



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, October 8, 2020 at 7:00 P.M.**

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

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the September 24, 2020 meeting

B. Architectural Review Board

1. Siding Replacement & Shed – **51 E. South St.** (Sean Kocheran/Sweeney) **AR 67-2020**
2. Rear Step Relocation – **116 E Granville Rd.** (Maxima Concrete, LLC/Miller) **AR 68-2020**

C. Municipal Planning Commission – Unfinished Business

1. **Conditional Use Permit**
 - a. Recreational Facility in I-1 – **640 Lakeview Plaza Blvd.** (Columbus Fit Life LLC/Rhythm's Musique Choreography LLC) **CU 05-2020**

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: October 2, 2020

SUBJECT: Staff Memo for the Meeting of October 8, 2020

B. Architectural Review Board

1. Siding Replacement & Shed – **51 E. South St.** (Sean Kocheran/Sweeney) **AR 67-2020**

Findings of Fact & Conclusions

Background & Request:

This Cape Cod style house was built in 1940 and is a contributing property in the Worthington Historic District. The house sits on a 122.5' wide x 128' deep lot that is made up of 2 ½ of the originally platted lots in the Park Highlands subdivision.

The applicant is proposing to replace the existing siding and the shed in the rear yard.

Project Details:

1. White vinyl lap siding is currently on the house. The applicant is proposing replacement with 7" LP Smartside painted a light gray with white trim. It is not clear if the black shutters would be replaced.
2. An existing shed with a gambrel roof is reportedly in poor condition and replacement is proposed. The new shed would be 8' x 12' and located 5' from the west side property line and 13' from the rear property line. A shallow gable roof is proposed for the structure which would be finished with Smartside vertical planks.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Wood siding is preferred, and should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. New siding should match the thickness and width of the old as

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

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

Staff is recommending approval of this application. The proposed siding would give the appearance of wood and have a similar profile to the existing vinyl siding. The proposed shed seems appropriate.

Motion:

THAT THE REQUEST BY SEAN KOCHERAN ON BEHALF OF SARAH SWEENEY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIDING AND ADD A SHED AT 51 E. SOUTH ST. AS PER CASE NUMBER AR 67-2020, DRAWINGS NUMBER AR 67-2020, DATED SEPTEMBER 24, 2020 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. New Rear Steps and Patio – **116 E Granville Rd.** (Maxima Concrete, LLC/Miller) **AR 68-2020**

Findings of fact & Conclusions

Background & Request:

The Cottage style house on this property was constructed in 1920, and the house and freestanding garage are contributing buildings in the Worthington Historic District. The property is 61' wide x 123' deep, and is the second house west of Morning St.

The applicant is proposing replacement of the steps at the back porch.

Project Details:

1. The existing steps to the back porch are on the west side, leading to a paver walkway on the side of the house. The concrete steps are deteriorated and in need of removal. The rail around the porch would be filled in to match the rest of the porch.
2. New concrete steps are proposed to extend from the north side of the porch. The existing handrail from the steps would be reused or matched in style.
3. Replacement of the front porch and steps is proposed that would be considered maintenance, as the structure will look the same. Also, replacement of the walkway from the front steps to the public sidewalk and around the house along the west side is proposed.
4. New at grade concrete patios would be installed around and extending from the back porch and adjacent to the garage.

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

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered spindles were common for railings.

Recommendation:

Staff is recommending approval of this application. The proposed step location and style is appropriate.

Motion:

THAT THE REQUEST BY MAXIMA CONCRETE, LLC ON BEHALF OF SHAUN MILLER FOR A CERTIFICATE OF APPROPRIATENESS TO MOVE THE STEPS AT THE REAR OF THE HOUSE AT 116 E. GRANVILLE RD., AS PER CASE NO. AR 68-2020, DRAWINGS NO. AR 68-2020, DATED SEPTEMBER 24, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission – Unfinished Business**1. Conditional Use Permit**

- a. Recreational Facility in I-1 – **640 Lakeview Plaza Blvd.** (Columbus Fit Life LLC/Rhythm's Musique Choreography LLC) **CU 05-2020**

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

This building was constructed in the late 1980's and houses a variety of tenants. A business called RMF has been operating in Suite A offering group fitness classes. The City became aware of the use when a complaint was filed claiming classes were being held outside with loud music that was disturbing other tenants in the late afternoon and early evenings. The business was previously located in the 670 building on the same property and the owner did not realize a new Conditional Use Permit was necessary with the move.

At its September 10th meeting, the MPC asked the applicants and the complainant to meet and agree to terms. An agreement has been reached and is included with the application and outlines below.

Project Details:

1. The business is a fitness studio which offers group fitness classes and personal training.
2. Hours of operation would typically be 9:00 am to 9:00 pm daily.
3. Parking is available in the lot adjacent to the building.
4. The suite consists mainly of open floor space, with an overhead door at the rear that is sometimes open during classes. More recently, with the need to keep distance between customers, classes have moved outside of the back door into the parking lot at times.

The new agreement:

- 1. No outdoor classes to be held and the rear overhead door is to be closed between October 15th and April 1st.**
- 2. When outdoor classes are held in the parking area to the rear, precautions will be taken to block off the area with traffic cones and barrels to warn any vehicular traffic that may pass by.**
- 3. Loudspeakers and other sound projection equipment will not be pointed toward the parking lot and the music being played will be maintained at a moderate level so as to not disturb the business activities of the other tenants of the Lakeview Plaza complex.**

Land Use Plans:

Worthington Conditional Use Permit Regulations

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

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

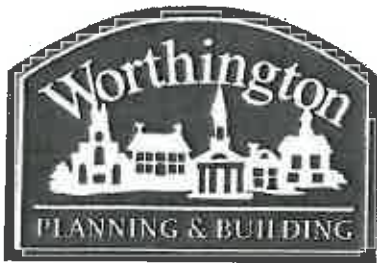
1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Recommendation:

Staff is recommending approval of this application contingent upon the agreement with the neighboring businesses being upheld.

Motion:

THAT THE REQUEST BY COLUMBUS FIT LIFE, LLC/RHYTHM'S MUSIQUE CHOREOGRAPHY LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 640 LAKEVIEW PLAZA BLVD., SUITE A, AS PER CASE NO. CU 05-2020, DRAWINGS NO. CU 05-2020, DATED SEPTEMBER 28, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 67-2020
Date Received 09/25/2020
Fee \$ 20.00
Meeting Date 10/08/2020
Filing Deadline _____
Receipt # _____

1. Property Location 51 E. South St.

2. Present/Proposed Use Single Family Dwelling

3. Zoning District R-10 Y

4. Applicant SEAN KOCHERAN

Address 351 W. South St. WORTHINGTON, OH. 43085

Phone Number(s) 614-679-3863

Email SEAN@DESIGNBUILDERS.COM

5. Property Owner Sarah SWEENEY

Address SAME

Phone Number(s) 614-679-3863

Email _____

6. Project Description REMOVE Vinyl Siding; install

LP lap siding 7" EXPOSURE. REMOVE; Replace Shed

7. Project Details:

a) Design _____

b) Color _____

c) Size _____

d) Approximate Cost \$12,000.00 Expected Completion Date Fall 2020

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.

SEAN KOCHERAN Agent 9/25/20
Applicant (Signature) Date

[Signature] 9/25/20
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
51 E. South St.

| | | |
|-------------------------------|------------------|-----------------------|
| Josephine & Donald Munhall | 525 Hartford St. | Worthington, OH 43085 |
| Andrew Rozmiarek | 56 Howard Ave. | Worthington, OH 43085 |
| Matt & Katie Gregory | 48 Howard Ave. | Worthington, OH 43085 |
| Colin Depew | 46 Howard Ave. | Worthington, OH 43085 |
| Shirley Hays | 39 E. South St. | Worthington, OH 43085 |
| Claudia Buchmann & Keith Mann | 40 E. South St. | Worthington, OH 43085 |

9/25/20

To Whom I may Concern:

We are proposing to remove the existing vinyl siding and replace with LP SmartSide lap siding with a 7" exposure. The trim will be painted white on the house and the siding will be painted a light to mid-tone gray. The owner would like to replace the existing dilapidated shed with ~~new~~ new shed. Both the new siding and shed should be a nice improvement to the property.

Best Regards,
John Kochman

CITY OF WORTHINGTON

DRAWINGS NO. AR 67-2020

DATE 09/24/2020

51 E. South St.



SMARTSIDE® SMOOTH LAP SIDING

oric, LP® SmartSide® Smooth Lap Siding can help you accommodate a wide range of designs
ing on durability.

ability for longer lasting curb appeal

strand technology

e weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts

nantGuard® process for superior protection against the weather, fungal decay and termites

ult in faster installation and fewer seams

optional paint adhesion

stry-leading 5/50-year limited warranty

(strand)



0.315 in (8 mm)

, 7.84 in or 11.84 in
, 19.9 cm or 30.1 cm)



| LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|-----------------------|--------------------|-------------------|------------|---------|
| 16 ft (192 in) (4.9m) | 5.84 in (14.8 cm) | 0.315 in (8 mm) | 41338 | 1.5 psf |
| 16 ft (192 in) (4.9m) | 7.84 in (19.9 cm) | 0.315 in (8 mm) | 41339 | 1.5 psf |
| 16 ft (192 in) (4.9m) | 11.84 in (30.1 cm) | 0.315 in (8 mm) | 41340 | 1.5 psf |

CITY OF WORTHINGTON

DRAWINGS NO. AR 67-2020

DATE 09/24/2020



10x10x8 with an added ramp

Gable 6' Sidewall



10x12x8



8x12x8



10x12x8



6x8x8



8x10x8



8x8x8

Gable

| Size | Smartside | Duratemp |
|--------|-----------|----------|
| 6x8x8 | \$1,699 | Add 5% |
| 8x8x8 | \$1,849 | |
| 8x10x8 | \$2,049 | |

Low profile design at only 8' tall

Doors can be placed on any wall

Available with a 48" or 60" double door opening

Upgrades/Options

Shingle Colors

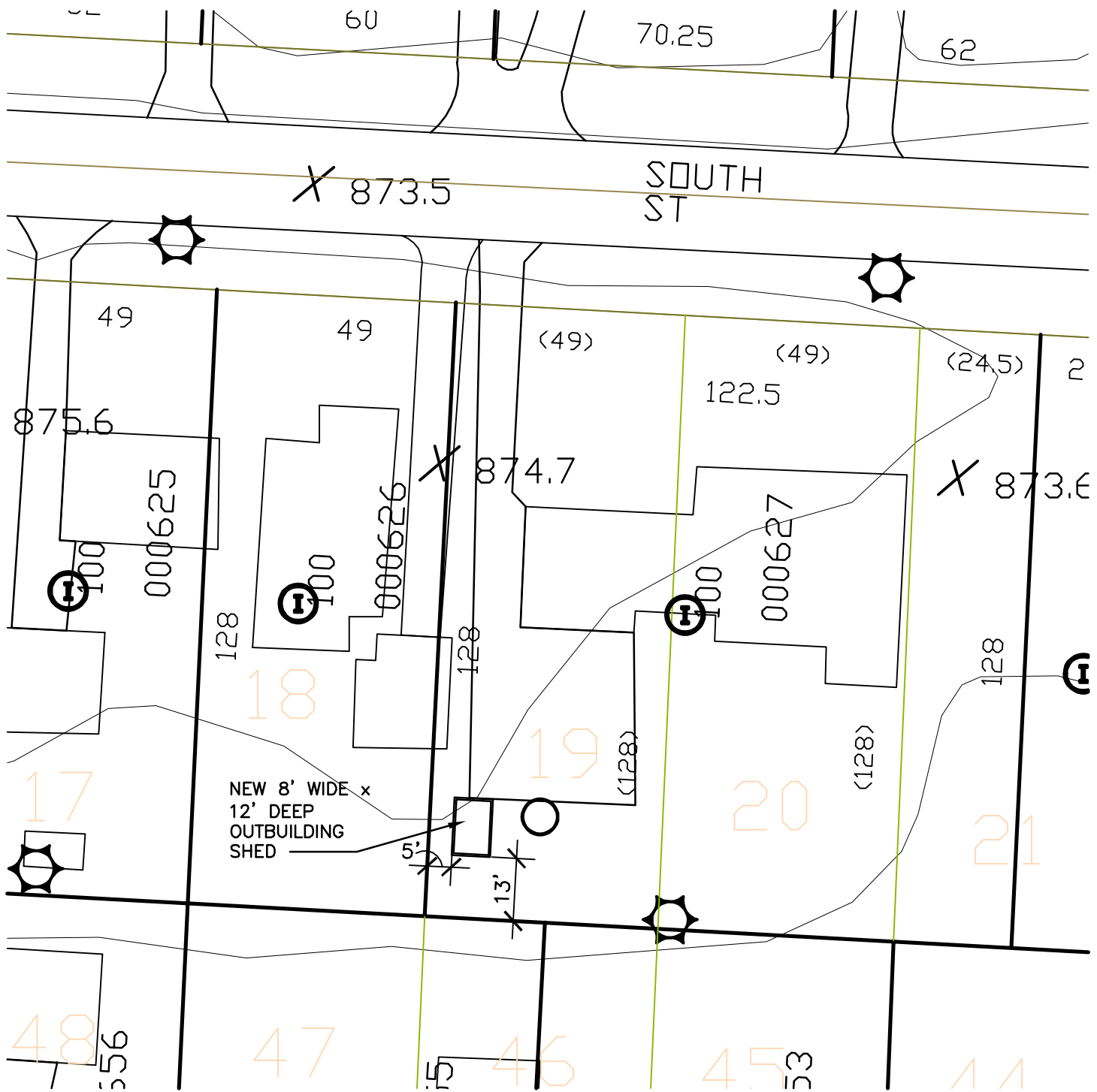
Styles And Pricing

CITY OF WORTHINGTON

DRAWINGS NO. AR 67-2020

DATE 09/24/2020

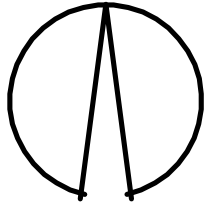
THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



CITY OF WORTHINGTON
DRAWINGS NO. AR 67-2020
DATE 09/24/2020

existing site plan w/ new shed location

1" = 30'-0"



PROPOSED LOCATION OF THE NEW SHED FOR THE RESIDENCE AT
1051 EAST SOUTH STREET WORTHINGTON, OHIO 43085

DATE: 9/14/2020 SET:
CONSTRUCTION SET



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

| | |
|-----------------|------------|
| Case # | AR 68-2020 |
| Date Received | 9/24/2020 |
| Fee | |
| Meeting Date | |
| Filing Deadline | |
| Receipt # | |

1. **Property Location** 116 E Dublin Granville RD

2. **Present/Proposed Use** Single Family Residential

3. **Zoning District** R-10

4. **Applicant** Maxima Concrete LLC

Address 690 Riverby Lane, Delaware, OH 43015

Phone Number(s) 614-384-5917 ext 701

Email paul@maximaconcrete.com

5. **Property Owner** Shaun Miller

Address 116 E Dublin Granville RD

Phone Number(s) 614-309-0527

Email miller,shaun@yahoo.com

6. **Project Description** Remove steps from side of back porch and add new concrete steps to center of back porch. 5 steps, 5' wide with approx 7" rise and 12" treads. Porch is existing.

7. **Project Details:**

a) **Design** Concrete

b) **Color** Natural concrete

c) **Size** 5 steps, 5' wide, with 7" rise and 12" treads

d) **Approximate Cost** 1,897 **Expected Completion Date** 9/30/2020

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.

Flavio Pinheiro

Applicant (Signature)

9/11/2020

Date

Shaun Miller

Property Owner (Signature)

9/11/2020

Date

ABUTTING PROPERTY OWNERS
FOR
116 E. Granville Rd.

| | | |
|---|---------------------------------------|-----------------------|
| Patricia Herban | 120 E. Granville Rd. | Worthington, OH 43085 |
| Nicholas and Kasey Karafa | 771 Morning St. | Worthington, OH 43085 |
| Daniel Cafarella | 109 E. Granville Rd. | Worthington, OH 43085 |
| JC Rice | 119 E. Granville Rd. | Worthington, OH 43085 |
| Village of Seventeen Condos Deborah Coleman | 108 E. Granville Rd., Bldg C, Unit 13 | Worthington, OH 43085 |
| Christopher and Beth Corner | 99 E. Granville Rd. | Worthington, OH 43085 |



Customer:

September 11, 2020

Shaun Miller
116 E Dublin Granville RD
Worthington, OH 43085
614-309-0527
Miller.shaun@yahoo.com

Contractor:

Maxima Concrete
P: 614-384-5917 ext. 701
paul@maximaconcrete.com

PROPOSED SCOPE OF WORK

1. Remove existing steps on side of rear porch and install 5 steps centered on rear porch that are 5' wide and one-sided with 12" treads
2. This is all broom finished concrete.

The steps on the west side of the rear porch are old and deteriorating. They do not appear to be original and look like a later repair or addition. They are currently natural concrete color. They also terminate in a narrow portion of the side yard, which limits the accessibility and utility of the rear porch. The current steps are unsightly. Removing them and installing new steps in the center of the porch will allow them to be accessed from the driveway and back yard in a larger area. They will now be on the north side of the porch. The new steps will also be natural concrete and look similar to those there now

CITY OF WORTHINGTON

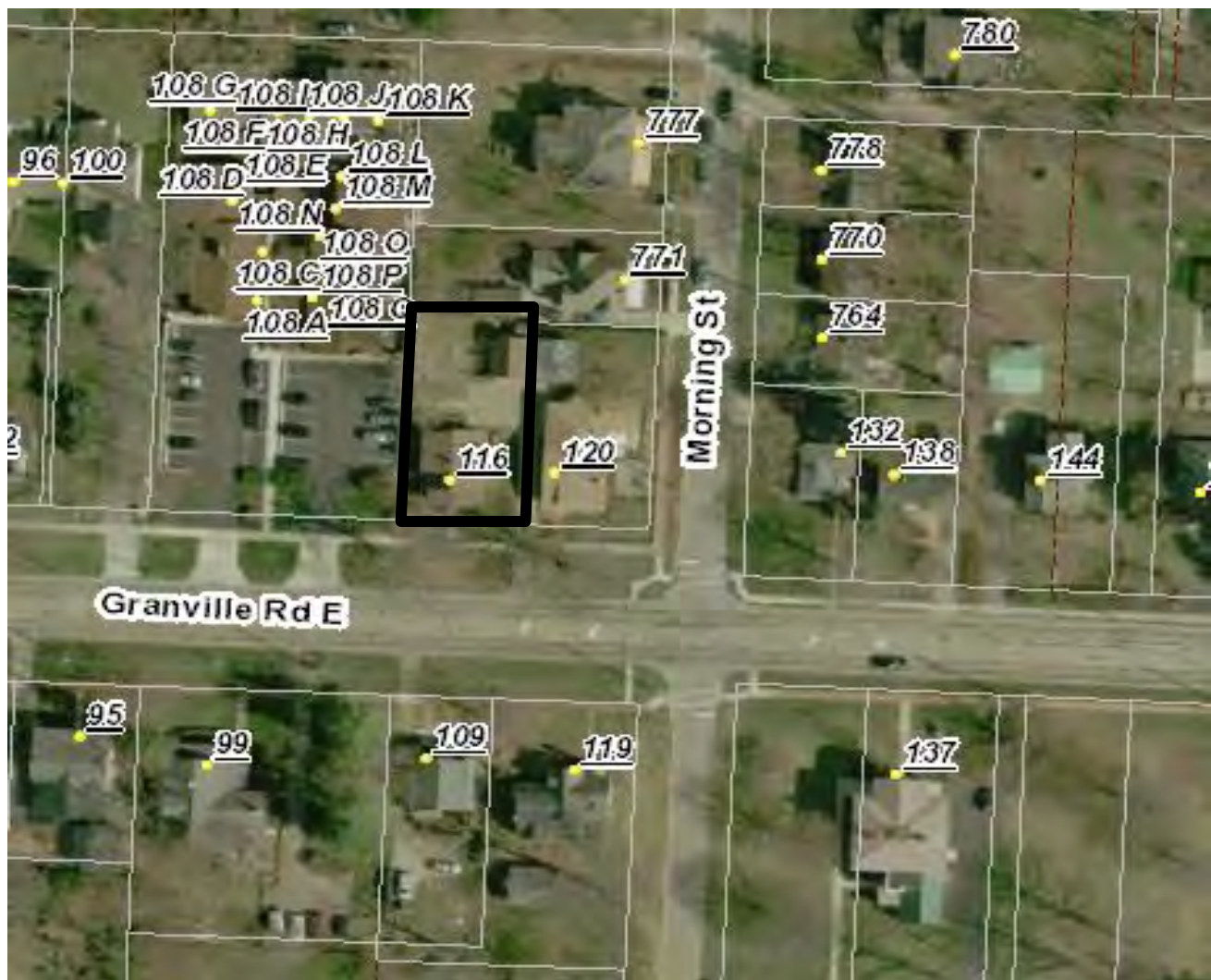
DRAWINGS NO. AR 68-2020

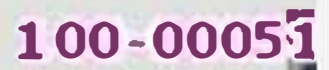
DATE 09/24/2020



We are proud of our A+ Rating!

116 E. Granville Rd.





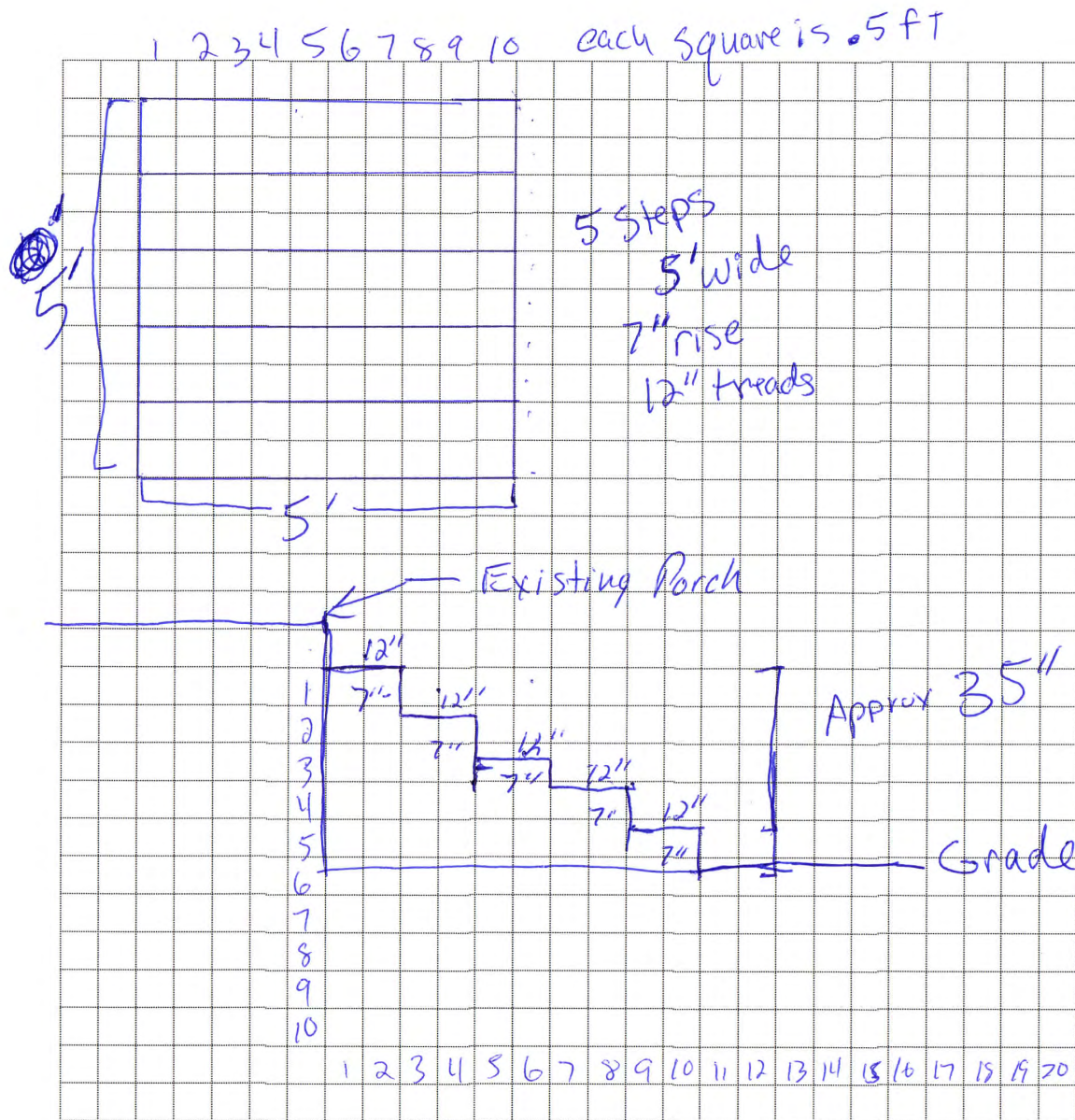
DATE 09/24/2020



CITY OF WORTHINGTON

DRAWINGS NO. AR 68-2020

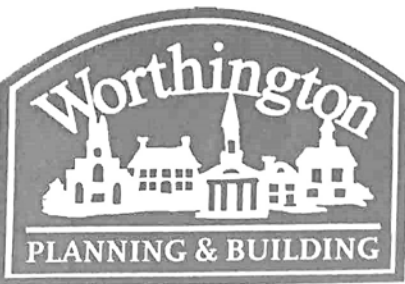
DATE 09/24/2020



(Back Steps) Back Porch



CITY OF WORTHINGTON
DRAWINGS NO. AR 68-2020
DATE 09/24/2020



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

| | |
|-----------------|------------|
| Case # | CU 05-2020 |
| Date Received | 8-5-2020 |
| Fee | \$25.00 |
| Meeting Date | |
| Filing Deadline | |

1. Property Location 640 Lakeview Plaza Blvd. Suite A
2. Zoning District _____
3. Applicant Columbus Fit Life LLC / Rhythm's Masique Choreography LLC
Address 640 Lakeview Plaza Blvd. Suite A
Home Phone 614-562-3424 Work Phone 614-562-3424
Email pamela@columbusfitlife.com
4. Property Owner AREP III AP Lakeview LLC c/o Arden Group
Address 1600 Market St. Ste 2600 Philadelphia, PA 19103
Home Phone _____ Work Phone 614-852-4962
Email michellep@avistone.com
5. Business Name Rmf
6. Type of Business/ Conditional Use Fitness facility / Recreational facility

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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

Pamela Comr
Applicant (Signature)

8/4/20
Date

Allan Pepper
Property Owner (Signature)

8/5/2020
Date

Abutting Property Owners List for
640 Lakeview Plaza Blvd.

| | | |
|---|----------------------------------|------------------------|
| Tenant | 640 Lakeview Plaza Blvd, Suite C | Worthington, OH 43085 |
| Tenant | 640 Lakeview Plaza Blvd, Suite D | Worthington, OH 43085 |
| Tenant | 640 Lakeview Plaza Blvd. Suite E | Worthington, OH 43085 |
| Tenant | 640 Lakeview Plaza Blvd. Suite F | Worthington, OH 43085 |
| AREPIII AP Lakeview LLC C/O Arden Group | 1600 Market St. Ste 2600 | Philadelphia, PA 19103 |
| CEM LLC | 700 Eagle Ridge | Powell, OH 43065 |
| Lakeview Commercial Properties LLC | 470 Olde Worthington Rd., 100 | Westerville, OH 43082 |

TERMS OF AGREEMENT RE: ZONING VARIANCE FOR 640 LAKEVIEW PLAZA, SUITE A

1. No outdoor dance / exercise classes between October 15th and April 1st.
2. The rear overhead door will be kept closed October 15st through April 1st.
3. The rear service door / man door may remain open as needed.
4. When outdoor classes are held in the parking area to the rear of 640 Lakeview Plaza Blvd, Suite A, precautions will be taken to block off the area with traffic cones and barrels to warn any vehicular traffic that may pass by.
5. Loudspeakers and other sound projection equipment will not be pointed toward the parking lot.
6. The music being played through the loudspeakers and other sound projection equipment will be maintained at a moderate level so as to not disturb the business activities of the other tenants of the Lakeview Plaza complex.
7. These restrictions / permissions apply to all users of the premises at 640 Lakeview Plaza Blvd. Suite A, Worthington, Ohio 43085.

CITY OF WORTHINGTON

DRAWINGS NO. CU 05-2020

DATE 09/28/2020

CONDITIONAL USE PERMIT APPLICATION

Columbus Fit Life LLC

RMF / Rhythm's Musique Choreography LLC

August 4, 2020

Supporting Statement requirements,

- A. We use front door and back garage door for access to the space
- B. We have two public facilities for use of patrons only
- C. City sewerage and drainage facilities
- D. Utilities, Electric and Gas
- E. Safety, There is always a employee on site for the safety of our patrons
- F. Noise is kept at reasonable volume, since we need music during our classes.
Noise will only be heard outside the building after 6:30PM
No odors or hazardous substances are on site.
- G. Hour of Operation 9 AM to 9PM
- H. Shielding or screening consideration for neighbors, N/A
- I. Appearance, In compliance with the lease agreement.

CITY OF WORTHINGTON

DRAWINGS NO. CU 05-2020

DATE 09/28/2020

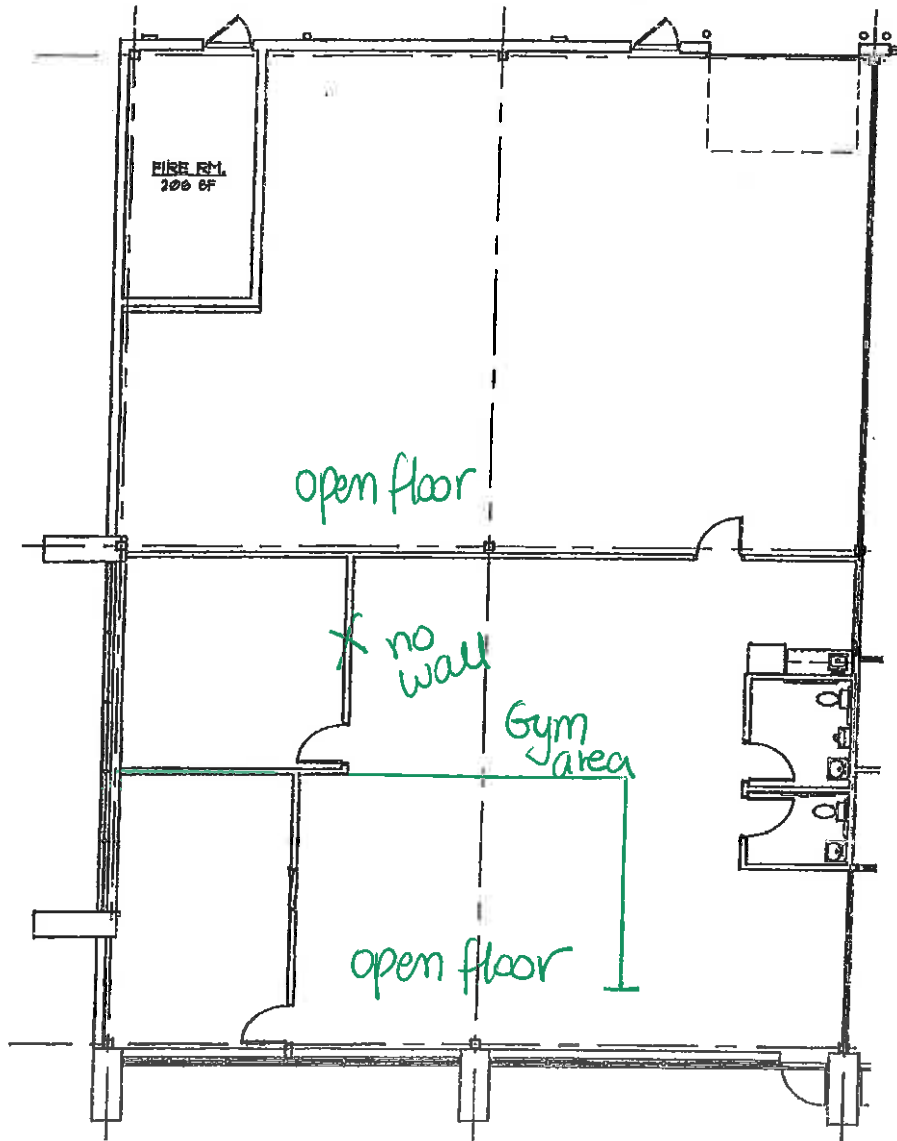
640 Lakeview Plaza Blvd., A



EXHIBIT B

PLAN OF THE PREMISES

EXHIBIT B



FLOOR PLAN - 'A'

SCALE: 3/32" = 1'-0"

SUITE 'A'

| | |
|-------------|----------|
| Office = | 2,076 SF |
| Warehouse = | 1,887 SF |
| Total = | 3,963 SF |



**HACKMAN
CAPITAL
PARTNERS**

Lakeview Commerce Center
640 A Lakeview Plaza Dr.
Worthington, Ohio 43085

01/29/2015

