



**BOARD OF ZONING APPEALS  
-AGENDA-  
Thursday, October 1, 2020 at 7:00 P.M.**

**This will be a virtual meeting that will be streamed on the internet:  
[worthington.org/live](http://worthington.org/live)**

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

1. Roll Call
2. Approval of minutes of the September 3, 2020 meeting

**B. Items of Public Hearing**

1. **Temporary Use Permit** – Recreational Facility – **6580 Huntley Rd.** (Gary Moore) **TUP 01-2020**
2. **Variance** – Side Yard Setback – Fence – **74 Orchard Dr.** (Peter & Joan Macrae) **BZA 36-2020**
3. **Variance** – Front Yard Setback – Handrails – **98 E. New England Ave.** (Mark & Susan Taylor) **BZA 37-2020**
4. **Variance** – Rear Yard Setback – Screen Room – **1177 Macgregor West Ave.** (Kristen & Benjamin Buss) **BZA 38-2020**
5. **Variance** – Front Yard Setback – Front Porch – **784 Oxford St.** (James Ross/Riley) **BZA 39-2020**
6. **Variance** – Setback from Alley – Fence – **5716 Foster Ave.** (John S. Jones) **BZA 40-2020**
7. **Variance** – Side Yard Setback – Garage – **655 Hartford St.** (James Ross/Mullen) **BZA 41-2020**

8. **Variances** – Front & Side Yard Setback – Addition – **566 Park Blvd.** (Jonathan Leonard, Architect/Payne) **BZA 42-2020**
9. **Variance** – Rear Yard Setback – Addition – **6642 Masefield St.** (James Ross/Williams) **BZA 43-2020**
10. **Variances** – Signage – **6130 Linworth Rd.** (Gondal Linworth LLC) **BZA 44-2020**

**C. Other**

**D. Adjournment**



## MEMORANDUM

TO: Members of the Board of Zoning Appeals

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

DATE: September 25, 2020

SUBJECT: Staff Memo for the Meeting of October 1, 2020

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### **B. Items of Public Hearing**

1. **Temporary Use Permit – Recreational Facility – 6580 Huntley Rd. (Gary Moore) TUP 01-2020**

### **Findings of Fact & Conclusions**

#### **Background & Request:**

This 2.58-acre property is located in the I-2 (General Industrial) Zoning District on the east side of Huntley Rd. The property was formerly Tropical Nut & Fruit and is now the new home of SuperGames since their relocation from Lakeview Plaza in 2019. SuperGames operates as a portable events program that provides fun and interactive activities for groups of virtually any size. With giant inflatables, portable climbing walls, mobile ziplines and the hottest new games, we instantly transform any event into an amazing experience. SuperGames changed their business model when they moved from Lakeview Plaza to Huntley Rd. to hosting only offsite events.

The applicant has applied for a Temporary Use Permit to temporarily use a private indoor pickleball court to the public for additional revenue for 6-months with the option for an additional 6-months. Pickleball is the fastest growing sport in America and is a sport that can be played by all ages. Seniors are the predominate age group, however it is increasingly expanding to all age groups. Pickleball is played on a small footprint, instead of four people on a tennis court, you can get two courts on one tennis court. When SuperGames moved to 6580 Huntley Rd., there was approximately 5,000 sq. ft. open for future expansion. The employees constructed two temporary pickleball courts for personal recreational use. This portion of the building is isolated from the rest of the warehouse and will have a separate access for those wanting to

utilize the pickleball courts. The applicant states that this would be the only indoor dedicated pickleball court in Ohio. A recreational use is not permitted in the I-2 District (General Industrial) and can only be granted as a Temporary Use Permit reviewed and approved by the Board of Zoning Appeals.

**BZA History:**

- December 5, 2019 – Variance for oversized signage approved by the Board.
- May 7, 2020 – Variance for decorative wood fencing in the front yard setback approved by the Board.

**Worthington Codified Ordinances:**

Section 1129.05(b)(5) **Temporary Use Permits** - A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed for a purpose or use that does not conform to the regulations prescribed elsewhere in this Zoning Ordinance for the district in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to a six months' renewal and such conditions as will safeguard the public health, safety, convenience and general welfare.

**Request:**

The applicant has applied for a Temporary Use Permit to temporarily use a private indoor pickleball court for the public for additional revenue for 6-months with the option for an additional 6-months. SuperGames currently has two existing pickleball courts in their warehouse that is used by employees.

**Conclusions:**

The hours of operation will be 7-days a week with weekday hours from 7:00 AM to 8:00 PM and weekend hours from 7:00 AM to 8:00 PM and limited to 12 participants.

No food trucks or outdoor public areas are approved as part of this request.

No signage has been proposed. The applicant states that signage is not needed. Any future signage would need to be reviewed and approved to be in compliance with the Planning & Zoning Code.

The parking demands associated with 12-participants will not negatively impact the existing parking needs on the site. Parking for the temporary use is located on the north side of the building near the entrance to the pickleball courts.

The applicant will be required to be in compliance with the Ohio Building Code as part of their temporary approval for a recreational use. A fire safety and evacuation plan are required by the Division of Fire and will be finalized and approved by the Division of Fire as part of their approval.



The proposed Temporary Use Permit is the best option to temporarily allow a use that is not permitted in the I-2 District. The only other option would be to rezone the property to the I-1 District and apply for a Conditional Use for a recreational use. The land use plans for the City do not recommend the future use of this portion of the corridor to be rezoned to anything less than what it is today.

The overall public health, safety, convenience, and general welfare of the proposed temporary use would be met.

**Motion:**

**THAT THE REQUEST BY GARY MOORE FOR A TEMPORARY USE PERMIT TO OPERATE A RECREATIONAL FACILITY IN THE I-2 DISTRICT AT 6580 HUNTLEY RD., AS PER CASE NO. TUP 01-2020, DRAWINGS NO. TUP 01-2020 DATED AUGUST 25, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

2. **Variance** – Side Yard Setback – Fence – **74 Orchard Dr.** (Peter & Joan Macrae) **BZA 36-2020**

**Findings of Fact & Conclusions**

**Background:**

This property is in the R-10 (Low Density Residence) Zoning District at the northeast corner of Orchard Dr. and Hartford St. The surrounding properties are also single-family homes in the R-10 District. The lot is 50' in width and 128' in length for a total of 6400 square feet in area.

To have a larger area to grow plants without interference from deer, the homeowners are requesting approval to install a 5' high fence at the property line. The proposed fence would be black aluminum picket style and extend from the northwest corner of the house and head west along the north side of the drive to the Hartford St. right-of-way line. At Hartford St., the fence is proposed to run north along the property line to the neighbors' fence corner. The northern 6' of fencing would be on top of a 1' high concrete retaining wall that is shown as curving toward the back property line. The height to the top of the posts would likely be above 6'. Landscape material is proposed in beds on both sides of the new fence.

**Worthington Codified Ordinances:**

Section 1149.08 (a): At corner lots, no accessory uses, accessory structures, structures, material or equipment storage shall be located in any required front yard. Side yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right of way of the adjacent street. The required setback for this property along Hartford St. is 20'.

1180.02 "R" DISTRICTS (a): In any "R" District, no fence or wall shall be erected in the area between the right of way line and the building setback line except for a wall necessary to

accommodate differences in grade. No fence or wall in an "R" district shall exceed a height of six feet.

**Request:**

The applicant is requesting the fence to be located on the west property line. The requested variance is 20'. The fence post caps will be higher than 6' on the portion mounted on the concrete wall.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered. The fence to the north is in the same location at the property line. The post caps being higher than 6' would not be substantial. The addition of landscape material would help mitigate any impact of the fence. Small corner lots have limited area for back yard living and planting, so this request could enhance the use of the property.

The delivery of government services would not be affected.

**Motion:**

**THAT THE REQUEST BY PETER & JOAN MACRAE FOR VARIANCES FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE LOCATED IN THE REQUIRED SIDE YARD AND TO HAVE POST CAPS HIGHER THAN 6' AT 74 ORCHARD DR. AS PER CASE BZA 36-2020, DRAWINGS NO. BZA 36-2020 DATED AUGUST 26, 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 – Handrails – 98 E. New England Ave. (Mark & Susan Taylor) BZA 37-2020**

**Findings of Fact & Conclusions**

**Background & Request:**

The property is 62-feet wide and 134-feet deep. The house is a Colonial Revival influence that was built in 1941. The applicant is requesting the installation of handrails that will encroach into the front yard setback.

The house is located approximately 30-feet from the public right-of-way. The existing stoop is approximately 25-feet from the public right-of-way and with the addition of the handrails it would encroach an additional 2-feet and ultimately be located approximately 23-feet from the public right-of-way.

**History:**

In 2002 the Architectural Review Board and the Board of Zoning Appeals approved the construction of a covered front porch that included a variance for setbacks, however that request

did not include the addition of handrails. The porch was never constructed. The proposed handrails will extend out an additional 2-feet into the setback. The Architectural Review Board reviewed and approved the proposed handrails at their meeting on September 24, 2020.

**Worthington Codified Ordinances:**

Section 1149.01 states that the required front yard setback is to be 30-feet from the lot line.

**Request**

The applicant is requesting to install handrails that will encroach into the front setback. A variance of approximately 7-feet is requested.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered as there are several other porches with handrails found throughout Old Worthington located in a similar area.

The existing front stoop does not have handrails, this would provide additional safety to those entering and exiting the house that may need additional assistance and provide overall safety in inclement weather.

The proposal was reviewed and approved by the Architectural Review Board on September 24, 2020.

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

**Motion:**

**THAT THE REQUEST BY MARK & SUSAN TAYLOR FOR A VARIANCE TO INSTALL HANDRAILS AT 98 E. NEW ENGLAND AVE. AS PER CASE NO. BZA 37-2020, DRAWINGS NO. BZA 37-2020, DATED AUGUST 27 , 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

4. **Variance – Rear Yard Setback – Screen Room – 1177 Macgregor West Ave. (Kristen & Benjamin Buss) BZA 38-2020**

**Findings of Fact & Conclusions**

**Background & Request:**

This property is located in the R-10 (Low Density Residence) Zoning District in Perry Highlands. The surrounding properties are also single-family homes in the R-10 District. The lot is on the corner of Macgregor West Ave. and Perry Dr. and is approximately 101-feet in width and 93-feet in depth for a total lot size of 10,890 sq. ft. in size.

The applicant is proposing to construct a new screened porch on the rear of the home that will be approximately 20'x20, this includes the roof overhang and gutters. The screened porch would be 10-feet from the rear property line.

**Worthington Codified Ordinances:**

Section 1149.01 states that the required rear yard setback is to be 30-feet from the lot line.

**Request:**

The applicant is requesting to construct a screened porch that would be 10-feet from the rear yard setback, a variance of 20-feet is requested.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered as there are several rear additions found throughout the neighborhood.

The screened porch will be located to the rear of the site and will not be completely visible from the Macgregor West Ave. public right-of-way, however the addition would be visible from the Perry Dr. right-of-way.

There is an existing paver patio in the area of the proposed screened porch.

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

**Motion:**

**THAT THE REQUEST BY KRISTEN & BENJAMIN BUSS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A SCREEN ROOM TO BE CONSTRUCTED AT 1177 MACGREGOR WEST AVE., AS PER CASE NO. BZA 38-2020, DRAWINGS NO. BZA 38-2020 DATED A, SEPTEMBER 2, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

5. **Variance – Front Yard Setback – Front Porch – 784 Oxford St. (James Ross/Riley) BZA 39-2020**

**Findings of Fact & Conclusions**

**Background & Request:**

This structure was constructed in 1950 and is categorized as a Cap Cod in the Worthington Historic District. The lot is 60-feet in width and 252-feet deep for a total lot size of 15,120 sq. ft. in size. The applicant would like to construct a new 12' wide by 7' wide covered front porch. The covered porch will have a gable roof and the roof would be supported by round, tapered columns. The existing house is located approximately 28-feet from the public right-of-way. The covered porch

would be located approximately 21-feet from the public right-of-way. This request is to install a covered front porch that will encroach into the front yard setback.

**Worthington Codified Ordinances:**

Section 1149.01 states that the required front yard setback is to be 30-feet from the lot line.

**Request:**

The applicant is requesting to construct a covered porch that would be approximately 21-feet from the public right-of-way, a variance of 9-feet is requested.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered as there are several covered front porches found throughout Old Worthington that have varying setbacks from the public right-of-way.

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

The Architectural Review Board reviewed and approved the proposed front porch addition at their meeting on September 10, 2020.

**Motion:**

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF ANNE RILEY FOR A VARIANCE TO ADD A COVERED FRONT PORCH AT 784 OXFORD ST. AS PER CASE NO. BZA 39-2020, DRAWINGS NO. BZA 39-2020, DATED AUGUST 22, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

6. **Variance** – Setback from Alley – Fence – **5716 Foster Ave.** (John S. Jones) **BZA 40-2020**

**Findings of Fact & Conclusions**

**Background:**

This 7,450 square foot property is an existing lot of record in the R-10 (Low Density Residential) Zoning District in the Colonial Hills neighborhood. The property abuts an improved alleyway that runs parallel to Foster Ave. between Loveman Ave. and Park Blvd. The 16' wide alleyway provides access to two homes on Foster Ave., one home on Loveman Ave. and one home on Park Blvd. It does not appear that the applicant utilizes the existing alleyway. The property owner has an existing driveway on Foster Ave.

There is an existing 4' high chain link that fenced in the applicant's rear yard that the property owner would now like to replace with a 4' high decorative black aluminum fence. The old fence and the proposed fence are located along the existing alleyway. City staff was unable to find a

permit or previous approval for the fence in this location. The Board approved a Variance in 1982 for the construction of a new garage that would be 3-feet from the side yard. The purpose of the new fence is to replace an existing chain link fence that has reached its end of life.

**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 1180.02(a) states “In any ‘R’ District, no fence or wall shall be erected in the area between the right-of-way line and the building setback line”.

**Request:**

The applicant is requesting to remove an existing 4’ high chain link fence and install a new 4’ high decorative black aluminum fence within the required front yard from a public (alley) right-of-way. A variance of 30 is required.

**Conclusions:**

Although the fence is located in the setback from a public right-of-way, the alleyway is only used by four properties. The replacement fence should not impact the existing residents who use this alleyway as access. These factors can mitigate the substantial nature of this variance request.

The essential character of the neighborhood should not be substantially altered as other neighboring properties also have similar fences that abut the public right-of-way along this 16’ wide alleyway and the fact that the previous fence was in the same location for decades. The applicant’s proposed fence material is an improvement over chain link.

The Board recently reviewed and approved two other setback requests for fences along an alleyway at 5704 and 5709 Foster Ave. at their meeting on August 6, 2020.

The delivery of governmental services should not be impacted as a result of the request.

**Motion:**

**THAT THE REQUEST BY JOHN S. JONES FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE LOCATED IN THE REQUIRED FRONT YARD AT 5716 FOSTER AVE., AS PER CASE NO. BZA 40-2020, DRAWINGS NO. BZA 40-2020 DATED SEPTEMBER, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

7. **Variance – Side Yard Setback – Garage – 655 Hartford St. (James Ross/Mullen) BZA 41-2020**

**Findings of Fact & Conclusions**

**Background:**

This property is located in the R-10 (Low Density Residence) Zoning District in Old Worthington. The surrounding properties are also single-family homes in the R-10 District. A farmhouse was originally constructed in 1860 on this relatively small ~75' x ~127' (9504 square feet) corner lot. Several additions were constructed over the years to create a 2233 square foot house. The existing house is 30.5' from the E. New England Ave. property line. The New England Ave. right-of-way is 66' wide and the distance from the property line to the street is about 25'.

The owners would like to add a 24' x 24' attached garage to the south side of the house at the west end. The garage would encroach into the required 20' side yard to approximately 6.5' from the south property line, which is also the right-of-way line for E. New England Ave. A 30' wide curb cut is proposed.

Approved by the Architectural Review Board, the garage is designed to fit in with the house, with matching roof lines and matching materials.

**Worthington Codified Ordinances:**

Section 1149.08 (a): At corner lots, no accessory uses, accessory structures, structures, material or equipment storage shall be located in any required front yard. Side yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right of way of the adjacent street. The required setback for this property along E. New England Ave. is 20'.

**Request:**

The applicant is requesting to construct a new garage in the required side yard for a corner lot. The garage is proposed to be 6.5' from the side lot line; a variance of 11.5' is requested.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered as the design of the garage would fit in with the house and the structure would still be over 30' from the street due to the wide tree lawn area. Also, the placement of the existing houses at the other three corners of this intersection are closer to the right-of-way lines than required.

Small corner lots have limited area for back yard living. If the garage were required to meet the setback requirements, the rear yard would be greatly reduced.

The proposal was reviewed and approved by the Architectural Review Board on September 24, 2020.

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

**Motion:**

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF DANIEL & SARAH MULLEN FOR A VARIANCE TO CONSTRUCT AN ATTACHED GARAGE IN THE REQUIRED SIDE YARD AT 655 HARTFORD ST., AS PER CASE NO. BZA 41-2020, DRAWINGS NO. BZA 41-2020, DATED SEPTEMBER 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

8. **Variances** – Front & Side Yard Setback – Addition – **566 Park Blvd.** (Jonathan Leonard, Architect/Payne) **BZA 42-2020**

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

This property is located in the R-10 (Low Density Residence) Zoning District in Colonial Hills. The surrounding properties are also single-family homes in the R-10 District. The lot is 49-feet in width and 135-feet in length for a total lot size of 6,615 square feet in size.

The applicant is proposing an extensive renovation to the existing home. The applicant will be expanding the existing home on the first floor and second floor to the west and south to be 3-feet from the southern property and adding a front open air front porch with a pergola and raised planters that will encroach into the front setback. The existing home is approximately 7-feet from the southern property line, approximately 5-feet from the northern property line and approximately 26-feet from the front property line. The site plan also shows the addition of a rear patio with a pergola that appears to encroach into the side yard setback on the north side of the home, however the renderings show the patio and pergola in line with the existing house. Clarification is needed on what is actually being constructed.

**Worthington Codified Ordinances:**

Section 1149.01 states that a structure must be a minimum of 8-feet from the side lot line

Section 1149.01 states that there shall be a sum of side yards of 20-feet.

Section 1149.01 states that a structure must be 30-feet from the public right-of-way.

**Request:**

The applicant is requesting to expand the existing footprint of the home to the west and south and adding patios and pergolas that will all encroach into the side and front yard setbacks. The house is proposed to be 3-feet from the side lot line; a variance of 5-feet for the side lot line is requested. The sum of the side yards will be 8-feet; a variance of 12-feet is requested. The open front porch with pergola and retaining walls will be 18-feet from the public right-of-way; a variance of 12-feet is requested.



**Conclusions:**

The essential character of the neighborhood should not be substantially altered as the majority of the homes found in Colonial Hills have a variety of side and front yard setbacks found throughout the neighborhood.

The existing home already encroaches in the front yard setback by approximately 4-5-feet, an additional 5-7-feet should not alter the character of the neighborhood.

The rear patio and pergola addition appear to encroach into the side yard setback on the northern portion of the property. The site plan and renderings seem to conflict.

- Clarification is needed on what is being proposed.

The addition to the west and south will be 3-feet from the southern property line, however the eaves appear to extend out further. Section 1149.06(a) states that architectural projections may extend or project into required side yards not more than two inches for each one foot of width of such side yard.

- Clarification is needed that that proposed eaves would not extend over 6-inches.

The neighboring house to the south appears to encroach into the side yard setback and appears to be constructed at or near the property line. The proposed addition would be approximately 3-feet from the neighbor's house.

Fire-rated construction will be required by the for the addition to be 3-feet from a property line.

Exiting lots in Colonial Hills typically do not meet the size and frontage requirements for the R-10 District. The lot is only 49-feet wide where the R-10 District requires 80-feet and the lot size is only 6,615 sq. ft. in size where the R-10 District requires 10,400 sq. ft. These two site conditions attribute to the need for reduced setbacks in Colonial Hills.

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

If the Board feels comfortable with the applicant's responses to the items that need clarified, the following motion would be appropriate.

**Motion:**

**THAT THE REQUEST BY JONATHON LEONARD, ARCHITECT ON BEHALF OF SALLY PAYNE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR ADDITIONS TO BE CONSTRUCTED IN THE SIDE AND FRONT YARDS AT 566 PARK BLVD., AS PER CASE NO. BZA 42-2020, DRAWINGS NO. BZA 42-2020 DATED SEPTEMBER 4, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

9. **Variance – Rear Yard Setback – Addition – 6642 Masefield St. (James Ross/Williams)**  
**BZA 43-2020**

**Findings of Fact & Conclusions**

**Background & Request:**

This property is located in the R-10 (Low Density Residence) Zoning District in Worthingway. The surrounding properties are also single-family homes in the R-10 District. The lot is a corner lot on the corner of Masefield St. and Thackeray Ave. that is approximately 124-feet in width and 93-feet in depth for a total lot size of 11,530 sq. ft. in size.

The applicant is proposing to construct a new covered screened porch, deck and family room addition on the rear of the home that will vary from 11-feet to 22-feet from the rear property line.

**BZA History:**

- April 7, 2016 – Variance for rear yard setback to reduce the rear yard setback to 23-feet for an addition.
- November 5, 1987 – Variances for rear yard setback for a deck to be located 8-feet from the rear property line and install a lattice fence that is 8-feet in height.

**Worthington Codified Ordinances:**

Section 1149.01 states that the required rear yard setback is to be 30-feet from the lot line.

**Request:**

The applicant is requesting the following:

- Covered screened porch that would be 11-feet to 13-feet from the rear yard setback.
- Deck would be 13-feet to 18-feet from the rear yard setback.
- Family room addition would be 18-feet to 22-feet from the rear yard setback.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered as there are several rear additions found throughout the neighborhood.

The property is on a corner with additional setback requirements not typically required for properties in the district and presents a practical difficulty

The covered screened porch is located in the same location as the original deck that was approved in 1987 and would be visible from Thackeray Ave, however it is located in the location of the existing deck and should not negatively impact the surrounding properties. The deck and family room addition will be back towards the northeast corner of the lot north of the covered porch. The deck would not be highly visible; however, the family room addition would have some visibility from Masefield St.

The delivery of government services should not be affected with the proposed additions.

**Motion:**

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF MARK & LEE WILLIAMS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A COVERED SCREENED PORCH, DECK AND FAMILY ROOM ADDITION TO BE CONSTRUCTED 10-FEET TO 22-FEET FROM THE REAR PROPERTY LINE AT 6642 MASEFIELD ST., AS PER CASE NO. BZA 43-2020, DRAWINGS NO. BZA 43-2020 DATED A, SEPTEMBER 10, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

**10. Variances – Signage – 6130 Linworth Rd. (Gondal Linworth LLC) BZA 44-2020**

**Findings of Fact & Conclusions**

**Background**

This building was constructed by Wendy's International in 1985 and operated as a fast food restaurant with a drive-thru until earlier this year. The applicant is planning to transform the property into a restaurant that combines Dunkin' (formerly Dunkin Donuts) and Baskin Robbins.

Proposed are the following changes to the signage that require variances:

1. Preview and menu boards would be located toward the west side of the drive thru and be smaller than the previous versions. The new signs would be electronic so variances would be required for changeable copy and illumination.
2. A new sign is proposed for the existing freestanding brick base that would be filled in where the previous sign set down in the brick. The base is 5'4" high on one side and 4'10 1/2" on the side, and about 10' wide. Proposed is a 9' wide x 4'7" high cabinet (~41 square feet in area per side) identifying "DUNKIN'" in orange and pink; "baskin robbins" with a "BR" logo in blue and pink; and "DRIVE THRU" in pink and white. The background of the sign is proposed as white that would be opaque. A variance would be needed for the overall sign area of ~174 square feet (two-sided 10' wide x 9'8" high including the base).
3. Signs were originally proposed on three sides of the building identifying the businesses, but the ARB only approved signs for the north and west sides. The north side of the building would have internally illuminated channel letters saying "DUNKIN'" in orange with a pink apostrophe. The letters are proposed as 24" high with sign area of 24.8 square feet. Baskin Robbins is shown as an internally illuminated pink and blue logo that is 30" high and 22.5 square feet in area. On the west side, two signs are proposed for Dunkin: internally illuminated orange "DUNKIN" letters would be 24" high (24.8 sf in area) in the gable; and 15" high (12.4 sf in area) non-illuminated characters and letters would represent the America Runs on Dunkin logo (colors are not clear). Variances are needed for number of wall signs and overall sign area for Dunkin'.
4. Directional signs are proposed at the 2 entrances. A previous variance was granted for the 4' height, but the size of the signs would need to meet the Code requirement of being 2' x 2'.

## **Worthington Sign Code – Chapter 1170**

### **1170.02 DEFINITIONS AND PROVISIONS.**

(e) “Changeable copy” signs are prohibited except as follows:

(1) “Bulletin Boards” for public and semi-public uses are permitted with changeable copy not exceeding fifteen square feet used to identify events. Bulletin Boards shall not be internally illuminated.

(2) Gasoline service stations and gasoline/convenience store stations whose principal business is the sale of motor fuel may display one sign with changeable copy to identify the grades or types of motor fuel sold and the prices of such fuel.

(f) “Directional sign” means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

### **1170.03 DESIGN REQUIREMENTS.**

(b) Illumination. Internally illuminated signs shall be constructed so as to allow the illumination of only letters, numbers or other identifying symbols on the display surface. No light shall pass through the background. Internally illuminated signs shall not exceed the equivalent of an 800 milliamper fluorescent tube mounted not closer than twelve inches on center. External illumination shall be installed so that the light source is not visible from adjoining premises and does not illuminate such premises. No external light source shall be located or arranged so as to cause confusion or a hazard to traffic or conflict with traffic control signals. Flashing signs shall not be permitted.

### **1170.04 MEASUREMENT.**

(a) Sign area is calculated by totaling all display areas of a sign, including sign faces, molding and framing, but excluding supporting members less than or equal to twenty-four inches in width.

(b) Planters or other decorative supporting structures shall be excluded in the computation of sign area unless the structure exceeds two feet in height or eight feet in length, in which case the entire structure shall be included in the computation of sign area.

### **1170.05 COMMERCIAL AND INDUSTRIAL DISTRICT REQUIREMENTS.**

(a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.

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

(c) Freestanding Signage. There shall be no more than one freestanding sign per parcel. No part of any freestanding sign shall exceed an above-grade height of fifteen feet. Freestanding signs shall not be larger than sixty percent (60%) of the total sign area allowed for under Section 1170.05 (a). Freestanding signs shall be located not closer than ten feet to a public right of way or thirty-five feet to an adjoining property line.

**Variances Requested:**

1. Menu and Preview Boards – Changeable copy with background illuminated.
2. Dunkin':
  - Three wall signs – only 2 would be allowed per the Code.
  - Sign Area – Wall sign area total 62 square feet. One-half of the freestanding sign area would be ~87 square feet. One-half of sign face only would be ~41 square feet. Total sign area for Dunkin' is proposed to be 149 square feet which includes the brick sign base (without base they would have 103 square feet of signage.) Only 100 square feet of signage is allowed per business and no more than 60 square can be in the freestanding sign.
3. Baskin Robbins:
  - Wall sign area is 22.5 square feet. One-half of the freestanding sign area would be ~87 square feet. One-half of sign face would be ~41 square feet.

**Conclusions:**

The menu and preview boards would be appropriate for this application.

Although the west elevation was approved by the ARB, it seems the signs as shown on the east elevation are what was in mind, having one sign for each business rather than 2 for Dunkin'. With an oversized freestanding sign at the corner, signs may not be necessary on the west side of the building. It is difficult to say the businesses would not yield a reasonable return without the additional wall signs.

Reduction of the freestanding sign area may be possible but the ARB felt the proposed sign cabinet would be appropriately sized with the existing base. The actual sign faces would be ~41 square feet, which would be larger than the UDF and Linworth Crossing signs, but smaller than the BP sign. The character of the neighborhood, however, should not be substantially altered and adjoining properties should not suffer a substantial detriment as a result of the variance. Reuse of the existing base is positive as it matches the building.

Proposed directional sign faces should be reduced to no wider than 2' to meet the Code.

The proposal was reviewed and approved by the Architectural Review Board on September 10, 2020.

The delivery of government services should not be affected with the proposed signage.

**Motion:**

**THAT THE REQUEST BY GONDAL LINWORTH LLC FOR VARIANCES TO INSTALL SIGNAGE AT 6130 LINWORTH RD. AS PER CASE NO. BZA 44-2020, DRAWINGS NO. BZA 44-2020, DATED SEPTEMBER 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND 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.



MINUTES OF THE REGULAR MEETING  
BOARD OF ZONING APPEALS  
VIRTUAL MEETING

September 3, 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; Brian Seitz, Garrett Guillozet and Mikel Coulter. Also present were Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator.
2. Approval of Minutes of the August 6, 2020 meeting

Mr. Coulter moved to approve the minutes, and Mr. Seitz seconded the motion. Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; Ms. Crane, aye; and Mr. Guillozet, aye. The minutes were approved.

**B. Items of Public Hearing – Unfinished**

1. **Variance** – Setback & Screening – **6625 Guyer St.** (Schorr Architects/Worthingway Middle School) **BZA 21-2020 To Remain Tabled without Discussion**
2. **Variance** – Front Yard Setback – Single Family Dwelling – **285 McCoy Ave.** (JBAD Architects/Carpenter & Blanchard) **BZA 31-2020**

No additional information was provided at the time of this report. The applicant stated that they intend to submit revised drawings prior to the time of the meeting.

**To Remain Tabled without Discussion**

**C. Items of Public Hearing – New Business**

1. **Variance** – Front Yard Setback – Porch – **325 E. New England Ave.** (Christa Teston & Chris Elliott) **BZA 32-2020**

Mr. Brown reviewed the following from the staff memo:

**Background:**

This property is located in the R-10 (Low Density Residence) Zoning District. The surrounding properties are also single-family homes in the R-10 District. The lot is 66-feet in width and 200-feet in length for a total of 13,200 square feet in the Morris Addition. The lot is heavily wooded with a prominent slope south towards Rush Creek.

The applicant is proposing a new 6' x 8' foot covered porch that will encroach into the required front yard.

There is an existing 3'x 5' existing covered front porch and sidewalk in this area. The applicant is requesting this variance to add a larger covered entrance.

**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 new covered porch in the required front yard. The porch is proposed to be 10.4-feet from E. New England Ave.; a variance of 19.6-feet is required.

**Conclusions:**

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

The existing covered porch and the majority of the house are currently located in the front setback. No prior variance was found. The existing house is already located 16.6-feet into the front setback.

The new addition will be 34.6-feet from the edge of pavement for E. New England Ave.

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

**Discussion:**

Mr. Brown swore in the applicants, Ms. Christa Teston & Mr. Chris Elliott, 325 E. New England Ave., Worthington, Ohio. Ms. Crane asked if the porch addition would allow for seating on the porch and Ms. Teston said yes. Board members did not have questions or concerns. Ms. Crane asked if there were any emails or callers and Mrs. Bitar said no.

**Motion:**

Mr. Guillozet moved:

**THAT THE REQUEST BY CHRISTA TESTON & CHRIS ELLIOTT FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 325 E. NEW ENGLAND**



**AVE., AS PER CASE NO. BZA 32-2020, DRAWINGS NO. BZA 32-2020 DATED JULY 16, 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. Mr. Guillozet, aye; Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Ms. Crane, aye. The motion was approved.

**2. Variances – Front & Side Yard Setbacks – Ramp – 84 W. Stanton Ave. (Shaw & Ott Medical/Cummiskey) BZA 33-2020**

Mr. Brown reviewed the following from the staff memo:

**Background:**

This property is located in the R-10 (Low Density Residence) Zoning District in the Davis Estates neighborhood. The surrounding properties are also single-family homes in the R-10 District. The lot is 55-feet in width and 122-feet in length for a total lot size of 6,710 sq. ft. in size.

The applicant is proposing to install a handicap ramp for the property owner that will need to encroach into the required front yard and side yard.

There is an existing approximately 3'x 5' existing front porch with stairs in this area. The applicant is requesting this variance so that the property owner can safely enter and exit her 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 1149.01 states any dwelling or structure accessory to a dwelling must be at least 8-feet from the side yard.

**Request:**

The applicant is requesting to construct a handicap ramp in the required front yard. The ramp is proposed to be 13.4-feet from W. Stanton Ave.; a variance of 16.6-feet is required. The ramp is also proposed to be 6.8-feet from the western side property line; a variance of 1.2-feet is required.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered long term, however temporarily it might be altered.

- The handicap ramp would be able to be removed in the future when it is not needed.

The existing front porch and stairs already encroach into the existing front setback.

The handicap ramp will be approximately 22.4-feet from the edge of pavement for W. Stanton Ave.

The ramp would provide safe access to the home and permit the property owner to remain in her home.

The ramp would be designed to meet the Accessibility Code referenced in the Residential Code of Ohio.

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

**Discussion:**

Mr. Brown swore in the applicant, Mr. Dan Van Harligan, representing 84 W. Stanton Ave., Worthington, Ohio. Mr. Van Harligan said he was trying to make sure the project was done according to Code and successful. Board members did not have any questions or concerns. Ms. Crane asked Mrs. Bitar if there were any emails or phone calls and Mrs. Bitar said no.

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY SHAW & OTT MEDICAL ON BEHALF OF LUCILLE CUMMISKEY FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A HANDICAP RAMP TO BE IN THE REQUIRED FRONT YARD AND SIDE YARD AT 84 W. STANTON AVE., AS PER CASE NO. BZA 33-2020, DRAWINGS NO. BZA 33-2020 DATED AUGUST 5, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

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

**3. Variances – Rear & Side Yard Setbacks – New Garage – 117 W. New England Ave. (Jeffrey & AnnMarie McCallister) BZA 34-2020**

Mr. Brown reviewed the following from the staff memo:

**Background & Request:**

This property is located in the R-10 (Low Density Residence) Zoning District in Old Worthington. The surrounding properties are also single-family homes in the R-10 District. The lot is 60-feet in width and 134-feet in length for a total lot size of 8,040 square feet in size.

The applicant is proposing to replace an existing garage and shed with a new larger garage that will need to encroach into the required side yard and rear yard for accessory buildings.

There is an existing approximately 20' x 20' existing garage and a 14' x 20' shed that will be replaced with a new 20' x 26' garage with storage above that will be 3-feet from the side and rear property lines. The applicant is requesting this variance so that the property owner can construct a new garage.

**Worthington Codified Ordinances:**

Section 1149.08(b) states any accessory building must be at least 10-feet from the rear lot line and 8-feet from the side lot line.

**Request:**

The applicant is requesting to construct a new garage in the required rear yard and side yard. The garage is proposed to be 3-feet from the side and rear lot line; a variance of 5-feet for the side lot line and 7-feet for the rear lot line is requested.

**Conclusions:**

The essential character of the neighborhood should not be substantially altered long term as there are several other accessory buildings in Old Worthington located 3-feet from the side and rear lot lines.

The existing detached garage and shed are located 4-feet from the side lot line and the shed is located 3-feet from the rear lot line. The Board granted a Variance on June 5, 2003 for the shed to be located 3-feet from the rear lot line and 4-feet from the side lot line. The existing garage appears to be constructed when the home was constructed in the early 1900's.

The garage will be in the same general location as the existing garage and shed. With the removal of the shed, the new garage will be constructed back towards the rear of the lot in line with the neighbor's garage to the east.

Exiting lots in Old Worthington typically do not meet the size and frontage requirements for the R-10 District. The lot is only 60-feet wide where the R-10 District requires 80-feet and the lot size is only 8,040 sq. ft. in size where the R-10 District requires 10,400

sq. ft. These two site conditions attribute to the need or reduced setbacks in Old Worthington.

The proposal was reviewed and approved by the Architectural Review Board on July 9, 2020.

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

**Discussion:**

Mr. Brown swore in the applicants, Mr. Jeffrey McCallister, and Mrs. Annmarie McCallister, 117 W. New England Ave., Worthington, Ohio. Board members had no questions or concerns. Ms. Crane asked if there were any emails or callers and Mrs. Bitar said no.

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY JEFFREY & ANNMARIE McCALLISTER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE TO BE CONSTRUCTED IN THE SIDE YARD AND REAR YARD AT 117 W. NEW ENGLAND AVE., AS PER CASE NO. BZA 34-2020, DRAWINGS NO. BZA 34-2020 DATED AUGUST 7, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

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

4. **Variance** – Accessory Building Total Area – New Garage – **638 Seabury Dr.** (James W. Bihari) **BZA 35-2020**

**Background & Request:**

This property is located in the R-10 (Low Density Residence) Zoning District in Kilbourne Village. The surrounding properties are also single-family homes in the R-10 District. The lot is approximately 60-feet in width and 158-feet in length for a total lot size of 12,194 square feet in size.

The applicant is proposing to construct a new detached accessory building that will exceed the permitted 850 sq. ft. total for accessory buildings.

There is an existing attached garage that is approximately 447 sq. ft. in size. The applicant would like to construct a new detached garage that would be 22' x 22', which would be 484 sq. ft. in size bringing the total square footage of accessory building area to 931 sq. ft. The applicant is requesting a variance so that the property owner can construct a new garage.

**Worthington Codified Ordinances:**

Section 1149.08(b) states that the total accessory building area cannot exceed 850 sq. ft. in size.

**Request:**

The applicant is requesting to construct a new garage that would exceed the permitted 850 sq. ft. of accessory building area. The total accessory building area would be 931 sq. ft.; a variance of 81 sq. ft. is requested.

**Conclusions:**

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

The garage will be located to the rear of the site and will not be completely visible from the public right-of-way.

The garage will also be able to meet the standards outlined in Section 1149.08(b) for setbacks from the side and rear lot lines.

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

**Discussion:**

Mr. Brown swore in the applicant, Mr. James Bihari, 638 Seabury Dr., Worthington, Ohio. Mr. Bihari said he would like to build his garage twenty-two feet instead of twenty. He said he needed the extra space to be able to get into his car because the space is tight right now. Mr. Coulter asked how far away the tree was from the property line. Mr. Bihari said the tree was 8.5 feet from the property line. Mrs. Bitar said the neighbor to the south had some concerns and sent in an email to be read.

“Hello,

We are writing to express concerns regarding the request for a variance at 638 Seabury Dr. for a new garage structure. Our primary concern is that the space between the owner's tree at the end of the driveway and our property line is not wide enough for construction equipment and/or cars to pass through without creating lasting damage to our property. The owner intends to drive cars to and from the new garage through that space. We are also

concerned that the space surrounding the new structure will not be maintained in a manner that is consistent with the neighborhood standards.”

Thanks for your time,  
Bobby and Derrin Ritchie  
630 Seabury Dr.  
Worthington, Ohio

Mr. Bihari said he knew his neighbor was concerned about her yard getting torn up so that was why he hired a surveyor to make sure there would be enough room to avoid harming the neighbor’s yard, whose property line is 8.4” from the tree. Mr. Bihari said he had enough room to drive through the other side of the tree, which is closest to his house. Ms. Crane asked if there were any other emails or calls and Mrs. Bitar said no. Mr. Guillozet asked Mr. Bihari if either of his neighbors have a large garage or shed behind their homes and Mr. Bihari said one of his neighbors had a shed.

Mr. Seitz asked Mr. Brown for clarification related to size and access to the garage. Mr. Brown replied that it would be similar to just a large shed and that we don’t require access to a shed.

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY JAMES W. BIHARI FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE TO BE CONSTRUCTED THAT WILL BRING THE TOTAL ACCESSORY BUILDING SQUARE FOOTAGE OVER 850 SQ. FT. AT 638 SEABURY DR., AS PER CASE NO. BZA 35-2020, DRAWINGS NO. BZA 35-2020 DATED AUGUST 7, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

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

**C. Other**

There was no other business to discuss.

**D. Adjournment**

Mr. Guillozet moved to adjourn the meeting, and Mr. Seitz seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:25 p.m.

DRAFT



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case # TUP 01-2020
Date Received 6-4-2020
Fee \$50.00pd
Meeting Date 7-2-2020
Filing Deadline

1. Property Location 6580 HUNTLEY RD
2. Present/Proposed Use I-2 WAREHOUSING
3. Zoning District I-2
4. Applicant GARY MOORE CEO  
Address 6580 HUNTLEY RD  
Phone Number(s) 614 496-1465  
Email GMOORE @ SUPERGAMES .ORG
5. Property Owner DIRECT INSTRUCTIONAL SUPPORT SYSTEMS  
Address 6580 HUNTLEY RD DBA-SUPER GAMES  
Phone Number(s) 614-496-1465  
Email GMOORE @ SUPER GAMES .ORG
6. Action Requested (ie. type of variance) TEMPORARY PERMIT TO ALLOW  
USE OF DICKLEBALL TRAINING CENTER
7. Project Details: AND SMALL SCALE PICNIC AREA
  - a) Description \_\_\_\_\_
  - b) Expected Completion Date 7-15-2020
  - c) Approximate Cost USE OF EXISTING EQUIPMENT

#### 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.

Gary Moore  
Applicant (Signature)

6-1-2020  
Date

Gary Moore CEO for  
Property Owner (Signature)  
Super Games

6-1-2020  
Date



ABUTTING PROPERTY OWNERS  
FOR  
6580 Huntley Rd.

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

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

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



535 B Lakeview Plaza Blvd | Columbus OH 43085  
P: 614.846.8946 | F: 614.847.1794

City of Worthington, Ohio  
Planning Coordinator  
Linda Bitar

7-25-2020

RE: Rezoning or conditional use permit

To whom it may concern:

*Direct Instructional Support Systems, Inc 6580 Huntley Road, Worthington , Ohio (dba: SuperGames) requests a change of zoning from I-2 to I-1 or a conditional use permit to allow to the opportunity to develop a additional revenue stream (Pickleball Training Center), to deal with the impact of the COVID 19 pandemic upon the current SuperGames business model of large events.*

*The Pickleball Training Facility would serve an additional recreational opportunity for the citizens of Worthington. The two courts would require less than 8% of the total square footage of the building. Participation would be limited to ten participants since there are only two courts available. The expansion of the north parking lot in the fall of 2019 provides an additional 48 parking spaces.*

Best Regards,

Gary Moore, Ph.D. CEO  
Gmoore@supergames.org  
Direct Instructional Support Systems Dba SuperGames

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

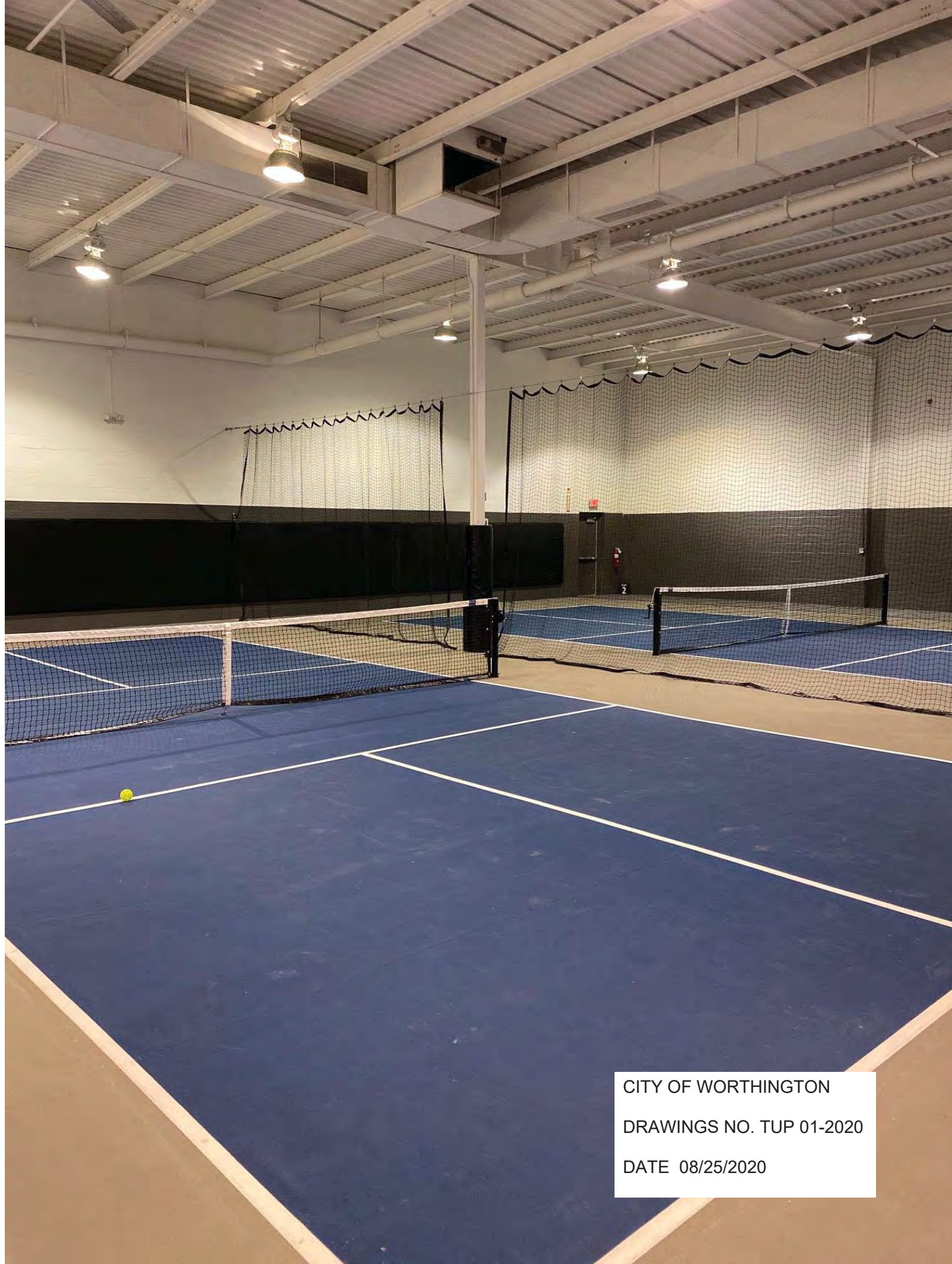
DATE 08/25/2020

# 6580 Huntley Rd.



100-006136 04/24/2017





CITY OF WORTHINGTON  
DRAWINGS NO. TUP 01-2020  
DATE 08/25/2020



**Supporting Statement: Rezoning 6580 Huntley Rd. from I-2 to I-1  
(REVISED 8/25/2020)**

In 2002 SuperGames moved into 535 Lakeview Plaza, and through a conditional use permit operated an indoor play center, warehousing and offices for SuperGames. Over that period SuperGames became one of the fastest growing large event companies in Ohio. Employing over a hundred local college students, teachers during the summer months and operated summer camps for children bringing in over a million dollars in payroll to the City of Worthington,. In 2019, as demand for large events grew even larger with the addition of several NFL teams as new clients, the non profit changed their business model to hosting only portable events, because the warehousing of all the new equipment left little room for the indoor play center and the 25,000 sq ft was tuned into warehousing. Soon we were outgrowing the Lakeview Property and needed to look for another larger location. Trying to find the perfect location we looked all over central Ohio to find freeway access and an affordable building. We wanted to stay in Worthington, but the opportunities for our building needs were not there.

Finally we looked at the Tropical Nut and Fruit company building on Huntley Road. The building needed major renovations, leaky roofs, removing heavy manufacturing equipment, interior and exterior cleaning and painting, HVAC upgrades, office remodeling the zoning was not ideal since we could not host any small events there because of the I-2 Zoning classification our non profit board of trustees decided to take a chance on the growth of large events and purchase the building.

With the help of our local FC Bank we were able to purchase the building. A renovation budget of \$350,000 and a \$12,500 FACAD grant from the city of Worthington we were able to ad new signage, additional parking, employee fitness area, interior office renovations, overhead door installations to name a few. We transformed a building that had sat almost empty for the past 10 years to one of the most attractive on the Huntley Road Corridor.

We sub leased 535 Lakeview Plaza facility to the Greater Ohio Volleyball Club to take over the final year of our lease. We did not to leave a vacant building with not tax revenue for the City.

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

## THEN COVID 19.

Since the stay at home order from the State of Ohio basically shut down all revenue opportunities for a large event company like SuperGames, it has been a challenge trying to stay afloat with the current business model. We are making PPE for the medical industry, donating wrote give face shields for area EMT units, supporting the Worthington Food Bank by transporting over 25,000 pounds of food from the Mid Ohio Food Bank, manufacturing counter shield and hand sanitizer stations for area schools as they prepare for a new way of educating children in the fall. In fact we are building over 500 counter shields for the Worthington, Arlington, Grandview, Delaware and Olentangy Schools.

Although this helps pay our mortgage, these free services or low margin sales do not help us stay in business with the current model.

We are able to hold on since we received a PPP grant from the SBA to maintain our 20 FT employees through June 30th at a 75% salary level. It is imperative that we find additional sources of revenue going forward. we forecast that all these employees will return to unemployment on July 1, 2020 when the PPP funds run out and large events are not allowed to take place.

We are concerned that if we don't look to the future, the 6580 Huntley building will revert to an empty shell again bringing in no tax revenue for the City of Worthington from the 20 Full Time and 100 seasonal employees, most of which are Worthington young people.

## THE FUTURE

As no one knows for sure where this all will end up we must plan ahead to maximize the revenue sources for every square inch of the 6580 Huntley Rd. property.

We estimate that our residents are not in a big hurry to go back to a crowded recreation facilities and the emphasis will be on small satellite recreational opportunities indoors and outdoors.

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

Pickleball is the fastest growing sport in America and lends itself to well to the demands this virus has placed upon us.

1. A sport that can be played by all ages. Seniors are the age group that has driven this surge, but its is making its way to the youth and college students.
2. It is played on a small footprint, instead of 4 people on a tennis court, we can get two courts on one tennis court, providing 100% more participation.
3. In many communities, the sport has dominated the recreation environment. In Naples, Fla, The East Naples Community Park, has over 50 pickle ball courts and is a major contributor to the Naples Economy.

As we built out the warehousing space at our 6580 facility we were left 5000 sq ft open for future expansion of the warehouse. Our employees constructed two temporary pickle ball courts for some exercise.

As we were brainstorming ways to produce some additional revenue, one idea is to convert the NW corner of the building (5000 sq ft) to a revenue producing venue to operate a pickleball trying center. This portion of the building is isolated from the rest of the warehouse facility and will make for easy access for guests to participate. Since there are only space for two courts the occupancy will be 10 guests or less with no food or beverages will be served. We anticipate this being used by area professional for individual lessons and a practice venue for Pickleball Pros on the pro pickle ball circuit.

This would be the only indoor dedicated pickle ball courts in Ohio since most players use area tennis courts. To follow CDC and COVID Guidelines we limit the total number in the participants on the courts to 12. (8 participating and 4 participants being used as subs if we have no shows. If we have participants waiting we have a over 700 sq ft at the end of the south end of the courts for those 4 people to socially distance. No spectators would be permitted. Since it is doubtful that the Worthington Recreation Department will not be offering pickle ball in their gymnasiums this fall, this would be the only place to play PB in Worthington in the foreseeable future.

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

Since we are in the I-2 Zoning district we were informed by the City that this is not a permitted use, even if it only accounts for less than 8% of the total sq footage of the building.

We see two possible solutions:

1. Apply for rezoning from I-2 to I-1 with a conditional user permit, since there is precedent that a I-1 Zoning parcel within the I-2 district already exists. (The Orkin Property)
2. We receive a temporary permit from the City to operate this activity until such time that the COVID 19 Pandemic has passed and we can return to large events (18 month permit). I know the City has allowed uptown restaurants to place signage to make citizens aware of carryout opportunities for area restaurants. I m not sure if this would fall under the same considerations or require an Emergency Order from the City Manager.

We look forward to continuing this discussion.  
Best regards,

Gary Moore, CEO  
SuperGames  
[gmoore@supergames.org](mailto:gmoore@supergames.org)  
cell: 614 496-1465

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020



# • QUESTIONS PERTAINING TO THE REZONING APPLICATION FOR 6580 HUNTLEY RD.

- **1.** Ohio Building Code – Comments from Don Phillips related to the Temporary Use Permit for the "Pickleball Courts". The owner can amend the current permit that is still open to include this new A-3 in the building. The owner's architect can analysis ways to update the construction documents showing compliance with the 2017 Ohio Building Code. It could also mean a fire safety and evacuation plan in compliance with the 2017 Ohio Fire Code.
- **2.** Impacts related to the Ohio Building Code as it pertains to including your outdoor recreation area.
- **3.** Restrooms – floorplan needed to show the location of the restrooms, pickleball area and outdoor area. How will people access the restrooms. Will your restrooms meet the requirements found in the Ohio Building Code.
- **RESPONSE :** Restrooms meet requirements , only 12 participants in the building at one time. Restrooms located adjacent to the pickleball courts.
- **SEE A1-1**
- **4.** Parking – parking standards and site plan showing where parking will be allocated and will it meet Code requirements. This could be an issue as it pertains to meeting requirements for the main business and the Temporary businesses.**RESPONSE:** Twelve parking spaces anticipated for the pickleball courts. Due to the downturn in business of SuperGames , we are doing only 35% of business compared to 2019 and with only 50% of the original employees. SEE C-2
- **5.** Outdoor occupancy – size of outdoor area? Will it be fenced? If so, how will it be fenced.**RESPONSE:** This program tabled until business improves, we will re submit if the program becomes necessary.
- **6.** Food Trucks – is this occurring every single day or just a few days a week. We will need to know this as it pertains to your Temporary Use Permit.**RESPONSE:** No Food trucks
- **7.** Hours of Operation for the pickleball court and outdoor area?**RESPONSE:** 7am-8pm weekdays, 7am-8pm weekends
- **8.** Floorplan needed showing how people will access the building and the outdoor recreation area. **Response:** See A1-1

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

- **9.** Signage – no signage has been proposed, so you would not be permitted to install temporary signage. **Response:** No signage needed
- **10.** Alcohol – you reference alcohol in your application. You will need to meet at State standards and requirements for alcohol. **RESPONSE:** No Alcohol served.
- **11.** Lighting – are you proposing outdoor lighting? If so, we ill need to know what this is going to be. We see string lights shown in one of your pictures. **RESPONSE;** No outdoor programming at this time, therefore no lighting required

# SUPER GAMES REMODEL

**6580 HUNTLEY ROAD**

## PICKLEBALL COURTS

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

WORTHINGTON, OHIO 43085

### APPLICABLE CODES

2017 CIRC GRDY, 3-1.13	2008 BFE, FUEL, GAS CODE	2008 ASPH
2017 CH-C (GRDY, 3-1.13)	2017 MISC	2017 CPO
2017 CHMO (GRDY, 3-1.13)	2010 NFPA 13	

## DESIGN LOADS

1. ADD. MEMBERS 5000 PPM. DOG. MEMBERS WILL BE ALLOWED BY DOG.
2. POUND LEADS:
- A. BUREAU OF P.F. 5000 PPM. 5000 PPM.
- B. W.P.F. 31 PPM. 5000 PPM.
3. LINE LOGS:
- A. AREA 1:
1. POUND LEADS 5000 PPM.
2. LEADS AND LEADS 5000 PPM.
3. PLATFORM 5000 PPM.
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- B. EDUCATIONAL:
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## INDEX OF DRAWINGS

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## CODE ANALYSIS SUMMARY - 2017 OBC

USE GROUP/CONSTRUCTION TYPE  
USE ORIGINATOR: U.S. F-14 SECRET CONSTRUCTION TYPE: 211000000000

## AREA TABULATIONS

TOTAL ACTUAL AREA (1) STORIES 100.00 SQ. FT.  
REMOVED AREA 100.00 SQ. FT. 100.00 SQ. FT.

### HEIGHT TABULATIONS

ALLOWABLE NIGHT PER TABLE 604.5 AND SECTION 604.5.220 = EXISTING, NO CHANGE  
ACTUAL = EXISTING, NO CHANGE

### OCCUPANT LOAD

CALCULATED OCCUPANT LOAD PER TABLE 124.1.2 ONE = 267  
TOTAL EXITS PROVIDED = 4 2011-11-1

**FIRE RATING**

NO CHANGE.

### SPRINKLER REQUIREMENTS

1992年12月

**NOTE TO BUILDING PLANS EXAMINER**

DESIGN AND INSTALLATION DOCUMENTS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION AFTER A QUALIFIED FABRICATOR AND/OR CONTRACTOR HAS BEEN SELECTED FOR EACH OF THE FOLLOWING AREAS OF WORK:

### COVER SHEET LEGEND

OFFICE	ROOM NAME
B	UNIT GROUP
(1)	WALL, OCC. LAND
107 S.F.	ROOM AREA
14	ACTUAL W. WALL, EXTERIOR PER INT
500 CAP.	TOTAL BORESS CAPACITY INT

### SITE LOCATION MAP



WORTHINGTON, OHIO

### OWNER PARTICIPATION

NO.	ITEM	APPROVED AND INSTALLED BY OWNER	APPROVED AND INSTALLED BY CONTRACTOR
1	ALL WORK REQUIREMENTS		
2	TEMPORARY UTILITIES	✓	
3	PROTECT AND/OR REPAIRS	✓	
4	TIES AND/OR BOLLARDS	✓	
5	WATER LANDING PLANTS		
6	EXPOSED IRONWORK	✓	
7	INTERNAL FINISHES		
8	PAINTWORK	✓	
9	EXTERIOR TYPING	✓	
10	ROOF MEMBRANE	✓	
11	WALL FINISHES	✓	
12	WALLS AND PARTITIONS	✓	
13	CEILING BATH	✓	
14	CEILING LIGHTS	✓	
15	TRAILING AND TROOP IN THERE	✓	
16	SECURITY SYSTEMS	✓	

DATE \_\_\_\_\_

8/07/2020

PROJECT NUMBER

3027



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All rights reserved.

**Architect:**

**DESIGNetwork**  
Discover. Design. Deliver.  
41 Fellows Avenue, West Jefferson, Ohio 43082  
(614) 408.0124 [WWW.DNN-AE.COM](http://WWW.DNN-AE.COM)

**RESTROOMS** ONLY ITEMS BEING DONE IS CHANGING LIFE GROUP OF PICKLEBALL COURT AREA FROM 3-1 TO 4-8



SUPER GAMES RENOVATION  
PARKING LOT ADDITION  
8980 HUNTLEY ROAD  
FRANKLIN COUNTY  
WORTHINGTON, OHIO

SUPER GAMES  
PICKLEBALL COURT

8980 HUNTLEY ROAD  
WORTHINGTON, OHIO 43085

Project No. 2020-01  
Drawing No. TUP 01-2020  
Date 08/25/2020  
Scale 1/4" = 1'-0"

Project Name  
Project Location  
Project Description  
Project Owner  
Project Manager  
Project Engineer  
Project Designer  
Project Checker  
Project Approver

Project No. 2020-01  
Drawing No. TUP 01-2020  
Date 08/25/2020  
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Project Name  
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Project No. 2020-01  
Drawing No. TUP 01-2020  
Date 08/25/2020  
Scale 1/4" = 1'-0"

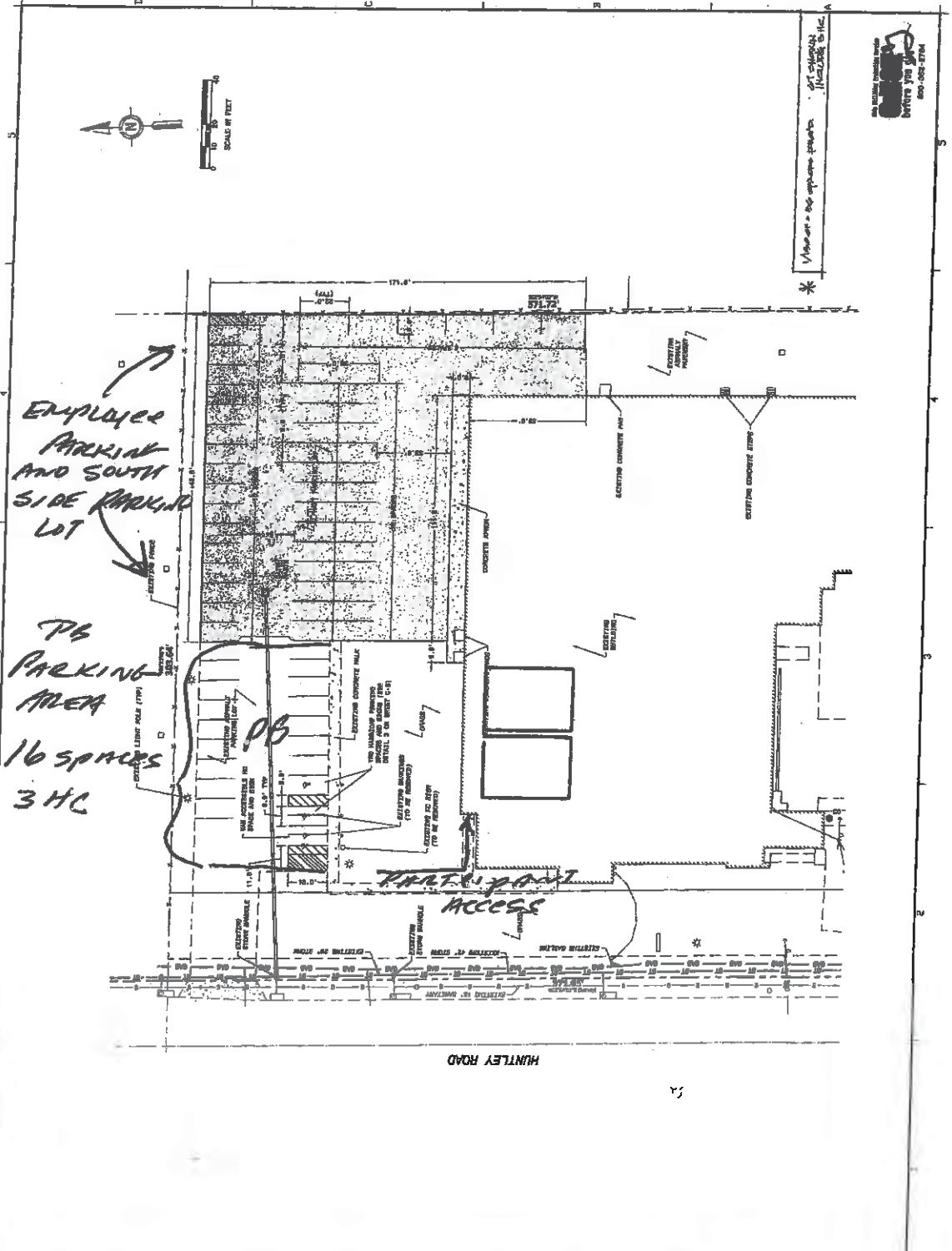
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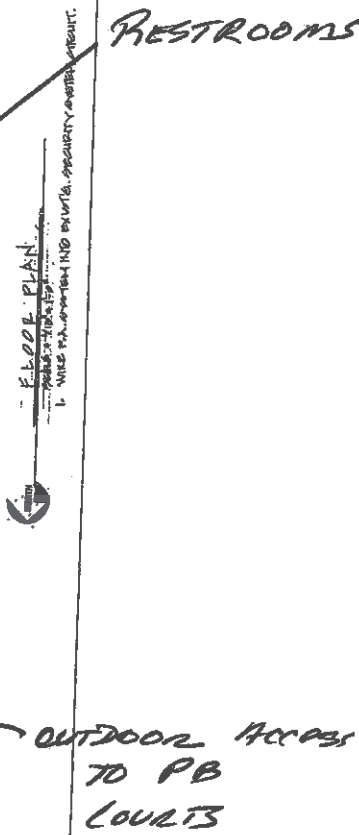
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Date 08/25/2020  
Scale 1/4" = 1'-0"

Project Name  
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Project Description  
Project Owner  
Project Manager  
Project Engineer  
Project Designer  
Project Checker  
Project Approver



CITY OF WORTHINGTON  
DRAWINGS NO. TUP 01-2020  
DATE 08/25/2020

C-2



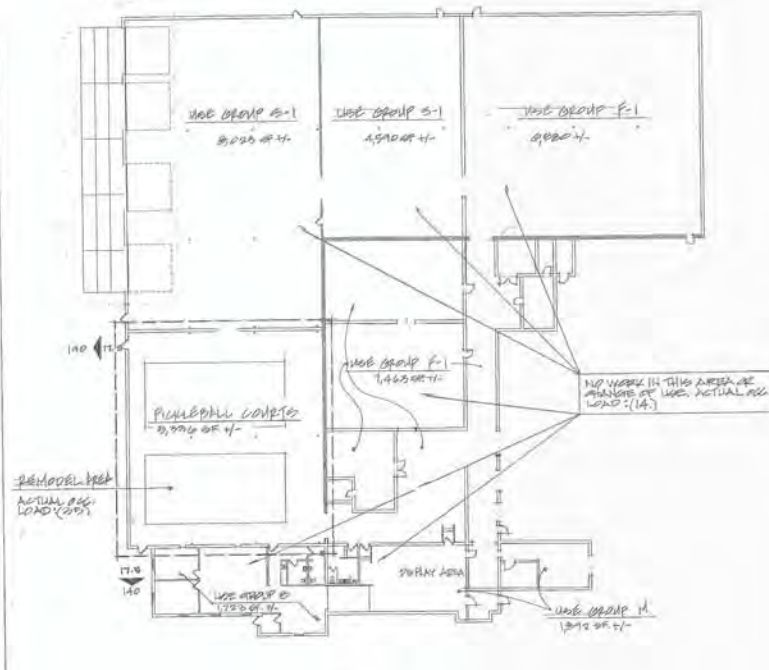


## PICKLEBALL COURTS

6580 HUNTLEY ROAD

[illegible]

DATE 08/25/2020



## BOOKING PLAN

1470.

ONLY ITEM BEING DONE IS CHANGING USE GROUP  
OF PICKLEBALL COURT AREA FROM S-1 TO A-2

**DESIGNetwork**  
Discover. Design. Deliver.

41 fellows avenue, west jefferson, ohio 43162  
(614) 406.0124 WWW.DNW-AE.COM

2017 CMC (REV. 3.1.13)	2008 INT. FUEL GAS CODE	2008 ANSI
2017 CMC (REV. 3.1.13)	2017 NEC	2017 CFC
2017 CMC (REV. 3.1.13)	2015 NFPA 13	

1. SOIL BEARING 1,500 PSI; SOIL BEARING VALUE AS ALLOWED BY CODE.

3. **ROOF LOADS**  
 A. SNOW 25 PSF  
 B. WIND 21 PSF (SEE APP.)
4. **LIVE LOADS**  
 A. ASSEMBLY  
 1. FIXED SEATS 60 PSF  
 2. MOVABLE SEATS 150 PSF  
 3. PLATFORM 150 PSF  
 4. CORRIDOR (30) PSF  
 B. EDUCATIONAL  
 1. CLASSROOM 40 PSF  
 2. CORRIDOR 100 PSF  
 C. EXTERIOR AND EXITS  
 1. LANDSCAPE 10 PSF  
 2. 100 PSF LIVE  
 3. 500 LBS. CONCENTRATED LOADS  
 4. EXITS 150 PSF  
 D. STORAGE AND MECHANICAL 120 PSF  
 E. GUARDRAILS/IMPACT LOAD 250 PSF
5. **WIND LOAD BASIC WIND SPEED = 90 MPH EXPOSURE "D"**

NO.	SHEET DESCRIPTION
	COVER
6-2	SITE PLAN
6-1	FLOOR PLAN, EXHIBIT 15, 4th FLOOR, 2nd ALLEYS

USE GROUP: RI, B, F-I, M, D, H, T, S CONSTRUCTION TYPE: 20 UNREINFORCED

EXISTING SQ. FT. 31,802 SQ. FT. FL.  
TOTAL ACTUAL AREA (1) STORES  
REMODELED AREA 145,000 SQ. FT. A-3 6,500 SQ. FT.

ALLOWABLE HEIGHT PER TABLE 04.3 AND SECTION 04.1 DRG = EXISTING- NO CHANGE  
ACTUAL = EXISTING- NO CHANGE

CALCULATED OCCUPANT LOAD PER TABLE 1064.1.2 OBC = 267  
TOTAL BURNERS PROVIDED = 49 Actual

## NO CHANGE

## NO CHANGE

DESIGN AND INSTALLATION DOCUMENTS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION AFTER A QUALIFIED FABRICATOR AND/OR CONTRACTOR HAS BEEN SELECTED FOR EACH OF THE FOLLOWING AREAS OF WORK:

OFFICE	ROOM NAME
3	USE GROUP
(1)	CALC. OCC. LOAD
127 S.F.	ROOM AREA
14	ACTUAL CALC. EGRESS PER EXIT
686 CAP.	TOTAL EGRESS CAPACITY/EXIT

WORTHINGTON, OHIO

[illegible]

8/07/2020

PROJECT NUMBER

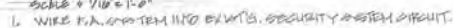
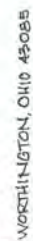
2027



DEAN C. SCHLIMMER, M.D.  
FEBRUARY 12, 2019







DATE 08/25/2020





# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	B2A 36-7020
Date Received	08/26/2020
Fee	\$75.00 PA
Meeting Date	10/01/2020
Filing Deadline	# 68974

1. Property Location 74 ORCHARD DRIVE, WORTHINGTON, OH
2. Present/Proposed Use RESIDENCE / RESIDENCE 43085
3. Zoning District R-10
4. Applicant PETER & JOAN MACRAE  
Address 74 ORCHARD DRIVE, WORTHINGTON, OH 43085  
Phone Number(s) 614-205-6805  
Email PMACRAE@MACRAEARCHITECTURE.COM
5. Property Owner PETER & JOAN MACRAE  
Address 74 ORCHARD DRIVE, WORTHINGTON, OH 43085  
Phone Number(s) 614-205-6805  
Email PMACRAE@MACRAEARCHITECTURE.COM
6. Action Requested (ie. type of variance) SIDE YARD SETBACK ALONG HARTFORD STREET
7. Project Details:
  - a) Description NEW GARDEN ENCLOSURE - FENCE
  - b) Expected Completion Date FALL 2020
  - c) Approximate Cost \$2,200.00

#### 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)

08/26/2020

Date

Property Owner (Signature)

08/26/2020

Date

ABUTTING PROPERTY OWNERS  
FOR  
74 Orchard Dr.

Name	Na Address	Citystatezip
Sheila Sahl	84 Orchard Dr.	Worthington, OH 43085
James & Kathryn McKeown Jr.	73 Howard Ave.	Worthington, OH 43085
Resident	66 Orchard Dr.	Worthington, OH 43085
Gregory Collins	160 W. Wilson Bridge Rd.	Worthington, OH 43085
Buford & Cheryl Blake	79 Howard Ave.	Worthington, OH 43085
Trevor Brown & Elizabeth Haydel	73 Orchard Dr.	Worthington, OH 43085
Resident	57 Howard Ave.	Worthington, OH 43085
Joseph Hall & James Davis	415 N. Front St., Apt 403	Columbus, OH 43215
James Morrison & Marjorie Blain	57 Orchard Dr.	Worthington, OH 43085



Date: August 26, 2020

To: City of Worthington  
Board of Zoning Appeals  
374 Highland Avenue  
Worthington, OH 43085

Attn: Planning Department

Re: Macrae Residence – Garden Enclosure Fence  
74 Orchard Drive  
Worthington, OH 43085

Appeal: Relief from the current “front yard” limitations on the Hartford Street side of the corner property to allow application of “side yard” compliance requirements.

To Whom It May Concern:

The purpose of the project is to create a deterrent to the large and growing deer population who have increasing foraged upon the landscape materials on the subject property to the point where many plant species have been eaten to the ground and/or killed.

The property neighbors to the North have their garden enclosing, Hartford Street “side” fence at their property/road ROW line and outside of the “front yard” building setback line. The proposed project fence would originate at the southwest, outside corner of the northern neighbor’s fence, matching their garden enclosure installation. The neighbor’s have been contacted and are in agreement with the proposed project as designed.

The proposed variance is minor in nature and mimics several of the neighborhood, corner lot fence installations located on the “sides” of their property. Please consider accepting the requested variance.

Sincerely,

Macrae ARCHitecture, LLC  
74 Orchard Drive  
Worthington, OH 43085

Peter S. Macrae, AIA  
Principal

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



# 74 Orchard Dr.



# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

**The Talon Group and/or Helpbringer Mortgage Services Inc.**

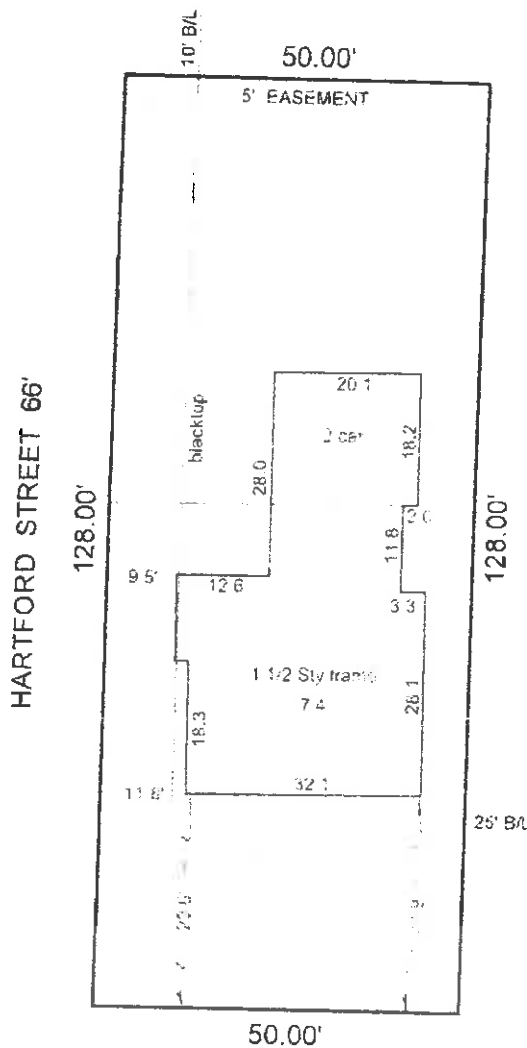
**Legal Description:** Situated in Ohio, County of Franklin, City of Worthington, Being Lot 73 Park Highlands Plat Book 17, Page 152

**Applicant:** Macrae

**Posted Address:** 74 Orchard Drive, Worthington, Ohio

**F.E.M.A. Flood Zone Designation:** Flood Zone "X" as per F.I.R.M. 390181 0135H

**Apparent Encroachments:** 1) House Over Building Line.



20' 10' 0' 20'

Scale: 1" = 20'

Date: 7 - 13 - '04



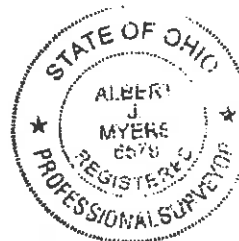
// We have received a copy  
of this survey & find the  
conditions acceptable.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

ORCHARD DRIVE 50'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

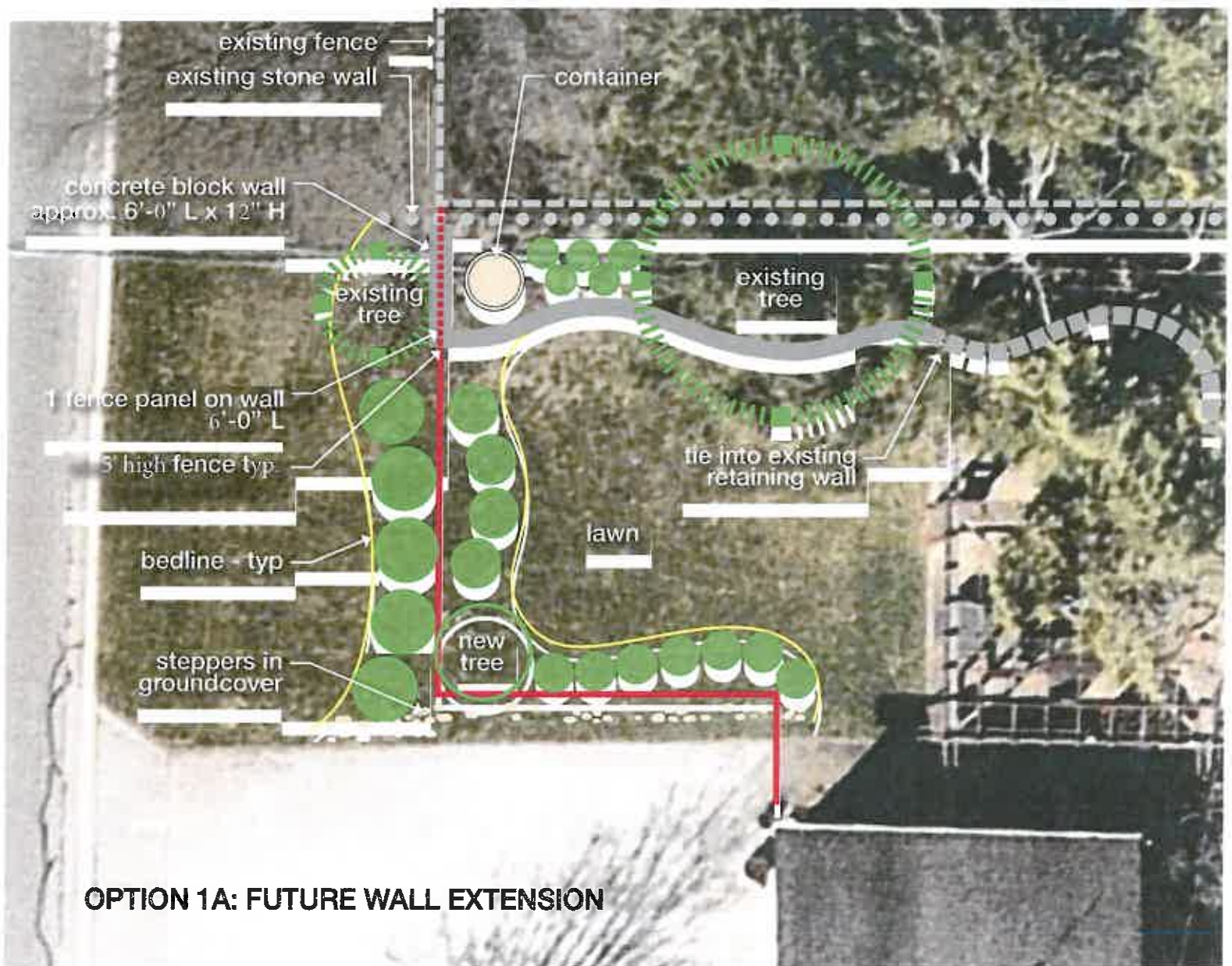
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *Albert J. Myers*  
Professional Surveyor

Myers Order No. - 56-07/12/04 Rec. *AP* Field *JW* DWG *AK* Ltr. *MS* Ck. *MS*

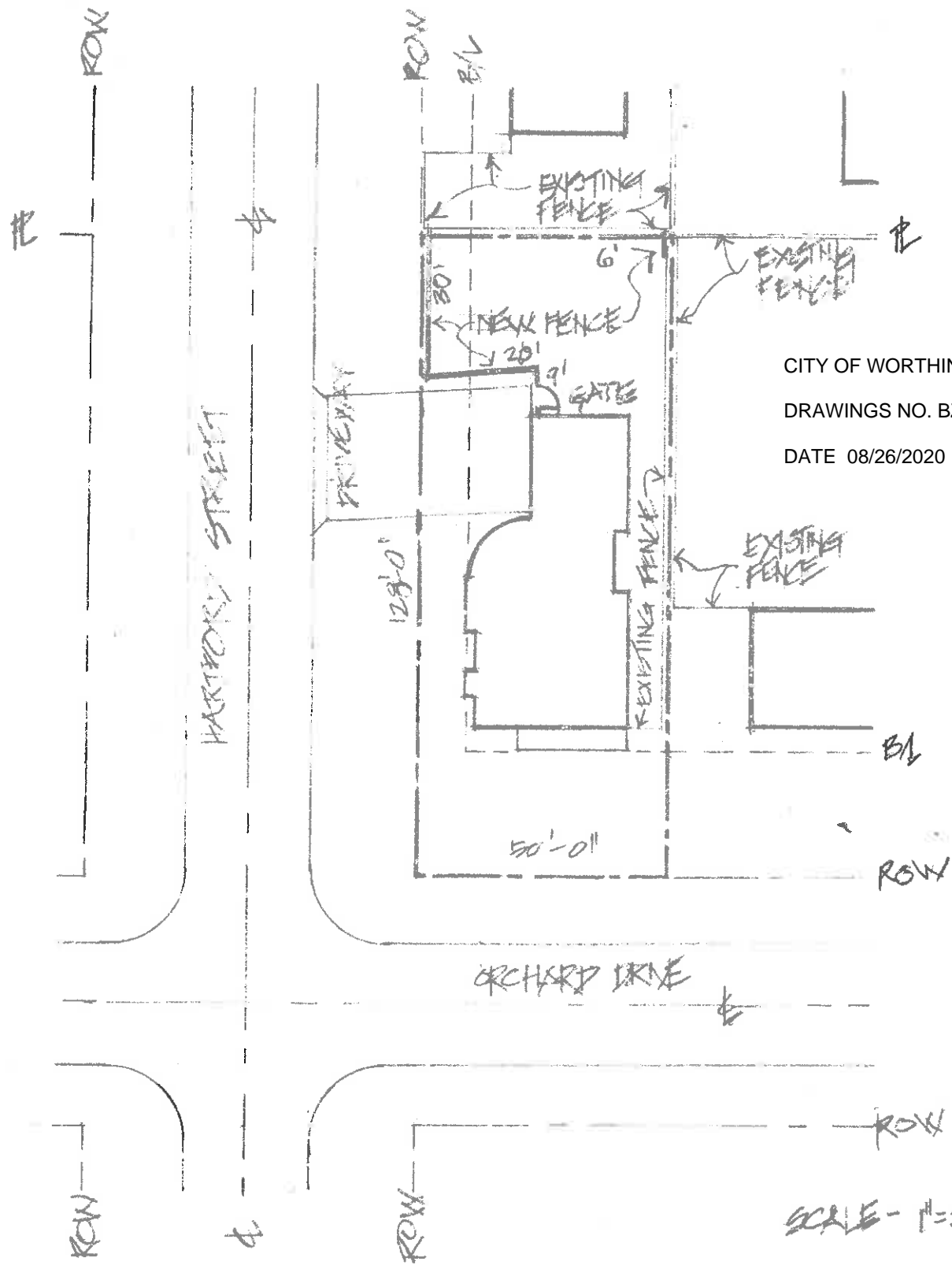




CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



CITY OF WORTHINGTON  
 DRAWINGS NO. BZA 36-2020  
 DATE 08/26/2020

MACRAE RESIDENCE

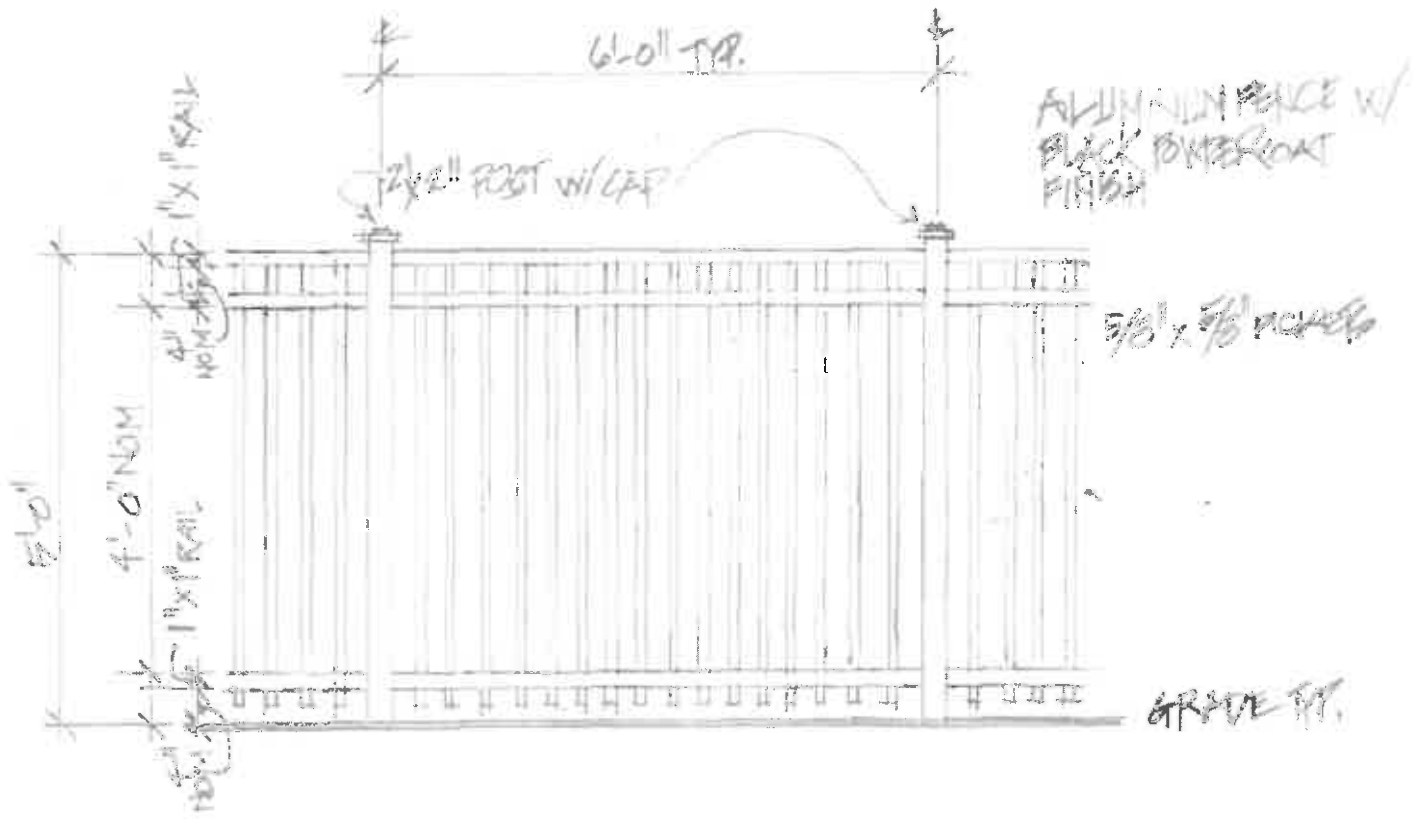
74 ORCHARD DRIVE  
 WORTHINGTON, OH 43087

GARDEN ENCLOSURE - FENCE PER-ORDER SP

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



MACRAE RESIDENCE

74 ORPHEUS DRIVE  
WORTHINGTON, OH 43082

GARDEN ENCLOSURE - FIVE PICKETS PER SIDE

EL





# Mae Aluminum

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020





CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



close

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



A



109 E Main Street  
Fulton, OH 43321  
Tel. 614.929.3526  
Fax. 740.936.9991  
www.MaeFence.com

Notes:

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

Proposal  
Date 8-5-20Expiration  
DateTarget Install  
Date

Name <i>Peter &amp; Joan Macrae</i>		811 DIG #
Address <i>74 Woodward Dr</i>		Job Address
City, State, Zip <i>Worthington 43085</i>		Email <i>DMAcrae@MAcrae</i>
Home Phone <i>(614) 205-6805</i>	Cell	County/ Township/ Subdivision <i>architecture.com</i>
	Other	

**Customer Responsibilities:**

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

**Please Review:**

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

	Total Footage <i>65</i>
	T.D: FTG <input checked="" type="checkbox"/>
	Haul: FTG <input checked="" type="checkbox"/>
	<input type="checkbox"/> Wood <input type="checkbox"/> Link <input type="checkbox"/> Other
	Leave Dirt by Post or Haul Dirt Away
	# Breaks <input type="checkbox"/> Con <input type="checkbox"/> Asp
	Transition Slopes
	Removable Panels
Permits/Approvals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ <b>250</b>	
City and Association fees are included <b>PLAT OF SURVEY            MUST BE PROVIDED</b>	

<b>PAYMENT TERMS:</b> <input checked="" type="checkbox"/> <b>50</b> % DEPOSIT <small>Balance to be paid to installation crew chief or office upon completion</small> <input type="checkbox"/> _____ % DEPOSIT Terms: _____	Payment 1 \$ _____ Date _____ V M D A Check # _____ Exp _____ Sec _____	Payment 2 \$ _____ Date _____ V M D A Check # _____ Exp _____ Sec _____	Payment 3 \$ _____ Date _____ V M D A Check # _____ Exp _____ Sec _____	TOTAL \$ <i>2175</i> DEPOSIT \$ <i>1088</i> BALANCE \$ _____
--	---	---	---	--

**ACCEPTANCE OF PROPOSAL:**

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

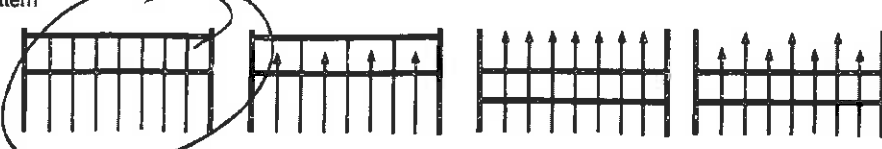
The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges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

Payment is due immediately following installation.

Company Representative <i>Kevin (614) 273-4374</i>	Customer Signature	Date
---	--------------------	------

Name:

Target Install Date:

Height <b>5</b>	Material <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Other: _____	Color <input checked="" type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Pewter <input type="checkbox"/> Bronze <input type="checkbox"/> Tan <input type="checkbox"/> Other: _____	
Pattern 		Other: _____	
Picket Size <input checked="" type="checkbox"/> 5/8"x 5/8" <input type="checkbox"/> 3/4"x 3/4" <input type="checkbox"/> 1"x 5/8" <input type="checkbox"/> 1"x 1"	Picket Top <input checked="" type="checkbox"/> None <input type="checkbox"/> Quad Finial <input type="checkbox"/> Pressed Spear <input type="checkbox"/> Triad Finial	Picket Spacing <input checked="" type="checkbox"/> Standard <b>3.75</b> <input type="checkbox"/> Other: _____	
# of Rails <b>3</b>	Rail Placement <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Flush Bottom	Construction <input checked="" type="checkbox"/> Fitted <input type="checkbox"/> Bracketed	Panel Size <input checked="" type="checkbox"/> 6' Wide <input type="checkbox"/> 8' Wide
Post Size <b>2"</b>	Post Setting <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Flanged	# of Flanged Posts _____	Post Top <input checked="" type="checkbox"/> Beveled Cap <input type="checkbox"/> Ball Cap
Gates <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double	Amount <b>1</b>	Width <b>5</b>	Hardware <b>COMMUNITY</b>
Gates <input type="checkbox"/> Single <input type="checkbox"/> Double	Amount _____	Width _____	Hardware _____
Gates <input type="checkbox"/> Single <input type="checkbox"/> Double	Amount _____	Width _____	Hardware _____

RETAIL: \$2500 + tax

Summer promo (exp 8-14) → **\$2175 ALL IN**

-13%, -sales tax, no handling fees

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

Customer Initial

GRAND TOTAL \$



# City of Worthington

## BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 37-2020
Date Received	8/27/2020
Fee	\$25
Meeting Date	
Filing Deadline	

1. Property Location 98 East New England Avenue Worthington OH 43085
2. Present/Proposed Use Variance from City Zoning
3. Zoning District R-10
4. Applicant Mark and Susan Taylor  
  
Address 98 East New England Avenue Worthington OH 43085  
  
Phone Number(s) (614) 562-0831 / (614) 562-1546  
  
Email mtaylor4242@gmail.com
5. Property Owner Mark and Susan Taylor  
  
Address 98 East New England Avenue  
  
Phone Number(s) (614) 562-0831 / (614) 562-1546  
  
Email mtaylor4242@gmail.com
6. Action Requested (ie. type of variance) Installation of handrails within the minimum allowable distance
7. Project Details:
  - a) Description Two handrails
  - b) Expected Completion Date 10/1/2020
  - 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.

Mark Taylor  
Applicant (Signature)

8/27/2020  
Date

Mark Taylor  
Property Owner (Signature)

8/27/2020  
Date

ABUTTING PROPERTY OWNERS  
FOR  
98 E. New England Ave.

Elizabeth Cooksey	93 E. New England Ave.	Worthington, Ohio 43085
Frederick Pfarr III	96 E. New England Ave.	Worthington, Ohio 43085
Daniel Bare & Tracy Steinbrenner	95 E. New England Ave.	Worthington, Ohio 43085
Frank & Kathy Cordray	668 Hartford St.	Worthington, Ohio 43085
Stephan & Tiffany Poteet	675 Morning St.	Worthington, Ohio 43085
Anish & Bharkha Mistry	100 E. New England Ave.	Worthington, Ohio 43085

ARB Supporting Statement:

We intend to install two handrails onto our front step. This will enable anyone accessing our front door to have a handrail to assist them in accessing the front step. It will also assist people when there are weather conditions, including ice, rain, and wind help themselves up the steps.

Note that the step dimensions are 7 ¼" high, 13 ½" deep, and 46 ½ " wide.



CITY OF WORTHINGTON

DRAWINGS NO. BZA 37-2020

DATE 08/27/2020



# 98 E. New England Ave.



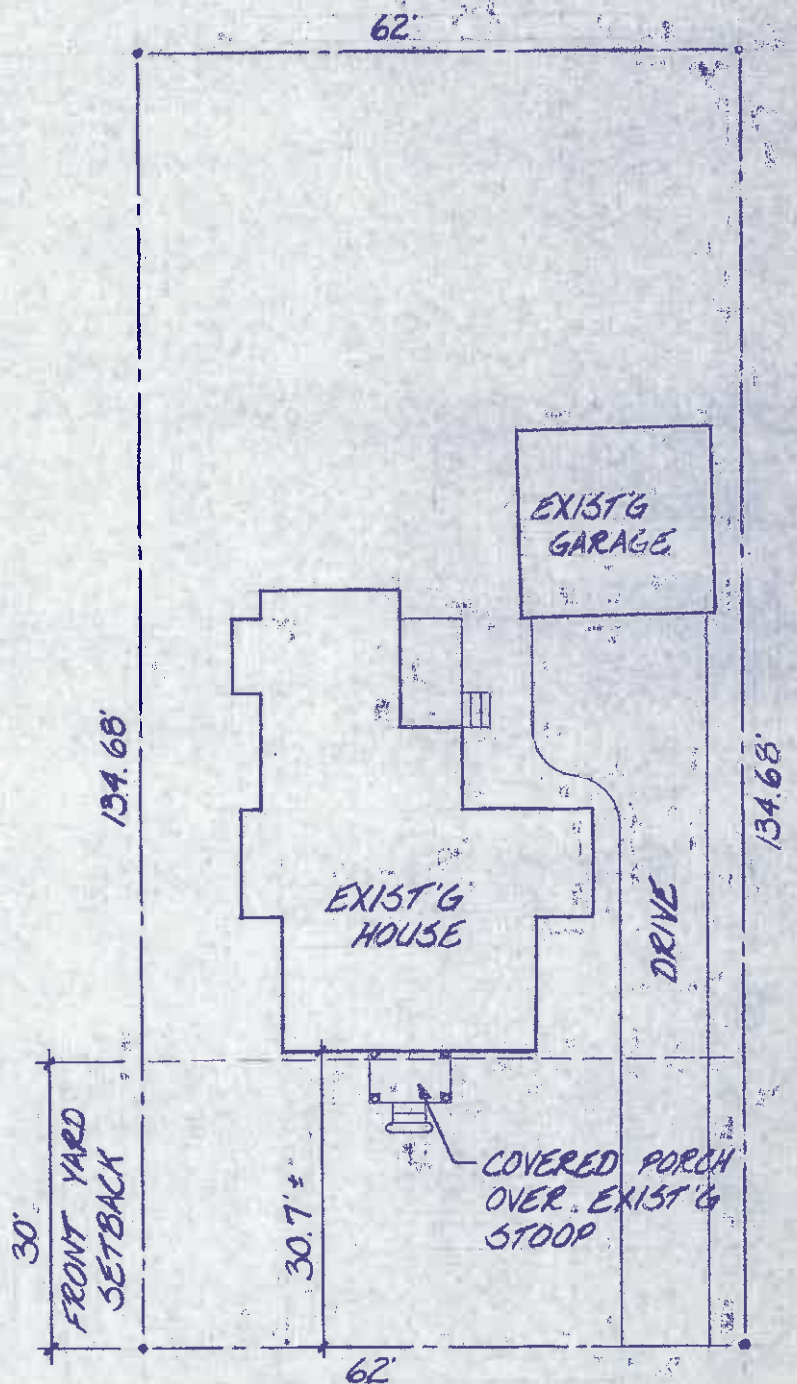
100-000015 04/25/2017



CITY OF WORTHINGTON

DRAWINGS NO. BZA 37-2020

DATE 08/27/2020



# From 2002 Approval

Gary J. Alexander  
Architect

1324 Dublin Road, Columbus, Ohio 43215  
(614) 487-0637 Fax (614) 486-4040

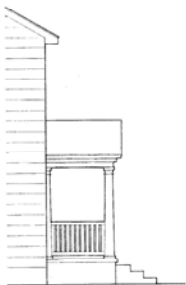
## BOARD OF ZONING APPEALS APPLICATION Supporting Statement - 98 E. New England Ave. May 9, 2002

We are requesting a variance to encroach into the front yard setback in order to construct a covered porch. This porch provides shelter at the front door, is a gesture of welcome to those visiting the property, and integrates this house into the fabric of the street.

The proposed porch will be constructed on the existing stoop and be open. The porch will encroach approximately 4'-8 1/2" into the required front yard setback. The homes directly to the east of this property have porches that appear to project further into the setback than this proposed porch. This porch is compatible with the existing streetscape and the architectural character of the residence. This addition will in no way adversely affect the delivery of governmental services to the property.



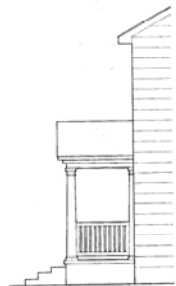
1 SECTION  
FRONT PORCH  
SCALE: 1/4" = 1'-0"



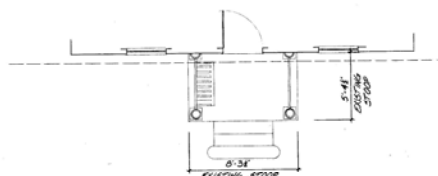
SIDE (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



SIDE (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



PORCH FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. BZA 37-2020

DATE 08/27/2020



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 38-2020
Date Received	09-02-2020
Fee	\$25.00 pd
Meeting Date	10-01-2020
Filing Deadline	#69012

1. Property Location 1177 MacGregor West Ave.
2. Present/Proposed Use Home / Residence
3. Zoning District R-10
4. Applicant Kristen and Benjamin Buss  
Address 1177 MacGregor West Ave.  
Phone Number(s) 614-540-4022  
Email house@bbuss.com
5. Property Owner Kristen and Benjamin Buss  
Address 1177 MacGregor West Ave.  
Phone Number(s) 614-540-4022  
Email house@bbuss.com
6. Action Requested (ie. type of variance) Variance of 20' on rear setback to be a 10' setback to allow for addition
7. Project Details:
  - a) Description Addition of screen room
  - b) Expected Completion Date December 31, 2020
  - c) Approximate Cost \$30,000

#### PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

K. H. Buss  
Applicant (Signature)

8/28/2020  
Date

K. H. Buss  
Property Owner (Signature)

8/28/2020  
Date

ABUTTING PROPERTY OWNERS  
FOR  
1177 MacGregor West Ave.

John & Judith Freed	1176 MacGregor West Ave.	Worthington, OH 43085
Daniel & Peggy Kim	6991 Perry Dr.	Worthington, OH 43085
Eung & Kyong Lee	6981 Perry Dr.	Worthington, OH 43085
Randall Doherty	6966 Perry Dr.	Worthington, OH 43085
Ji Zhe Jin & Hua Zi Bai	1165 MacGregor West Ave.	Worthington, OH 43085
Elizabeth Allison	1162 MacGregor West Ave.	Worthington, OH 43085

**Required addendum for variance appeal request for 1177 MacGregor West Ave.**

**1. Supporting Statement:**

- (1) Without the variance, our property will continue to be a good home, but lacks a screen room, which we've always wanted. Within the Perry Highlands subdivision, this home is in a minority of homes that currently lacks a screen room/three-season room/similar, and therefore the addition of such would also add to the increased functionality of the home and property value within the surrounding development. It is our expectation that this addition would add to the resale appeal and price.
- (2) The variance is not substantial because it will not greatly impact the neighbors. We are on a corner lot, and our rear lot line (south side) is along the side lot line for the neighbor at 6966 Perry Dr., and we have discussed the project with him and he is supportive. We are not seeking a variance to the standard setback from the side lot line (east side) shared with 1165 MacGregor West Ave., nor toward either our primary front (along MacGregor West Ave to the north) or our "second front" (along Perry Drive to the east).
- (3) The essential character of the neighborhood will not be substantially altered. The purpose of the variance is so that we can build a screen room. The majority of homes in our neighborhood already have some form of screen room, sun room, three-season room, or similar. Therefore, this addition would be consistent in keeping with the existing character of the neighborhood. Since this improvement keeps with the existing character of the neighborhood, adjoining properties will not suffer any detriment.
- (4) This variance will not impact the delivery of governmental services.
- (5) We as homeowners were not aware of the zoning setback when we purchased our home in 2011, and had planned to save up for building a screen room since that was the only home feature on our "wish list" that this home did not have. After the purchase, we learned of the zoning restriction on setback distances, and therefore had set this idea aside. Recently, I called the Worthington government offices to explore the idea of building a detached "accessory structure" as a screen room. In that conversation, I explained the reason was because we couldn't add the room onto the house like we wanted, and learned that we could apply for a variance, and that odds were good it would be approved so long as the neighbors are supportive. Therefore, we are applying for this variance in order to build the screen room we've always wanted and originally intended to build when we purchased our home.
- (6) As a corner lot, we suffer from the hardship of only having one "side" yard and having a rear yard that is entirely within the setback distance required by the zoning restrictions. It is our understanding that based on the existing footprint of our house and the zoning setbacks on all sides, the only places we could build any meaningful space without a setback are on top of the garage or the ten (10) feet directly in front of our garage door (as this is our "second front"). Neither option is desirable nor feasible for meeting the goal of a screen room where we can spend our time and where we can be responsibly physically distant from people in this time of

CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

DATE 09/02/2020



# 1177 Macgregor West Ave.



100-006061 04/10/2017



**Required addendum for variance appeal request for 1177 MacGregor West Ave.**

the pandemic while still being social with others, which we could do in a new screen room without being eaten by bugs nor rained upon.

(7) As the spirit and intent behind the zoning requirement is presumably the desire to have homes far enough apart that people can enjoy their back yards, granting this variance would respect that spirit because more than the normal side lot setbacks will still be preserved since this screen room will be ten (10) feet from the side lot lines for both of the nearest neighbors, as while this is in our rear yard, it is to their sides, and therefore the spirit of the zoning requirement is met, while also providing substantial justice against the hardship we have as the owners of a corner lot which have more of our property overall withing the zoning setbacks.

2. **Site Plan:** Annotated Site Plant attached (1 page).
3. **Elevations:** Rough elevation sketches with approximate dimensions attached (3 pages).
4. **Floor Plan and/or Landscape Plan:** Not required unless determined by staff to be necessary.
5. **Discuss with neighbors:** We've mentioned this to some of our neighbors, and will ensure we have talked to everyone adjacent to and across from our property before the public hearing.

**Sample image of intended addition:** We'll have a single-sloped roof, different door placement, and no surrounding deck, but this screen room is otherwise similar to what we are planning.

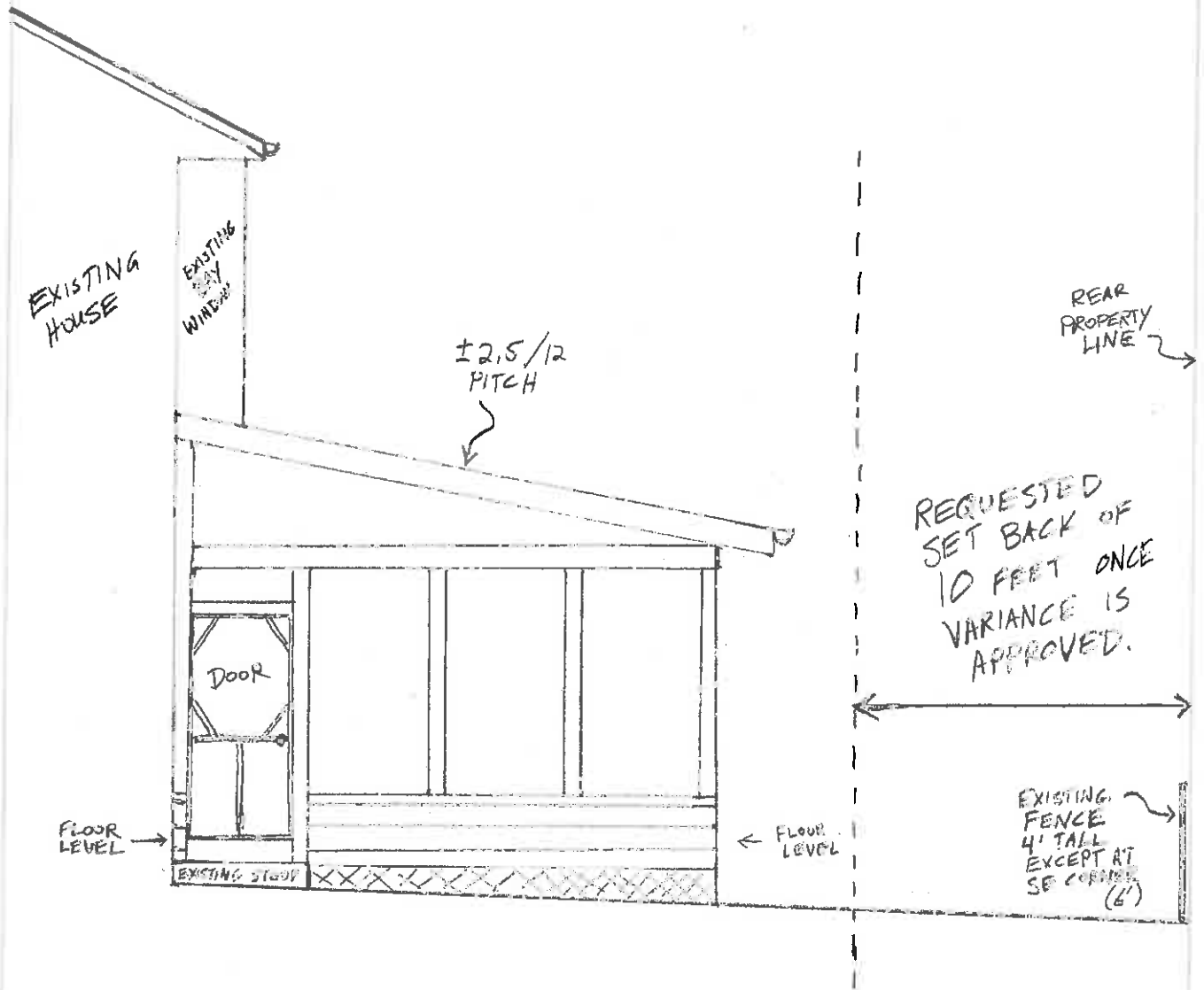


**Cedar Trimmed with closed knee wall**

CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

DATE 09/02/2020



NORTH ←

SCALE = 5' FT. / INCH



CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

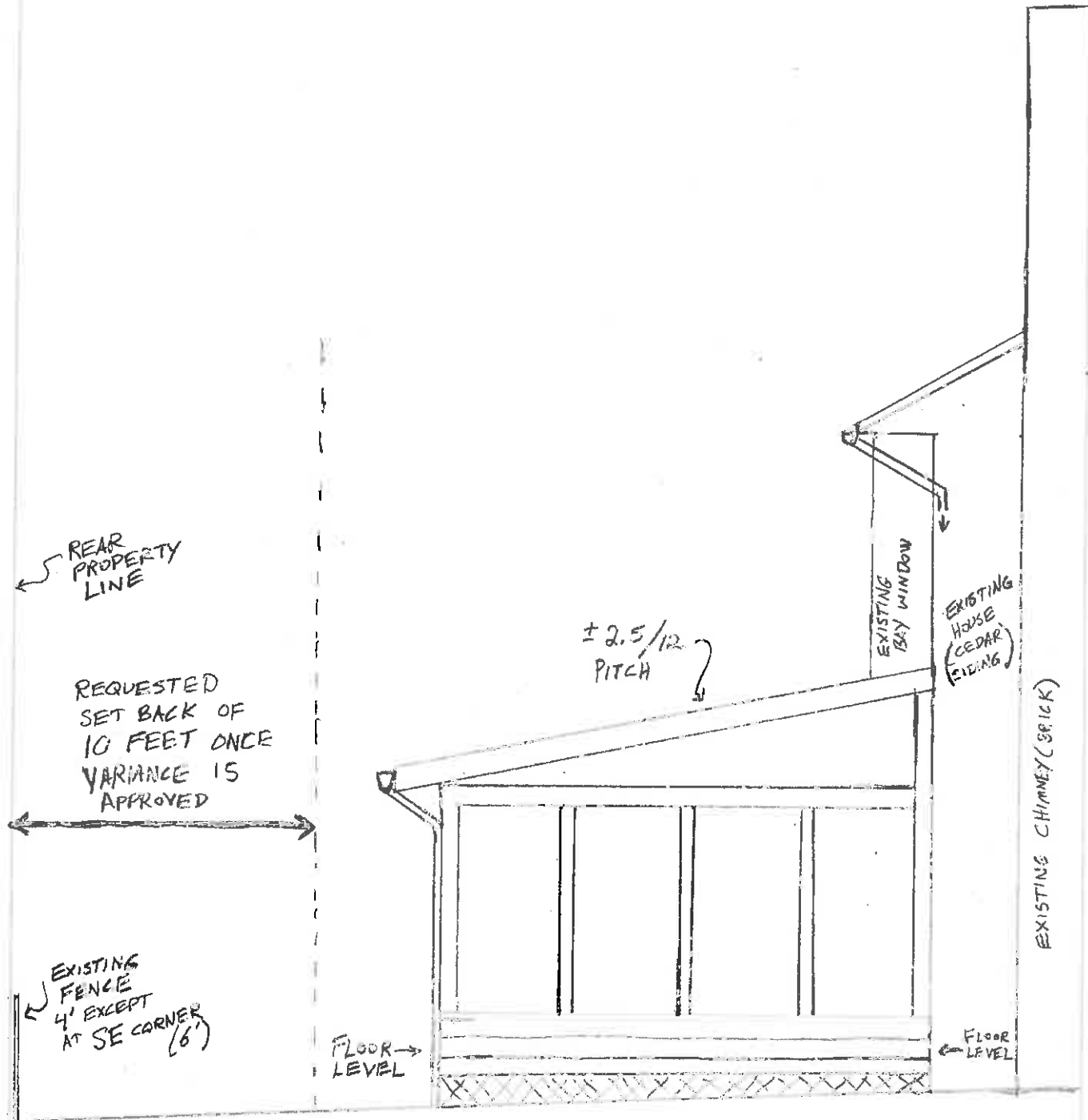
DATE 09/02/2020



SCALE =  
5 FEET / INCH

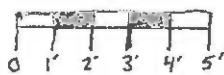


WEST ← → EAST



SCALE = 5 FT/INCH

→ NORTH



CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

DATE 09/02/2020



northwest select  
TITLE AGENCY

John A. Associates

Gregory W. Warr  
Columbus, OH

SURVEY NUMBER: 129610

PROPERTY ADDRESS: 1177 MACGREGOR WEST AVENUE, WORTHINGTON, Ohio

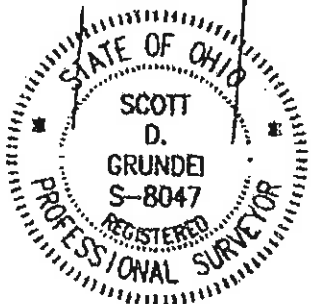
MACGREGOR WEST AVE. 50'

CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

DATE 09/02/2020

PERRY DR. 50'



Scott D. Grunel

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

LS01#: 129610

10 20 30 60  
SCALE: 1" = 30'

SURVEY RECEIPT / We hereby  
examined the survey for the property  
have just purchased, and I/We have  
receipt of a copy of such survey

Existing fence  
built in 2013 is  
entirely inside our  
property line.

New screen room to  
fit within 20'x20'  
including roof overhang  
and gutters.

POINTS OF INTEREST: None Visible.

CLIENT NUMBER: NWS-4003

DATE: 6/14/2011

BUYER: BUSS

SELLER:

SUBLOT / ORIGINAL LOT: 30

SUBDIVISION: PERRY HIGHLANDS

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: NORTHWEST TITLE AGENCY + BMI FEDERAL CREDIT  
UNION

This plat depicts the subject property in accordance with the Ohio Administrative Code,  
Chapter 4733-39, Minimum Standards for Mortgage Surveys in the State of Ohio, and is  
not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

This mortgage loan identification survey is not to be used for the  
installation or building of fences, sheds, garages, additions or any other  
structure. To determine exact boundary lines, a boundary survey is  
required.

Landmark Survey  
is proud to support:

susan a.  
komen  
FOR THE  
cure. COLUMBUS

LANDMARK  
Survey Group

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





# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 39-2020
Date Received	09/03/2020
Fee	\$25.00 pd
Meeting Date	10/01/2020
Filing Deadline	#19017

1. Property Location 784 Oxford St.
2. Present/Proposed Use Single Family Home
3. Zoning District R-10
4. Applicant James Ross  
Address 6120 Crystal Valley Drive Galena Ohio 43021  
Phone Number(s) 614 204 5661  
Email Jim r. rbd@gmail.com
5. Property Owner ANNE Riley  
Address 784 Oxford St.  
Phone Number(s) 614 264 6588  
Email a.e.-riley@yahoo.com
6. Action Requested (ie. type of variance) relief from front yard set back  
For Front Porch
7. Project Details:
  - a) Description Add new front Porch
  - b) Expected Completion Date mid December
  - c) Approximate Cost 10K

#### 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.

James Ross  
Applicant (Signature)

9-3-20  
Date

X Anne Riley  
Property Owner (Signature)

9/2/20  
Date

ABUTTING PROPERTY OWNERS  
FOR  
784 Oxford St.

Name	Name 2	Address	Citystatezip
Charles Benjamin Cooper	Carly Edelstein	790 Oxford St.	Worthington, OH 43085
Worthington Presbyterian Church		773 High St.	Worthington, OH 43085
Edwin & Chasity Hofmann		787 Oxford St.	Worthington, OH 43085
Scott & Holly Heitkamp		783 Oxford St.	Worthington, OH 43085

August 28, 2020

To: Architectural Review Board (City of Worthington)

Re: Supporting statement for new covered front porch & replacement windows at 784 Oxford Street

Dear Worthington ARB members,

Thank you for taking the time to review our proposed project at our home. We have lived in our house since 1991 and love our home and neighborhood. We would like to replace our current front entrance concrete stoop with a covered porch. Currently, our front stoop is not large enough for us to have a chair(s) on it and we would love to be able to sit out front and interact with the neighbors more. We also hope it will help with keeping our stoop more ice free in the winter and add to the curb appeal of our house.

We are also remodeling our downstairs bathroom and kitchen so we can age in place in the future. We would like to replace and upgrade our current windows in those two rooms to easier to open and more efficient Marvin windows. We would also like to have the same grilles-between-the-glass that we currently have in those rooms. All of the front and side windows in our house have grilles-between-the-glass so we would like to keep that feature for ease of cleaning.

Thanks in advance for considering our request and let us know if you have any questions,

Anne Riley & Wilma Wabnitz

784 Oxford Street

Worthington, OH 43085

CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

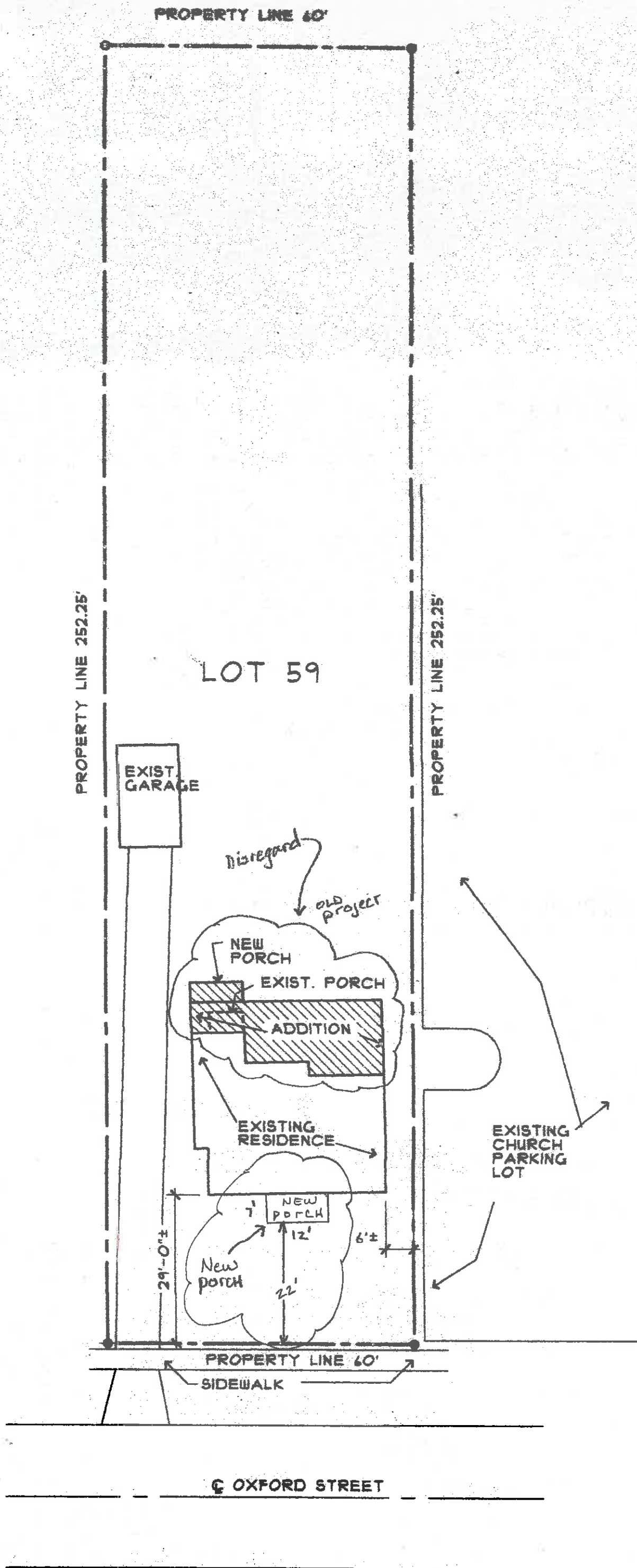


# 784 Oxford St.



100-000612 04/26/2017





# SITE PLAN

1" = 20'-0"

CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

GENERAL

1. GENERAL
2. SITE PLAN
3. TRAFFIC SIGNAGE
4. UTILITIES
5. TRAFFIC SIGNALS
6. TRAFFIC SIGNALS
7. GEOMETRIC DESIGN
8. AIRCRAFT
9. TRAFFIC SIGNALS
10. TRAFFIC SIGNALS

CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

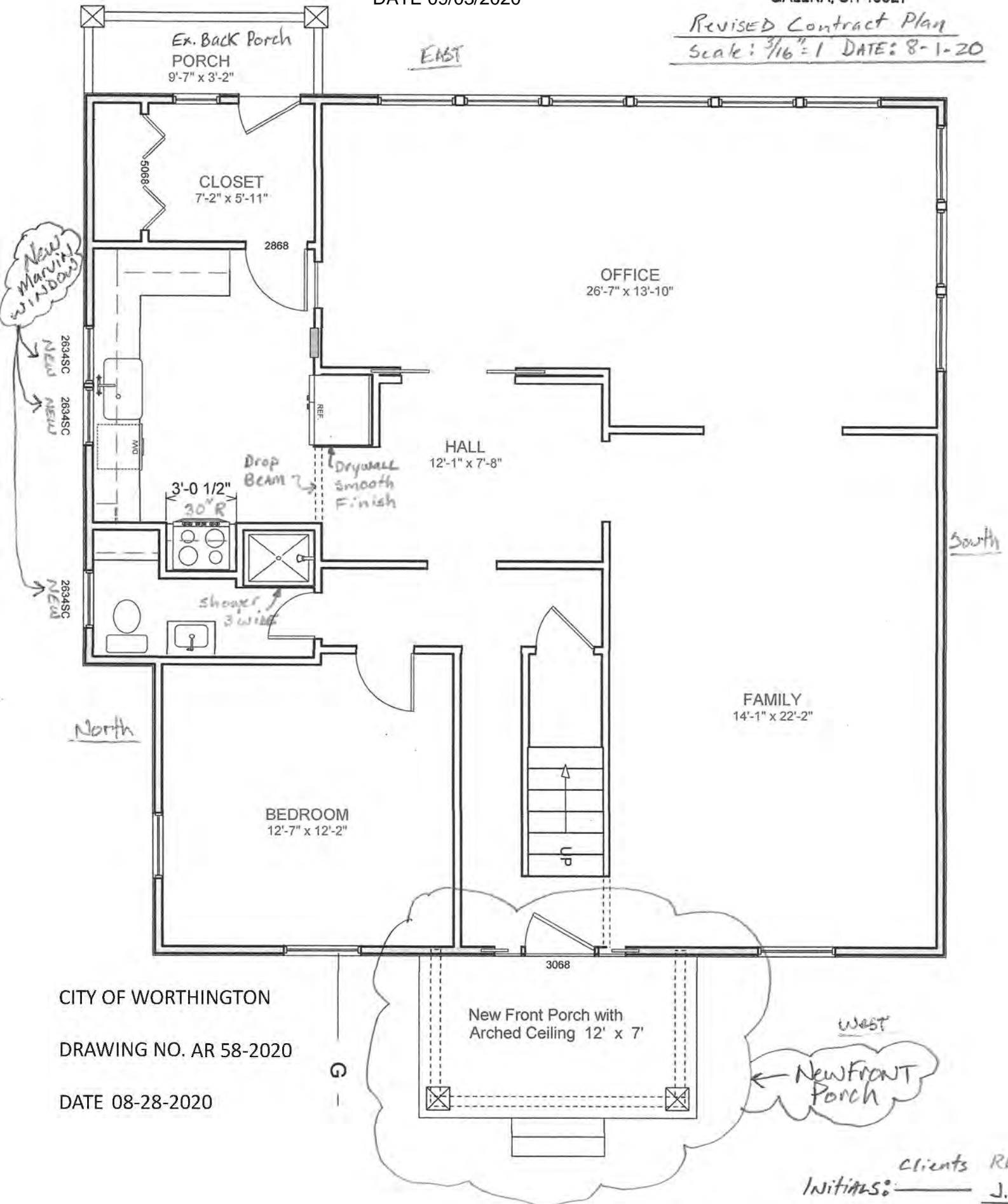
DATE 09/03/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

Revised Contract Plan

Scale: 3/16" = 1' DATE: 8-1-20



CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

DATE 08-28-2020

Clients RBD

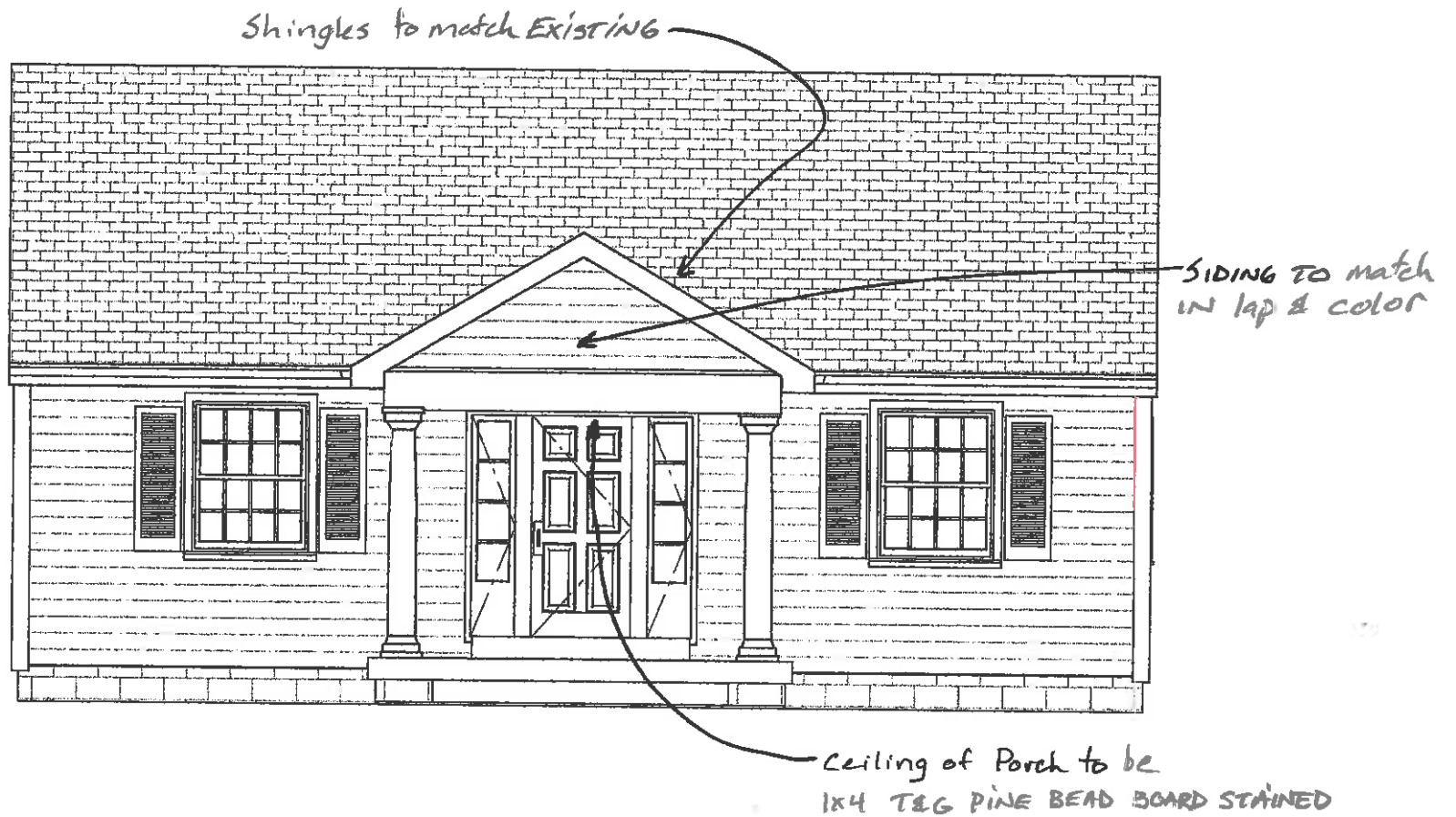
Initialed: J.R.



# ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

porch FRONT ELEVATION  
Scale: 1/4" = 1'  
Riley Residence



CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

# ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

*porch Side Elevation 8-5-20*

*Scale: 1/4" = 1'*

*Riley Residence*



CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

# ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

*porch FRONT ELEVATION*  
*Scale: 1/4" = 1'*  
*Riley Residence*



CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	<u>BZA 40-2020</u>
Date Received	<u>09/03/2020</u>
Fee	<u>\$25.00</u>
Meeting Date	<u>10/01/2020</u>
Filing Deadline	

1. Property Location 5716 Foster Ave., Worthington, OH 43085
2. Present/Proposed Use Residential
3. Zoning District R-10
4. Applicant John S. Jones  
Address 5716 Foster Ave., Worthington, OH 43085  
Phone Number(s) 614-885-0161  
Email jsj@jsjlaw.com
5. Property Owner John S. Jones  
Address same  
Phone Number(s) same  
Email same
6. Action Requested (ie. type of variance) replace fence within set-back
7. Project Details:
  - a) Description Replace existing chain link fence
  - b) Expected Completion Date Oct. 26, 2020
  - c) Approximate Cost \$8,000

**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.

John S. Jones  
Applicant (Signature)

9-3-20  
Date

John S. Jones  
Property Owner (Signature)

9-3-20  
Date

ABUTTING PROPERTY OWNERS  
FOR  
5716 Foster Ave.

Whitney & David Tapp	5722 Foster Ave.	Worthington, OH 43085
John Ficek	5723 Foster Ave.	Worthington, OH 43085
Joseph Curran	259 Loveman Ave.	Worthington, OH 43085
Resident	5717 Foster Ave.	Worthington, OH 43085
Patricia Hosking	5709 Foster Ave.	Worthington, OH 43085
Jonathan Bird & Rosalba Gomez Gutierrez	5710 Foster Ave.	Worthington, OH 43085
Anne & Eric Mateo Perdomo	253 Park Blvd.	Worthington, OH 43085

Board of Zoning Appeals  
Attachment to Application  
For  
John S. Jones  
5716 Foster Ave.  
Worthington, OH 43085

I want to replace the existing chain link fence (which is more than 50 years old) with a new aluminum fence along the same fence lines.

The property is zoned R-10

- (1) The fence will increase the value and usability of my back yard. I have a dog, and a fence is necessary.
- (2) The variance is virtually inconsequential since the new fence will simply replace the old fence along the same lines.
- (3) The essential character of the neighborhood will not be changed; nor will any adjoining properties suffer a detriment. Currently, there are fences along the entire length of the alley.
- (4) The variance will not affect the delivery of any governmental services.
- (5) The property was purchased over 40 years ago, and the existing fence was there when I purchased the property.
- (6) I am told by the City that a variance is the only way to deal with this situation.
- (7) I do not know what the spirit and intent of a zoning requirement is that would require placement of a fence in the middle of the back yard instead of around the perimeter :)

CITY OF WORTHINGTON

DRAWINGS NO. BZA 40-2020

DATE 09/03/2020

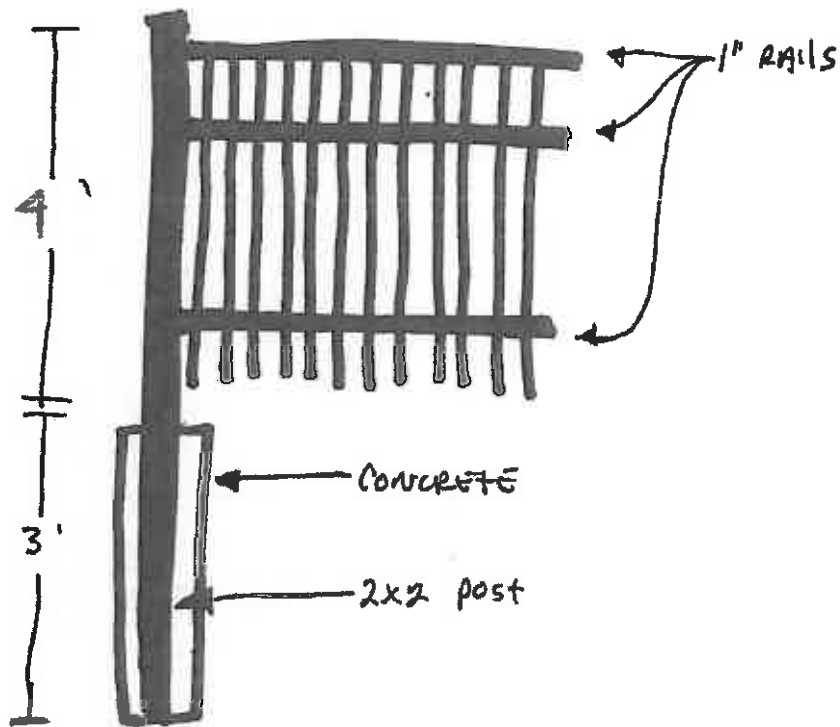


# 5716 Foster Ave.



100-001849 04/25/2017





4' BLACK ALUM FENCE

Replacing existing chain link fence.

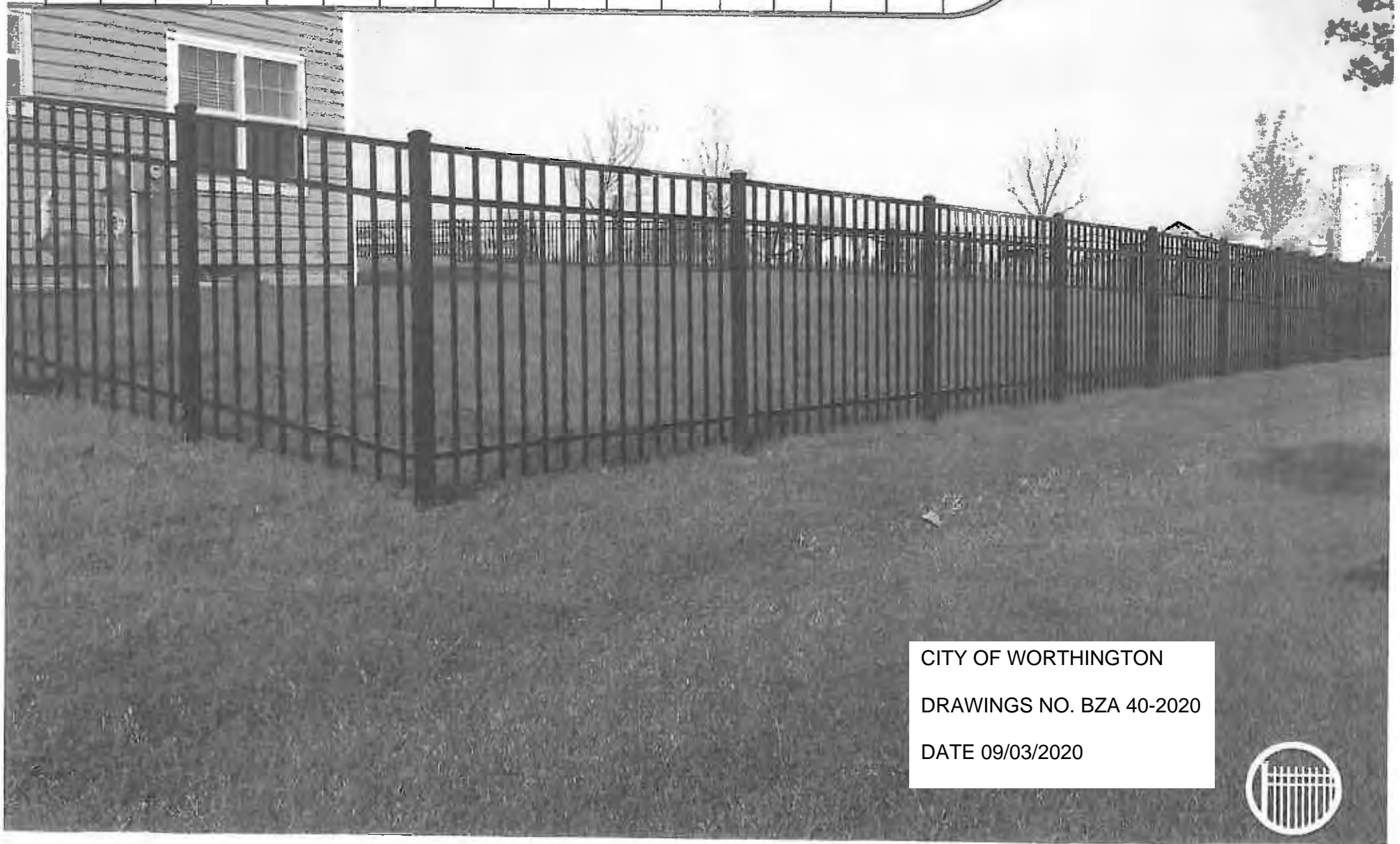
CITY OF WORTHINGTON

DRAWINGS NO. BZA 40-2020

DATE 09/03/2020



# Mae Aluminum



CITY OF WORTHINGTON

DRAWINGS NO. BZA 40-2020

DATE 09/03/2020





# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 41-2020
Date Received	09/04/2020
Fee	\$25.00 pd
Meeting Date	10/01/2020
Filing Deadline	#69019

1. Property Location 655 Hartford

2. Present/Proposed Use Single Family Home

3. Zoning District R-10

4. Applicant James Ross

Address 6120 Crystal Valley Dr Galena Ohio 43021

Phone Number(s) 614 204 5661

Email Jimr.rbd@gmail.com

5. Property Owner Daniel & Sarah Mullen

Address 655 Hartford Street, Worthington OH 43085

Phone Number(s) 614-477-4677

Email danmullen51@gmail.com / sarahemullen@gmail.com

6. Action Requested (ie. type of variance) Side Yard Setback? we will be 6' from property line +/-

7. Project Details:

a) Description Build 24'x24' garage attach to the south side of the house.

b) Expected Completion Date early Feb 2021

c) Approximate Cost 35K

**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.

James Ross  
Applicant (Signature)

9-3-20  
Date

Sarah Mullen  
Property Owner (Signature)

9-2-2020  
Date

Abutting Property Owners List for  
655 Hartford St.

Ponsun Allen	665 Hartford St.	Worthington, OH 43085
Robert Bloomer	12318 Ivy Ridge Pl.	Galena, OH 43021
Resident	48 E. New England Ave.	Worthington, OH 43085
James Smith III	49 E. New England Ave.	Worthington, OH 43085
Joseph & Shelby Gavin	630 Hartford St.	Worthington, OH 43085
Ned Alexander	654 Hartford St.	Worthington, OH 43085
Lucas & Lindsay McComas	662 Hartford St.	Worthington, OH 43085



My Wife & I bought this house in 2011. Having moved from a large city where we parked in the street, a garage was not a prime concern of ours. As our family has grown throughout the years, however, adding a garage onto our house has become an increasing priority. First & foremost, a garage will greatly add to the value & marketability of our home. Also, having had both of our cars broken into multiple times and our son's locked bike stolen from our front porch, a garage will give us a much-needed layer of safety & security. We feel that adding a garage will allow us to increase storage capacity for us as well. It will allow us to better maintain value of both of our vehicles if they are stored inside. We love the historic nature of our home and our beautiful yard with several large trees. We've thought carefully about how we can add a garage that matches our home and has a minimally obtrusive footprint to our yard. This is the best option at doing just that.

Sincerely,

Daniel and Sarah Mullen

CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

# 655 Hartford St.

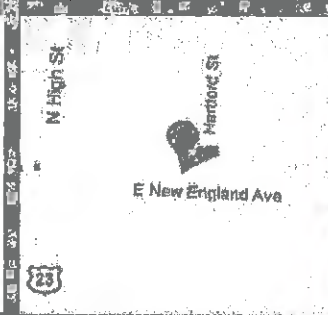


100-000374 04/25/2017



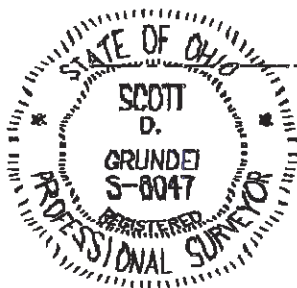
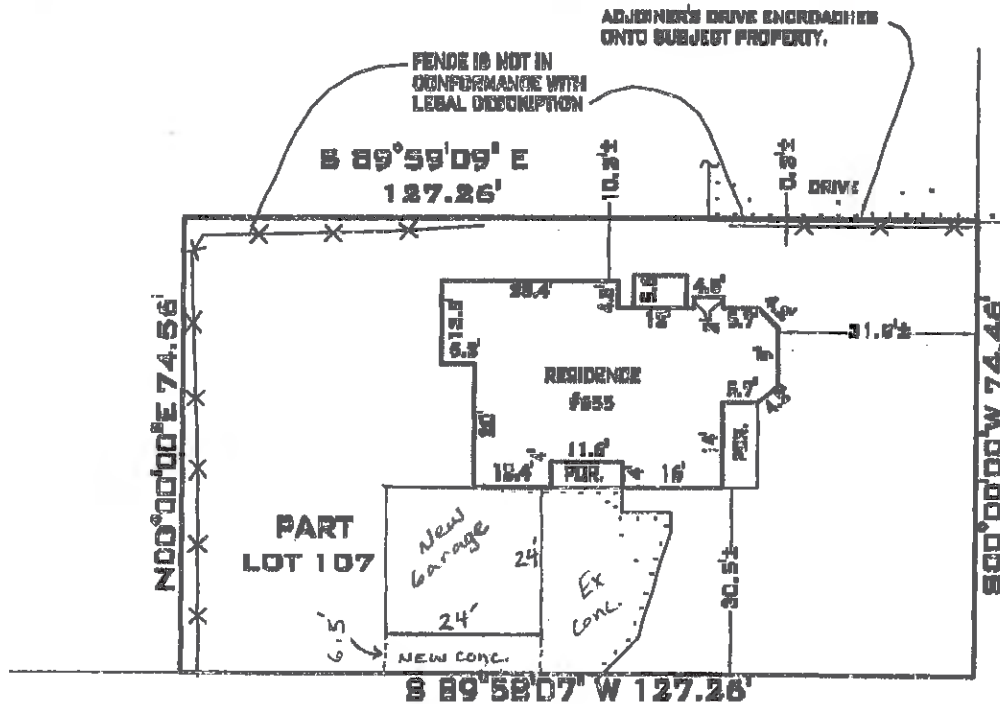
# stewart<sup>®</sup>

title company



PROPERTY ADDRESS: 655 HARTFORD STREET WORTHINGTON, Ohio 43085

SURVEY NUMBER: 131046



NEW ENGLAND AVE. 66'

CITY OF WORTHINGTON

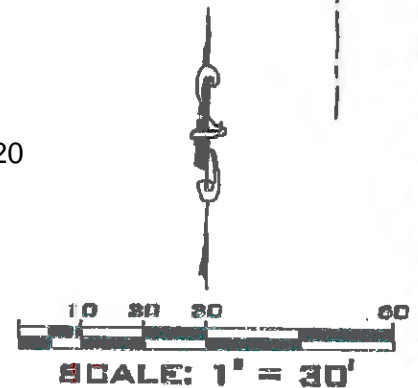
DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

*Scott D. Grunder*

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

LS01#: 131046



POINTS OF INTEREST: THE ADJOINER'S DRIVE ENCROACHES ONTO THE SUBJECT PROPERTY. THE FENCE IS NOT CONFORMANCE WITH THE LEGAL DESCRIPTION.

CLIENT NUMBER: 120111717

DATE: 8/10/2011

BUYER: DANIEL & SARAH MULLEN

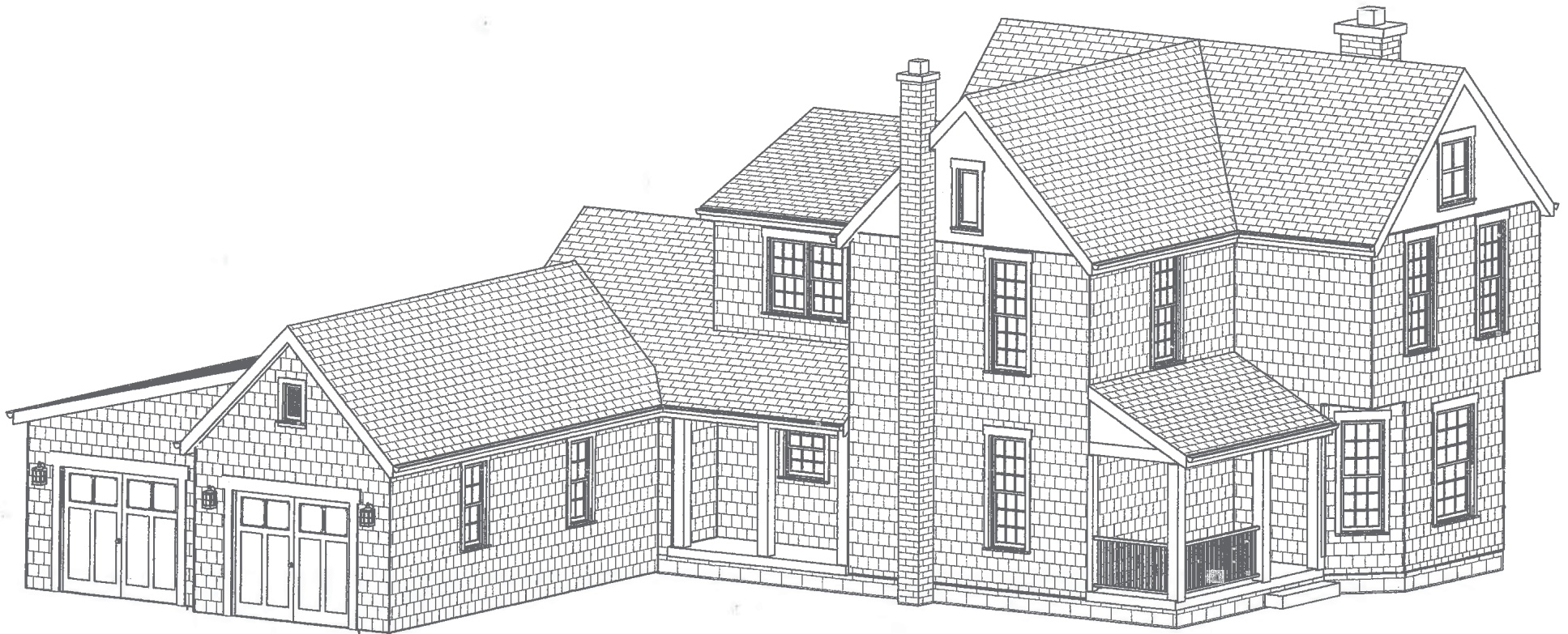
SELLER: MARIAN & MARK GREULING

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

OPTION 'A'



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

OPTION 'A'  
SOUTH ELEVATION  
Scale 3/16" = 1'



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020



ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

OPTION A

EAST ELEVATION

Scale  $\frac{3}{16}" = 1'$



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021

Option 'A'

WEST ELEVATION

Scale:  $\frac{3}{16}" = 1'$



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 42-2020  
Date Received 09/04/2020  
Fee \$75.00  
Meeting Date 10/01/2020  
Filing Deadline \_\_\_\_\_

1. Property Location 566 PARK BLVD.
2. Present/Proposed Use SINGLE FAMILY DWELLING
3. Zoning District (R-10) LOW-DENSITY RESIDENTIAL
4. Applicant JONATHAN LEONARD, ARCHITECT  
Address 3101 DERBY RD., COLUMBUS, OH 43221  
Phone Number(s) (614) 365-1424  
Email jonathandleonardrettig-arch.com
5. Property Owner MS. SALLY PAYNE  
Address 566 PARK BLVD., WORTHINGTON, OH 43085  
Phone Number(s) (614) 929-4911  
Email sb\_payne@yahoo.com
6. Action Requested (ie. type of variance) AREA VARIANCES FOR BUILDING SETBACKS
7. Project Details:
  - a) Description INTERIOR RENOVATION & ADDITION TO INCLUDE RELOCATION OF GARAGE & EXTENSION OF EXISTING ROOF LINE
  - b) Expected Completion Date JUNE 2021
  - c) Approximate Cost \$150,000

#### 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)

9/4/2020  
Date

NOTE: DIGITAL SIGNATURES APPENDED WITH  
ACKNOWLEDGEMENT BY BOTH APPLICANT  
AND PROPERTY OWNER, NET SIGNATURE CAN  
BE PROVIDED IF NECESSARY

[Signature]  
Property Owner (Signature)

9/4/2020  
Date

ABUTTING PROPERTY OWNERS  
FOR  
566 Park Blvd.

Name	Name Address	Citystatezip
William West	563 Meadoway Park	Worthington, OH 43085
William Shroy	574 Park Blvd.	Worthington, OH 43085
David & Vicki Cap	569 Meadoway Park	Worthington, OH 43085
Matthew & Gina Bjelac	555 Meadoway Park	Worthington, OH 43085
David and Peggy Hayes	571 Park Blvd.	Worthington, OH 43085
Resident	560 Park Blvd.	Worthington, OH 43085
7Rent.com LTD	334 W. Third St.	Worthington, OH 43085
Neil Tolbert	563 Park Blvd.	Worthington, OH 43085

**566 PARK BOULEVARD**

Worthington, OH

**SUPPORTING STATEMENT**

BZA (Board of Zoning Appeals)

City of Worthington, Planning & Zoning

9/4/2020

**LEGAL DESCRIPTION**

Pt Res B Lot 14

Colonial Hills 2

Parcel 100-001709-00

Applicant proposes to renovate an existing single-family home on the subject property at 566 Park Boulevard, Worthington, Ohio 43085. The property is currently zoned R-10 Low Density Residential. Applicant also requests by this application, the following three (3) area variances for building setback from front and side yards respectively.

**ZONING**

R-10 Residential

Single Family Dwelling

City of Worthington

Worthington City School District

**VARIANCES REQUESTED**

**Setbacks**

Front: 30'-0"

Rear: 30'-0"

Side: 8'-0"

**1. Side yard Setback (West) <8-ft**

Existing garage setback is approximately 7-ft at closest point (not parallel) to property line. Requesting allowance of addition to setback 3-ft from property line at closest point (not parallel)

**2. Sum of Side yard <12-ft**

Existing Sum of Side yard approx. 12-ft. Requesting allowance of Sum of Side yard equal to 8-ft (5-ft east + 3-ft west)

**3. Front yard Setback (South) <30-ft**

Existing bay window and entry stoop are approximately 26'-4" setback from Right of Way. Requesting allowance of open front porch to average front setback of 20-ft from R.O.W. An exhibit is provided for comparison to the existing properties immediately adjacent

Height: 2-1/2 Stories, 30'

Style: Cape Cod

Built: 1950

Lot: 49'x135' / 0.1519 Acres

Level 1: 800 SF

Level 2: 207 SF

Total: 1,007 SF

**TEST OF PRACTICAL DIFFICULTIES**

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;*

Without the variances, the property will remain as it exists today without improvement. As a matter of process, a series of alternate designs were considered with the addition extending further into the rear yard. Potential solutions caused significant increase in cost of construction due to additional foundations/excavation, and/or reduction of rear yard and increased site coverage.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020



# 566 Park Blvd.



100-001709 04/25/2017



2. *Whether the variance is substantial;*

Specific consideration was given in fact to preventing the variance from being substantial. Construction encroaching a net 4-ft toward the west seemed the most appropriate solution as the alteration will not cause any hardship to the adjacent property. The addition will not cause any additional shadow or significantly impact on the property to the west. Prominent daylighting, especially in the evening, will cast shadows to the north and east which remain unchanged with this development. Further, site drainage is mitigated through existing underground storm collection systems from a rear yard collection basin and downspout collection lines feeding directly into the storm sewer at the street (Park Blvd).

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;*

The addition and design of the renovation was developed conscious of the Worthington Design Guidelines and a collection of existing neighborhood precedent.

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

There will be no adverse affect on the delivery of governmental services to the Property if these variance requests are approved. There are adequate public services and facilities, as well as utilities to the Property, and fire and police safety responders and vehicles will have adequate access to the Property and adjacent properties.

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

The owner recently purchased the property spring 2020, so the zoning conditions and restrictions were certainly in place at this point. Not knowing what the owner's awareness is of zoning restrictions generally, their intent was certainly to improve on the existing property to accommodate their use.

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

In order to develop the Property in conformance with essential character of the neighborhood and adhere to best practices of residential development, the variances are necessary.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

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

The interest of this project is certainly to adhere to the intent of the requirements, and substantial justice may be done by granting the requested variances.

**REVIEW EXHIBITS**

- Site Plans (existing and proposed),
- Proposed Elevations and
- Proposed Floor Plans

are provided as exhibits to provide clarity and to aid discussion on the proposed renovation.

**NEIGHBOR DISCUSSIONS**

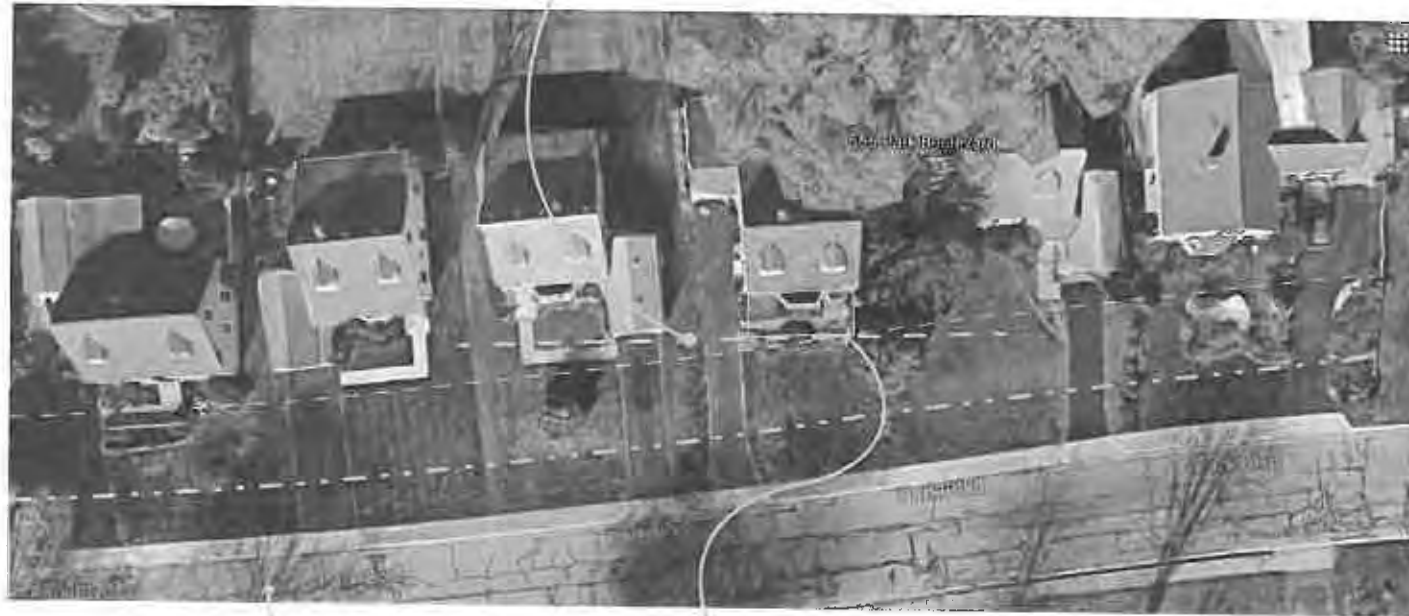
In the interest of being a good neighbor, conversations have been initiated with adjacent property owners to introduce the Intended construction. The proposed improvements have been positively discussed and so far have attracted the interest of an audience further down the street with similar footprints and house plans interested in their own potential future improvement.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

PLANTER BED PROJECTED PARALLEL  
TO ADJACENT PROPERTIES



R.O.W. LINE

EXTENT OF FRONT PORCH RAISED PLANTER BEDS  
SHOWN AT AVERAGE 20-FT SETBACK FROM R.O.W.  
RELATIVE TO ADJACENT PROPERTIES

SCHEMATIC

DATE: 06/26/2020  
PROJECT #: 20-01

EXISTING CONTEXT

AS0.1

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

© 2020 BY: LEONARD & RETTIG DESIGN BUILD, LTD  
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SCHEMATIC

DATE: 08/08/2020  
PROJECT #: 20-01

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

EXISTING CONTEXT

AS0.2



566 PARK BLVD.

NORTHINGTON, OHIO 43085-3742  
 PARCEL ID: 100-001709-00  
 BUILT: 1950  
 0.1519 ACRES

**LEGAL DESCRIPTION:**  
LOT 14 & PART OF VACATED ALLEY -  
RESUBDIVISION OF PART OF COLONIAL  
HILLS PLAT NO. 2 AND PART OF  
SUBDIVISION OF RESERVE "B" OF  
COLONIAL HILLS PLAT NO. 2,  
P.B. 21 PG. 12

CITY: WORTHINGTON  
COUNTY: FRANKLIN  
FLOOD ZONE: X  
MAP PANEL INFO: 39049C0159K

### SCHEMATIC

DATE: 08/26/2020  
PROJECT #: 20-01

### EXISTING SITE PLAN

## AS1.0

EXISTING SITE PLAN 1/16" = 1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

DESIGNED BY: LEONARD & RETTIG DESIGN BUILD, LTD  
ALL RIGHTS RESERVED

9/3/2020 11:44:27 PM

566 PARK BLVD.

**LEGAL DESCRIPTION:**  
LOT 14 & PART OF VACATED ALLEY -  
RESUBDIVISION OF PART OF COLONIAL  
HILLS PLAT NO. 2 AND PART OF  
SUBDIVISION OF RESERVE "B" OF  
COLONIAL HILLS PLAT NO. 2,  
P.B. 21 PG. 12

CITY: WORTHINGTON  
COUNTY: FRANKLIN  
FLOOD ZONE: X  
MAP PANEL INFO: 39049C 0159K

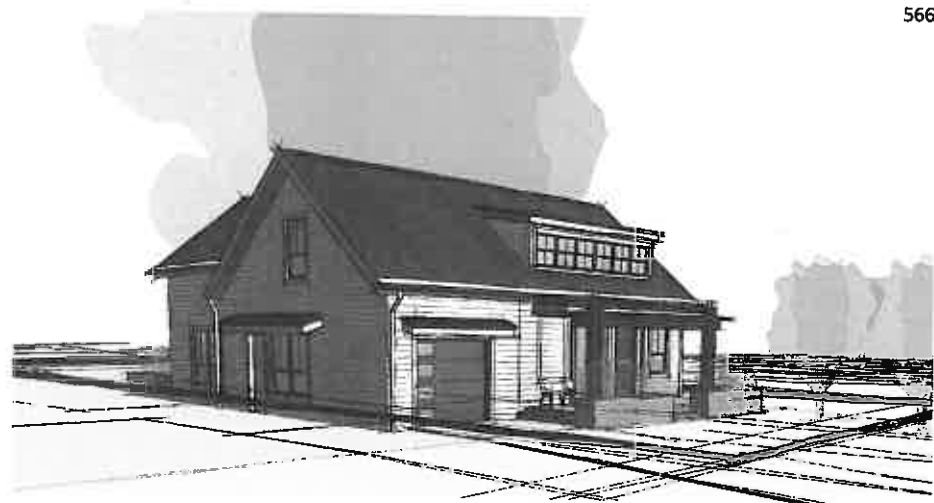
DATE: 08/26/2020  
PROJECT #: 20-01

AS1.0a

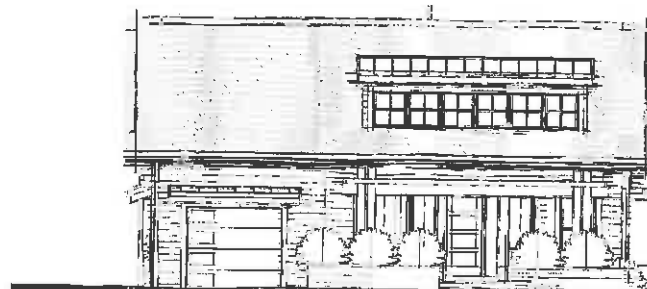
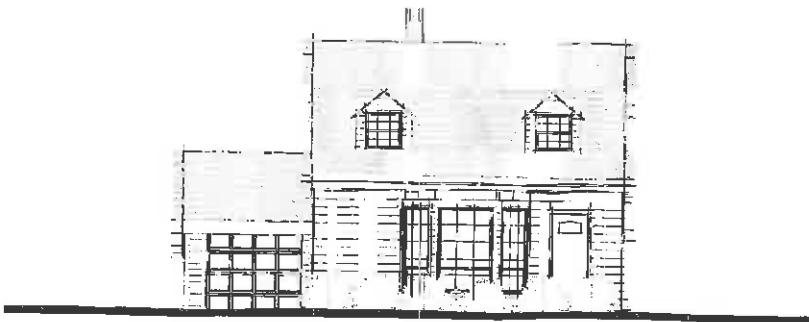
PRELIMINARY SITE PLAN 1/16" = 1'-0"



EXISTING STREET ELEVATION 1" = 10'-0"



SOUTH - STREET ELEVATION 1" = 10'-0"



SCHEMATIC

DATE: 08/26/2020  
PROJECT #: 20-01

PRELIMINARY MASSING

A2.0

CITY OF WORTHINGTON

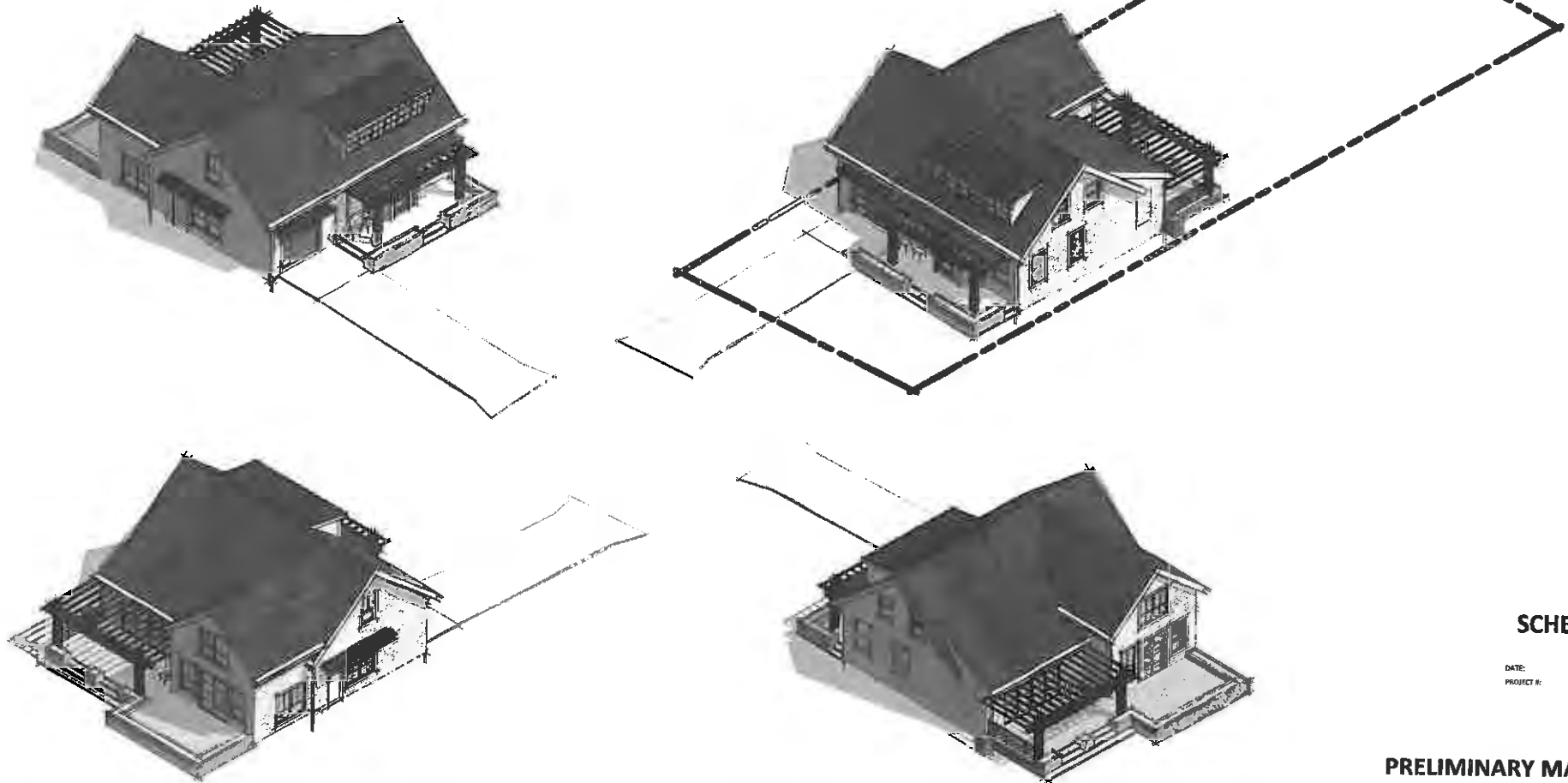
DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

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ALL RIGHTS RESERVED

**PAYNE RESIDENCE**

566 PARK BLVD.



**SCHEMATIC**

DATE: 06/25/2020  
PROJECT #: 20-01

**PRELIMINARY MASSING**

**A2.1**

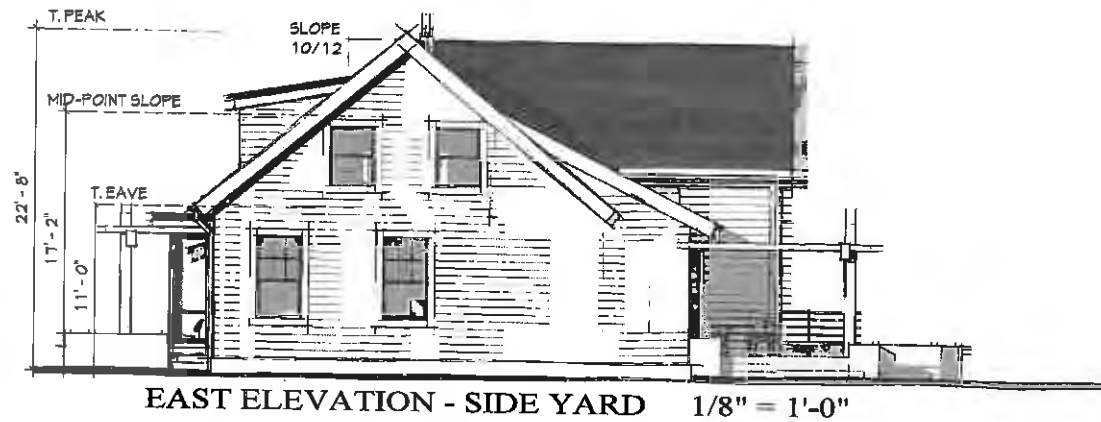
9/3/2020 9:24:58 PM

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

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**SCHEMATIC**

DATE: 08/26/2020  
PROJECT #: 20-01

**PRELIMINARY ELEVATIONS**

**A2.2**





# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	AR 43-2020
Date Received	09-10-2020
Fee	\$25.00 pd
Meeting Date	10-01-2020
Filing Deadline	#69048

1. Property Location 6642 Masefield St.

2. Present/Proposed Use Single Family Home

3. Zoning District R-10

4. Applicant James Ross

Address 6120 Crystal Valley Dr. Galena Ohio 43021

Phone Number(s) 614 204 5661

Email Jimr.rbd@gmail.com

5. Property Owner Mark & Lee Williams

Address 6642 Masefield St.

Phone Number(s) 614 557-0472

Email mwilliamst75@yahoo.com

6. Action Requested (ie. type of variance) Rear Yard Set Back

7. Project Details:

a) Description Add Covered Porch where ex. deck is & ADD TO Ex. Family Room

b) Expected Completion Date April - May 2021

c) Approximate Cost 80K

**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.

James Ross  
Applicant (Signature)

9-2-20  
Date

\_\_\_\_\_  
Property Owner (Signature)

\_\_\_\_\_  
Date

Abutting Property Owners List for  
6642 Masefield St.

Danielle Remlinger	6660 Masefield St.	Worthington, OH 43085
Matthew & Beth Niskanen	561 Lambourne Ave.	Worthington, OH 43085
Nancy Barr	554 Thackeray Ave.	Worthington, OH 43085
Bill & Betty Huckaba	6622 Masefield St.	Worthington, OH 43085
Michael & Wanda Davis	6635 Masefield St.	Worthington, OH 43085
Mary Boyle	6645 Masefield St.	Worthington, OH 43085
Thomas & Carey Nash	6655 Masefield St.	Worthington, OH 43085

Variance supporting Statement:

1,2 The variance is not substantial when considering the previous work that has been done with the house. The southern addition is essentially adding a roof over the exiting deck footprint which will allow the area to be screened to keep mosquitoes away and increase usable space during the era of coronavirus.

The northern expansion is being driven by a kitchen remodeling but no variance would be needed at all if a normal 10 foot side setback were applied. This is a corner lot has the same issues as the when the deck was added 33 yrs. ago. This addition will add to the home usability as it will allow many ADA features to included in the remodeling project.

3. The character of the neighborhood will not be affected.

4. There will be no impact on government services.

5. This request is within the guidelines of the properties first variance request 33 yrs ago.

6. As was the case with the original variance being a corner lot does not permit any improvements to the property if the east side is designated the backyard and a 30ft setback is required.

7. The zoning variance request does not affect the basic nature of the property. The 10 foot setback that was required when the deck was originally build will not chance, the area will be covered with a roof, which was not an unexpected future change at the time of the original variance.

Thanks for your attention to this request.

Regards,

Mark Williams

CITY OF WORTHINGTON

DRAWINGS NO. BZA 43-2020

DATE 09/10/2020



# 6642 Masefield St.



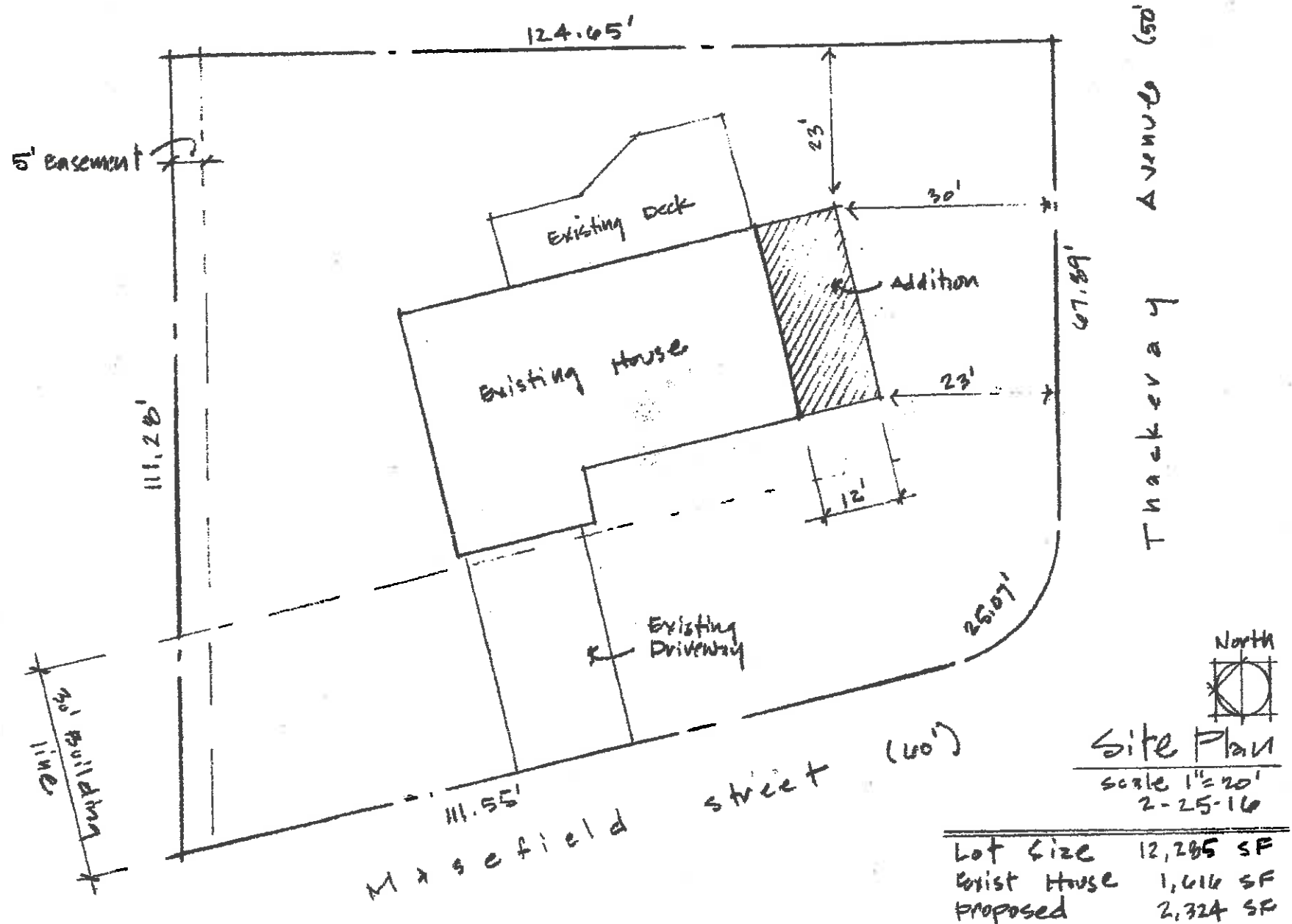
100-004502 04/26/2017



For: Mark and Lee Williams  
6642 Masefield St.  
Worthington Ohio 43085

Ex. Site Plan

CITY OF WORTHINGTON  
DRAWINGS NO. BZA 43-2020  
DATE 09/10/2020

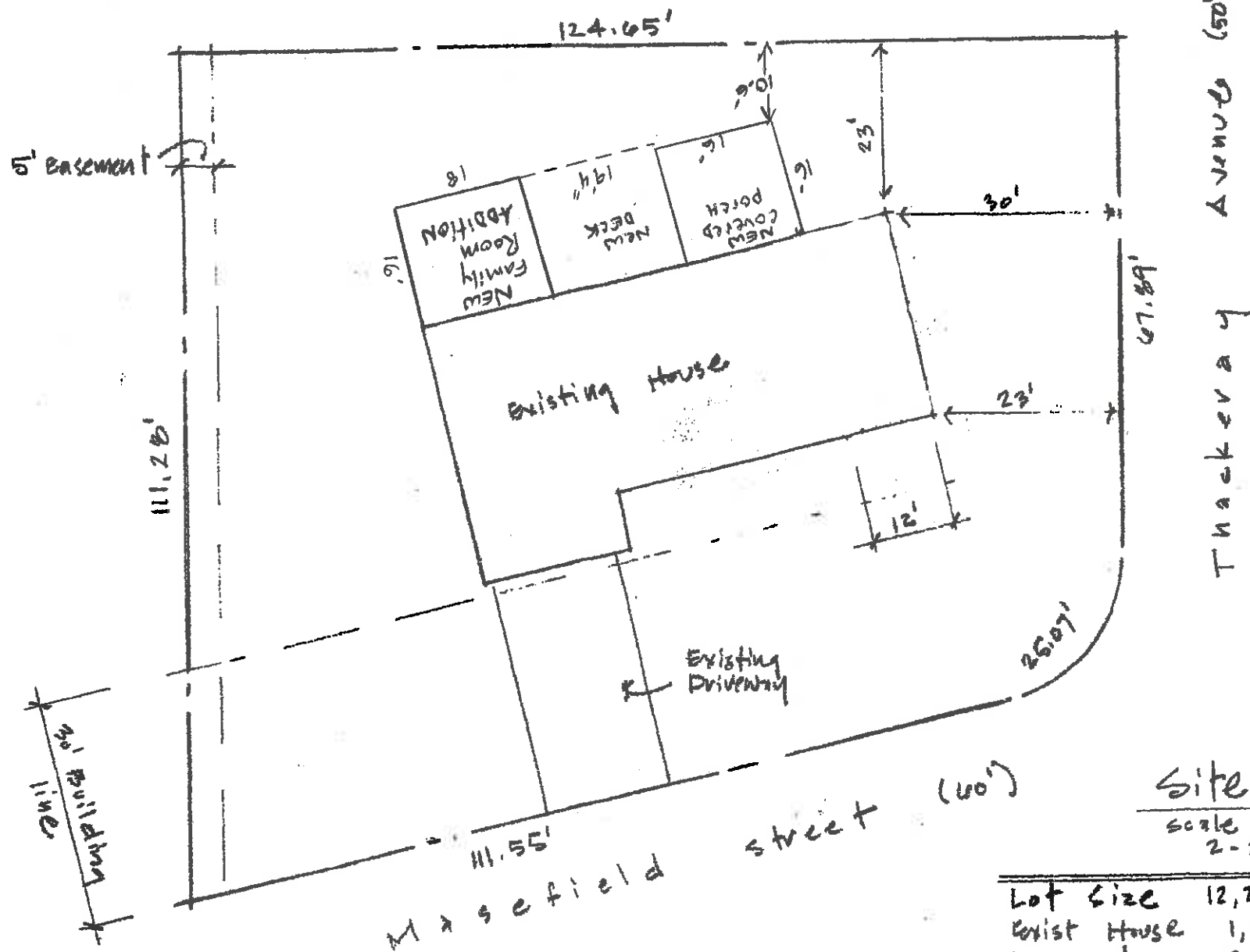




For: Mark and Lee Williams  
 6642 Masefield St.  
 Worthington Ohio 43085

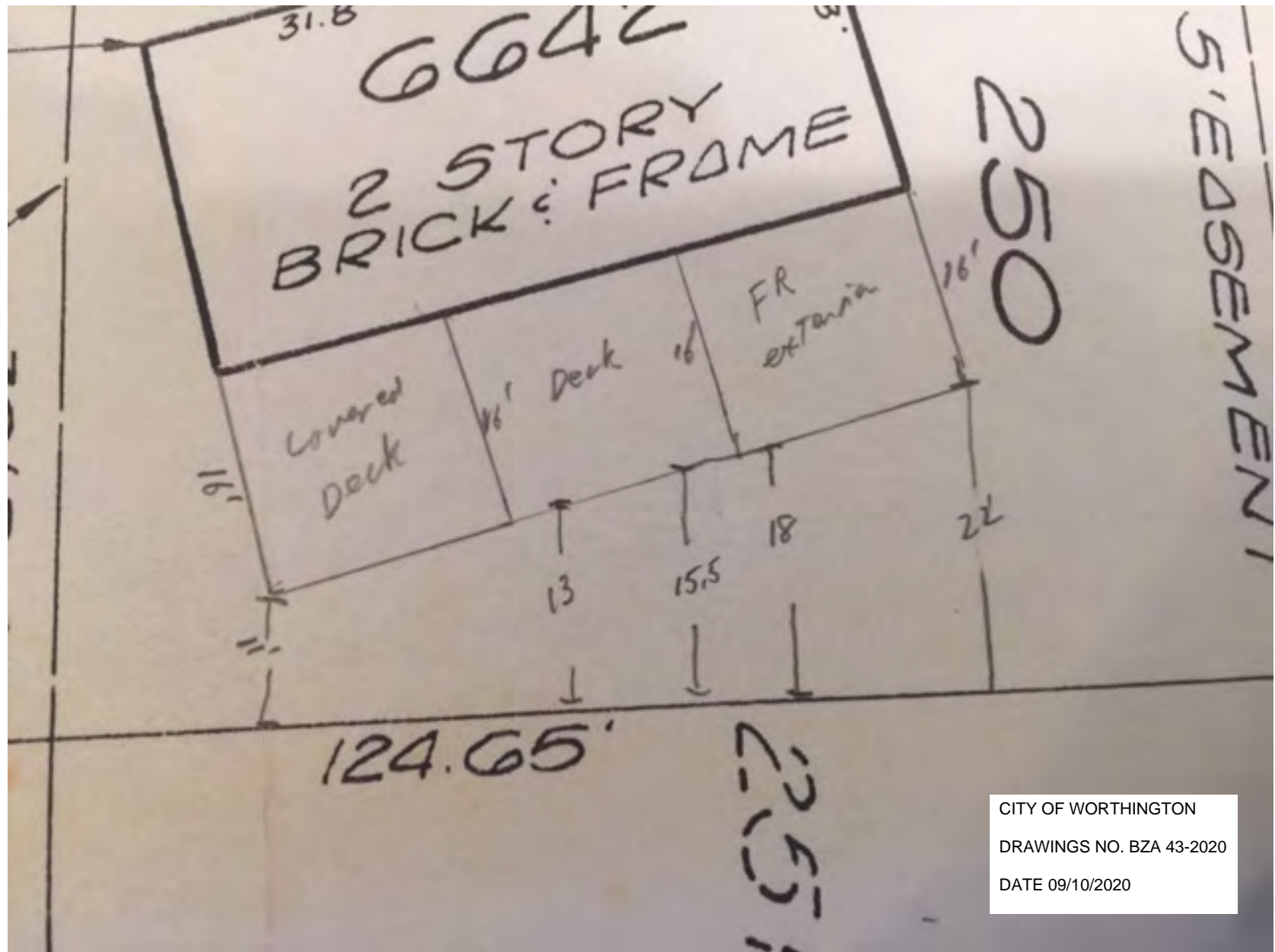
# NEW SITE PLAN

CITY OF WORTHINGTON  
 DRAWINGS NO. BZA 43-2020  
 DATE 09/10/2020



Site Plan  
 Scale 1" = 20'  
 2-25-16

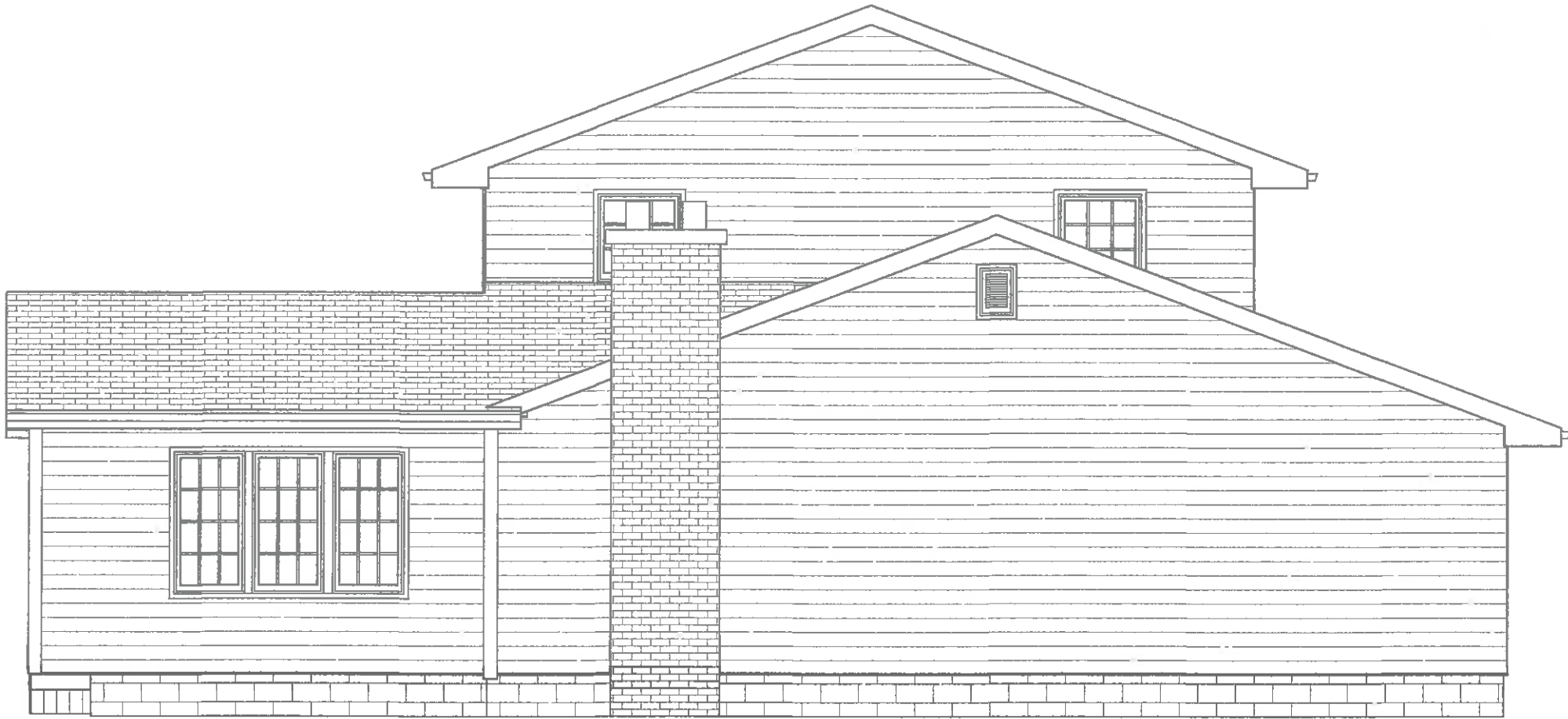
Lot Size	12,205 SF
Exist House	1,616 SF
Proposed	2,324 SF



CITY OF WORTHINGTON  
DRAWINGS NO. BZA 43-2020  
DATE 09/10/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021



NORTH ELEVATION 3/16" = 1'

CITY OF WORTHINGTON

DRAWINGS NO. BZA 43-2020

DATE 09/10/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR  
GALENA, OH 43021



EAST ELEVATION  $\frac{3}{16}'' = 1'$

CITY OF WORTHINGTON

DRAWINGS NO. BZA 43-2020

DATE 09/10/2020



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 44-2020
Date Received	9/4/2020
Fee	\$50
Meeting Date	
Filing Deadline	

1. Property Location 6130 Linworth Rd, Worthington OH
2. Present/Proposed Use Wendy's Restaurant/ Dunkin' Restaurant with Drive Thru
3. Zoning District No Change
4. Applicant Tushar Patel for Gondal Linworth LLC  
Address Po Box 629, Lewis Center OH 43075  
Phone Number(s) 267 249 7374  
Email TSHRPTL@GMAIL.COM
5. Property Owner Lessee: Gondal Linworth LLC  
Address Po Box 629, Lewis Center OH 43075  
Phone Number(s) 267 249 7374  
Email TSHRPTL@GMAIL.COM
6. Action Requested (ie. type of variance) Variances for signage & digital menu board as applied to the ARB
7. Project Details:
  - a) Description Variances for signage and digital menu board as applied to ARB
  - b) Expected Completion Date 11/30/20
  - c) Approximate Cost \$5000.00

#### 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.

[Signature]  
Applicant (Signature)

9/4/20  
Date

[Signature]  
Property Owner (Signature) lessee

9/4/20  
Date



ABUTTING PROPERTY OWNERS  
FOR  
6130 Linworth Rd.

1621 Linworth Properties  
United Dairy Farmers  
United Dairy Farmers  
Linworth Duchess LLC  
Linworth Plaza LLC  
Cambria Ct. LLC

2425 N. High St.  
3955 Montgomery Rd.  
2204 W. Dublin-Granville Rd.  
447 James Pkwy.  
16130 Ventura Blvd Ste 590  
673 High St., Suite 204

Columbus, OH 43202  
Cincinnati, OH 45212  
Worthington, OH 43085  
Newark, OH 43056  
Encino, CA 91436  
Worthington, OH 43085

We are requesting additional wall signs and larger free standing signs because there will be two brands at this location: Dunkin Donuts and Baskin Robbins. Each of those brands signage has to match the size of the other brand. Given the layout of the building, we have identified the location and sizing of the proposed signage. As we are unable to put our colors on the building (orange, pink, white) that would promote awareness, we are requesting the proposed signage, that the ARB has approved. Thank you for your consideration.

Tushar Patel

CITY OF WORTHINGTON

DRAWINGS NO. BZA 44-2020

DATE 09/04/2020

# 6130 Linworth Rd.



100-006128 04/22/2017



Colors and Style Only

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 09/10/2020

*Zynda Bitar*

Clerk



**FRONT (NORTH) ELEVATION**

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

CITY OF WORTHINGTON

AR 54-2020

DRAWING NO. CU 07-2020

DATE 08-27-2020

Colors and Style Only

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 09/10/2020

*Zynda Bitar*

Clerk



CITY OF WORTHINGTON

DRAWINGS NO. BZA 44-2020

DATE 09/04/2020

CITY OF WORTHINGTON

AR 54-2020

DRAWING NO. CU 07-2020

DATE 08-27-2020

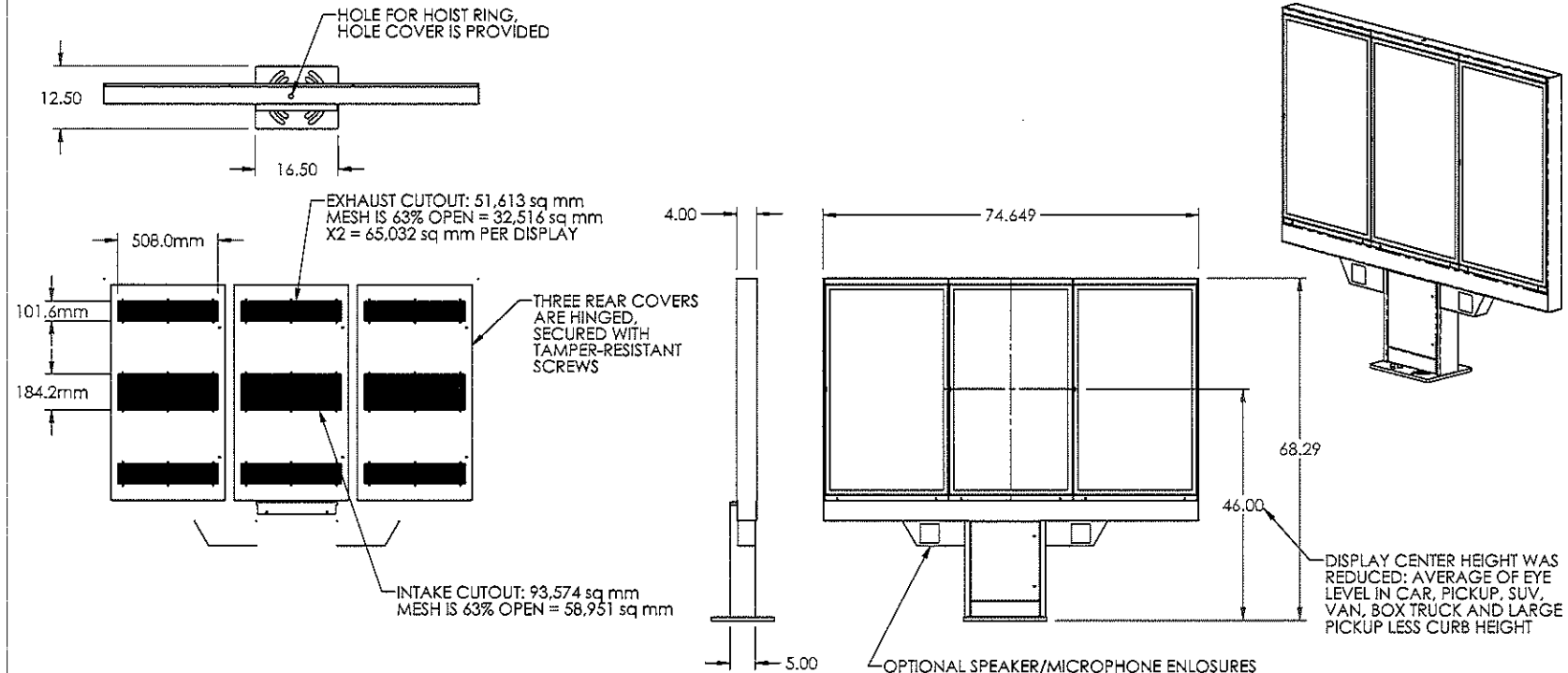


*Zynda Batar*


Clerk

PRE-PRODUCTION PRINT - FOR REFERENCE ONLY

ENG. PROJ. NO.	150	PRI./DWG. NO.	ODMB 3X1 DD C3	SHEET	1 OF 2	REV.	P
REVISIONS							
REV.	DESCRIPTION		BY / DATE		ECN #		



- NOTES:
- DRAWING IS FOR INSPECTION PURPOSES ONLY. ACTUAL PART SHALL CONFORM TO ELECTRONIC FILE. DO NOT SCALE — WORK TO DIMENSIONS.
  - UNLESS OTHERWISE SPECIFIED:
    - FEATURES ABOUT CENTERLINE ARE SYMMETRIC TO WITHIN  $\pm .015$  OVER ALL
    - DIMENSIONS MUST MEET TOLERANCES IN TITLE BLOCK
  - PARTS MUST BE CLEAN, FREE OF SHARP EDGES, BURRS AND GOUGES.
  - MASK TAPPED HOLES AND THREADED FEATURES BEFORE PAINTING.
  - MATERIAL MUST BE ROHS COMPLIANT.

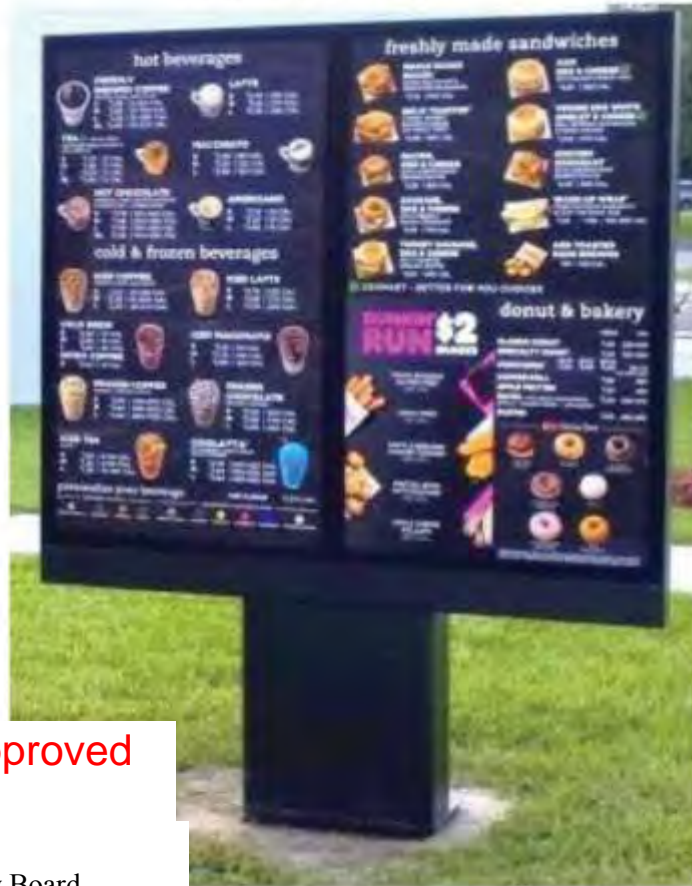
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NET WEIGHT LBS. 645.80		APPROVALS DRAWN BY RAK		DATE 9/15/17		MAIN ASSEMBLY - ODMB 3X1 DD					
THIRD ANGLE PROJECTION 		CHECKED BY XXX X/XX/XX		SIZE B		ENG. PROJ. NO. 150		PRI./DWG. NO. ODMB 3X1 DD C3		REV. P	
DESIGNER APPROVAL XXX X/XX/XX				SCALE 1:20		MATERIAL		SEE PARTS LIST		SHEET 1 OF 2	

CITY OF WORTHINGTON

DRAWINGS NO. BZA 44-2020

DATE 09/04/2020

**Drive Thru Menu Board**



**3 Panels Approved**

Approved  
 Architectural Review Board  
 Municipal Planning Commission  
 City of Worthington  
 Date 09/10/2020

*Zynda Bitar*

Clerk

**Preview Board**





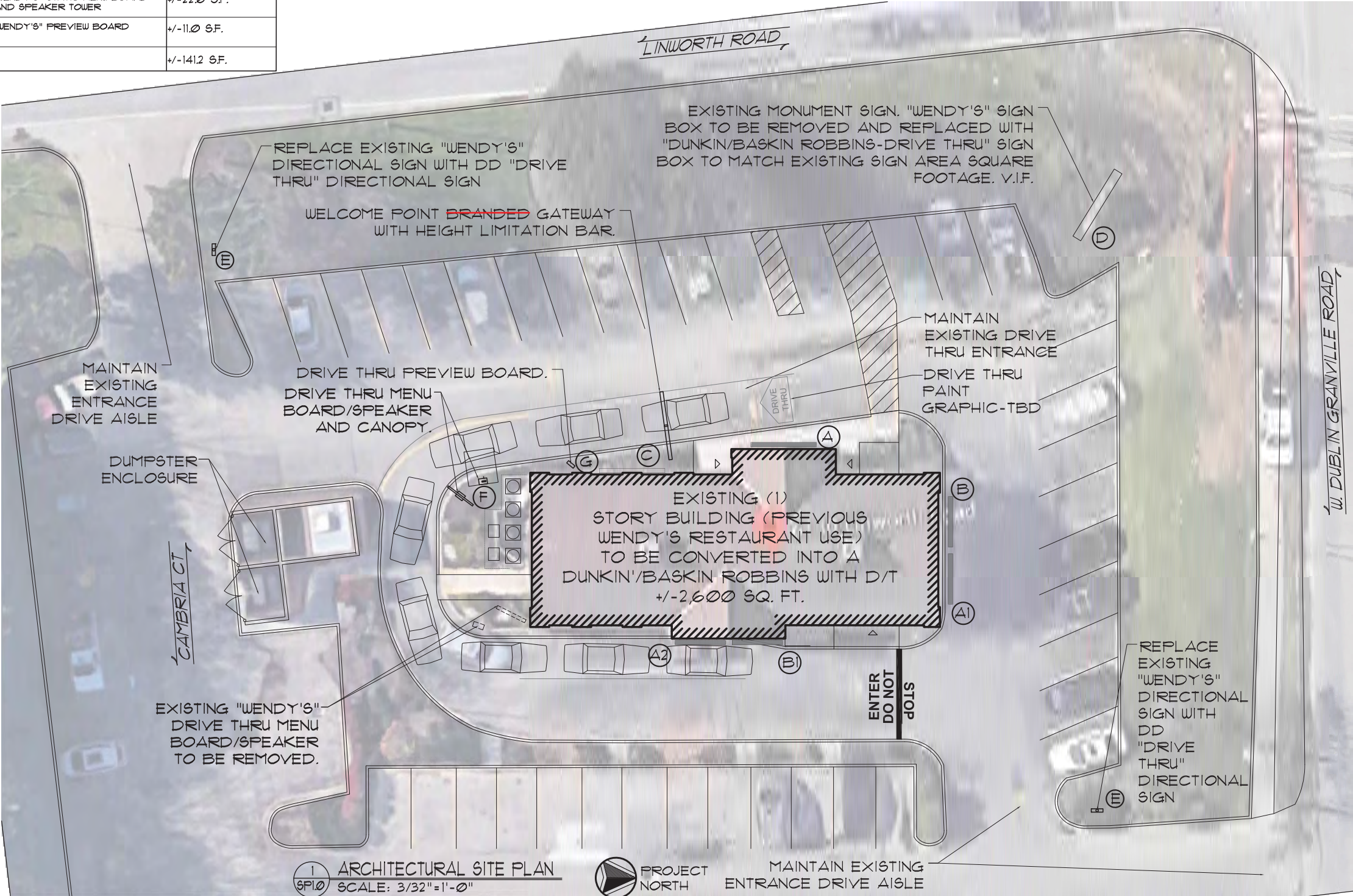
BUILDING AND SITE SIGNAGE CHART		
SITE DATA:		
LOT USE:		
		EXISTING
		PROPOSED
	WENDY'S RESTAURANT W/ D/T	DUNKIN AND BASKIN ROBBINS W/ D/T
(A)	WEST ELEVATION FACING LINWORTH RD INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-
(A1)	NORTH ELEVATION FACING W. DUBLIN GRANVILLE RD INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-
(A2)	EAST ELEVATION AT DRIVE THRU INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-
(B)	NORTH ELEVATION FACING W. DUBLIN GRANVILLE RD INTERNALLY ILLUMINATED "BR- BASKIN ROBBINS" FLAT WALL BUILDING SIGN	-
(B1)	EAST ELEVATION AT DRIVE THRU INTERNALLY ILLUMINATED "BR- BASKIN ROBBINS" FLAT WALL BUILDING SIGN	-
(C)	WEST ELEVATION FACING LINWORTH RD NON-INTERNALLY ILLUMINATED "AROD" PIN MOUNTED WALL BUILDING SIGN	-
(D)	INTERNALLY ILLUMINATED "DUNKIN-BR-BASKIN ROBBINS-DRIVE THRU" MONUMENT SIGN BOX	"WENDY'S" INTERNALLY ILLUMINATED MONUMENT SIGN BOX
(E)	DIRECTIONAL SIGNS. SEE SITE PLAN FOR SPECIFIC LOCATIONS	"WENDY'S" INTERNALLY ILLUMINATED DIRECTIONAL SIGNS
(F)	DRIVE THRU DIGITAL MENU BOARD AND SPEAKER TOWER. SEE SITE PLAN FOR SPECIFIC LOCATION.	"WENDY'S" STATIC MENU BOARD AND SPEAKER TOWER
(G)	DRIVE THRU PREVIEW BOARD. SEE SITE PLAN FOR SPECIFIC LOCATION.	"WENDY'S" PREVIEW BOARD
TOTAL PROPOSED SIGNAGE		-

Wall Signs on the north & west elevations only  
Freestanding Option #2  
Menu board with 3 panels  
Reduce size of directional signs  
No brand colors on poles

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 09/10/2020

*Zynda Butar*

Clerk



CITY OF WORTHINGTON  
DRAWINGS NO. BZA 44-2020  
DATE 09/04/2020

CITY OF WORTHINGTON  
AR 54-2020  
DRAWING NO. CU 07-2020  
DATE 08-27-2020

ALBERT TAUS & ASSOCIATES, ARCHITECTS  
ALBERT TAUS, AIA  
ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING  
P H I L A D E L P H I A P A  
PHONE: (215) 688 - 2516 FAX: (215) 688 - 7888  
atausarchitects.com

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DOCUMENTS PREPARED FOR  
DUNKIN' DONUTS  
MR. TUSHAR PATEL  
8235 N. HIGH STREET  
COLUMBUS, OH 43235

ATA200617.10 PC#XXXXXXXX

NO	DESCRIPTION	DATE	APPD	DK	AAT
6		08/17/2020			
5					
4					
3					
2					
1					
0					

PROPOSED PROJECT  
PROPOSED DUNKIN/BASKIN ROBBINS CONVERSION  
EXISTING 81 AND ALONE BUILDING WITH DRIVE THRU  
6150 LINWORTH ROAD  
WORTHINGTON, OH

NEXT GEN

[dunkin']  
SP1.0



CITY OF WORTHINGTON

DRAWINGS NO. BZA 44-2020

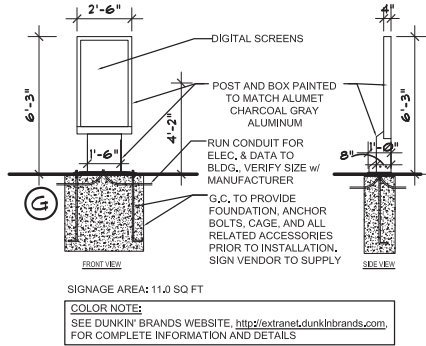
DATE 09/04/2020

Option #2  
Opaque Background

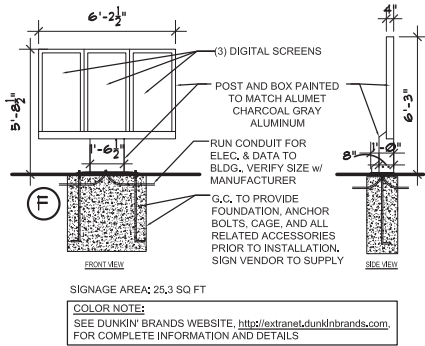
Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 09/10/2020

*Zynda Butar*

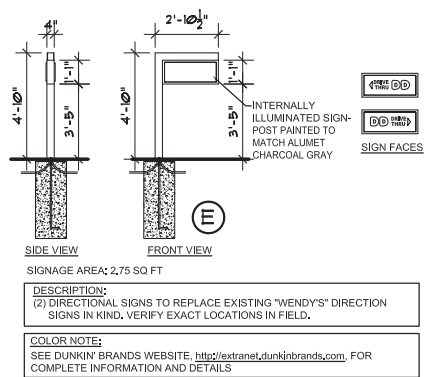
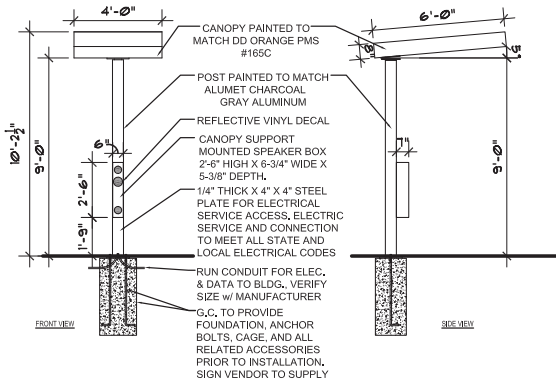
Clerk



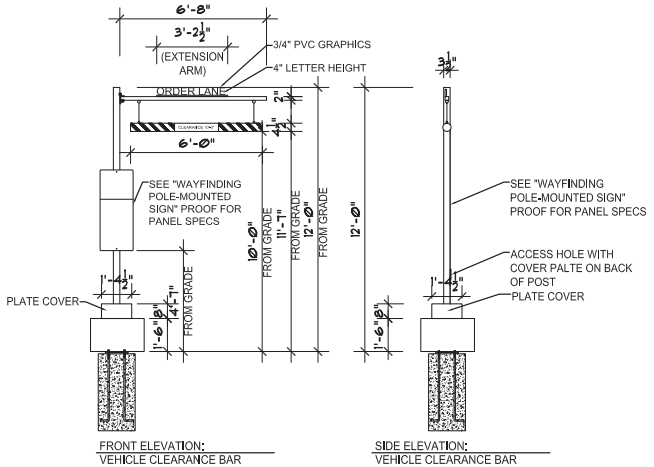
7 DIGITAL PREVIEW BOARD  
SCALE: NOT TO SCALE



5 DIGITAL MENU BOARD AND SPEAKER TOWER DETAIL  
SCALE: NOT TO SCALE

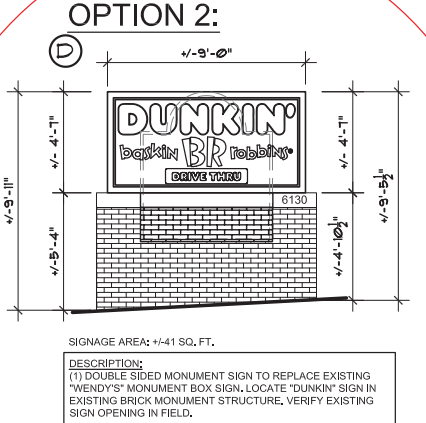


4 DIRECTIONAL SIGN DETAIL  
SCALE: NOT TO SCALE

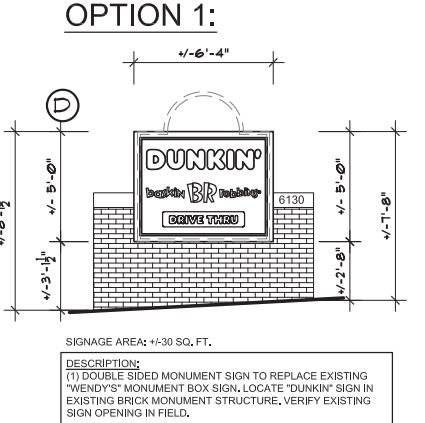


DESCRIPTION:  
(QTY: 1) VEHICLE CLEARANCE BAR,  
3-1/2" SQUARE STEEL MAIN POST WITH 2" SQUARE STEEL CROSS ARM AND 1/2" PLATE STEEL MOUNTING PLATE WITH HOLE AT BOTTOM FOR POWER FEED;  
1/8" & .063" ALUMINUM PLATE COVER (PAINTED);  
PAINTED 3/4" PVC LETTERS, MOUNTED TO CROSS ARM WITH 1" ANGLE AFFIXED TO BACKS;  
PAINTED 4-1/2" PVC CRASH-TUBES WITH VINYL "CLEARANCE" COPY AND REFLECTIVE VINYL STRIPING;  
CRASH TUBES AFFIXED TO CROSS ARM WITH REQUIRED HARDWARE AND AIRCRAFT CABLE, NOTE:  
CROSS-ARM EYE BOLTS TO BE REMOVABLE FOR MAINTENANCE PURPOSES;  
NOTES: ACCESS HOLE WITH COVER PLATE REQUIRED ON BACK OF POST, G.C. TO PROVIDE CONDUIT FOR POWER PER SITE PLANS.

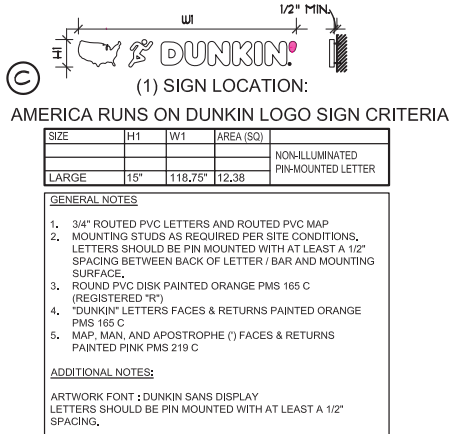
6 LIMIT HEIGHT BAR DETAIL  
SCALE: NOT TO SCALE



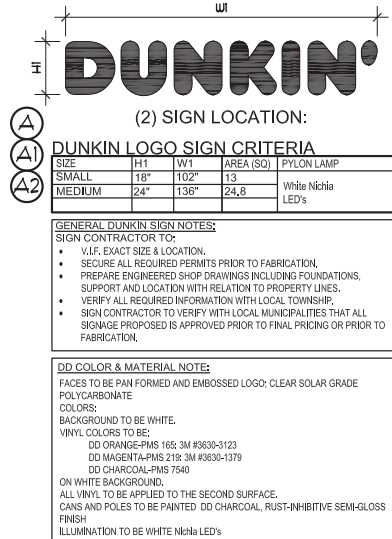
3A MONUMENT SIGN DETAIL - OPTION #2  
SCALE: NOT TO SCALE



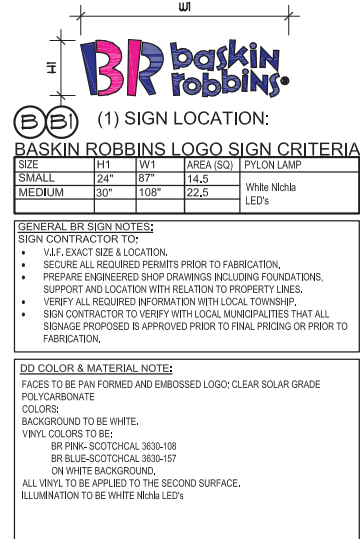
3 MONUMENT SIGN DETAIL - OPTION #1  
SCALE: NOT TO SCALE



2 "A-ROD" SIGN DETAIL  
SCALE: NOT TO SCALE



1 BUILDING SIGN DETAILS  
SCALE: NOT TO SCALE



ALBERT TAUS & ASSOCIATES, ARCHITECTS  
ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING  
P H I L A D E L P H I A P A  
PHONE: (215) 688 - 2516 FAX: (215) 688 - 7388  
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DATE: 09/10/2020  
SIGNATURE: \_\_\_\_\_

DOCUMENTS PREPARED FOR  
DUNKIN'  
MR. TUSHAR PATEL  
8235 N. HIGHT STREET  
COLUMBUS, OH 43235

ATA200617.10 PC#XXXXXX

DATE	09/09/2020	SCALE	AS NOTED	DRAWN	LI	CKD	DK	APPD	AAT
6									
5									
4									
3									
2									
1									
NO									

DESCRIPTION: DATE REVISIONS

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS INC. UNDER RESTRICTED ACCESS.

PROPOSED PROJECT  
PROPOSED DUNKIN/BASKIN ROBBINS COTEJO  
BUILDING CONVERSION  
EXISTING STAND ALONE BUILDING WITH DRIVE THRU  
6130 LINWORTH ROAD  
WORTHINGTON, OH

NEXT GEN

DUNKIN' *[endrinkin]*  
SP1.1



CITY OF WORTHINGTON  
DRAWINGS NO. BZA 44-2020  
DATE 09/04/2020

Option #2  
Opaque Background

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 09/10/2020

*Zynda Butler*

Clerk

NOTES

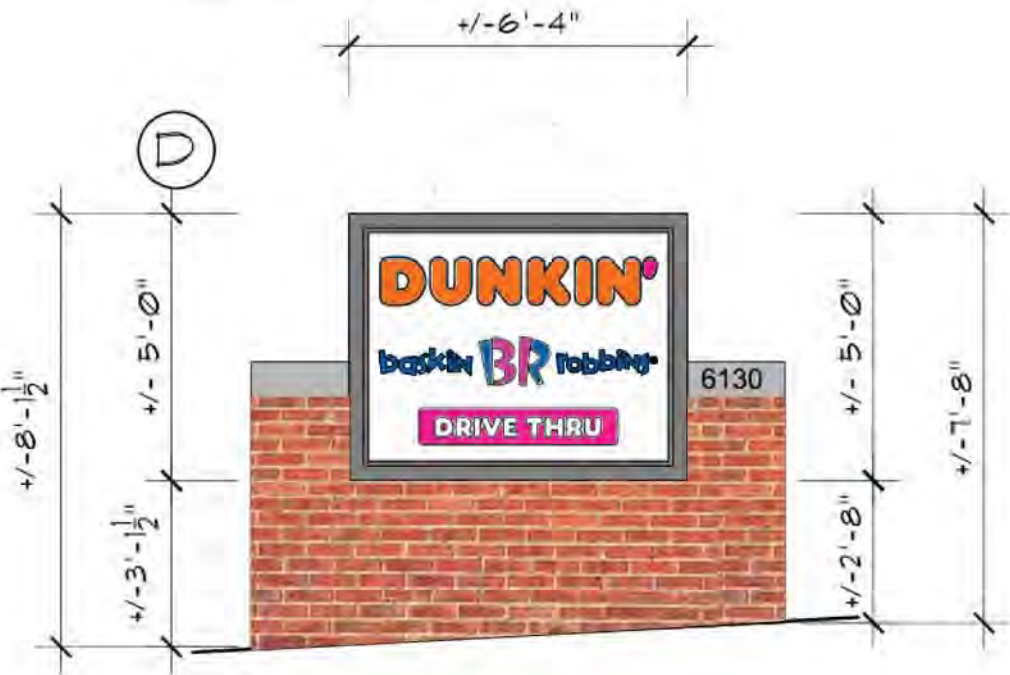
- 1. 15 1/2" x .08" x 1 1/2" ALUMINUM SPACER FRAME
- 2. FLAT ALUMINUM RETAINER
- 3. ALUMINUM ANGLE FRAME SUPPORT
- 4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
- 5. LED POWER SUPPLY, AS REQUIRED
- 6. INTERNAL DISCONNECT SWITCH
- 7. SUPPORT TUBE
- 8. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE 2ND SURFACE PAINTED DECORATION
- 9. "DUNKIN'" LETTERS TO BE EMBOSSED
- 10. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
- 11. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
- 12. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
- 13. BACKGROUND COLOR 403 WHITE BACK-SPRAY
- 13A. OPTION : SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT

ADDITIONAL NOTES:

ARTWORK FONT IS "DUNKIN SANS DISPLAY"  
EXTERIOR FINISH : PAINT PANTONE 7540C  
INTERIOR FINISH : PAINTED REFLECTIVE WHITE  
ACCENT FINISH / 1 1/2" CABINET W/ RETAINER : PAINT PANTONE 7540C  
RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS  
HANGER BAR INCLUDED ON 6" x 12" FACE  
PLATE SIZE : 3/4" x 12" x 12"  
BOLT PATTERN : 10" / 10"  
ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT  
PERIMETER ANGLE : 1 1/2" x 1 1/2" x 3/16" | U.L. LISTED

SIZE	H1	W1	D1	S.F. (BOX)
SMALL				
MEDIUM				
LARGE				
CUSTOM				
PMS			VINYL / PAINT	
PMS 165 - DUNKIN' ORANGE			3M #3630-3123	
PMS 219 - DUNKIN' PINK			3M #3630-1379	
PMS 7540C - DUNKIN' GRAY			3M #7725-41	
PMS COOL GRAY 1C			3M #7725-11	

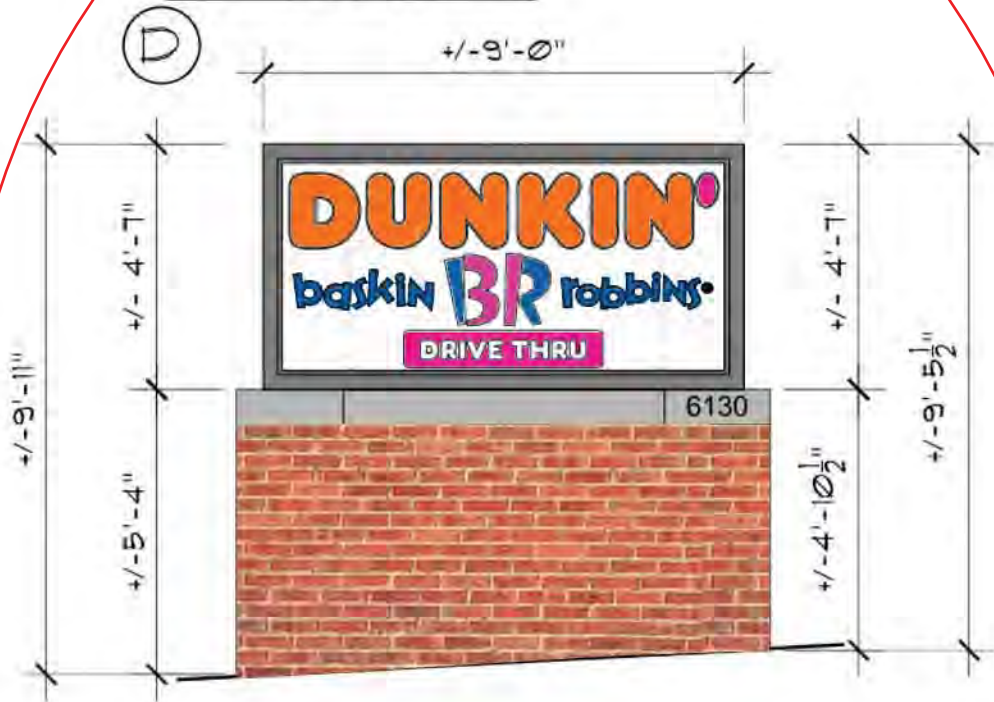
OPTION 1:



SIGNAGE AREA: +/-30 SQ. FT.

DESCRIPTION:  
(1) DOUBLE SIDED MONUMENT SIGN TO REPLACE EXISTING "WENDY'S" MONUMENT BOX SIGN. LOCATE "DUNKIN" SIGN IN EXISTING BRICK MONUMENT STRUCTURE. VERIFY EXISTING SIGN OPENING IN FIELD.

OPTION 2:



SIGNAGE AREA: +/-41 SQ. FT.

DESCRIPTION:  
(1) DOUBLE SIDED MONUMENT SIGN TO REPLACE EXISTING "WENDY'S" MONUMENT BOX SIGN. LOCATE "DUNKIN" SIGN IN EXISTING BRICK MONUMENT STRUCTURE. VERIFY EXISTING SIGN OPENING IN FIELD.



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

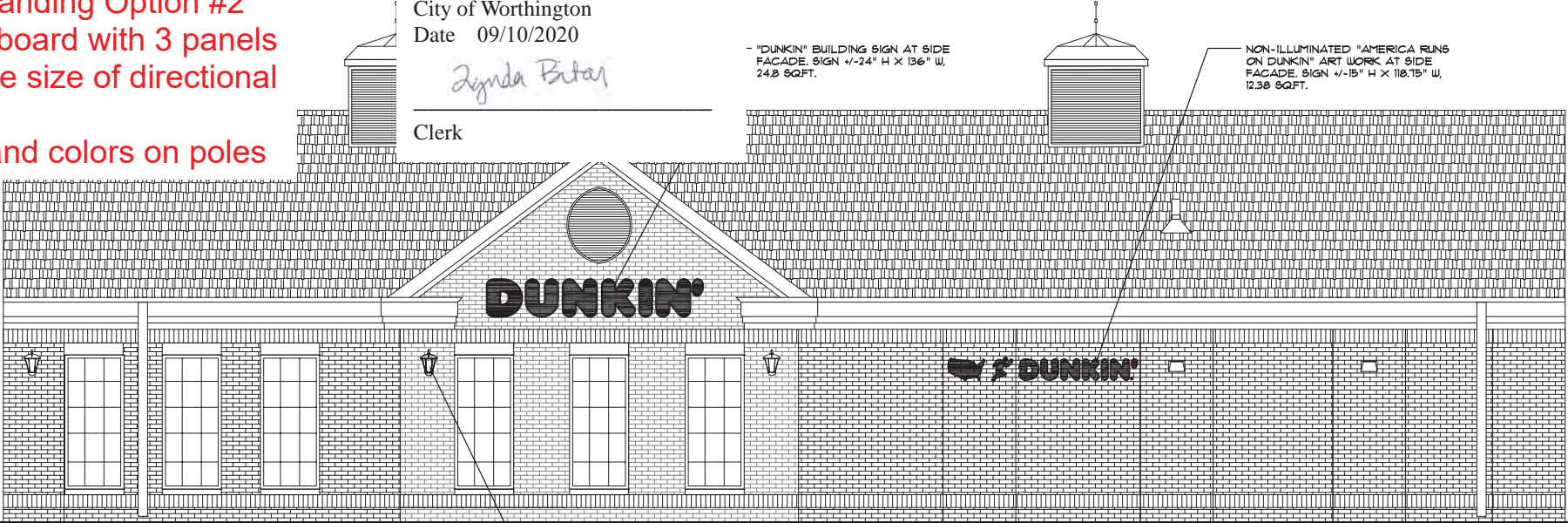
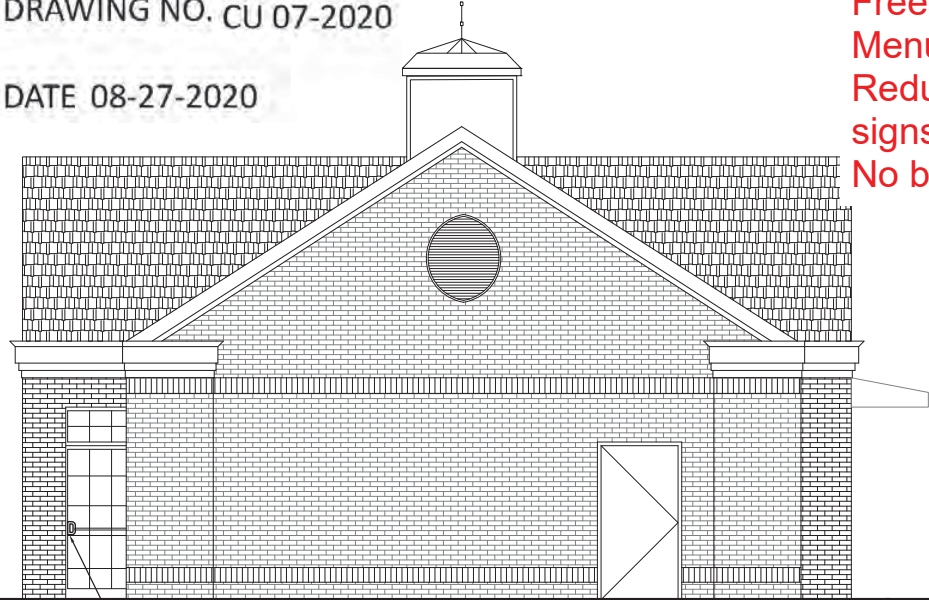
DATE:

DUNKIN' BRANDS INC.  
CONSTRUCTION SERVICES



Wall Signs on the north & west elevations only  
Freestanding Option #2  
Menu board with 3 panels  
Reduce size of directional signs  
No brand colors on poles

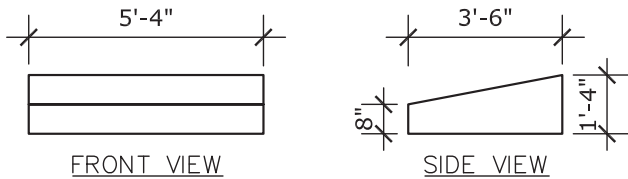
Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 09/10/2020  
*Zynda Bitar*  
Clerk



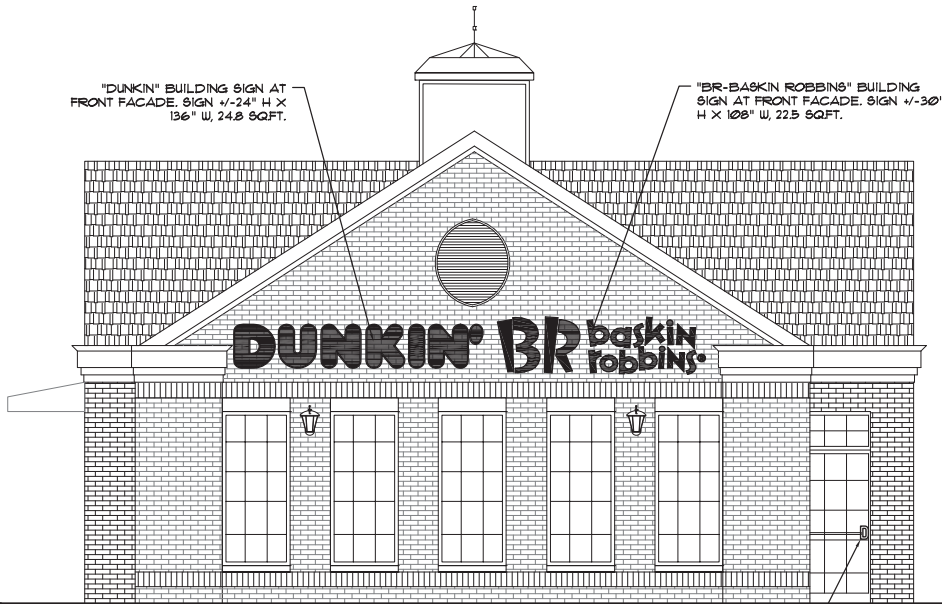
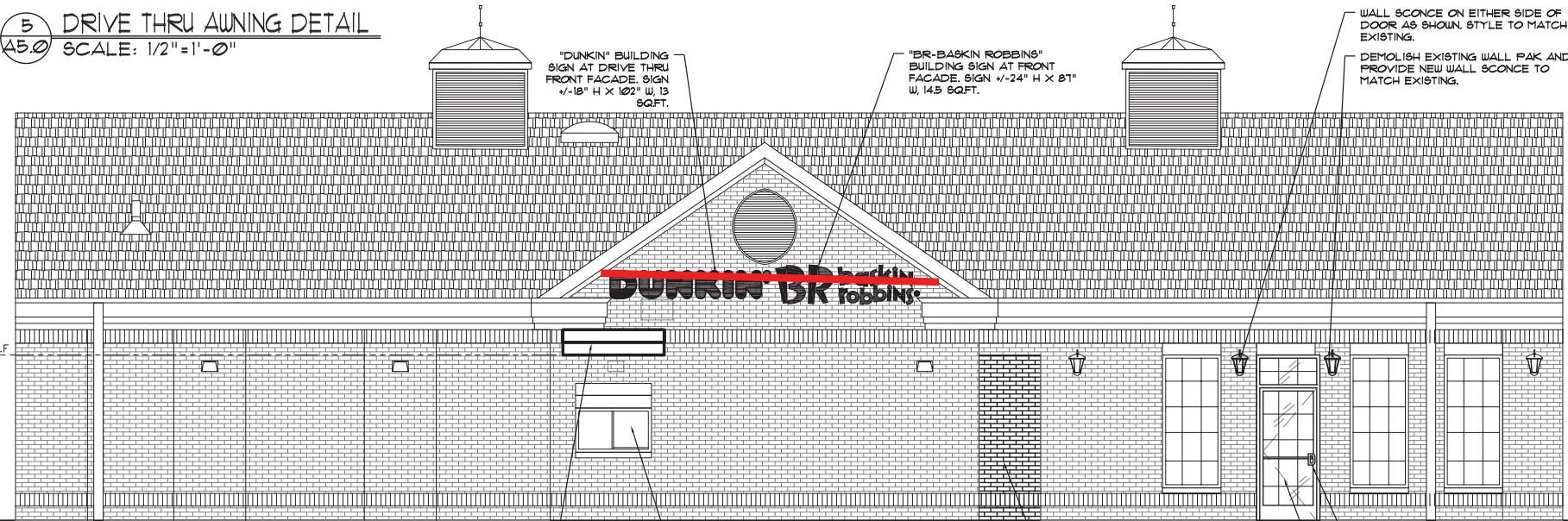
3 EXTERIOR (SOUTH) ELEVATION AT REAR  
A5.0 SCALE: 1/4"=1'-0"

4 EXTERIOR (WEST) ELEVATION FACING LINWORTH RD  
A5.0 SCALE: 1/4"=1'-0"

- ARCHITECTURAL GENERAL NOTES:
1. BRICK FACADE TO REMAIN. CLEAN AND RE-POINT ONLY WHERE NECESSARY.
  2. ROOF SHINGLES TO REMAIN.
  3. CUPOLAS TO REMAIN - REPAIR TO LOOK NEW - RE-PAINT TO MATCH EXISTING COLOR.
  4. ARCHITECTURAL DENTIL MOLDINGS, TRIM & FASCIA BOARD TO REMAIN - REPAIR TO LOOK NEW - RE-PAINT TO MATCH EXISTING COLOR.



5 DRIVE THRU AWNING DETAIL  
A5.0 SCALE: 1/2"=1'-0"



2 EXTERIOR (EAST) ELEVATION AT DRIVE THRU  
A5.0 SCALE: 1/4"=1'-0"

1 EXTERIOR (NORTH) ELEVATION FACING W. DUBLIN GRANVILLE RD  
A5.0 SCALE: 1/4"=1'-0"

CITY OF WORTHINGTON  
DRAWINGS NO. BZA 44-2020  
DATE 09/04/2020

ALBERT TAUS & ASSOCIATES, ARCHITECTS  
ALBERT TAUS, AIA, ARCHITECT  
ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING  
P H I L L A D E L P H I A P A  
PHONE: (215) 698 - 2516 FAX: (215) 698 - 7388  
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DATE: 09/10/2020  
SIGNATURE

DOCUMENTS PREPARED FOR  
DUNKIN' DONUTS  
MR. TUSHAR PATEL  
8235 N. HIGHT STREET  
COLUMBUS, OH 43235  
ATA200617.10 PC#XXXXXX

DATE	SCALE	AS NOTED	DATE	SCALE	AS NOTED
08/17/2020					
5			4		
4			3		
3			2		
2			1		
1			NO		
6			5		
5			4		
4			3		
3			2		
2			1		
1			NO		

PROPOSED PROJECT  
PROPOSED DUNKIN' BASKIN ROBBINS COMBO BUILDING CONVERSION  
EXISTING 51 AND ALONE BUILDING WITH DRIVE THRU  
6150 LINWORTH ROAD  
WORTHINGTON, OH  
NEXT GEN  
EXTERIOR ELEVATIONS

DUNKIN' BASKIN ROBBINS  
[eatdunkin']  
A5.0