



**BOARD OF ZONING APPEALS  
-AGENDA-  
Thursday, November 5, 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 October 1, 2020 meeting

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

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

**C. Items of Public Hearing - New**

1. **Variances** – Side & Rear Yard Setbacks – Shed – **386 N. Selby Blvd.** (James Whalen) **BZA 45-2020**
2. **Variances** – Signage – Book Locker – **820 High St.** (Worthington Public Library) **BZA 46-2020**
3. **Variance** – Front Yard Setback – Fence – **1105 Beechview Dr.** (Alainna Greene) **BZA 47-2020**

**D. Other**

**E. Adjournment**



## MEMORANDUM

TO: Members of the Board of Zoning Appeals

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

DATE: October 30, 2020

SUBJECT: Staff Memo for the Meeting of November 5, 2020

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

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

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

#### **Background:**

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

A portion of the proposed changes to the parking and access aisles are within 25 feet of residential uses. The applicant has provided an updated site plan that now provides a mix of fencing and landscaping along the perimeter of the site. Please see landscape plan. Many of the surrounding properties currently have a mix of landscaping and fencing along the perimeter of the site and/or are wide open to the site.

The applicant and Worthington Schools have been engaged in conversation with neighboring properties regarding screening and worked with the neighbors to see what they would like to see in place for screening as the site redevelops.

There were 59 existing parking spaces on the site, they are now proposing an additional 20 parking spots for a total of 79 parking spaces. Access and maneuverability on the site will be adjusted to permit 2-way traffic on the site, whereas in the past it was only an eastbound movement coming from the Thackeray Avenue entrance and exiting to Guyer Street.

**Worthington Codified Ordinances:**

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

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

**Request:**

The applicant is requesting a variance to provide a mix of fencing and landscaping along the perimeter of the site adjacent to a residential use.

**Conclusions:**

Worthington Schools stated they have been having ongoing conversations with neighbors to discuss solutions for screening from the parking lot to their residences and provided an agreed upon plan for the site for screening. Please see application materials.

There is a mix of landscaping and fencing along the perimeter. The additional landscaping and fencing will provide additional screening to the affected areas. The applicant states in addition to the existing vegetation, several new trees and plantings will be provided throughout the site. This helps lessen the impact of the variance request.

The updated landscape plan improves the overall conditions on the site and the addition of 20 parking spaces adds additional parking on the school property.

The delivery of government services should not be affected.

**Motion:**

**THAT THE REQUEST BY SCHORR ARCHITECTS ON BEHALF OF WORTHINGWAY MIDDLE SCHOOL FOR A VARIANCE FROM CODE REQUIREMENTS TO PERMIT LANDSCAPING AND FENCING ASSOCIATED WITH THE PARKING AND DRIVE AISLES AT 6625 GUYER ST., AS PER CASE NO. BZA 21-2020, DRAWINGS NO. BZA 21-2020 DATED OCTOBER 27, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

## **C. Items of Public Hearing - New**

### **1. Variances – Side & Rear Yard Setbacks – Shed – 386 N. Selby Blvd. (James Whalen) BZA 45-2020**

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

##### **Background:**

This property is in the R-10 (Low Density Residential) Zoning District in the Colonial Hills neighborhood. The lot is approximately 7,875 square feet in size and is 75-feet wide and 105-feet deep.

The applicant would like to construct an 80 sq. ft. shed 3-feet from the western and northern property line.

##### **Worthington Codified Ordinances:**

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

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

##### **Request:**

The applicant is requesting to install a shed in the required rear and side yard. A variance of 2-feet is required for the rear yard and side yard.

##### **Conclusions:**

The substantial character of the neighborhood should not be substantially altered as there are sheds in similar locations throughout the neighborhood. This factor may also lessen the impact of the variance request.

There is an existing 8-inch sanitary sewer line that runs east to west in an easement owned by the City that is located across the rear of the property that is 8-feet in width on the applicant's property that was previously an unimproved 16-foot wide alleyway.

- The Director of Service & Engineering will permit the shed to located in the easement at a minimum of 5-feet from the rear property line with the condition that if the City needs to gain access to the sewer that it will not be at a cost to the City if the shed needs to be moved, but of the property owner.

The delivery of government services should not be affected, however there may be an impact if the City would need to access the sanitary sewer line.

The following motion is recommended:

**THAT THE REQUEST BY JAMES WHALEN FOR A VARIANCE FROM CODE REQUIREMENTS FOR REAR AND SIDE YARD SETBACK TO CONSTRUCT A SHED AT 386 N. SELBY BLVD., AS PER CASE NO. BZA 45-2020, DRAWINGS NO. BZA 45-**



**2020 DATED SEPTEMBER 15, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING WITH THE CONDITION THAT IF THE CITY NEEDS TO GAIN ACCESS TO THE SANITARY SEWER THAT IT WILL NOT BE AT A COST TO THE CITY IF THE SHED NEEDS TO BE MOVED AND THAT IT WILL BE 5-FEET FROM THE REAR PROPERTY LINE.**

**2. Variances – Signage – Book Locker – 820 High St. (Worthington Public Library) BZA 46-2020**

**Findings of Fact & Conclusions**

**Background & Request:**

The Worthington Public Library purchased the site at the southwest corner of E. Stafford Ave. and Hartford St. in 1973, and received approval to construct a new library in 1977 & 78. The library moved from 752 High St. to 805 Hartford St. in 1979. In 1993, the library purchased the office building adjacent to the west at 820 High St. That site was home to a gas station starting in the 1930's, with the current building being constructed in 1977 as a First Federal Savings and Loan. In 1996, the buildings were combined and renovated for use by the Worthington Libraries. Additional modifications were made in 2007.

The library was approved by the Architectural Review Board in September to replace the exterior book lockers. Variances are now requested to accommodate those lockers.

**Project Details:**

1. The existing book lockers are near the library entrance on the south side of the building, and on a west facing wall. The lockers can be accessed on the inside by library workers and on the outside by patrons. The technology for these lockers is reportedly obsolete and cannot be upgraded. These lockers would be removed, and the inside and outside walls are to be repaired to match the existing walls.
2. Proposed are a bank of lockers that will be exclusively on the exterior. The roof overhang of the building would not adequately cover the units, so a slanted roof structure is proposed on top of the lockers. The entire unit is proposed to be white, with the roof material being a shaded plexiglass. Library staff would like the lockers to be wrapped in a cover that would identify the library, making use of the colors and characters used elsewhere in the library.
3. Variances would be needed for the number of colors and for the digital screen.

**Worthington Codified Ordinances:**

**1170.03 DESIGN REQUIREMENTS.**

(a) Movement. No sign shall incorporate movement or the illusion of movement. Pennants, streamers, banners, and other non-rigid devices are prohibited. Business flags are an exception.

(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.

(c) Styles. Signs shall be comprised of not more than two styles of lettering plus one logo. A logo is an emblem, character, pictograph, trademark or symbol used alone to represent a business, organization, entity or product. There shall be not more than three sizes of all such lettering, including a logo.

(d) Colors. Not more than four colors, including black and white, shall be used on any sign.

**Recommendation:**

Staff is recommending approval of this application as the proposed graphics and illuminated digital screen would not harm the character of the neighborhood.

**Motion:**

**THAT THE REQUEST BY THE WORTHINGTON PUBLIC LIBRARY FOR VARIANCES TO INSTALL A NEW BOOK LOCKER WITH GRAPHICS AND A VIDEO SCREEN AT 820 HIGH ST. AS PER CASE NO. BZA 47-2020, DRAWINGS NO. BZA 47-2020, DATED OCTOBER 5, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**3. Variance – Front Yard Setback – Fence – 1105 Beechview Dr. (Alainna Greene) BZA 47-2020**

**Findings of Fact & Conclusions**

**Background:**

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

The property in question is larger than the typical lot size seen in the R-10 district; the minimum lot size requirement is 10,400 square feet, while this property is approximately 58,300 square feet. The right-of-way is 50' in width and this property is located approximately 16' from the street.

The applicant received approval of a variance to allow the retention of a pond at the southeast corner of the property in the required front yard.

**Request:**

1. The applicant is proposing to install a wood cattle style fence at the right-of-way line and returning along both property lines to connect to existing fencing, ultimately enclosing the property. With placement at the right-of-way line, the fence would be about 16' from the street. The Code requirement is for any fencing to be out of the 30' required front yard, which would be measured from the right-of-way line.
2. The owners would like for the fence to provide a barrier to the pond but do not want to have it so far back that it is installed in water. They also want to enclose as much lawn area as possible to allow a large dog to run free. If the fence will not be acceptable at the right-of-way line, the owners would propose it be located 9' from the line which would be about 25' from the street.

**Worthington Codified Ordinances:****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.

**Conclusions:**

Staff is recommending modification of this application. The essential character of the neighborhood may be altered with the addition of a fence across the front of this property, as fences are not typically located that close to the right-of-way. If the fence was set back further, it may be acceptable. The delivery of government services may be affected with the fence at the right-of-way line.

**Motion:**

**THAT THE REQUEST BY ALAINNA GREENE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR INSTALLATION OF A FENCE IN THE REQUIRED FRONT YARD AT 1105 BEECHVIEW DR., AS PER CASE NO. BZA 47-2020, DRAWINGS NO. BZA 47-2020 DATED OCTOBER 8, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

## **1129.05 POWERS AND DUTIES.**

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

(c) Area Variances. The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(2) Whether the variance is substantial;

(3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

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

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

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

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



MINUTES OF THE REGULAR MEETING  
BOARD OF ZONING APPEALS  
VIRTUAL MEETING

October 1, 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; 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 September 3, 2020 meeting

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

**B. Items of Public Hearing**

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Gary Moore, 6580 Huntley Rd., Worthington, Ohio. Mr. Moore said the community has been very supportive during this time, and their revenue is down 80%. A large portion of their business is working with cities and the NFL, so pickleball is one way for them to survive through this pandemic. He said they received a grant from the city for the façade, and that is why the building looks so good now. They also received a \$2,500.00 city grant to help keep employees safe from Covid. Mr. Moore said he realized the City's Parks and Recreation Department had a limited amount of pickleball courts and they can only accept 18 people at a time, so he has been asked by many people if they can play on his courts. Ms. Crane asked if Mr. Moore if he had clients lined up waiting to play and Mr. Moore said yes, but there would only be room for 12 people at a time. Ms. Crane asked if there had been any comments from the public and Mrs. Bitar said no.

**Motion:**

Mr. Guillozet moved:

**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.**

Mr. Coulter seconded the motion. Mr. Brown called the roll. Mr. Falcoski, aye; Mr.

Coulter, aye; Mr. Guillozet, aye; and Ms. Crane, aye. The motion was approved.

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

Mrs. Bitar reviewed the following from the staff memo:

**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.

**Discussion:**

Ms. Crane asked if this property was in the Architectural Review District and Mrs. Bitar said no, this property is south of the District. Mrs. Bitar swore in the applicants, Mr. Peter and Mrs. Joan Macrae, 74 Orchard Dr., Worthington, Ohio. Mr. Macrae said he was told a five foot fence would not keep out the deer, and so he hoped this will be a deterrent because the deer have decimated his landscaping the past five years.

Mrs. Bitar referenced that the fence would actually be 5-feet in height vs. the 6-feet referenced in the staff memo. Board members did not have any questions or concerns. Ms. Crane asked if there were any public comments and Mrs. Bitar said no.

**Motion:**

Mr. Coulter moved:

**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 5' 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.**

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

3. **Variance – Front Yard Setback – Handrails – 98 E. New England Ave. (Mark & Susan Taylor) BZA 37-2020**

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Mr. Brown swore in the applicant Mr. Mark Taylor, 98 E. New England Ave., Worthington, Ohio. Board members had no questions or concerns. Ms. Crane asked if there were any public comments and Mrs. Bitar said no.

**Motion:**

Mr. Falcoski moved:

**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.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Mr. Brown swore in the applicants Mrs. Kristen & Mr. Benjamin Buss, 1177 Macgregor West Ave., Worthington, Ohio. Mr. Buss said they wanted to have some entertaining space that was free of bugs. Mrs. Buss said the Board should have received an email of support from their neighbor who lives to the south of their property, the neighbor that would be most impacted from the construction. The Board members acknowledge they received the email. Board members had no questions or concerns.

**Motion:**

Mr. Coulter moved:

**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.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Ms. Crane asked Mr. Coulter if the Architectural Review Board (ARB) had any issues with the design and Mr. Coulter said no, they felt this would be a nice addition to the home. Mr. Brown swore in the applicant, Mr. James Ross, on behalf of 784 Oxford St., Worthington, Ohio. Board members had no questions or concerns. Ms. Crane asked if there were any public comments and Mr. Brown said no.

**Motion:**

Mr. Guillozet moved:

**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.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Mr. Brown swore in the applicant, Mr. John Jones, 5716 Foster Ave., Worthington, Ohio. Board members did not have any questions or concerns. Ms. Crane asked if there were any public comments and Mr. Brown said no.

**Motion:**

Mr. Coulter moved:

**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.**

Mr. Guillozet seconded the motion. Mr. Brown called the roll. Mr. Falcowski, aye; Mr. Coulter, aye; Mr. Guillozet, aye; and Ms. Crane, aye. The motion was approved.

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

Mrs. Bitar reviewed the following from the staff memo:

**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.



**Discussion:**

Mrs. Bitar swore in the applicants, Mr. Daniel and Mrs. Sarah Mullen, 655 Hartford St., Worthington, Ohio. Mr. Mullen clarified where the attached garage would be located. Board members did not have any questions or concerns. Ms. Crane asked if there were any public comments and Mrs. Bitar said no.

**Motion:**

Mr. Guillozet moved:

**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.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Jonathon Leonard, on behalf of the homeowner of 566 Park Blvd., Worthington, Ohio. Mr. Brown referenced the correct setbacks vs. what was referenced in the memo during the presentation. The orientation of the materials needed to be rotated. West was referenced as south and north was referenced as west in the memo.

Mr. Leonard said the fence is close to the property line and inboard to the property owners. The existing garage wall is about 7'4" at the nearest point and they plan to bring that to 3' which is their request. The back-yard patio is currently a three-season room and the patio is meant to fit within that footprint and would be inline with the house, to clear up the confusion about the shadow lines. Mr. Leonard said the other variance request extends into the front yard which is for an open porch. They would like to install a planter bed in the front at grade.

Mr. Brown said the soffits and the gutters need to be in compliance regarding the overhang, otherwise that would need to be added to the variance request. Mr. Leonard said the rake and the eave could be reduced if that is an issue, or he was okay with adding that to the variance request. Ms. Crane said she would have concerns about maintenance if the request was for a foot and a half from the property line. Mr. Guillozet asked if there had been any comments from the neighbors about the proposed project and Mr. Brown said no. Ms. Crane asked if there were any additional comments from callers or through email and Mr. Brown said no. Mr. Leonard said he had spoken with all of the neighbors that would be impacted by the proposed project and all spoke positively, and in support of the project. Mr. Brown asked the Board members if they wanted to consider the architectural projections as part of the variance and if so, to have that added to the motion.

**Motion:**

Mr. Coulter moved:

**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 AND AMENDED THAT THE ONE FOOT SIX INCH OVERHANG BE APPROVED AS DISCUSSED AT THE MEETING THIS EVENING.**

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

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

Mr. Brown reviewed the following from the staff memo:

**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.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Williams, 6642 Masefield St., Worthington, Ohio. Board members did not have any questions or concerns. Ms. Crane asked if there were any public comments and Mr. Brown said no.

**Motion:**

Mr. Coulter moved:

**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.**

Mr. Guillozet seconded the motion. Mr. Brown called the roll. Mr. Falcowski, aye; Mr. Coulter, aye; Mr. Guillozet, aye; and Ms. Crane, aye. The motion was approved.

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

Mrs. Bitar reviewed the following from the staff memo:

## **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.

**Discussion:**

Ms. Crane asked the Board members for comments. Mr. Coulter said the ARB Board spent a fair amount of time discussing the monumental sign, and what is currently being proposed is fine. The applicant had originally proposed a second sign on the east side of the building and the Board did not approve that, and the second sign was removed from the application. Mr. Coulter said he did not understand why there were two signs on the drawing for Dunkin on the front of the building.

Mrs. Bitar swore in the applicant Mr. Tushar Patel, on behalf of 6130 Linworth Rd., Worthington, Ohio. Mr. Patel said the smaller sign on the west elevation is a non-illuminated sign which is more like a tag, "American runs on Dunkin". He said they were not able to fit both brand signs on the gable. Mrs. Crane asked if there was a problem with a tag line regarding the City's sign Code. Mrs. Bitar said it appeared this was two logos so the font style may be in question, but the letters were all the same size. She felt this should be considered one font style with two logos and if the Board felt that was appropriate for this location and size than that is what the interpretation should be. Mr. Coulter said he agreed with Mrs. Bitar.

Mr. Coulter asked if the 4' high directional sign needed to be added to the motion. Mrs. Bitar stated that the 4' high directional sign was already referenced in the materials and staff memo. Ms. Crane asked if there were any additional comments or emails and Mr. Brown said no.

**Motion:**

Mr. Guillozet moved:

**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 AND AMENDED TO ALLOW THE SIGN TO HAVE TWO LOGOS ON ONE SIGN.**

Mr. Coulter seconded the motion. Mr. Brown called the roll. Mr. Falcoski, aye; Mr. Coulter, aye; Mr. Guillozet, 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. Coulter seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:46 p.m.

DRAFT



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

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

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

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

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

[Signature]  
Applicant (Signature)

9/4/2019  
Date

[Signature]  
Property Owner (Signature)

9/4/19  
Date

ABUTTING PROPERTY OWNERS  
FOR  
6625 Guyer St.

Laura & Michael Maynard	6658 Rieber St.	Worthington, OH 43085
Thomas, Mary & Maxine Mossbarger	393 Lambourne Ave.	Worthington, OH 43085
Stuart and Michelle Ludsin	385 Lambourne Ave.	Worthington, OH 43085
Gary and Karin Anderson	375 Lambourne Ave.	Worthington, OH 43085
Will Kuhlmann	365 Lambourne Ave.	Worthington, OH 43085
Joshua and Alison Watson	357 Lambourne Ave.	Worthington, OH 43085
John and April Walters	347 Lambourne Ave.	Worthington, OH 43085
Russell & Jeanne Line	337 Lambourne Ave.	Worthington, OH 43085
Christopher Tonra & Leah Culp	327 Lambourne Ave.	Worthington, OH 43085
Stuart and Jill Collins	6661 Guyer St.	Worthington, OH 43085
Troy Gottfried & Katherine Vanderzee	6651 Guyer St.	Worthington, OH 43085
Alex and Beth Perchuk	6641 Guyer St.	Worthington, OH 43085
Timothy and Danene Fast	6633 Guyer St.	Worthington, OH 43085
Gregory Tapocsi & Emily Simmonso-Tapocsi	6613 Guyer St.	Worthington, OH 43085
William and Katherine Dotzauer	6605 Guyer St.	Worthington, OH 43085
David White	288 Larrimer Ave.	Worthington, OH 43085
John Rogers	6610 Guyer St.	Worthington, OH 43085
Magda Vanfossen	6600 Guyer St.	Worthington, OH 43085
Stephen and Malia Bauer	6590 Guyer St.	Worthington, OH 43085
David and Sara Baumgartner	272 Longfellow Ave.	Worthington, OH 43085
Michael and Theresa Riedl	6577 Guyer St.	Worthington, OH 43085
Margaret Neely	300 Longfellow Ave.	Worthington, OH 43085
Franz and Mary Fitzer	310 Longfellow Ave.	Worthington, OH 43085
Matthew and Amy Greeson	320 Longfellow Ave.	Worthington, OH 43085
Edgar and Jennifer Edwards	330 Longfellow Ave.	Worthington, OH 43085
Richard & Marylou Posey	340 Longfellow Ave.	Worthington, OH 43085
John Gaeuman	350 Longfellow Ave.	Worthington, OH 43085
Melvin and Amanda Slusher	360 Longfellow Ave.	Worthington, OH 43085
Thomas and Lisa Culp	370 Longfellow Ave.	Worthington, OH 43085
Vernon and Susanne Cole	380 Longfellow Ave.	Worthington, OH 43085
Carl and Margaret Bogenschutz	390 Longfellow Ave.	Worthington, OH 43085
Daniel and Erin Hawks	400 Longfellow Ave.	Worthington, OH 43085
Paul and Leslie Kopelson	249 Deland Ave.	Columbus, OH 43214
Resident	410 Longfellow Ave.	Worthington, OH 43085
Mica Group LLC	420 Longfellow Ave.	Worthington, OH 43085
David and Patricia Tomashewski	6532 Hawthorne St.	Worthington, OH 43085
Basil & Dessie Kardaras	6542 Hawthorne St.	Worthington, OH 43085
Melissa Rose & John Shimko	6552 Hawthorne St.	Worthington, OH 43085
June McComis	6562 Hawthorne St.	Worthington, OH 43085
Suzanne Olson	6572 Hawthorne St.	Worthington, OH 43085
Nathan Gelinas & Allison Klein	6582 Hawthorne St.	Worthington, OH 43085
Tyler and Jennifer Steele	6592 Hawthorne St.	Worthington, OH 43085
James and Pamela Andrews	6602 Hawthorne St.	Worthington, OH 43085
Erin Karga	445 Thackeray Ave.	Worthington, OH 43085
Timothy and Brenda Loar	460 Thackeray Ave.	Worthington, OH 43085
Sam Kiehl	440 Thackeray Ave.	Worthington, OH 43085
Grace Michaels	430 Thackeray Ave.	Worthington, OH 43085
Thomas and Linda Riemenschneider	420 Thackeray Ave.	Worthington, OH 43085
James and Ashley Kittle	6657 Rieber St.	Worthington, OH 43085
Gary and Karin Anderson	375 Lambourne Ave.	Worthington, OH 43085
Will Kuhlmann	365 Lambourne Ave.	Worthington, OH 43085
Joshua and Alison Watson	357 Lambourne Ave.	Worthington, OH 43085
John and April Walters	347 Lambourne Ave.	Worthington, OH 43085
Russell & Jeanne Line	337 Lambourne Ave.	Worthington, OH 43085
Christopher Tonra	327 Lambourne Ave.	Worthington, OH 43085
Stuart and Jill Collins	6661 Guyer St.	Worthington, OH 43085

Leah Culp

October 23, 2020

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

RE: Worthingway Middle School Additions and Renovations

Dear Ms. Bitar:

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

1. Supporting Statement for Variance for Codified Ordinances – 1149.03 a – Minimum Yard Requirements and 1149.03 b – Screening and Landscaping:
  - (1) This variance will allow for much needed additional parking to be provided for school facility. This variance will improve safety and maneuverability for car and bus traffic.
  - (2) The variance will allow for 20 additional parking spaces which is a substantial benefit to the neighborhood.
  - (3) Existing conditions are fundamentally maintained as existing conditions are non-compliant. The school district has worked with each neighbor to provide additional screening in the form of fencing or landscape to the satisfaction of the property owner.
  - (4) This variance has no adversely affects for the delivery of government services to this property or any other adjacent properties.
  - (5) Worthington Schools owns the property prior to the start of the project.
  - (6) Site programming and layout suggest variance is the best solution to provide access and parking to the site.
  - (7) The school district is providing fence screening and landscaping in accordance with intent of the zoning code. Proposed developments are intended as community assets to benefit the neighborhood with increased access and parking to the school

Signed,  
Paul Miller, AIA  
Schorr Architects, Inc.

**CITY OF WORTHINGTON**

**DRAWINGS NO. BZA 21-2020**

**DATE 09/04/2020**



# Worthingway Middle School



**Fence Status**

**Resolution**

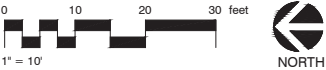
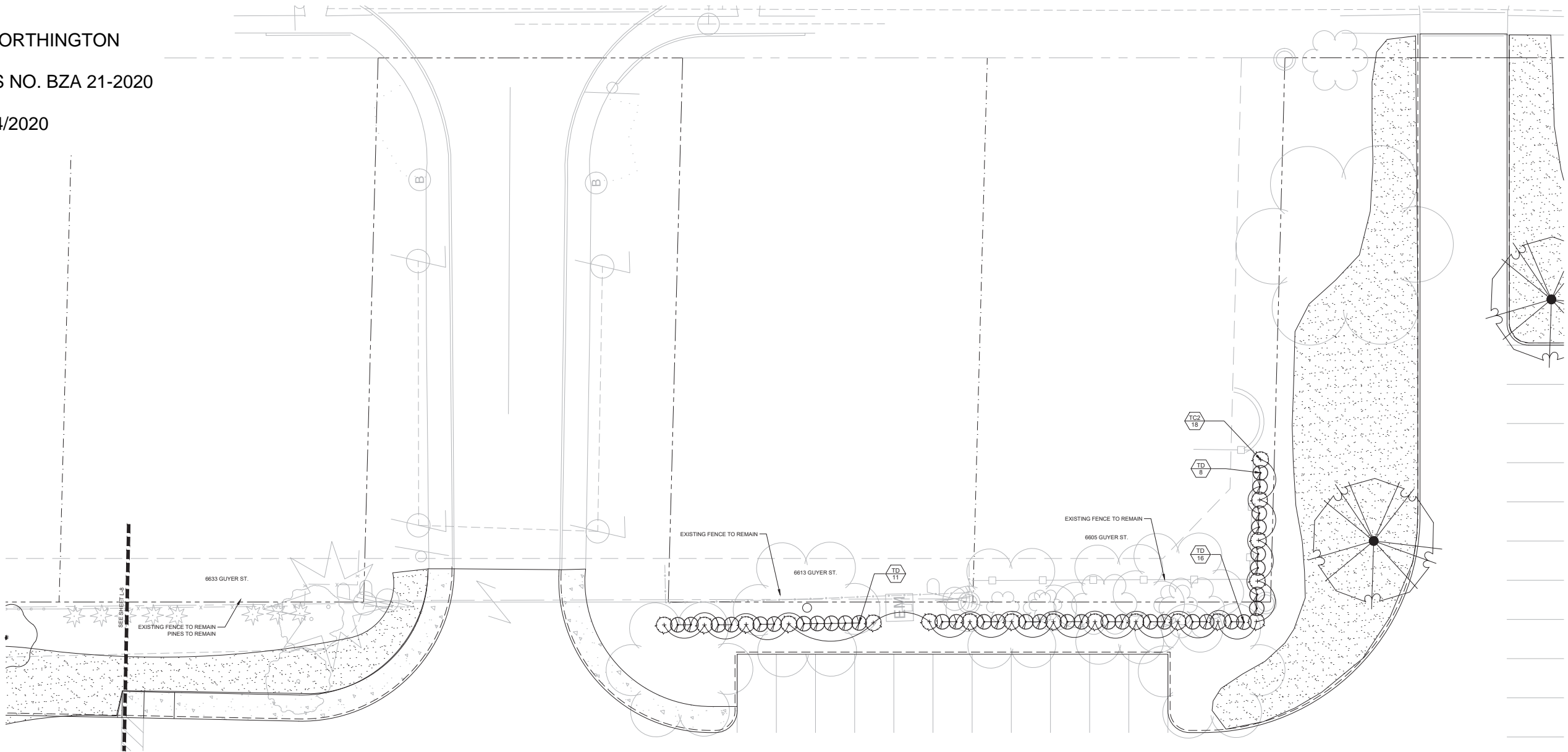
6658 Riber	Laura Grace/Trey Maynard Fence, remove plants old fence	Drawing good as is. Finished
393 Lambourne	Mossbarger	Waiting for final ok from Mrs. Mossbarger, she has architect revised planting per her request
385 Lambourne	Michelle Ludsin	architect had phone call with Ms. Ludsin to finalize planting and is revising drawing
375 Lambourne	Anderson	No Responses But they already have solid white fence
365 Lambourne	Kuhlman	Drawing good as is. Finished
357 Lambourne	Watson	Sketched Plan - OK - in hands of Lnd Arch finished
347 Lambourne	Walters	Drawing good as is. Finished
337 Lambourne	Line	Cut off chain link, maintain posts to support RR ties, picket fence just inside property line, from RR ties, level ground to curb, maintain shrubs, gate on east end of fence. Finished
327 Lambourne	Tonra	Leave fence as is Finished
6651 Guyer	Vanderzee	Drawing good as is. Finished
6641 Guyer	Perchuk	Serviceberry trees planted Finished
6633Guyer	Fast	OK as is Finished
6613 Guyer	Tapocsi	Straight line trees Finished
6605 Guyer	Dotzauer	Straight line planting, cut down bad trees, line up with Taposci, finished



CITY OF WORTHINGTON

DRAWINGS NO. BZA 21-2020

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GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN:IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

PLANT SCHEDULE RESIDENTS

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
AG	3	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL	
CO	1	Lavender Twist Redbud / Cercis canadensis 'Covey' 'Lavender Twist'	B & B	1.5" Cal
MS	4	Spring Snow Crab Apple / Malus x 'Spring Snow'	B & B	2" Cal
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
CF	6	Golden Threadleaf Falsecypress / Chamaecyparis pisifera 'Filifera Aurea'	5 gal	
CK2	6	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	2 gal	
HQ	6	Oakleaf Hydrangea / Hydrangea quercifolia	5 gal	
HQ2	3	Hydrangea / Hydrangea paniculata 'Quick Fire'	5 gal	
LA	11	English Lavender / Lavandula angustifolia	2 gal	
PB3	8	Bartzella Itoh Yellow Peony / Paeonia x 'Bartzella'	1 gal	
PC3	8	Coral Charm Peony / Paeonia x 'Coral Charm'	1 gal	
PH	13	Hamel Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamel'	1 gal	
PL	12	Denim 'n Lace Russian Sage / Perovskia atriplicifolia 'Denim 'n Lace'	4" pot	
PR	6	Purple Fountain Grass / Pennisetum rubrum	2 gal	
PX	6	Monsieur Jules Elie Peony / Paeonia x 'Monsieur Jules Elie'	1 Gal	
SN	30	Indian Grass / Sorghastrum nutans	2 gal	
TC2	18	Capitata Japanese Yew / Taxus cuspidata 'Capitata'	B&B 4'-5' Ht.	
TD	35	Dense Yew / Taxus x media 'Densiformis'	3 gal	
VC3	6	Korean Spice Viburnum / Viburnum carlesii	5 gal	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
CS2	22	Sienna Sunset Tickseed / Coreopsis verticillata 'Sienna Sunset'	4" pot	18" o.c.

Signature:  Date: 2/18/2020

  
500 West Wilson Bridge Road  
Worthington, OH 43085  
planitstudios.com

SITE KEY - LANDSCAPE  
**Worthingway Middle School Additions and Renovations**  
6625 Guyer Street  
Worthington, Ohio 43085  
PREPARED FOR:  
WORTHINGTON SCHOOLS  
200 East Wilson Bridge Road  
Worthington, Ohio 43085


100% CONFORMED DOCUMENTS: 2/18/2020  
RESIDENTS PLANTING PLANS: 10/6/2020

COMM. NO.:

L-9





<p><b>SITE KEY - LANDSCAPE</b></p>	
<p><b>Worthingway Middle School Additions and Renovations</b></p> <p>6525 Guyer Street Worthington, Ohio 43085</p> <p>PREPARED FOR: WORTHINGTON SCHOOLS 200 East Wilson Bridge Road Worthington, Ohio 43085</p>	
 	
<p>100% CONFORMED DOCUMENTS: 2/18/2020</p>	
<p>RESIDENTS PLANTING PLANS: 10/6/2020</p>	
<p>COMM. NO.:</p>	
<p><b>L-8</b></p>	





Autumn Brilliance Serviceberry



Autumn Brilliance Serviceberry



Capitata Yew



Oakleaf Hydrangea



English Lavender



Gold Threadleaf Falsecypress



Karl Foerster Feather Reed Grass



Hameln Dwarf Fountain Grass



Purple Fountain Grass



Spring Snow Crabapple (non fruiting)



Indian Grass

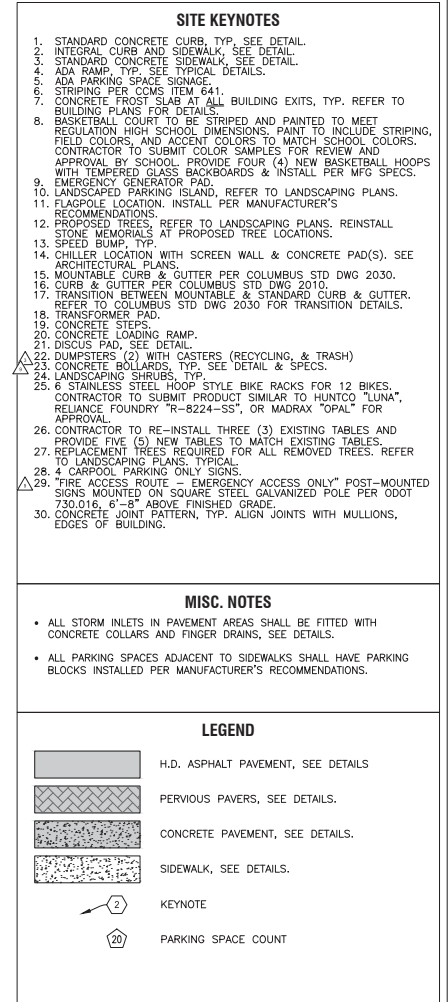


Dense Yew



Korean Spice Viburnum









1 MAIN LEVEL FLOOR PLAN  
1/16" = 1'-0"



2 UPPER LEVEL FLOOR PLAN  
1/16" = 1'-0"

#### SPATIAL RELATIONSHIP LEGEND

- AC-# - ACADEMIC CORE SPACES
- SE-# - SPECIAL EDUCATION SPACES
- AD-# - ADMINISTRATIVE SPACES
- MC-# - MEDIA CENTER SPACES
- VA-# - VISUAL ARTS SPACES
- MU-# - MUSIC SPACES
- TE-# - TECHNOLOGY EDUCATION SPACES
- PE-# - PHYSICAL EDUCATION SPACES
- SD-# - STUDENT DINING SPACES
- FS-# - FOOD SERVICE SPACES
- CU-# - CUSTODIAL SPACES
- CIRCULATION SPACES

#### FLOOR PLAN - PRESENTATION

Worthingway Middle School  
Additions and Renovations

6625 Cuyler Street  
Worthington, Ohio 43085

PREPARED FOR:  
WORTHINGTON SCHOOLS  
200 East Wilson Bridge Road  
Worthington, Ohio 43085

**schorr** architects  
inc.

**CDA** COMMUNITY  
DESIGN ALLIANCE

10% CONSTRUCTION  
DOCUMENTS: 11/11/2019

COMMA NO.: 1854

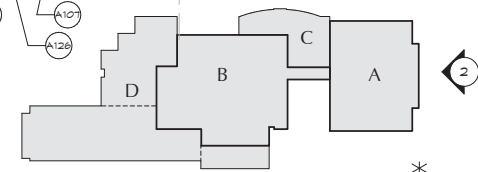
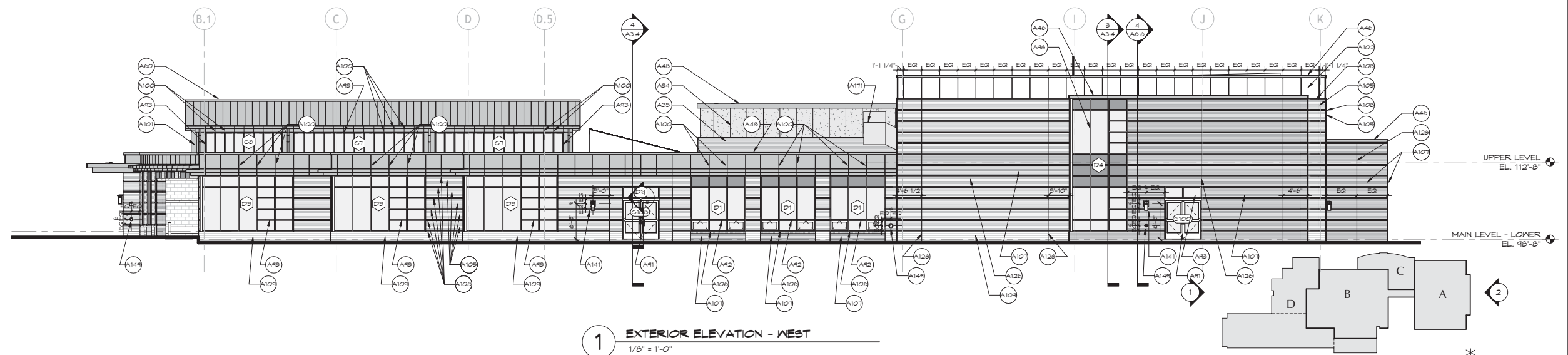
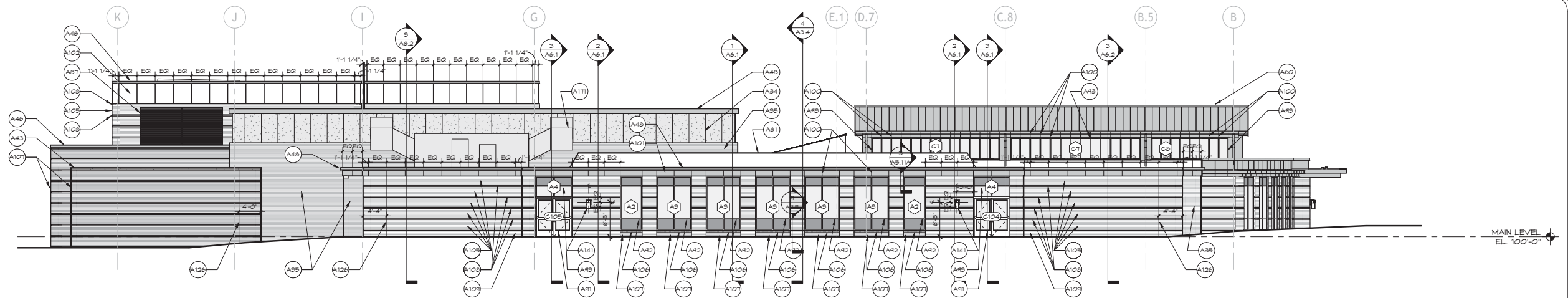
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CITY OF WORTHINGTON  
DRAWINGS NO. BZA 21-2020  
DATE 09/04/2020





2/19/2020 1:08:16 PM



#### ARCHITECTURAL CODED NOTES

A34	CLEAN EXISTING STONE
A35	CLEAN EXISTING UNIT MASONRY
A43	CAST STONE CAP WITH DRIP EDGE ON BOTH SIDES
A46	PREFINISHED METAL COPING WITH INTEGRAL DRIP EDGE, GLEATED TO 3/4" FRT PLYWOOD FASTENED TO CONTINUOUS BLOCKING, USE FULL 2X10 OR 2X12 ON VENEER SIDE, COLOR TO BE SELECTED AND APPROVED BY THE ARCHITECT
A48	PREFINISHED METAL FASCIA WITH INTEGRAL DRIP EDGE, GLEATED TO 3/4" FRT PLYWOOD FASTENED TO CONTINUOUS BLOCKING, USE FULL 2X10 OR 2X12 ON VENEER SIDE, COLOR TO BE SELECTED AND APPROVED BY THE ARCHITECT
A60	STANDING SEAM METAL ROOF WITH PREFINISHED METAL 6"-WIDE GUTTER AND 4"-DIAMETER DOWNSPOUTS W/ CONCRETE SPLASH BLOCK, COLOR TO BE SELECTED BY THE ARCHITECT
A61	PVC MEMBRANE ROOFING ASSEMBLY WITH R-25 INSULATION
A67	PREFINISHED ALUMINUM LOUVERS, COLOR TO MATCH MULLIONS OF ALUMINUM-FRAMED CURTAIN WALL
A91	ALUMINUM-FRAMED ENTRANCE
A92	ALUMINUM-FRAMED STOREFRONT WITH INTEGRAL BLINDS

#### ARCHITECTURAL CODED NOTES

A93	ALUMINUM-FRAMED STOREFRONT
A96	ALUMINUM-FRAMED CURTAIN WALL
A100	ALIGN CENTER OF JOINT OF ALUMINUM COMPOSITE WALL PANEL WITH MULLION
A101	ALUMINUM COMPOSITE WALL PANEL - COLOR 1
A102	ALUMINUM COMPOSITE WALL PANEL - COLOR 2
A105	UNIT MASONRY - TYPE A - RUNNING BOND
A106	UNIT MASONRY - TYPE B - ROWLOCK
A107	UNIT MASONRY - TYPE B - STACK BOND
A108	UNIT MASONRY - TYPE B - RUNNING BOND
A109	UNIT MASONRY - TYPE C - RUNNING BOND
A126	CONTROL JOINT
A141	EXTERIOR LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS
A149	OVERFLOW DRAIN, REFER TO PLUMBING DRAWINGS
A171	EXISTING HVAC EQUIPMENT TO REMAIN, REFER TO HVAC DRAWINGS

#### EXTERIOR SYMBOLS LEGEND

(A)	CODED NOTE, REFER TO SPECIFIC CODED NOTE LIST FOR EACH DRAWING SHEET.
(X)	EXISTING TO REMAIN
(1)	ALUMINUM COMPOSITE WALL PANEL - COLOR 1
(2)	ALUMINUM COMPOSITE WALL PANEL - COLOR 2
(GL)	GLAZING
(SP)	SPANDREL
(ST)	STONE
(UA)	UNIT MASONRY - TYPE A - RUNNING BOND
(UB)	UNIT MASONRY - TYPE B - ROWLOCK
(UBS)	UNIT MASONRY - TYPE B - STACK BOND
(UC)	UNIT MASONRY - TYPE C - RUNNING BOND
(W)	WINDOW TYPE, REFER TO SHEET A9.1 AND A9.2 FOR WINDOW TYPE ELEVATIONS.
(C)	INDICATES CENTERLINE OF NOTED OBJECT

#### EXTERIOR GENERAL NOTES

- ALL DIMENSIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE AND MUST BE FIELD VERIFIED PRIOR TO UNDERTAKING OF SUBSEQUENT WORK. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY PRIOR TO START OF WORK. COORDINATE ALL WORK WITH OTHER PRIME CONTRACTORS.
- REFER TO THE ENLARGED EXTERIOR ELEVATIONS AND CODED NOTES FOR IDENTIFICATION AND COORDINATION OF BRICK TYPES, ACCENT BANDS, SIZE, WATERTABLE COURSING, MASONRY COLORS AND ACCENT DETAILING FOR ALL CONDITIONS - TYPICAL CONDITION VARIES. PROVIDE BRICK PER SIZE AND COLOR DESIGNATION FOR ALL VENEER.
- WALL SECTIONS ARE DRAWN GENERICALLY FOR CLARITY OF INFORMATION. REFER TO ENLARGED DETAILS, AND WINDOW/DOOR SHEETS FOR ACTUAL DETAIL COMPONENTS AND CONDITIONS AND STOREFRONT/CURTAINWALL SIZES.
- RAKE EXISTING CONTROL JOINTS AND REPLACE EXTERIOR JOINT SEALANT AND BACKER ROD. COLOR OF SEALANT TO BE SELECTED BY THE ARCHITECT.

#### EXTERIOR ELEVATIONS

**Worthingway Middle School Additions and Renovations**  
6625 Guyer Street  
Worthington, Ohio 43085  
PREPARED FOR:  
WORTHINGTON SCHOOLS  
200 East Wilson Bridge Road  
Worthington, Ohio 43085



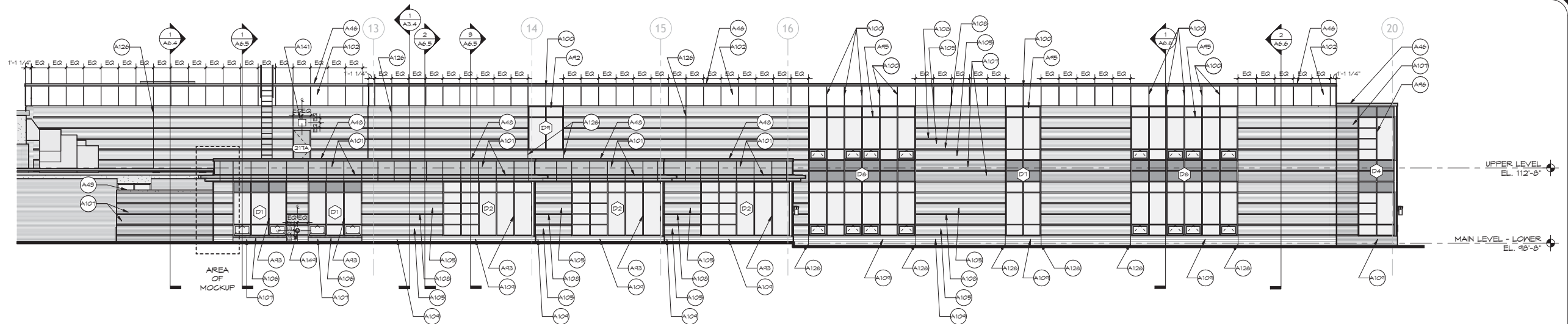
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ADDENDUM C: 10/31/2019	
90% CONSTRUCTION DOCUMENTS: 11/11/2019	
100% CONFORMED DOCUMENTS: 02/18/2020	

COMM. NO.: 1854

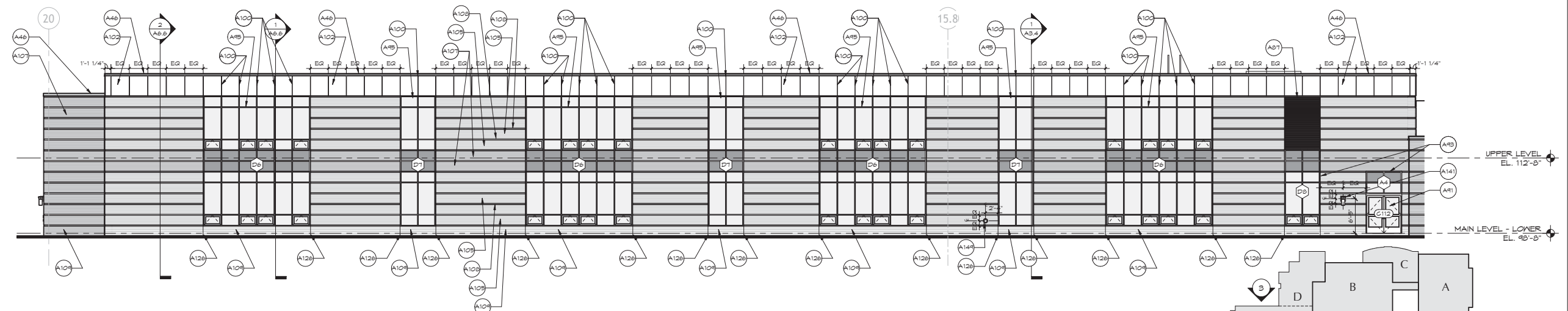
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SIGNED \_\_\_\_\_ DATE 02/18/2020

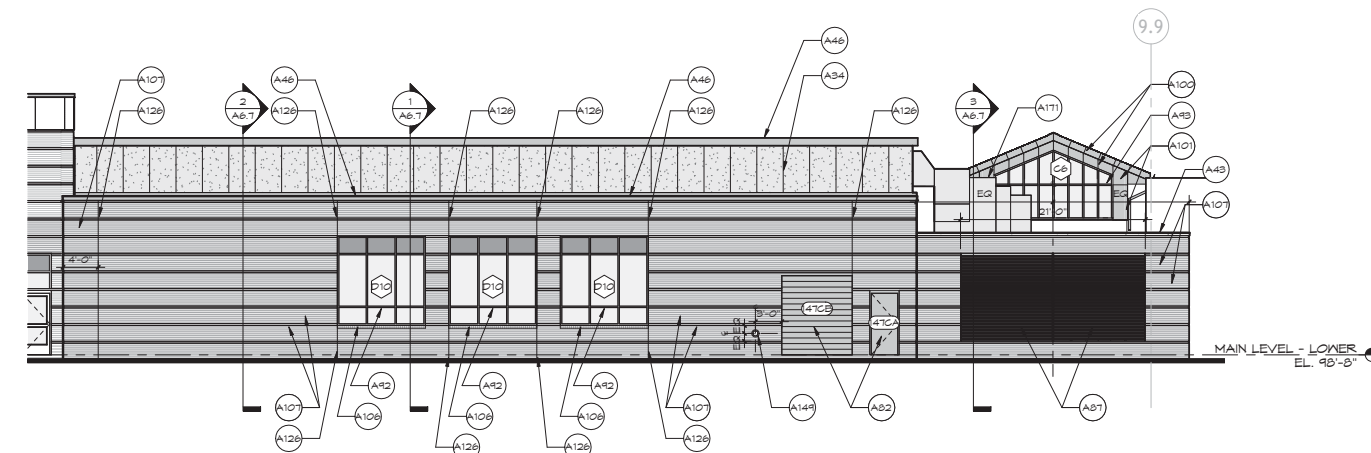
CITY OF WORTHINGTON  
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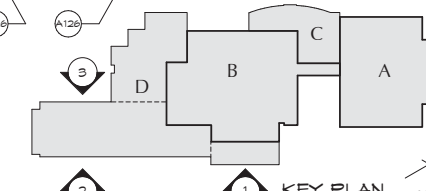
**3 EXTERIOR ELEVATION - NORTH - AREA D**  
1/8" = 1'-0"



**2 EXTERIOR ELEVATION - SOUTH - AREA D**  
1/8" = 1'-0"



**1 EXTERIOR ELEVATION - SOUTH - AREA D**  
1/8" = 1'-0"



#### ARCHITECTURAL CODED NOTES

- A34 CLEAN EXISTING STONE
- A43 CAST STONE CAP WITH DRIP EDGE ON BOTH SIDES
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- A48 PREFINISHED METAL FASCIA WITH INTEGRAL DRIP EDGE, GLEATED TO 3/4" FRT PLYWOOD FASTENED TO CONTINUOUS BLOCKING, USE FULL 2X10 OR 2X12 ON VENEER SIDE, COLOR TO BE SELECTED AND APPROVED BY THE ARCHITECT
- A82 DOOR AND DOOR FRAME, REFER TO DOOR AND DOOR FRAME SCHEDULE
- A87 PREFINISHED ALUMINUM LOUVERS, COLOR TO MATCH MULLIONS OF ALUMINUM-FRAMED CURTAIN WALL
- A91 ALUMINUM-FRAMED ENTRANCE
- A92 ALUMINUM-FRAMED STOREFRONT WITH INTEGRAL BLINDS
- A93 ALUMINUM-FRAMED STOREFRONT
- A95 ALUMINUM-FRAMED CURTAIN WALL WITH INTEGRAL BLINDS
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- A171 EXISTING HVAC EQUIPMENT TO REMAIN, REFER TO HVAC DRAWINGS

#### EXTERIOR SYMBOLS LEGEND

- (A) CODED NOTE, REFER TO SPECIFIC CODED NOTE LIST FOR EACH DRAWING SHEET.
- EXISTING TO REMAIN
- ALUMINUM COMPOSITE WALL PANEL - COLOR 1
- ALUMINUM COMPOSITE WALL PANEL - COLOR 2
- GLAZING
- SPANDREL
- STONE
- UNIT MASONRY - TYPE A - RUNNING BOND
- UNIT MASONRY - TYPE B - ROWLOCK
- UNIT MASONRY - TYPE B - STACK BOND
- UNIT MASONRY - TYPE C - RUNNING BOND
- WINDOW TYPE, REFER TO SHEET A9.1 AND A9.2 FOR WINDOW TYPE ELEVATIONS.
- INDICATES CENTERLINE OF NOTED OBJECT

FIRST FLOOR PLAN  
EL. 100'-0"

ELEVATION DETAIL, BOTTOM NUMBER INDICATES SHEET NUMBER OF DETAIL OR BLOWUP LOCATION, TOP NUMBER INDICATES THE DETAIL OR BLOWUP DRAWING NUMBER ON REFERENCED SHEET.

WALL SECTION CUT, BOTTOM NUMBER INDICATES SHEET NUMBER OF WALL SECTION DRAWING LOCATION, TOP NUMBER INDICATES THE SECTION DRAWING NUMBER ON REFERENCED SHEET.

#### EXTERIOR ELEVATIONS

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6625 Guyer Street  
Worthington, Ohio 43085  
PREPARED FOR:  
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200 East Wilson Bridge Road  
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BD PACKAGE 3: 10/07/2019  
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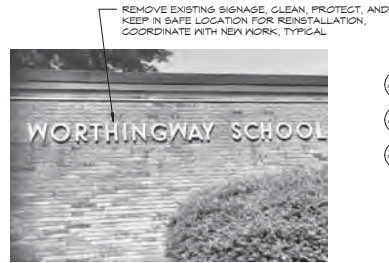
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**A3.2**

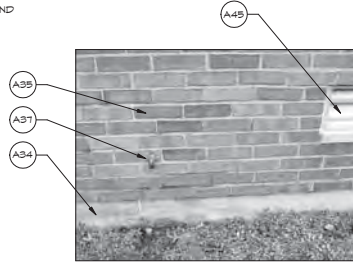
SIGNED DATE 02/18/2020

CITY OF WORTHINGTON  
DRAWINGS NO. BZA 21-2020  
DATE 09/04/2020

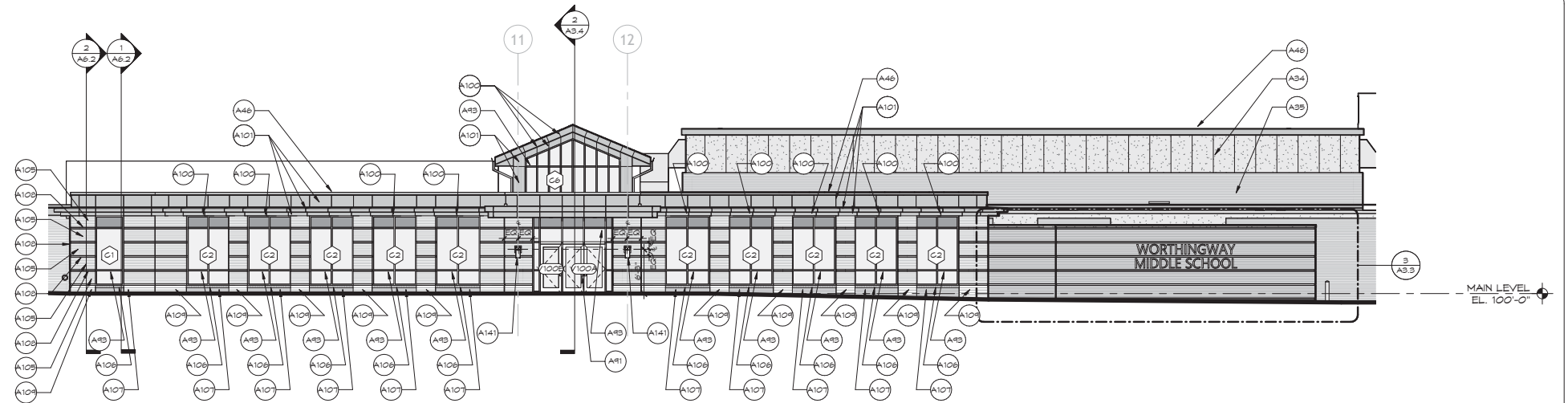




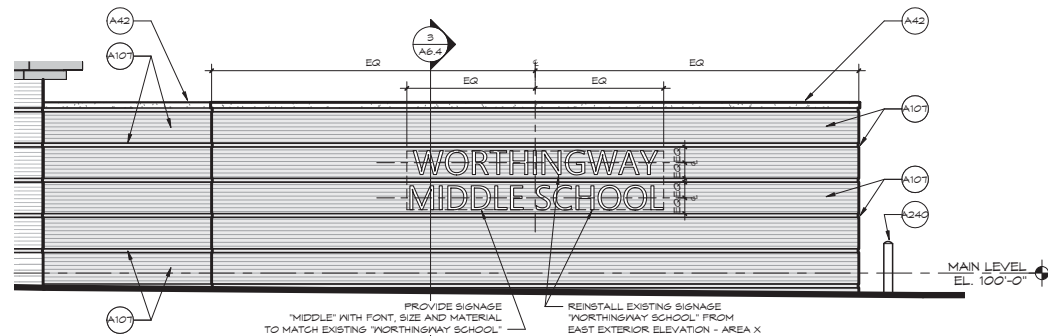
6 DETAIL - IMAGE - SIGNAGE  
12" = 1'-0"



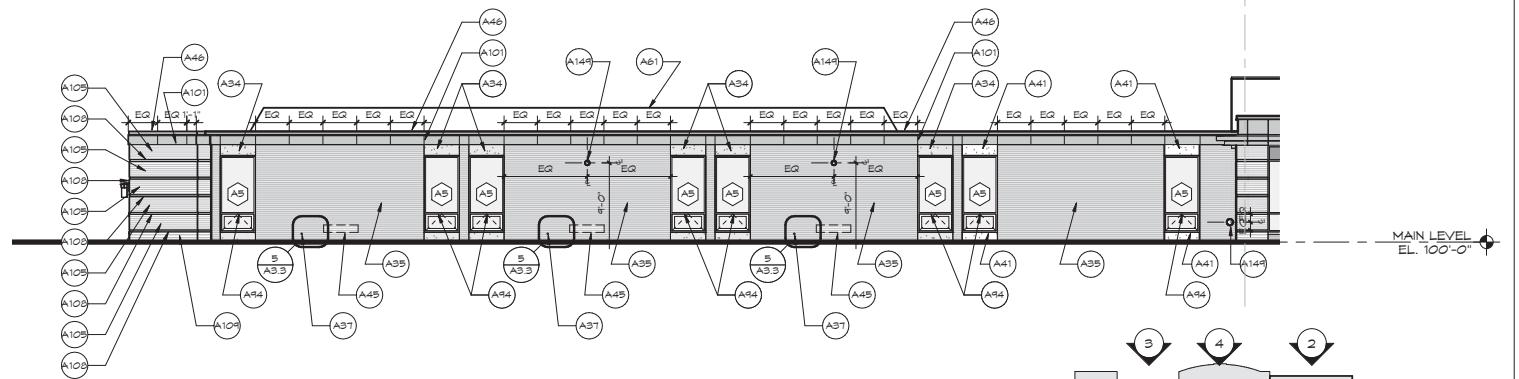
5 IMAGE - DETAIL, TYPICAL  
12" = 1'-0"



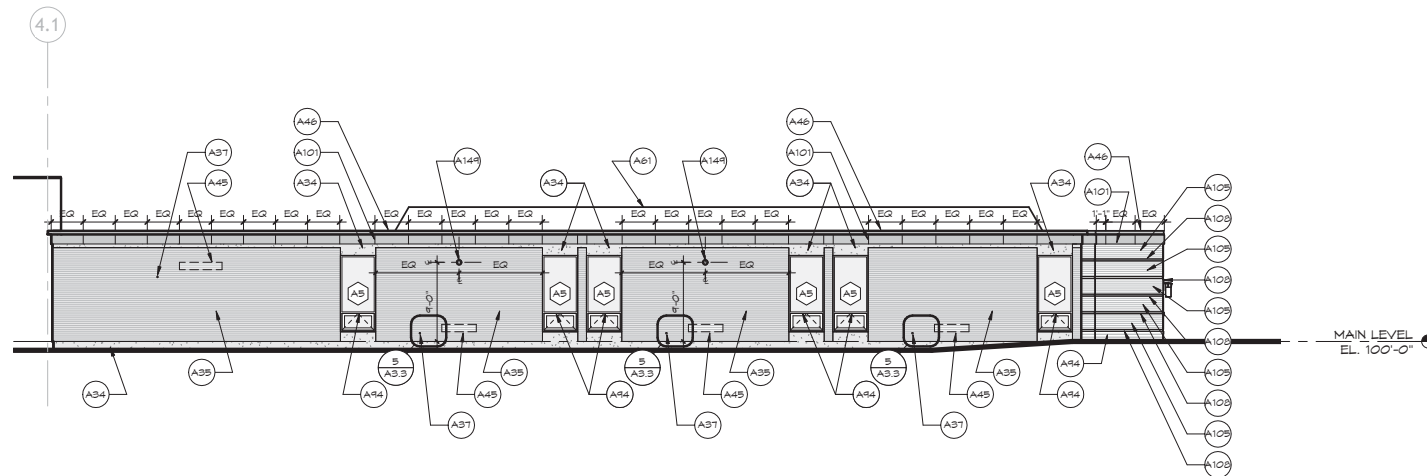
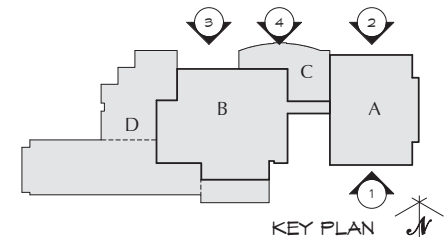
4 EXTERIOR ELEVATION - NORTH - AREA C  
1/8" = 1'-0"



3 ELEVATION DETAIL - SIGNAGE  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH - AREA A  
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH - AREA A  
1/8" = 1'-0"

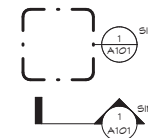
#### ARCHITECTURAL CODED NOTES

- A34 CLEAN EXISTING STONE
- A35 CLEAN EXISTING UNIT MASONRY
- A37 REPLACE UNIT MASONRY WITH OPENING FROM PIPE WITH SALVAGED MASONRY VENEER FROM AREA X, COURSEING TO MATCH EXISTING, TYPICAL
- A41 PLACE STONE WITH SALVAGED STONE FROM AREA X, COURSEING TO MATCH EXISTING
- A42 CAST STONE COPING
- A45 INFILL EXISTING LOUVER OPENING WITH TOOTHING AND SALVAGED MASONRY VENEER FROM AREA X, COURSEING TO MATCH EXISTING, TYPICAL
- A46 PREFINISHED METAL COPING WITH INTEGRAL DRIP EDGE, CLEATED TO 3/4" FRT FLYWOOD FASTENED TO CONTINUOUS BLOCKING, USE FULL 2X10 OR 2X12 ON VENEER SIDE, COLOR TO BE SELECTED AND APPROVED BY THE ARCHITECT
- A61 PVC MEMBRANE ROOFING ASSEMBLY WITH R-25 INSULATION
- A91 ALUMINUM-FRAMED ENTRANCE
- A93 ALUMINUM-FRAMED STOREFRONT
- A94 ALUMINUM-FRAMED WINDOW
- A100 ALIGN CENTER OF JOINT OF ALUMINUM COMPOSITE WALL PANEL WITH MULLION
- A101 ALUMINUM COMPOSITE WALL PANEL - COLOR 1
- A105 UNIT MASONRY - TYPE A - RUNNING BOND
- A106 UNIT MASONRY - TYPE B - ROWLOCK
- A107 UNIT MASONRY - TYPE B - STACK BOND
- A108 UNIT MASONRY - TYPE B - RUNNING BOND
- A109 UNIT MASONRY - TYPE C - RUNNING BOND
- A141 EXTERIOR LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS
- A149 OVERFLOW DRAIN, REFER TO PLUMBING DRAWINGS
- A240 BOLLARD, REFER TO CIVIL DRAWINGS

#### EXTERIOR SYMBOLS LEGEND

- (A) CODED NOTE, REFER TO SPECIFIC CODED NOTE LIST FOR EACH DRAWING SHEET.
- EXISTING TO REMAIN
- ALUMINUM COMPOSITE WALL PANEL - COLOR 1
- ALUMINUM COMPOSITE WALL PANEL - COLOR 2
- GLAZING
- SPANDREL
- STONE
- UNIT MASONRY - TYPE A - RUNNING BOND
- UNIT MASONRY - TYPE B - ROWLOCK
- UNIT MASONRY - TYPE B - STACK BOND
- UNIT MASONRY - TYPE C - RUNNING BOND
- WINDOW TYPE, REFER TO SHEET A9.1 AND A9.2 FOR WINDOW TYPE ELEVATIONS.
- INDICATES CENTERLINE OF NOTED OBJECT

FIRST FLOOR PLAN  
EL. 100'-0"



PROJECT REFERENCE ELEVATION SYMBOL, REFER TO CIVIL DRAWINGS FOR ACTUAL GRADE ELEVATION AT REFERENCE ELEVATION 100'-0".

ELEVATION DETAIL, BOTTOM NUMBER INDICATES SHEET NUMBER OF DETAIL OR BLOWUP LOCATION, TOP NUMBER INDICATES THE DETAIL OR BLOWUP DRAWING NUMBER ON REFERENCED SHEET.

WALL SECTION CUT, BOTTOM NUMBER INDICATES SHEET NUMBER OF WALL SECTION DRAWING LOCATION, TOP NUMBER INDICATES THE SECTION DRAWING NUMBER ON REFERENCED SHEET.

#### EXTERIOR ELEVATIONS

**Worthingway Middle School Additions and Renovations**  
6625 Guyer Street  
Worthington, Ohio 43085  
PREPARED FOR:  
WORTHINGTON SCHOOLS  
200 East Wilson Bridge Road  
Worthington, Ohio 43085



BID PACKAGE 3: 10/07/2019  
ADDENDUM C: 10/31/2019  
90% CONSTRUCTION DOCUMENTS: 11/11/2019  
100% CONFORMED DOCUMENTS: 02/18/2020

COMM. NO.: 1854

A3.3

SIGNED \_\_\_\_\_ DATE 02/18/2020

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DATE 09/04/2020









CITY OF WORTHINGTON  
DRAWINGS NO. BZA 21-2020  
DATE 09/04/2020



**City of Worthington**  
**BOARD OF ZONING APPEALS**  
**APPLICATION**

Meetings – First Thursday of Every Month

Case #	BZA 45-2020
Date Received	09-15-2020
Fee	\$25.00
Meeting Date	11-05-2020
Filing Deadline	#69078

1. Property Location 386 N. Selby Blvd, Worthington, OH, 43085

2. Present/Proposed Use Residence

3. Zoning District R-10

4. Applicant James Whalen

Address 386 N. Selby Blvd, Worthington, OH 43085

Phone Number(s) 740-503-9086

Email Jw713010@gmail.com

5. Property Owner Same as above

Address \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

Email \_\_\_\_\_

6. Action Requested (ie. type of variance) Shed

7. Project Details:

a) Description We want to build a shed closer than 5 feet from the  
boundary

b) Expected Completion Date \_\_\_\_\_

c) Approximate Cost \$2,195

**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 Whalen  
Applicant (Signature)

9/12  
Date

James Whalen  
Property Owner (Signature)

9/12  
Date

Abutting Property Owners List for  
386 N. Selby Blvd.

Rachel Dangerfield & David Armstrong	376 E. Selby Blvd.	Worthington, OH 43085
Maris Clary	377 Kenbrook Dr.	Worthington, OH 43085
Ross & Ruth Husted	386 Kenbrook Dr.	Worthington, OH 43085
Katherine Reik	395 Kenbrook Dr.	Worthington, OH 43085
Matthew Lorenz & Kelly Ring	396 N. Selby Blvd.	Worthington, OH 43085

We are hoping for a variance to reduce the distance of the shed we are having built from 5ft to 3ft from the property line. We want this because our yard is not very big and this variance would create less dead space. Also, our neighbors shed is close to the property line and if ours was closer it would be more aesthetically appealing. This variance would not affect any government services.

CITY OF WORTHINGTON

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DATE 09/15/2020



# 386 N. Selby Blvd.



100-001555 04/25/2017



75.00'

8' OF VACATED ALLEY

10'

8'

16'

3'

3'

30.4'

35.2'

EXISTING RESIDENCE

PROPOSED ADDITION

LOT 7

LOT 8

LOT 9

75.00'

CITY OF WORTHEN

DATE 09/15/2020

● = BION, PIN, FOUND  
③ = Management SET

William D. Beer 07/06/20  
 WILLIAM D. BEER DATE  
 Registered Surveyor No. 7980



# City of Worthington

## BOARD OF ZONING APPEALS

### APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 46-2020
Date Received	10-05-2020
Fee	\$50.00
Meeting Date	11-05-2020
Filing Deadline	#69172

1. **Property Location:** 820 High Street, Worthington, OH 43085
2. **Present/Proposed Use :** Old Worthington Library (school district public library)
3. **Zoning District:** C-3
4. **Applicant:** Monica Baughman, Director of Support Services, Worthington Public Library  
**Address:** 820 High Street, Worthington, OH 43085  
**Phone Number(s):** 614-807-2602  
**Email:** mbaughman@worthingtonlibraries.org
5. **Property Owner:** Worthington Public Library Board of Trustees  
  
**Address:** 820 High Street, Worthington, OH 43085  
  
**Phone Number(s):** 614-807-2601  
  
**Email:** c/o cgibson@worthingtonlibraries.org
6. **Action Requested (ie. type of variance):** 1) Sign (1170.03d): proposed wrap has 6 colors, instead of the allowed 4. 2) Illuminated screen (1170.02): The lockers are operated by using a touchscreen monitor.
7. **Project Details:**
  - a) **Description:** Replace existing lockers with D-Tech holdIT locker module with 3 expansion units & attached awning. Unit to be covered in library-designed wrap after the installation.
  - b) **Expected Completion Date:** 11/30/2020
  - c) **Approximate Cost:** \$45,000

**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.

Monica Baughman  
Applicant (Signature)

9/24/2020  
Date

David Gibson  
Property Owner (Signature)

9-24-20  
Date

Abutting Property Owners List for  
820 High St.

Tenant	48 E. Stafford Ave.	Worthington, OH 43085
Tenant	50 E. Stafford Ave.	Worthington, OH 43085
Michael Smith	2626 Redding Rd.	Worthington, OH 43085
Tenant	54 E. Stafford Ave.	Worthington, OH 43085
Tenant	56 E. Stafford Ave.	Worthington, OH 43085
J Four Properties LTD	364 Highland Way	Worthington, OH 43085
Tenant	58 E. Stafford Ave.	Worthington, OH 43085
Tenant	60 E. Stafford Ave.	Worthington, OH 43085
58-60 Stafford LLC	PO Box 509	Worthington, OH 43085
Worthington Schools	200 W. Wilson Bridge Rd.	Worthington, OH 43085
Victoria Brankamp	782 Hartford St.	Worthington, OH 43085
David and Malayna Chadwell	808 N. High St.	Worthington, OH 43085



## 1. Supporting Statement:

Old Worthington Library is applying to replace the existing in-wall 24/7 pickup lockers currently located near the south entrance. The existing lockers are 12 years old and have exceeded their life expectancy and it's not possible to update or expand this generation of technology. The current versions of these systems have different installation applications and operating technology.

As a result, Old Worthington Library need to remove the existing built-in locker unit, repair the exterior brick using matching materials, repair the interior wall and install a new unit, which in addition to being current technology, will also provide increased capacity for an in-demand, no contact service. The new generation of lockers operates through a touchscreen monitor and connects directly to the library's computer system.

A similar project was completed at the Northwest Library (2280 Hard Road), with the old built-in lockers being removed, brick and interior repaired, and new locker unit installed. From start to finish the project was completed in under a week.

We are also planning to cover the exterior of the lockers with a library-designed wrap that features the library logo and characters (Ricky the racoon, Winston the owl & Asparagus the fox) consistent with the library branding. The draft of the proposed wrap uses a 6-color scheme.

## 2. List of Supporting Attachments

### All parts of the Project

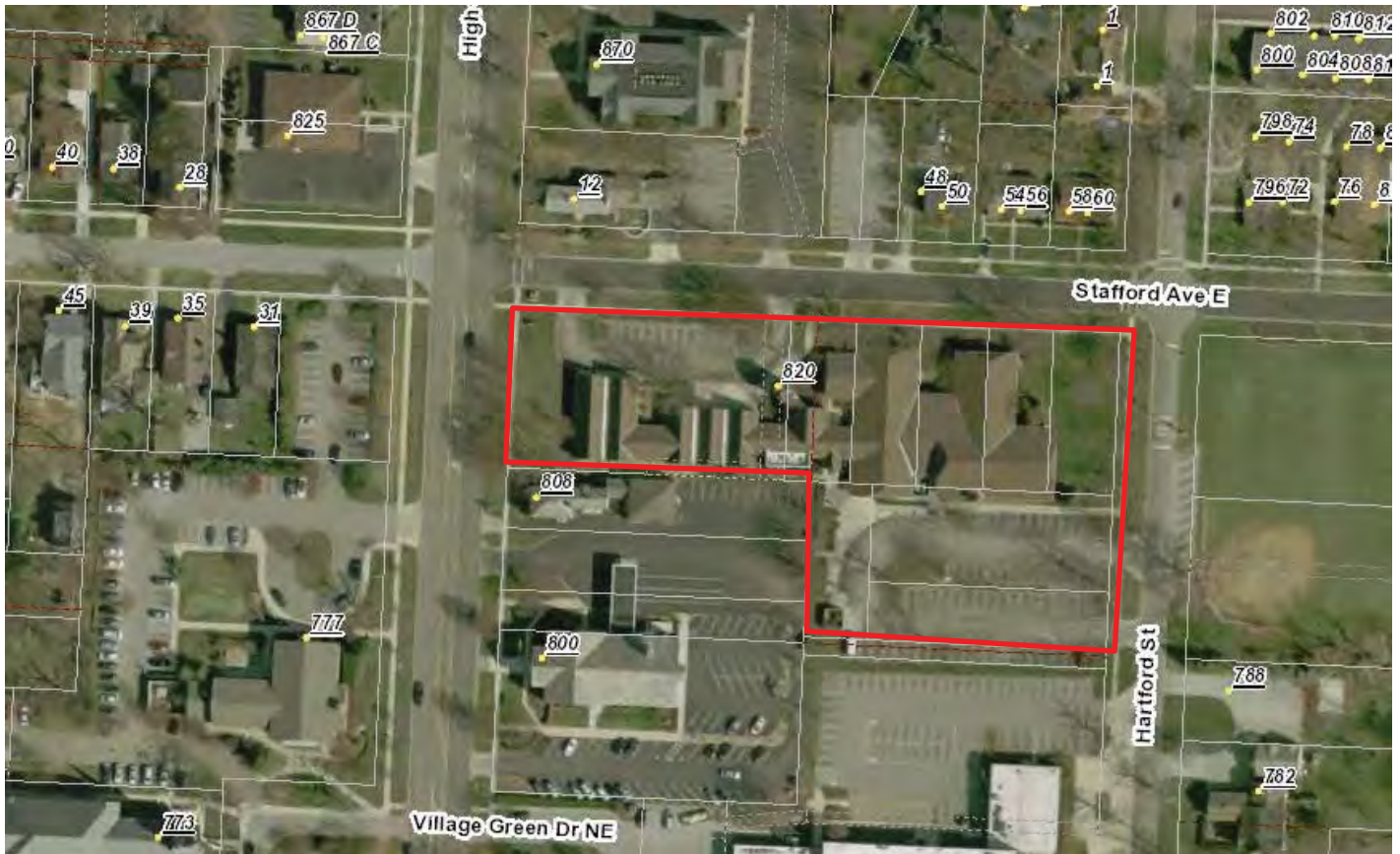
1. Site plan of Old Worthington Library
2. Old Worthington Street Level floor Plan showing location of the lockers
3. Photos of existing built-in lockers
4. D-Tech holdIT locker specifications
5. Photo of newly installed D-Tech holdIT lockers at the Northwest Library
6. Photo example of a wrapped locker unit from Grand Prairie, TX
7. Proposed locker wrap design

CITY OF WORTHINGTON

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# 820 High St.



100-000386 04/26/2017





# Old Worthington Library Floor Plan – Street level

820 High Street, Worthington, OH 43085

CITY OF WORTHINGTON  
DRAWINGS NO. BZA 46-2020  
DATE 10/05/2020



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

*Zynda Bitar*

Clerk

CITY OF WORTHINGTON  
DRAWING NO. AR 53-2020  
DATE 08-26-2020

Existing Lockers:



CITY OF WORTHINGTON

DRAWINGS NO. BZA 46-2020

DATE 10/05/2020

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

*Zynda Butar*

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020



Ordered in white

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

*Zynda Bitar*

Clerk

holdIT™

CITY OF WORTHINGTON

DRAWINGS NO. BZA 46-2020

DATE 10/05/2020



SELF-SERVICE  
RESERVATIONS  
KIOSK

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020

YOUR LIBRARY, YOUR CHOICE



## Proposed Locker Wrap Design



CITY OF WORTHINGTON

DRAWINGS NO. BZA 46-2020

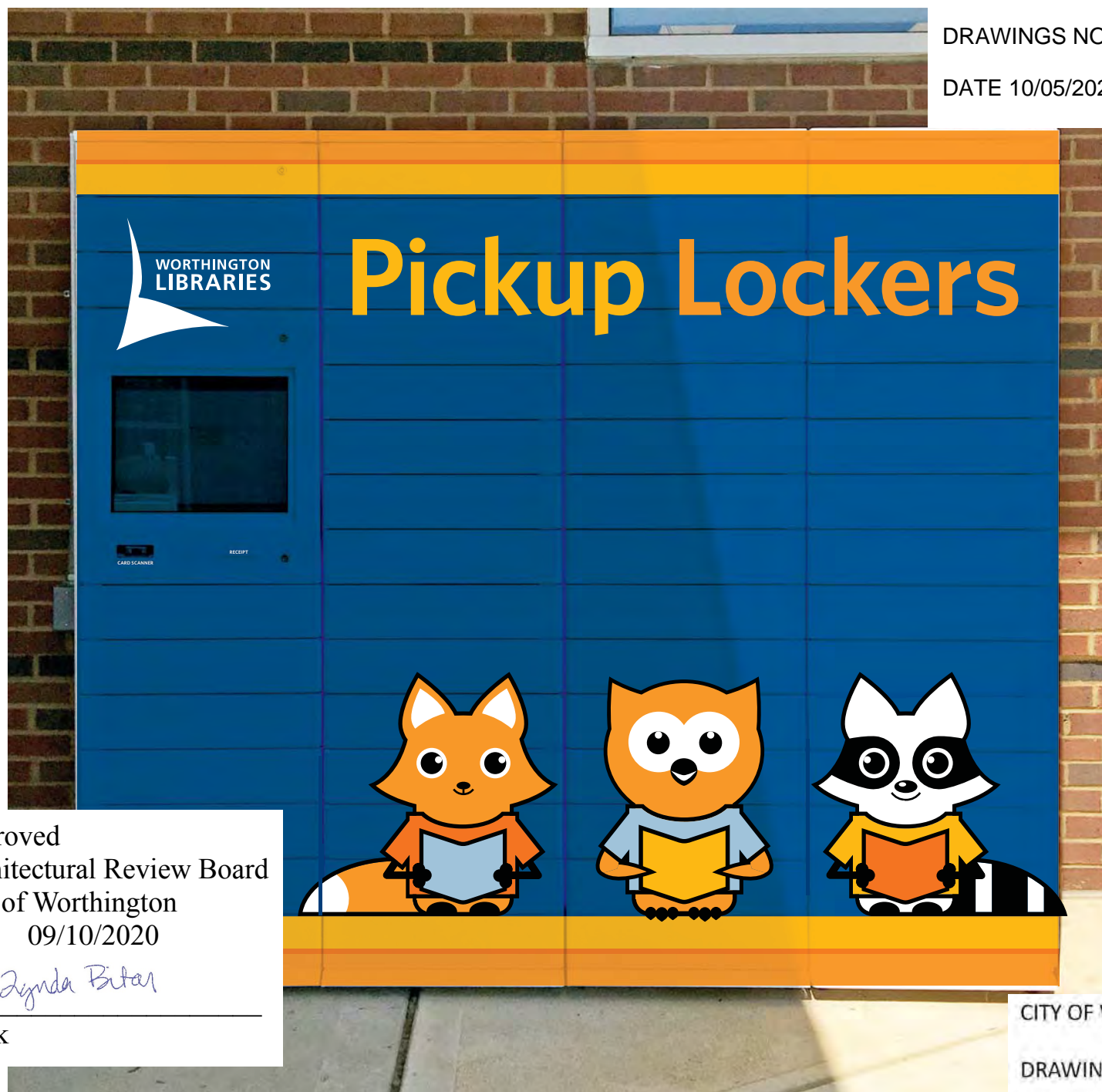
DATE 10/05/2020

# Proposed locker wrap design

CITY OF WORTHINGTON

DRAWINGS NO. BZA 46-2020

DATE 10/05/2020



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

*Zynda Bitar*

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 53-2020

DATE 08-26-2020





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

Case #	BZA 47-2020
Date Received	10-08-2020
Fee	\$25.00
Meeting Date	11-05-2020
Filing Deadline	

1. Property Location 1105 Beechview Dr. S. Worthington OH 43085
2. Present/Proposed Use Fence
3. Zoning District \_\_\_\_\_
4. Applicant Alainna Greene  
Address 1105 Beechview Dr. S.  
Phone Number(s) 614-787-6498  
Email agreenel516@gmail.com
5. Property Owner Same  
Address \_\_\_\_\_  
Phone Number(s) \_\_\_\_\_  
Email \_\_\_\_\_
6. Action Requested (ie. type of variance) fence set back asking for  
20' off the street right behind city planted
7. Project Details:  
a) Description fence to match current X style fence  
b) Expected Completion Date Nov. 30 2020  
c) Approximate Cost 5,000

**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.

Alainna Greene  
Applicant (Signature)

\_\_\_\_\_  
Date

Alainna Greene  
Property Owner (Signature)

10/8/20  
Date



Abutting Property Owners List for  
1105 Beechview Dr. S.

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

October 8, 2020

To Whom it May Concern,

My name is Alainna Greene and I live at 1105 Beechview Dr S, Worthington, Ohio 43085. We currently are putting in a fence at our home (permit #1359) and would like to amend our permit to include fencing off the front part of our yard. Currently as the zoning sits in our neighborhood, we would have to put a fence 40' into our lot (10' from the road set back and then the 30' setback for code). Which we believe somewhat strange and would not be very functional. The way our home is orchestrated on our lot this is more of our side yard as our front door is perpendicular to the street. We had city trees planted a few years ago in the easement. We believe putting the fence just behind those trees would be the most visually appealing and the trees would help hide the fence. This would still give 20' off the street for off street parking and would cause no visual blind spots for passing cars as our lot slopes down at the street so it would sit lower. There is one other example of a fence this close to the street (it is closer to the street than we are asking) in our neighborhood and it is located at 5980 Flora Villa Dr.

Thank you for your consideration.

Thank you,

Alainna Greene

CITY OF WORTHINGTON

DRAWINGS NO. BZA 47-2020

DATE 10/08/2020

# 1105 Beechview Dr. S.



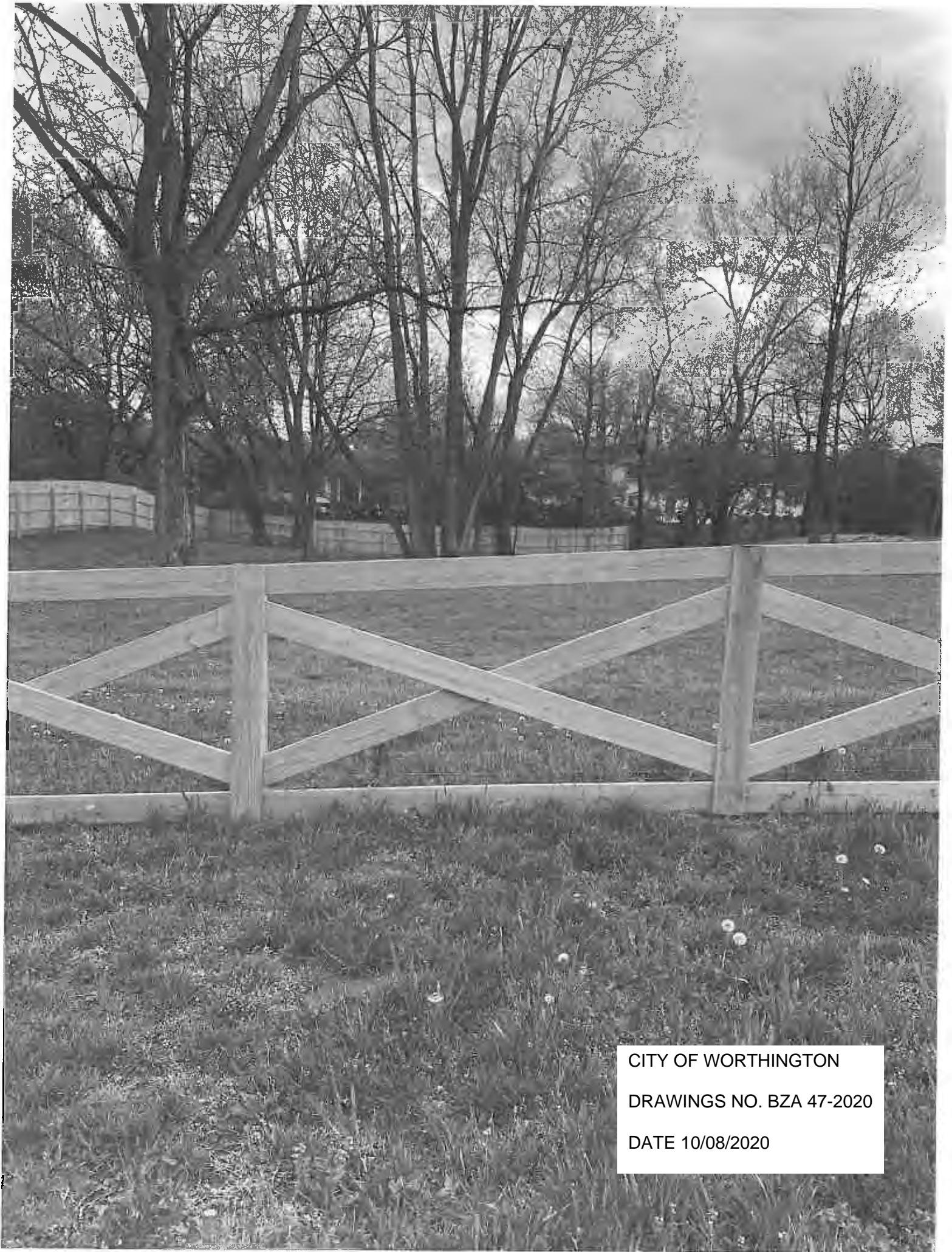
CITY OF WORTHINGTON

DRAWINGS NO. BZA 47-2020

DATE 10/08/2020







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DRAWINGS NO. BZA 47-2020  
DATE 10/08/2020