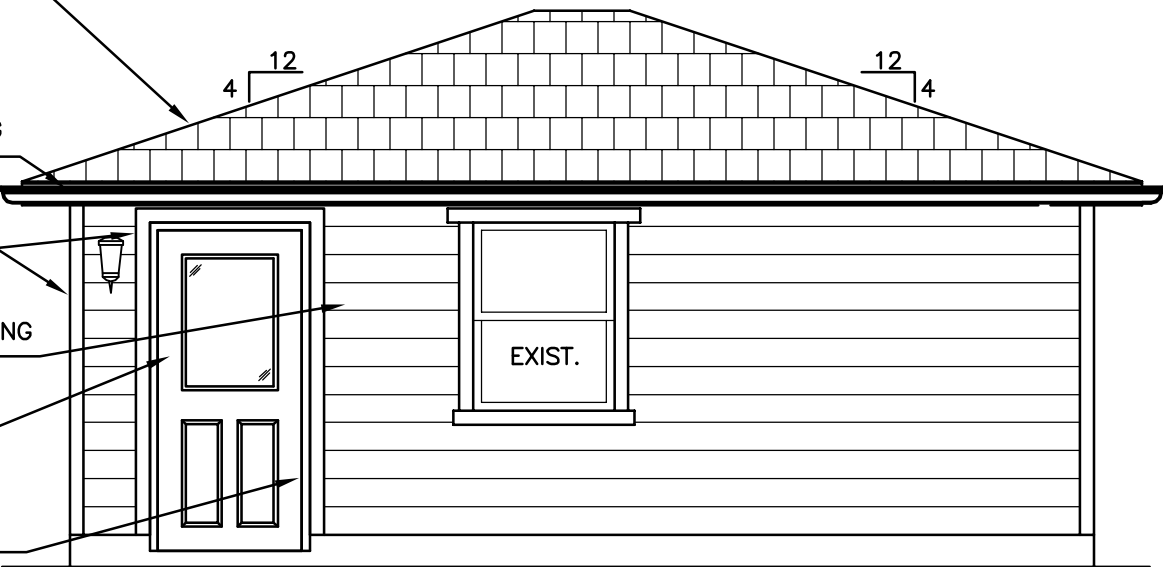
PRE-FINISHED
ALUMINUM GUTTER
TO MATCH EXISTING
HOUSE

1x4 TRIM

OVER LAY LP 7"
SIDING OVER EXISTING
BRICK STRUCTURE

3068 HALF LIGHT
2 PANEL DOOR

WIDEN EXISTING
OPENING TO
ACCOMMODATE
3068 MAN DOOR



north elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

14A

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

REMOVE EXISTING DETERIORATED ROOF
STRUCTURE AND REPLACE WITH NEW HIP
ROOF WITH ASPHALT SHINGLES OVER #30
FELTS ON 7/16" OSB SHEATHING ON HIP
STYLE PRE-ENGINEERED WOOD TRUSSES @
24" O.C.

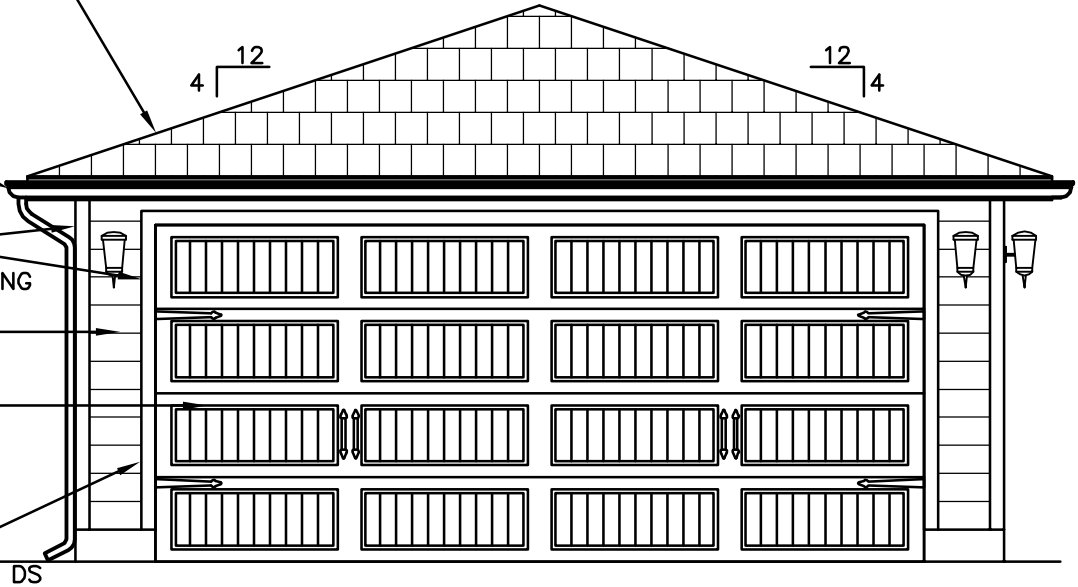
PRE-FINISHED
ALUMINUM GUTTER
TO MATCH EXISTING
HOUSE

1x4 TRIM

OVER LAY LP 7" SIDING
OVER EXISTING BRICK
STRUCTURE

16070 GARAGE
DOOR

INFILL FRAME BOTH
SIDES AS NEEDED
TO INSTALL NEW
16070 GARAGE
DOOR



east elevation

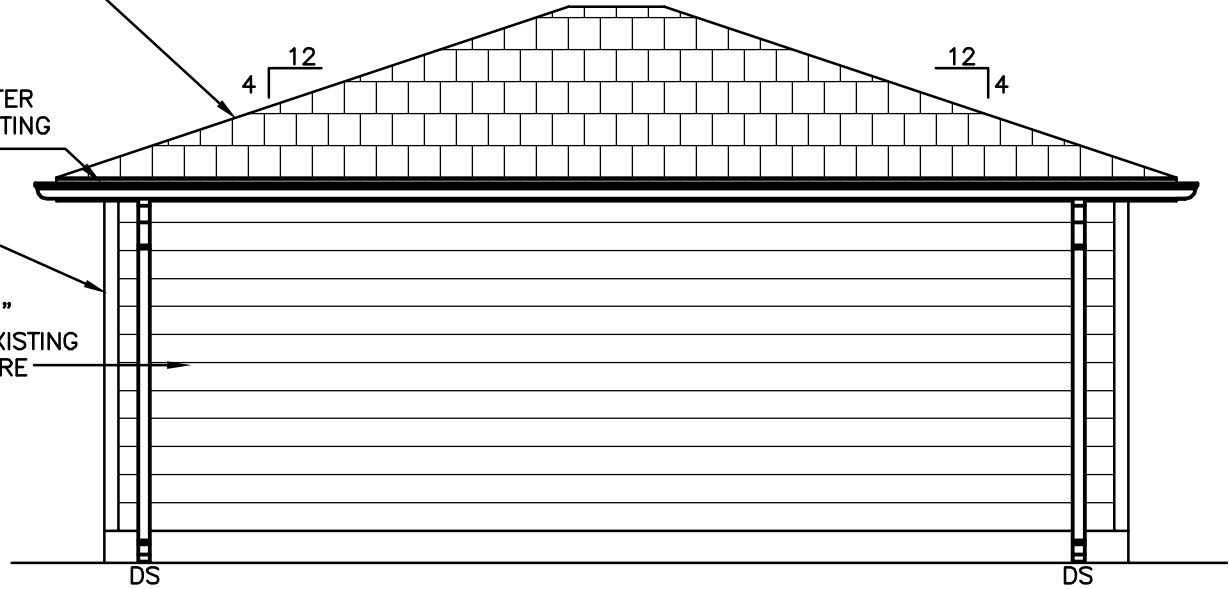
1/4" = 1'-0"

REMOVE EXISTING DETERIORATED ROOF
STRUCTURE AND REPLACE WITH NEW HIP
ROOF WITH ASPHALT SHINGLES OVER #30
FELTS ON 7/16" OSB SHEATHING ON HIP
STYLE PRE-ENGINEERED WOOD TRUSSES @
24" O.C.

PRE-FINISHED
ALUMINUM GUTTER
TO MATCH EXISTING
HOUSE

1x4 TRIM

OVER LAY LP 7"
SIDING OVER EXISTING
BRICK STRUCTURE



south elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

15A
161

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

ASPHALT SHINGLES OVER
#30 FELTS ON 7/16"
OSB SHEATHING ON HIP
STYLE PRE-ENGINEERED
WOOD TRUSSES @ 24"
O.C.

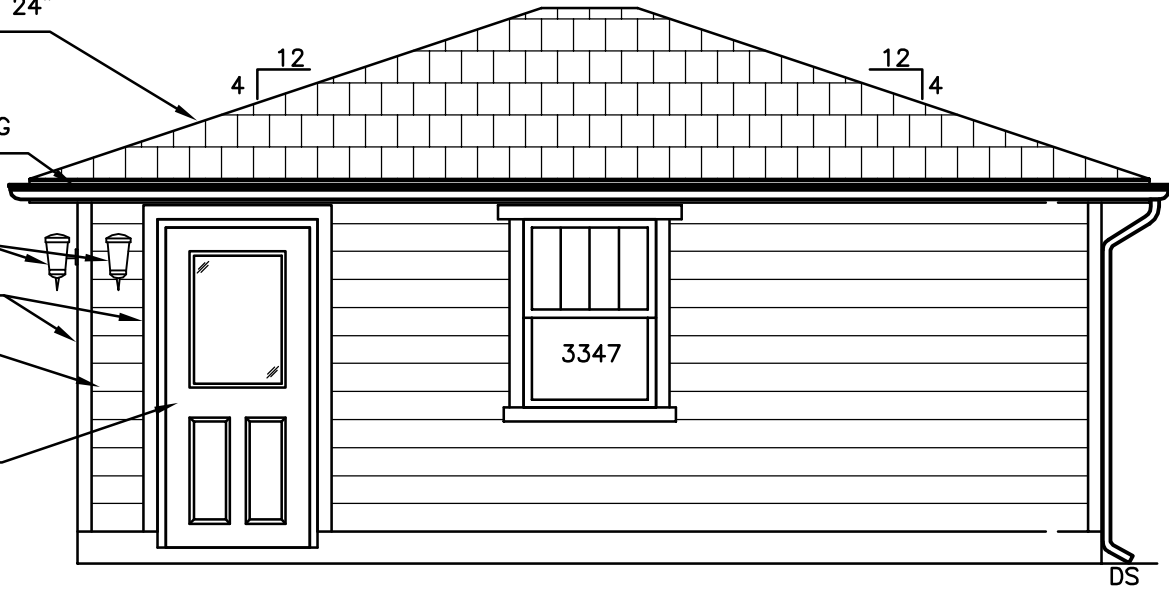
PRE-FINISHED
ALUMINUM GUTTER
TO MATCH EXISTING
HOUSE

COACH LIGHT

1x4 TRIM

LP 7" SIDING

3068 HALF
LIGHT 2 PANEL
DOOR



west elevation

1/4" = 1'-0"

ASPHALT SHINGLES OVER
#30 FELTS ON 7/16"
OSB SHEATHING ON HIP
STYLE PRE-ENGINEERED
WOOD TRUSSES @ 24"
O.C.

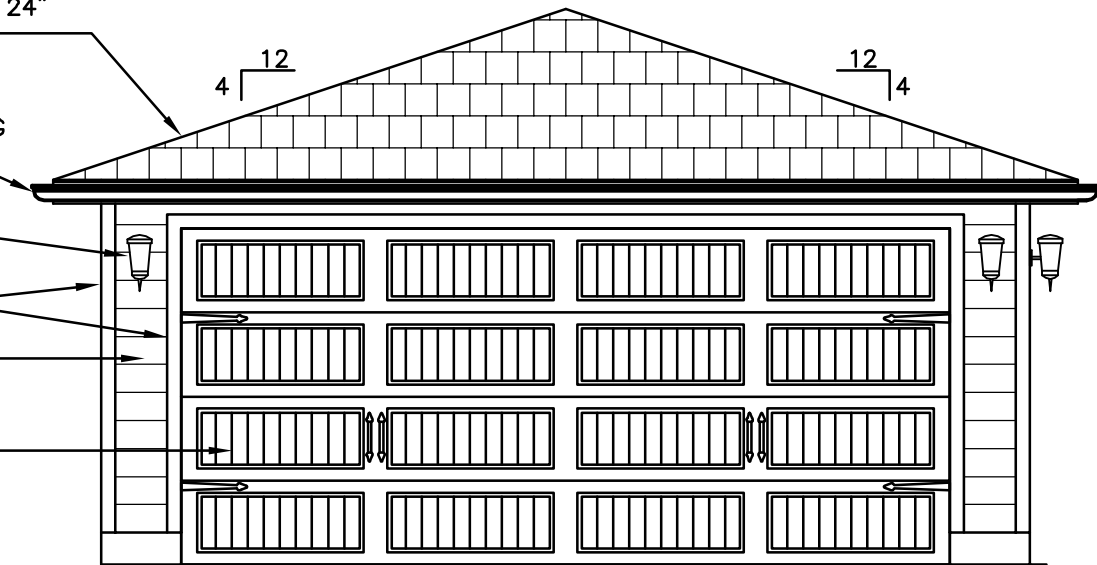
PRE-FINISHED
ALUMINUM GUTTER
TO MATCH EXISTING
HOUSE

COACH LIGHT

1x4 TRIM

LP 7" SIDING

16070 GARAGE
DOOR



north elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

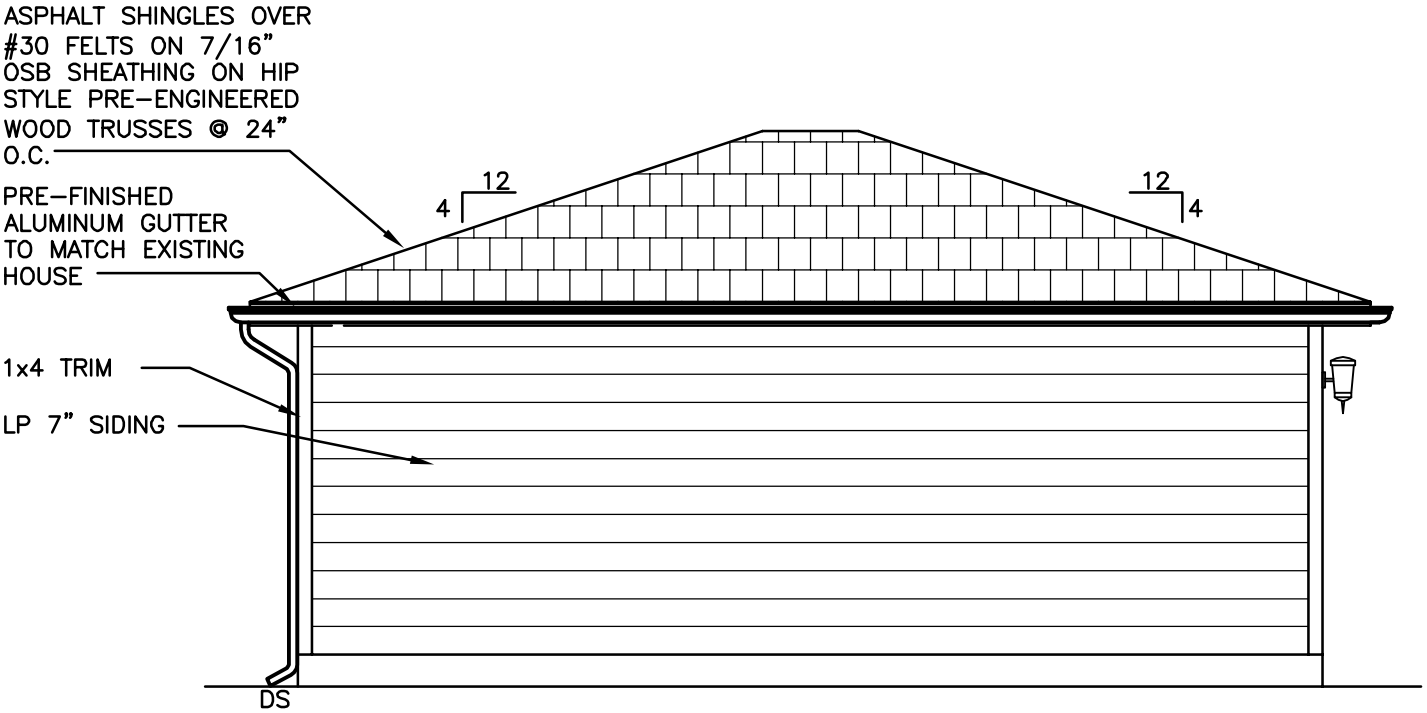
DATE 05-15-2020

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

17A

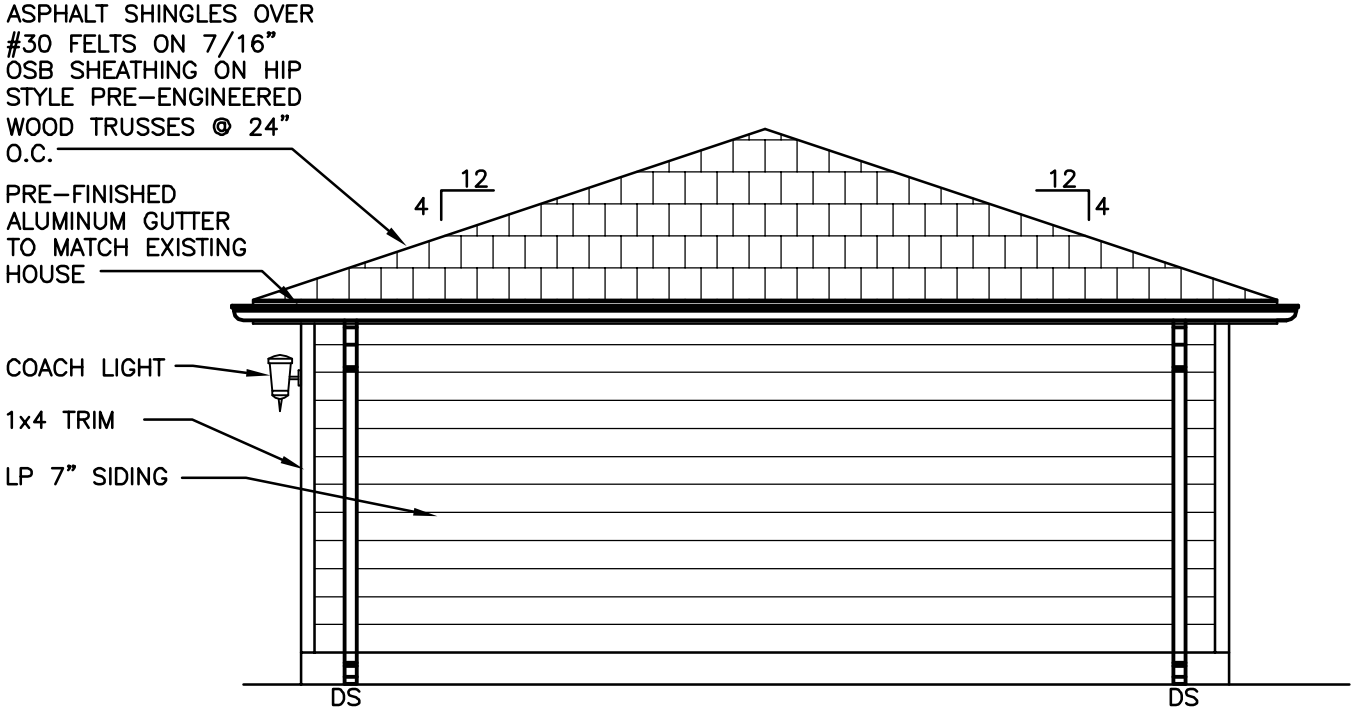
DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



east elevation

1/4" = 1'-0"



south elevation

1/4" = 1'-0"

PROPOSED ADDITION FOR THE RESIDENCE AT
159 / 161 E. GRANVILLE RD WORTHINGTON, OHIO 43085

18A

DATE: 6/1/2020 SET:
ARCHITECTURAL REVIEW SET

CITY OF WORTHINGTON

DRAWING NO. AR 27-2020

DATE 05-15-2020



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	B2A 25-2020
Date Received	4-5-2020
Fee	\$25.00
Meeting Date	7-2-2020
Filing Deadline	4-5-2020

1. Property Location 243 West New England Ave
2. Present/Proposed Use Single family home
3. Zoning District _____
4. Applicant Mike Miller & Meredith Baron
Address 243 West New England Ave Worthington OH
Phone Number(s) (440) 413-6105 (Meredith)
(937) 450-0488 (Mike)
Email _____
43085
5. Property Owner All same as #4 U
Address _____
Phone Number(s) _____
Email _____
6. Action Requested (ie. type of variance) fence: detailed explanation attached. We would like to turn 1 side of fence.
7. Project Details:
 - a) Description Please see detailed description attached
 - b) Expected Completion Date if approved it would be completed about 2 wks after the Variance Board meets
 - c) Approximate Cost > the total cost of the fence for us is approx 6,000 \$

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.

Meredith Baron
Applicant (Signature)

6/4/20
Date

Meredith Baron
Property Owner (Signature)

6/4/20
Date

ABUTTING PROPERTY OWNERS
FOR
243 W. New England Ave.

Patricia Radloff	250 W. Sanbridge Cir.	Worthington, OH 43085
John and Marcia Trakas	235 W. New England Ave.	Worthington, OH 43085
Bostwick and Linda Wyman	242 W. New England Ave.	Worthington, OH 43085
Merritt and Patricia Bernath	250 W. New England Ave.	Worthington, OH 43085
Marla Gordon	234 W. New England Ave.	Worthington, OH 43085
Andrew and Anna Hess	242 Sanbridge Cir.	Worthington, OH 43085
Trent and Doreen Bowers	234 Sanbridge Cir.	Worthington, OH 43085

243 W. New England Ave.



- (1) & (2) At 243 West New England Ave, Worthington OH, 43085, my husband and I would like to remove the current fence on all three sides in the back yard, and build a new fence, for which we would incur all costs. We want to build this new fence so that we can enclose it at the back of the house so our toddler cannot escape the back yard. We have a very spirited son who loves to run. People drive fast on West New England Ave (above the speed limit) and our toddler is FAST. The current fence does not enclose the backyard, and it is post and rail so he is able to crawl under the fence, as well. We plan on having more kids and truly would like for our yard to be safe for our family to relax. The city of Worthington has already approved our fence permit. All of our neighbors have agreed verbally to the removal of the current fence except for one. Our neighbor on the west side does not want the current fence removed. She told us that we may take the portion of the fence that is on our property, but if any portion is on her property we cannot take it. My husband and I paid for a property survey and found that only the back three sections of the post and rail fence are on our property. We do plan on removing those three sections of fence, because the telephone pole is back there and we will need to build our new fence around that, which we cannot do with the current fence there.

However, because the rest of the fence cannot be removed the fence builder cannot build the new fence. The fence company has informed us that they must build the fence from the nice side (because that is the side the boards go on). Because of the requirement that the nice side of the fence be built outward, we have not been able to have the fence built, because the builder cannot build it through her fence.

- (3) We have been made aware that we could have a gap put between the two fences (so the builder could get in to build the fence) however that area is currently a flower bed, and cannot be mowed and we fear, even if we remove every plan and bush currently in there, it will become overrun with weeds and foliage and be an eyesore for the west side neighbor and the neighborhood. We would also like to build as close to our property line as we can so we don't lose that space. We are asking that the fence (only on that side) be allowed to turn the "nice" side in so the builder can have the space to build it by being in our yard. I have enclosed pictures of what our fence will look like, and the "nice" and "not nice" side of the fence are almost identical. Because of this, the adjoining properties would not suffer a substantial detriment in appearance or otherwise
- (4) The variance does not adversely affect the delivery of governmental services.
- (5) When we purchased the property we did not know about the zoning restriction, but we also didn't know we were going to want to build a fence until we actually started living here.
- (6) We have attempted to feasibly obviate this predicament through four face to face conversations with our neighbor. We have verbally described everything above to her, the property line is now marked by stakes, we have asked for a compromise, we have discussed every aspect of this with the neighbor. She does not want the part of her post and rail fence, on her side of the property line, removed. We want to, and do, respect her wishes. We would like to have, at least, a decent relationship with our neighbor,

and we also would like for our backyard to be closed in for our family. At this point we do not think there is another method than the request for this variance.

- (7) Because the fence is very similar on both sides we believe the spirit and intent behind the zoning requirement is being observed, and that we've tried to meet the needs and feelings of everyone involved and this is the only way for this to move forward fairly and practically.



100N064A 10200

CITY OF WORTHINGTON
DRAWING NO.BZA 25-2020
DATE 6/5/2020

Replace old Fence
Proposed Fence marked by 2
Install 6FT High Pressure treated Fence

100-002872

523

2- West
Side

Example of what
the "nice" side of
the fence will look like

100-002889

100-002890

100-002891

100-002892

100-002893

100-002894

CITY OF WORTHINGTON
DRAWING NO. BZA 25-2020
DATE 6/5/2020



We will not have caps on top of fence, as pictured here

Sorry can't think of a better word for this.

↑
Example of what "not nice" or interior of fence would look like

CITY OF WORTHINGTON
DRAWING NO. BZA 25-2020
DATE 6/5/2020



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case # BZA 26-2020
Date Received 6-5-2020
Fee \$25.00
Meeting Date 7-2-2020
Filing Deadline 6-5-2020

1. Property Location 536 Loveman Avenue 43085
2. Present/Proposed Use Single family dwelling
3. Zoning District R-10
4. Applicant Amy Lauerhass; Lauerhass Architecture
Address 753 Francis Ave. Bexley OH 43209
Phone Number(s) 614-371-3523
Email [REDACTED]
5. Property Owner Laura & Adam Chamberlin
Address 536 Loveman Ave. 43085
Phone Number(s) 440-463-6973
Email [REDACTED]
6. Action Requested (ie. type of variance) Side yard setback
7. Project Details:
 - a) Description Side yard setback variance
 - b) Expected Completion Date December 2020
 - c) Approximate Cost \$120,000

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.

Amy Lauerhass
Applicant (Signature)

6.5.20
Date

A. A. L. L.
Property Owner (Signature)

6-5-20
Date

ABUTTING PROPERTY OWNERS
FOR
243 W. New England Ave.

Dorothy Cupp		528 Loveman Ave.	Worthington, OH 43085
Carol O'Brien		540 Loveman Ave.	Worthington, OH 43085
Derek and Hillary Rush		527 Park Blvd	Worthington, OH 43085
Allen and Julia Smyth		535 Park Blvd	Worthington, OH 43085
Nicole Lendon	Colin Poulson	543 Loveman Ave.	Worthington, OH 43085
Barton and Margaret Vollmer		531 Loveman Ave.	Worthington, OH 43085

**Lauerhass Architecture**

RENOVATION - ADDITION - NEW HOME

Supporting Statement

Worthington Board of Zoning Appeals

Re: 536 Loveman Avenue
Worthington, Ohio 43085

We are requesting that the proposed addition over the rear section of the existing attached garage be located 4'-0" from the west property line to match the existing west wall of the garage, in lieu of the required 6'-0" for a non-conforming lot of record.

(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

We are aligning the western exterior wall with the existing. If we step back the addition the 2'-0" needed to remove the variance, the room upstairs will not be a usable space.

(2) Whether the variance is substantial

We feel the variance is not substantial. Right now, the roof ridge of the proposed second floor is only about 6'-0" taller than the existing garage roof.

(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.

No. The main roof of the garage remains intact in the front section. Also, this addition faces the neighbor's garage roof. There is no living space in this section – just the garage. (See photo)

(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage)

No affect.

(5) Whether the property owner purchased the property with knowledge of the zoning restriction.

No. They did not understand the nuances of the zoning code.

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

This lot is quite a bit smaller than the required lot size for this zoning district. Due to an existing previous addition to the rear & the layout of the current home, the only feasible place for us to build was to the west.

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

We feel the requested variance will not have a negative impact on the neighborhood.

536 Loveman Ave.





ADDITION & RENOVATION FOR:
Laura & Adam Chamberlin
536 LOVEMAN AVENUE
WORTHINGTON, OHIO 43085

ZONING INFORMATION

ZONING:	R-10
MINIMUM LOT WIDTH:	80'
EXISTING LOT WIDTH:	50'
MINIMUM LOT AREA:	10,400 SF
EXISTING LOT AREA:	7,180 SF
REQUIRED SIDE YARD FOR EXISTING NON-CONFORMING LOT OF RECORD:	6'-0"
PROPOSED SIDE YARD FOR PORTION OF ADDITION OVER REAR SECTION OF EXISTING GARAGE:	4'-0"
NORTH-FACING WALL	= 310 SF
25% OPENINGS ALLOWED	= 77.5 SF
EXISTING GARAGE WINDOW	= 10.5 SF
PROPOSED WINDOW	= 15.0 SF
TOTAL OPENINGS	8.2% = 25.5 SF

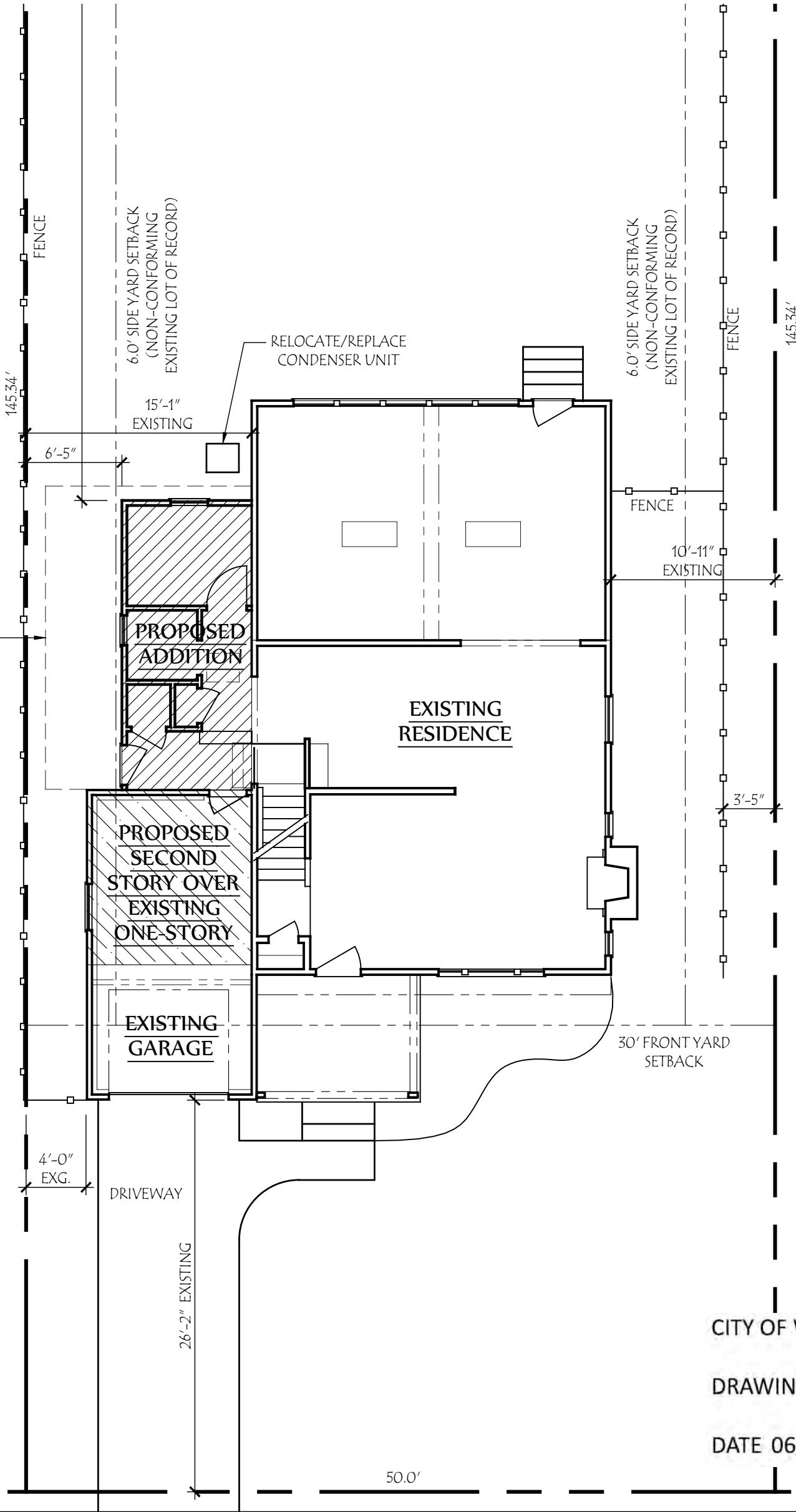


Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

CITY OF WORTHINGTON
DRAWING NO.BZA 26-2020
DATE 06/05/2020

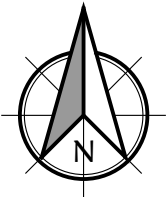
EXISTING
PATIO TO BE
REMOVED



CITY OF WORTHINGTON

DRAWING NO.BZA 26-2020

DATE 06/05/2020



COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
5 June 2020

Project Number:
19-044

Drawing Title:
Site Plan

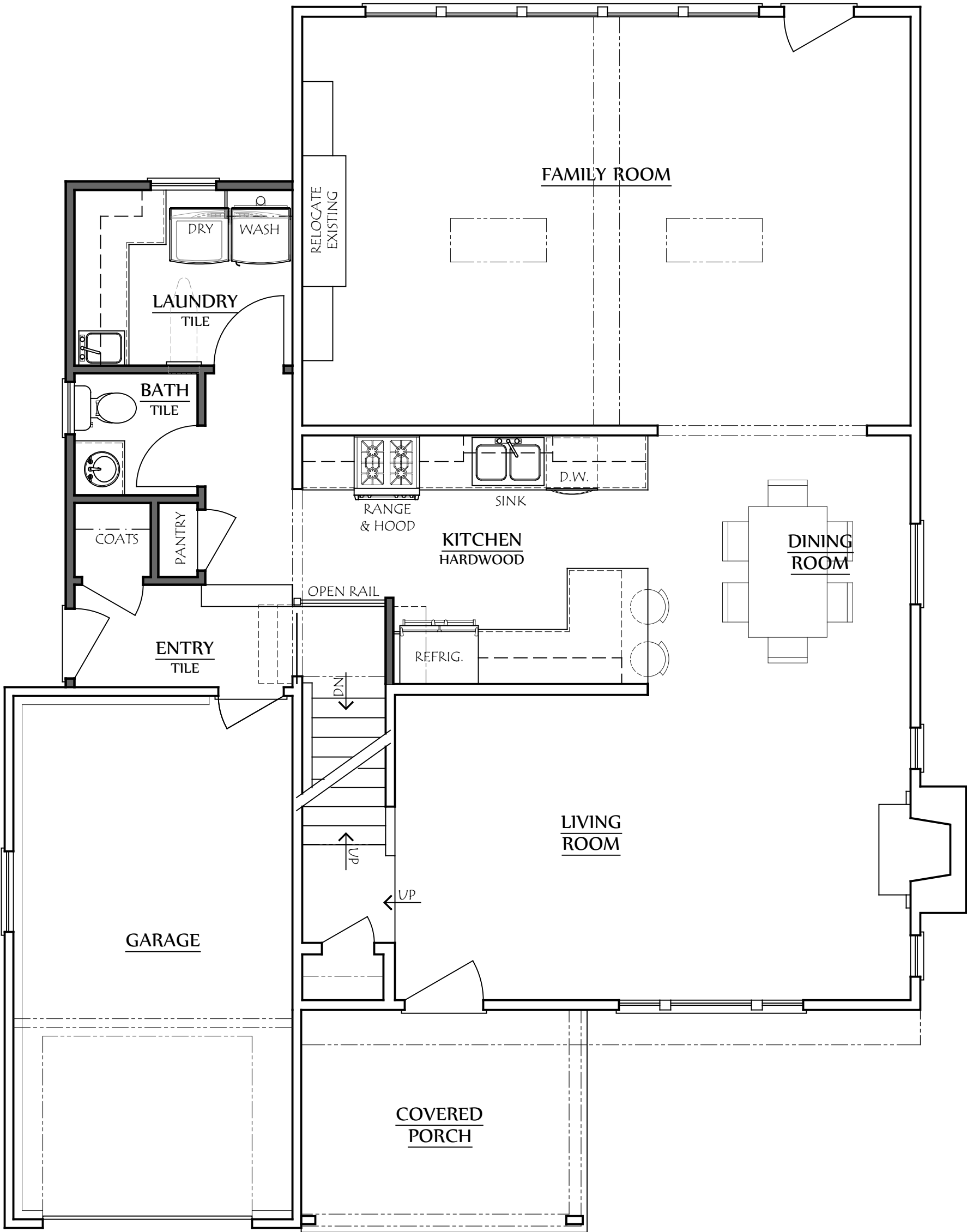
Project Name:
The Chamberlin Residence

Scale:
1/8" = 1'-0"

Sheet Number:
S-1



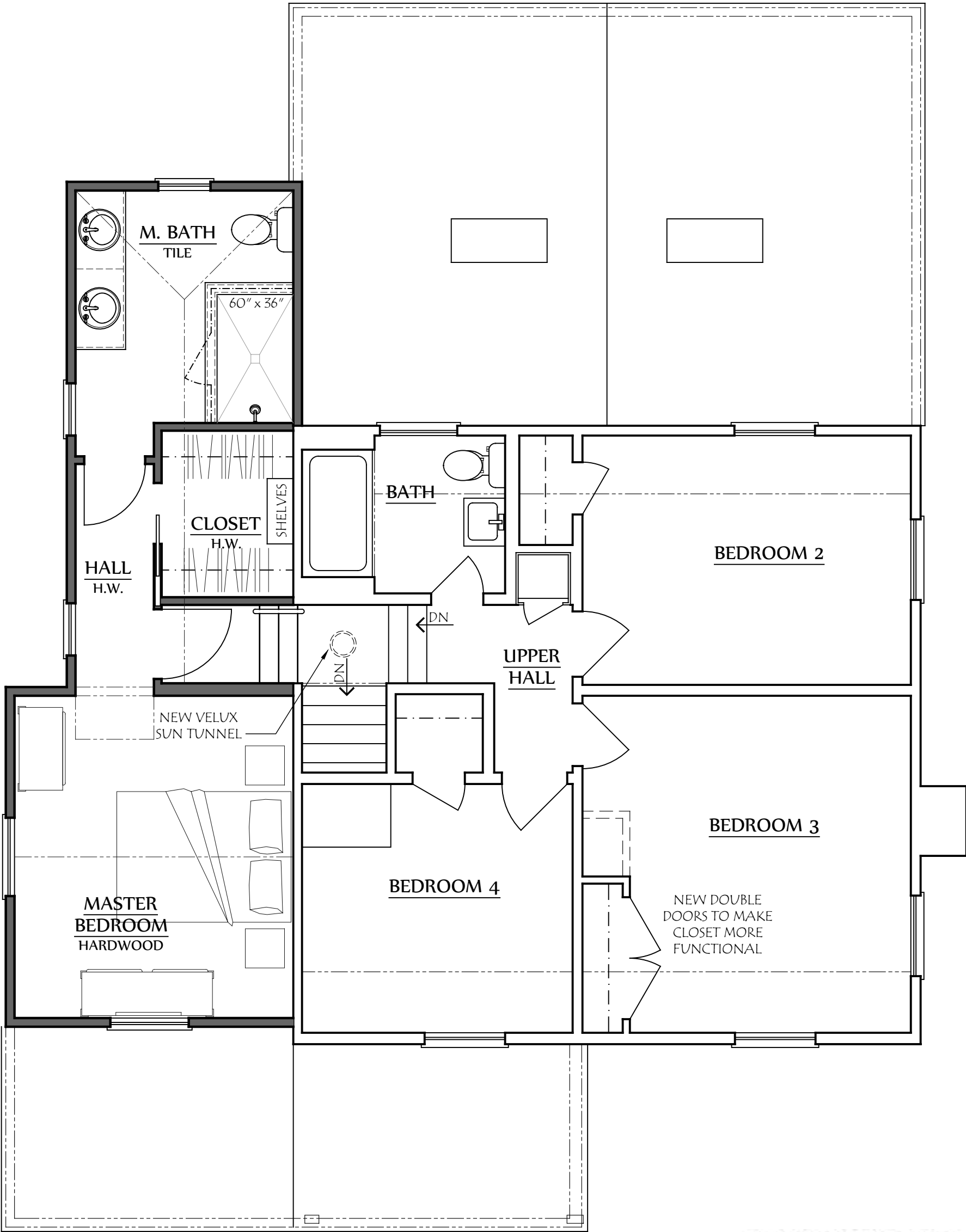
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



CITY OF WORTHINGTON

DRAWING NO.BZA 26-2020

DATE 06/05/2020



CITY OF WORTHINGTON

DRAWING NO.BZA 26-2020

DATE 06/05/2020

COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
5 June 2020

Project Number:
19-044

Drawing Title:
Second Floor Plan

Project Name:
The Chamberlin Residence

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

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



SOUTH ELEVATION

CITY OF WORTHINGTON

DRAWING NO. BZA 26-2020

DATE 06/05/2020



WEST ELEVATION

COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
5 June 2020

Drawing Title:
Exterior Elevations

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

Project Number:
19-044

Project Name:
The Chamberlin Residence

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



EAST ELEVATION

CITY OF WORTHINGTON

DRAWING NO.BZA 26-2020

DATE 06/05/2020

COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
5 June 2020

Drawing Title:
Exterior Elevations

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

Project Number:
19-044

Project Name:
The Chamberlin Residence

Sheet Number:
A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME