City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 84-15
Date Received 8/24/15
Fee No Fee
Meeting Date
Filing Deadline
Receipt #

1. **Property Location** 752 High Street

2. **Present/Proposed Use** Open / Lease Space to Restaurant

3. **Zoning District** C-5

4. **Applicant** Angela Petro, Sweet Carrot Central Ohio LLC

   Address 550 S. High Street, Columbus, OH 43215

   Phone Number(s) 614-882-7323

5. **Property Owner** City of Worthington

   Address

   Phone Number(s)

6. **Project Description** See supporting statement

7. **Project Details:**

   a) **Design** See drawings

   b) **Color** Brick & stone to match existing white windows & black wrought iron railings & light fixtures

   c) **Size** 3900 SF Renovation,1300 SF Exterior Patio

   d) **Approximate Cost** _____ **Expected Completion Date** Early 2016

PLEASE READ THE FOLLOWING STATEMENTAND 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.

Angela Petro, Sweet Carrot Central Ohio LLC
Applicant (Signature) 8/17/15 Date

Property Owner (Signature) 9/4/15 Date

ABUTTING PROPERTY OWNERS
FOR
752 High St.

Huntington National Bank	800 High St.	Worthington, OH 43085
Worthington Board of Education	200 E. Wilson Bridge Rd.	Worthington, OH 43085
Kilbourne Middle School	50 E. Granville Rd.	Worthington, OH 43085
St. Johns Church	700 High St.	Worthington, OH 43085
John & Ursula Schroeder	721 High St.	Worthington, OH 43085
Christine Lahue	28 W. Granville Rd.	Worthington, OH 43085
Worthington Presbyterian Church	775 High St.	Worthington, OH 43085
Worthington Public Library	808 High St.	Worthington, OH 43085

SUPPORTING STATEMENT

This project consists of renovation of a portion of the building at 752 High Street on the village green to become a restaurant in the lease space that is on the south partition of the James Kilbourne Memorial Library It includes interior renovation to accommodate a restaurant as well as constructing a raised outdoor terrace with seating and a new entry stair. The existing brick arched areas that currently have rectangular double hung windows will be opened up to accommodate and arched window and double French doors. The opening that is the Northern most one on the west elevation will act as the entry door to the restaurant. A new stone stairway and black wrought iron railings that match the existing will be constructed to provide access at this point. Disabled patrons will be able to enter the restaurant through the new elevator lobby provided at the main entry to the building. A new raised terrace that is at the interior floor elevation will be constructed to the West and South with access from the interior space. The terrace will extend out 15 feet and be bordered by a wrought iron railing with brick pilasters with stone caps. The face of the terrace will be brick to match the building. The terrace will seat approximately 66 patrons at tables and chairs. There is an existing fireplace on the South wall that will be opened up to the exterior using the existing chimney it will have a raised brick and stone hearth and stone mantel. The plan is to provide 2 benches that match the ones on the village green at the base of the terrace wall along the sidewalk of the village green access drive. Lighting on the exterior terrace will be provide by coach type lanterns similar to those on the existing building as shown on the drawing. The tenant would like to install identification signage at the Southwest corner of the terrace wall on both the West and South facing walls.

752 High St.

100-006616 04/10/2014

City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case # CU 22-15
Date Received 8/24/15
Fee $25.00
Meeting Date
Filing Deadline

1. Property Location 752 High Street
2. Zoning District C-5
3. Applicant Angela Petro, Sweet Carrot Center Ohio LLC

   Address 550 S. High Street, Columbus, OH 43215

   Home Phone _____ Work Phone 614-882-7823
4. Property Owner City of Worthington

   Address _____

   Home Phone _____ Work Phone _____
6. Business Name Sweet Carrot
7. Type of Business/Conditional Use Restaurant

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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

Angela Petro, Sweet Carrot Central Ohio LLC
Applicant (Signature)

Property Owner (Signature)

SUPPORTING STATEMENT

The applicant is requesting to have a conditional use permit to operate a restaurant in a portion of the James Kilbourne Memorial Library building which has been converted to a lease space. A terrace will be added to the site to provide outdoor dining in addition to the indoor dining.

A. Traffic Pattern: patrons will be able to access the facility from existing parking spaces on site to the North and along the village green access drive. Additional public parking is provided in the area.
B. The site is adjacent to a James Kilbourne Middle School to the East. This school has coexisted successfully with this facility for many years, there is a 15 foot length of terrace that will be visible from the front lawn of the school. The seating area will be screened on this side by planters with tall dense plant on the terrace level. The screening will also turn the corner and extend along the south face of the terrace for 12 feet.
C. The existing facility has adequate sanitary sewer capacity and the tenant will be providing a grease interceptor. Four rain leaders from the roof of the building will be effected by the terrace. Their hook up to the newly installed storm drainage will be maintained. The terrace surface will have drains connected to the existing storm drainage.
D. There will be no new utilities required
E. The new facility will comply with all health Department regulations.
F. The only smells will the pleasant smells of a fine restaurant.
G. Hours of use will be 10 AM to 11 PM
H. There will be no additional screening from the adjacent properties.
I. The facility will be very respectful of the existing historic building while enhancing it and the experience of the village green.

OUT-SWING DOOR

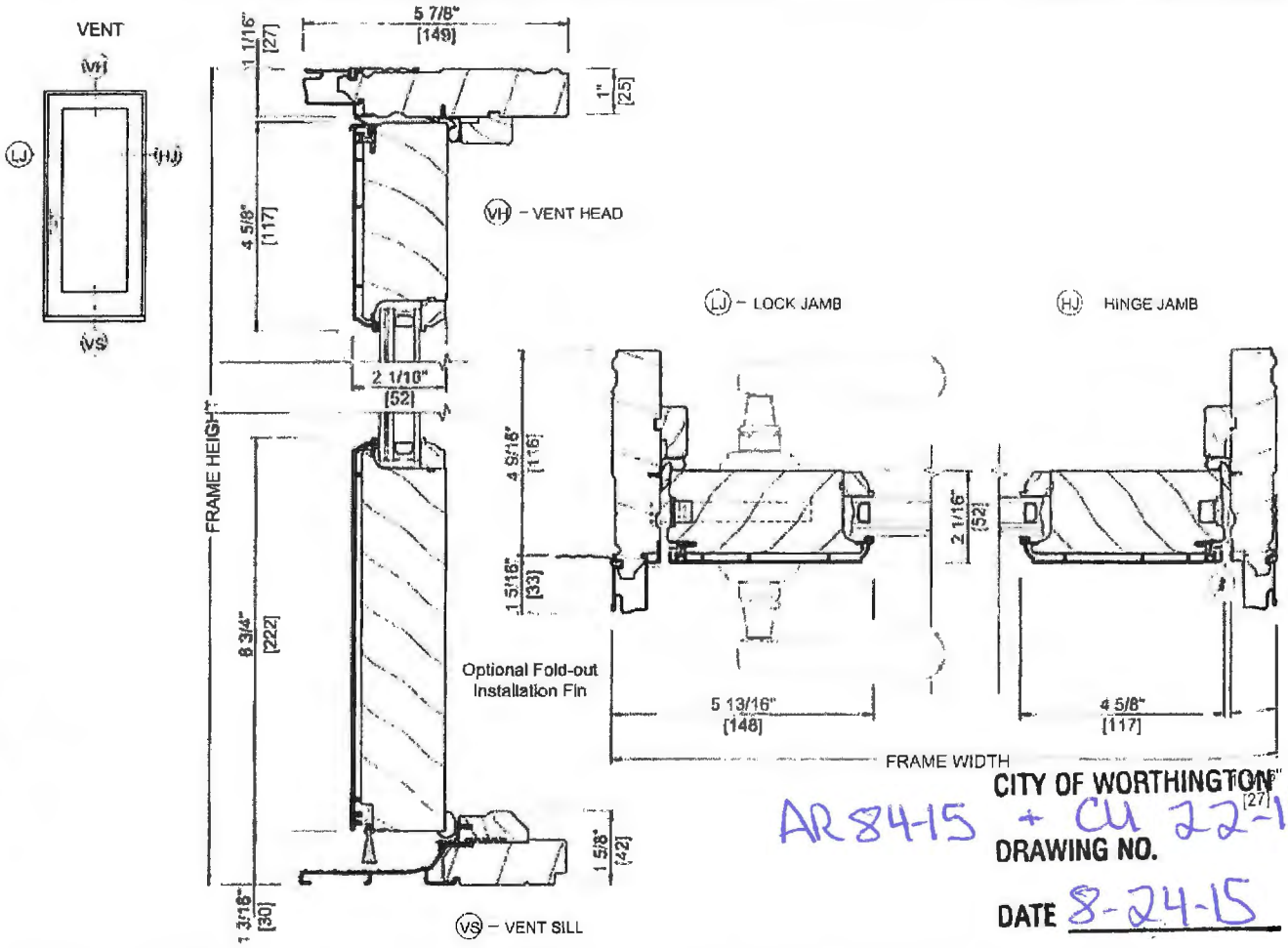
HURRICANESHIELD® IMPACT-RESISTANT GLAZING

Aluminum-Clad Wood

For more detailed information, see the Coastal and High Winds section of the PellaADM.com site.

	CLAD		WOOD
	9/16" Single-Laminated PVB	7/8" Insulated Glass PVB	7/8" Insulated Glass PVB
MAXIMUM PERFORMANCE GRADE			
Vent units 6' 10" tall and under	+70 / -85	+70 / -85	+70 / -70
Vent units 8' tall and under	+70 / -70	+70 / -70	+70 / -70
Vent units over 8' tall up to 10' tall	+50 / -50	+50 / -50	+50 / -50
Fixed units 6' 10" tall and under	+70 / -85	+70 / -85	+70 / -70
Fixed units 8' tall and under	+70 / -70	+70 / -70	+70 / -70
Fixed units over 8' tall up to 10' tall	+50 / -50	+50 / -50	+50 / -50
CERTIFICATION			
Miami-Dade County	10.1222.03	10.1222.03	-
Hallmark	411-H-1211	411-H-1211	411-H-1212
FPAS	FL 14302	FL 14302	FL 14337
TDI	-	-	-

UNIT SECTIONS



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- = Not applicable; P = Pending

(1) Units are tested for air/water/structural and impact-resistance, and certified for wind zone 4, large missile rating D.

Transoms are not available with impact-resistant glazing.

For clear opening, vent area, visible glass, and frame area, see clad Design Data pages.

To convert areas to square meters (m²), multiply square feet by 0.0929.

Doors with low profile sills, curved glass in rectangular panel, custom stiles and rails, and no-lock no-bore hardware options are not certified to above standards.

CASEMENT SHAPES AND OPTIONS

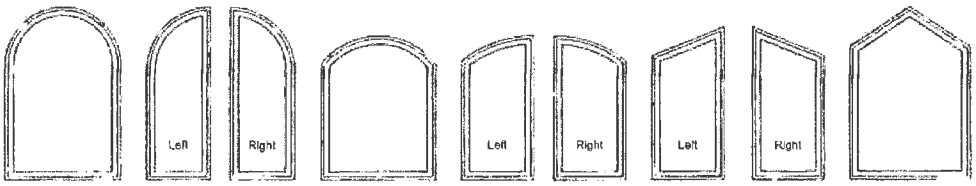
CASEMENT

The following additional options are available:

- Wood Types
- Grille Types and Patterns
- Glazing
- Width and height rectangular units
- Width sash stiles and rails
- Curved Top Glass in rectangular sash
- Shape vent and fixed windows
- Corner Window Units (Fixed Only)
- Specialty Windows – See the Specialty Windows section

CASEMENT SHAPES (as viewed from the exterior)

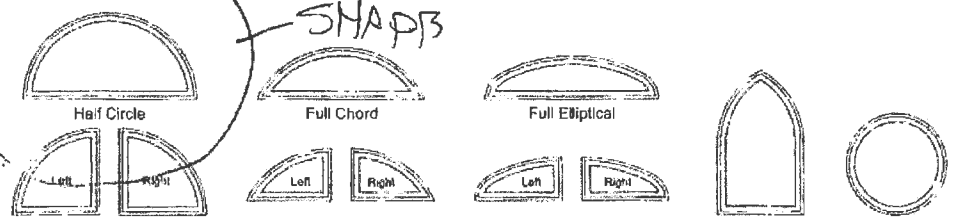
Vent or Fixed Shapes



Springline | Partial Springline | Arch Head | Partial Arch Head | Trapezoid | Pentagon

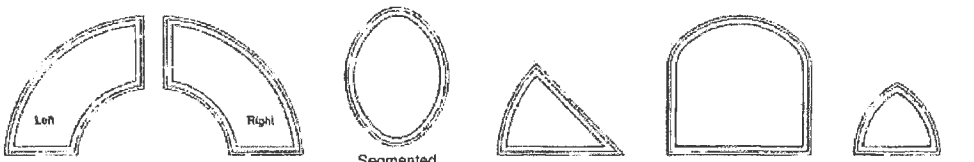
Fixed Shapes Only (see fixed window section for design parameters)

SHAPES

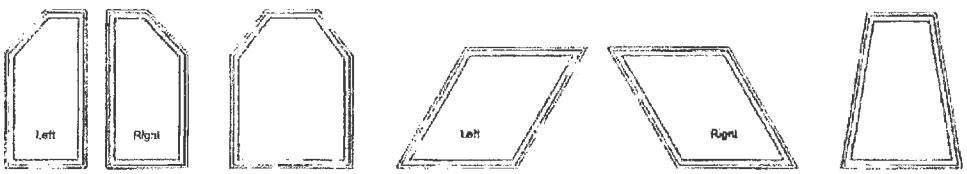


Half Circle | Full Chord | Full Elliptical

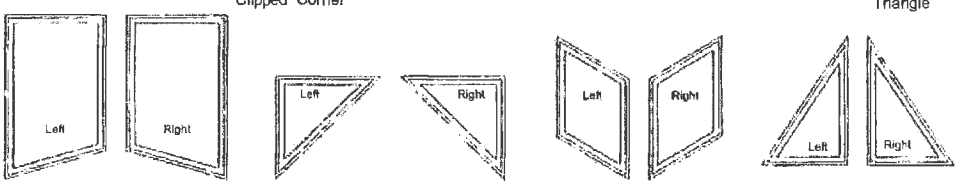
Quarter Circle | Partial Chord | Half Elliptical | Gothic Springline | Full Circle



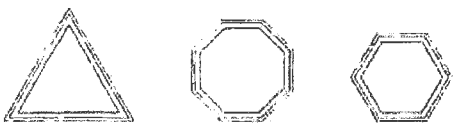
Partial Toroid | Segmented Oval | Pie Toroid | Elliptical Springline | Gothic



Clipped Corner | Double Clipped Corner | Parallelogram | Truncated Triangle



Inverted Trapezoid | Inverted Triangle | Pitched Parallelogram | Triangle



Isosceles Triangle | Octagon | Hexagon

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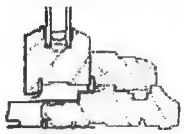
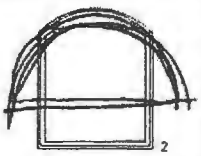
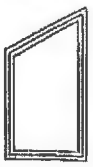
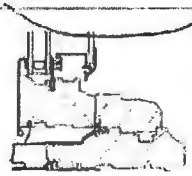
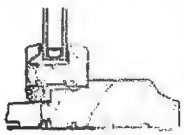
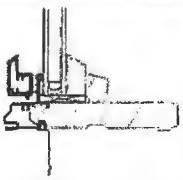
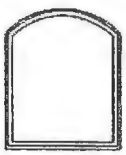
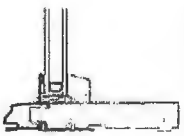
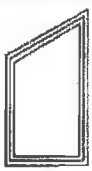
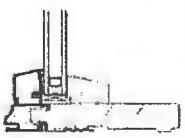
NOTE: Performance Class and Grade for a Casement with additional options and Specialty windows may not be the same as Standard and Special size units. Please contact your local Pella representative for complete information.

PRODUCT MATRIX

FIXED WINDOW

	PRODUCT	SILL PROFILE	RECTANGLE	CURVED	ANGLED
FIXED SASH IN FRAME	ARCHITECT SERIES® - FIXED SASH IN FRAME		1	 2	 2
FIXED SASH IN FRAME	DESIGNER SERIES® - FIXED SASH IN FRAME		1		
FIXED SASH IN FRAME	PELLA® PROLINE - FIXED SASH IN FRAME		1		
FIXED FRAME DIRECT SET	FIXED FRAME DIRECT SET - INTERIOR GLAZED (compliments Architect Series ILT and ProLine SDL Brands)				
FIXED FRAME DIRECT SET	FIXED FRAME DIRECT SET - INTERIOR GLAZED				
FIXED FRAME DIRECT SET	FIXED FRAME DIRECT SET - EXTERIOR GLAZED				

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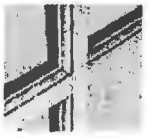
(1) See Casement section for details on rectangular units.

(2) See the Casement section for curved and angled shape units. Visit www.pellaadm.com for complete information.

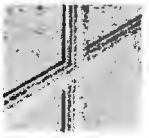
OVERVIEW
Grilles

7/8" Integral Light Technology® Grilles
Architect Series®

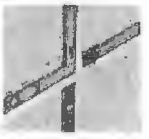
1-1/4" Integral Light Technology Grilles
Architect Series®



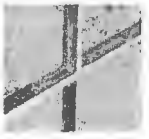
2" Integral Light Technology Grilles
Architect Series®



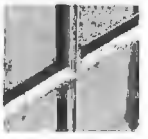
1-1/4" Removable Interior Wood
Architect Series®



3/4" Removable Interior Wood
Architect Series®
Pella® ProLine

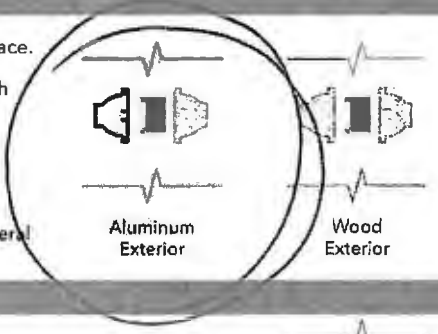
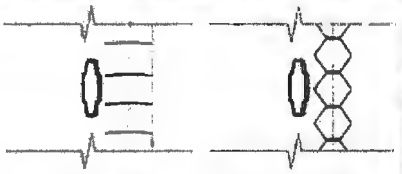


3/4" Removable Between-the-Glass
Designer Series®



7/8" Simulated Divided Light Grilles
Pella® ProLine
(available on select products)

3/4" Aluminum Grilles-Between-the Glass
Architect Series®
Pella® ProLine

	Exterior/Interior	Architect Series	Designer Series	Pella® ProLine	Fixed Frame
INTEGRAL LIGHT TECHNOLOGY GRILLES					
• Extruded aluminum or wood grilles are adhered to the exterior face. • Wood grilles are adhered to the interior face. • Between-the-glass nonglare foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights – and offer thermal performance vastly superior to metal spacers. • Grilles are available in 7/8", 1-1/4", 2" and custom widths. • Custom grille patterns are available. • Grilles have been approved by the National Park Service on a project-by-project basis for use on historic projects involving federal tax credits.		•			
SIMULATED DIVIDED LIGHT GRILLES					
• Extruded aluminum grilles are adhered to the exterior face. • Wood grilles are adhered to the interior face. • Grilles are 7/8" wide. • Traditional and top-sash grille patterns are available. • Available on select products.				•	
REMOVABLE BETWEEN THE-GLASS GRILLES					
• Between-the-glass aluminum grilles may be used in conjunction with between-the-glass blinds, fabric shades or decorative panels.[2] • Interior is available in unfinished wood, primed, White or matched to Prefinished stains. • Exterior finish matches aluminum cladding. • Grilles can be removed for access to blinds, shades or decorative panels[2] and for glass cleaning. • Grilles are 3/4" wide. • Special grille patterns are available.			•		
REMOVABLE INTERIOR GRILLES					
• Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning. • Grilles are 3/4" wide. • Grilles are available in 1-1/4", 2" and custom widths (Architect Series and Fixed Frame only).		•		•	•
GRILLES BETWEEN THE-GLASS					
• Permanent aluminum grilles are factory-installed inside the airspace of insulating glass. • White, Tan[3], Brown[3], Ivory, Harvest, Cordovan or Brickstone interior. • Exterior finish matches aluminum-cladding color. • Grilles are 3/4" wide.		•		•	•

(1) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

(2) Decorative panels available with triple-pane glazing products only.

(3) Tan and Brown available with matching Tan or Brown exterior cladding only.

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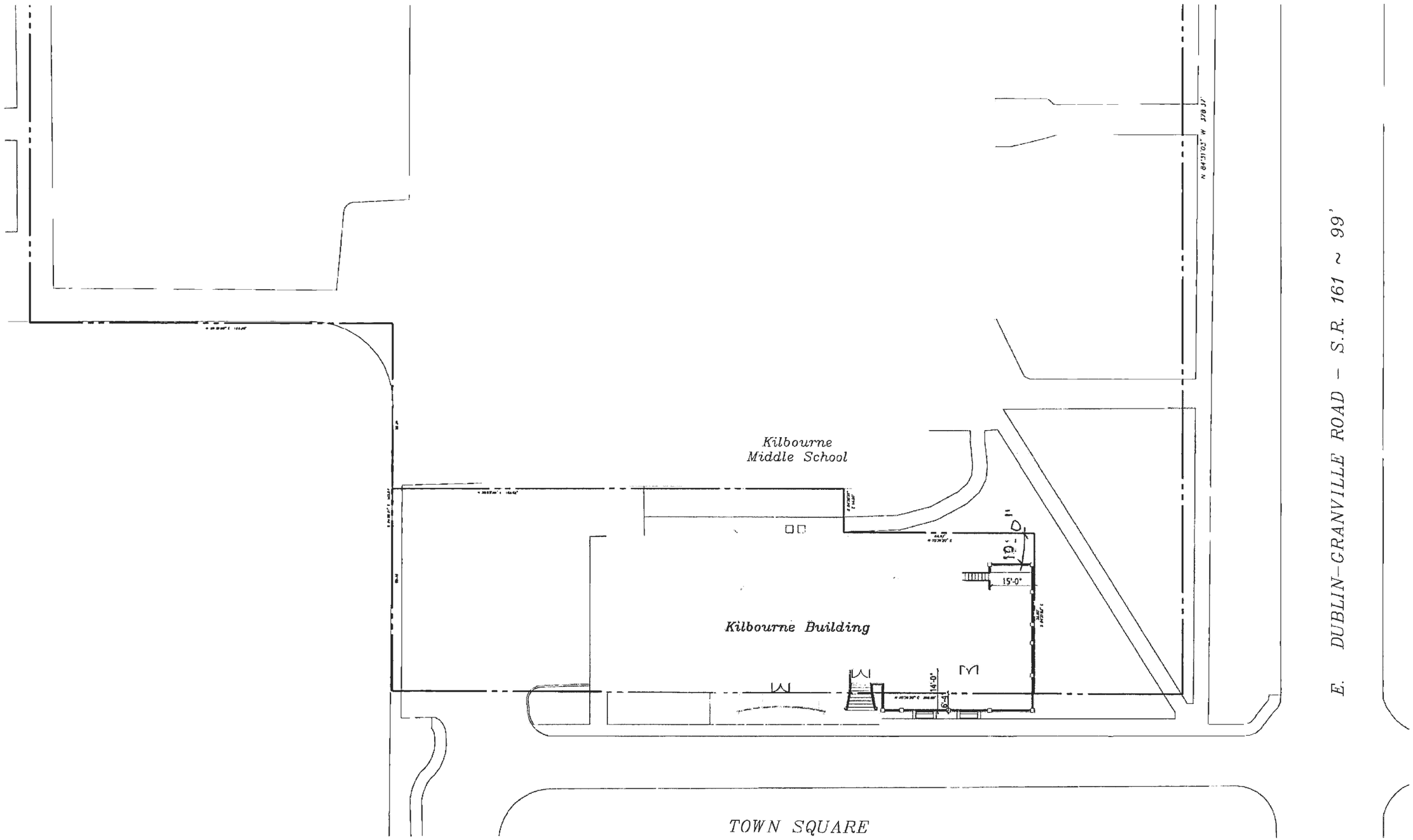

SITE PLAN 1

1/32" = 1'-0"

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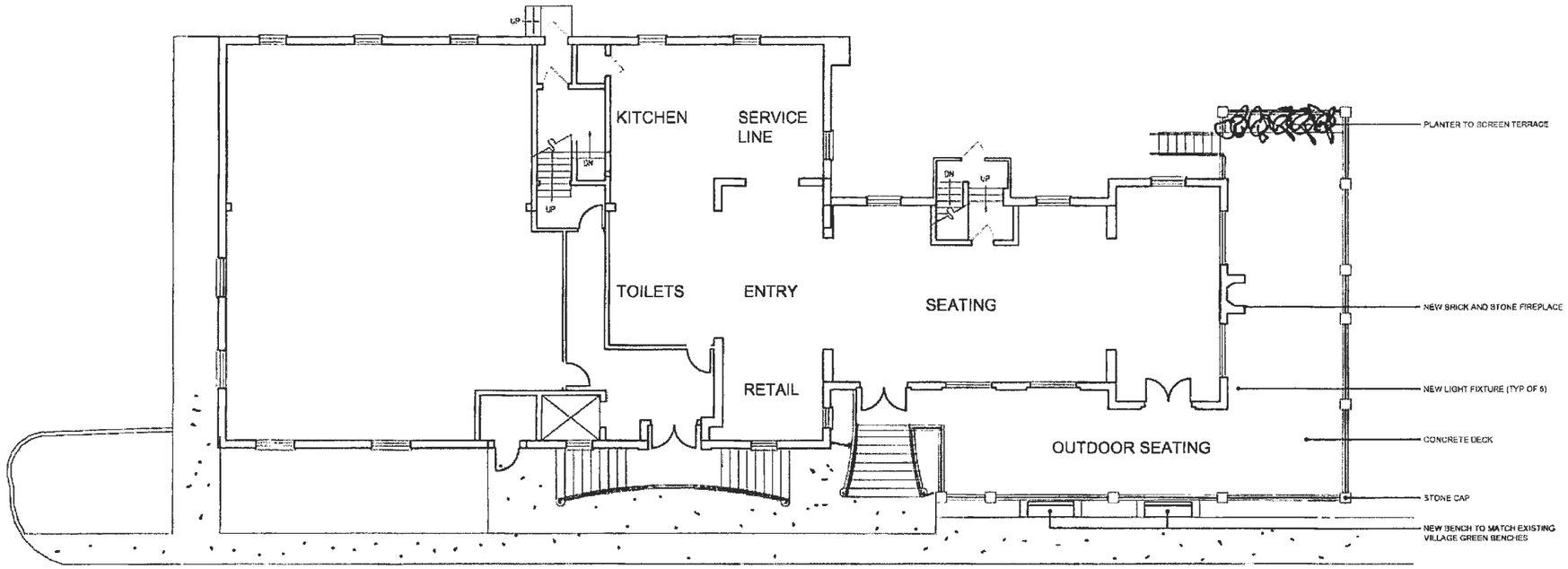
09/09/15

DESIGNGROUP

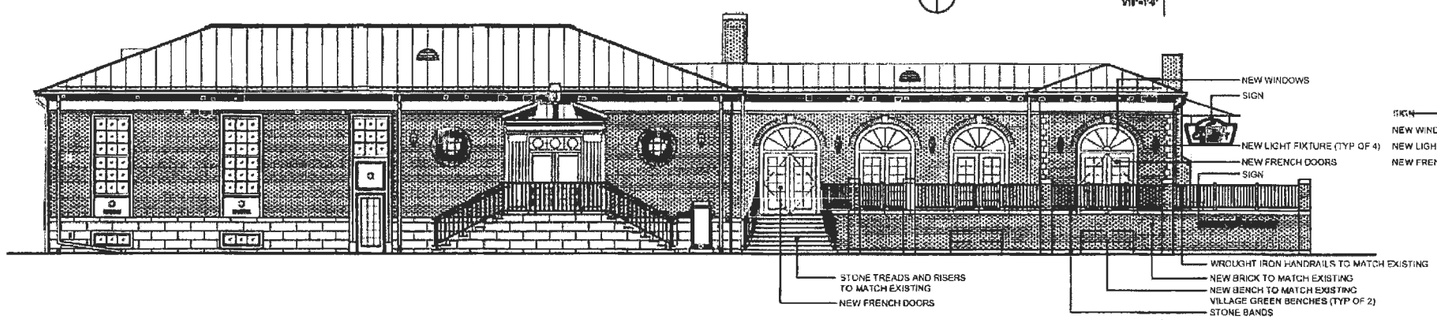
KILBOURNE BUILDING - TWO CATERERS

SITE PLAN

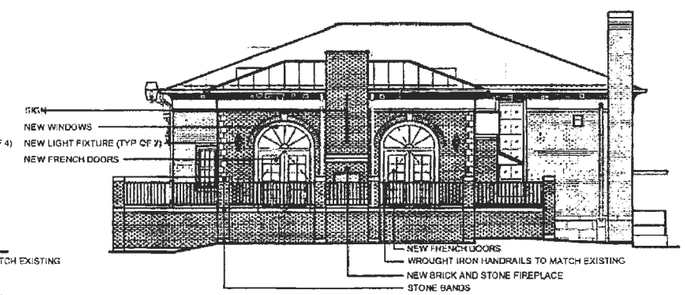


FLOOR PLAN 1
1/16"=1'-0"

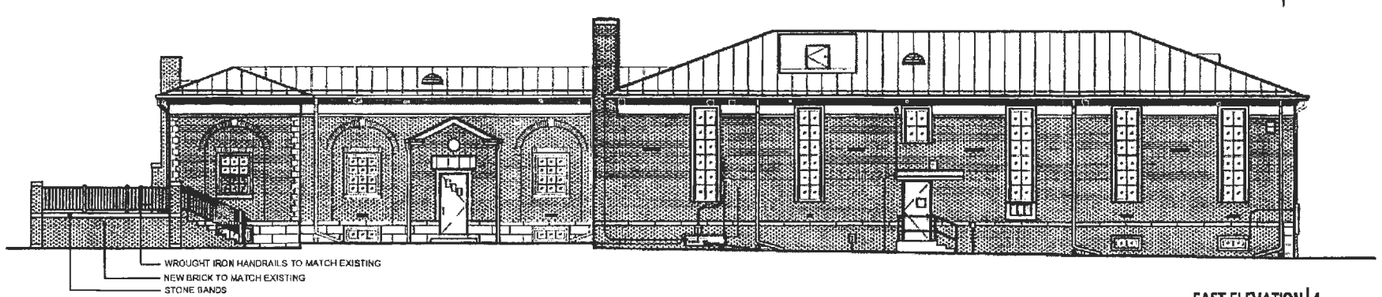
Area Schedule	
GARDEN TERRACE	1,251 SF
INTERIOR	2,399 SF
	3,650 SF



WEST ELEVATION 2
1/16"=1'-0"



SOUTH ELEVATION 3
1/16"=1'-0"



EAST ELEVATION 4
1/16"=1'-0"

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DESIGNGROUP

KILBOURNE BUILDING - TWO CATERERS

SEATING TERRACE AND ELEVATIONS

09/09/15

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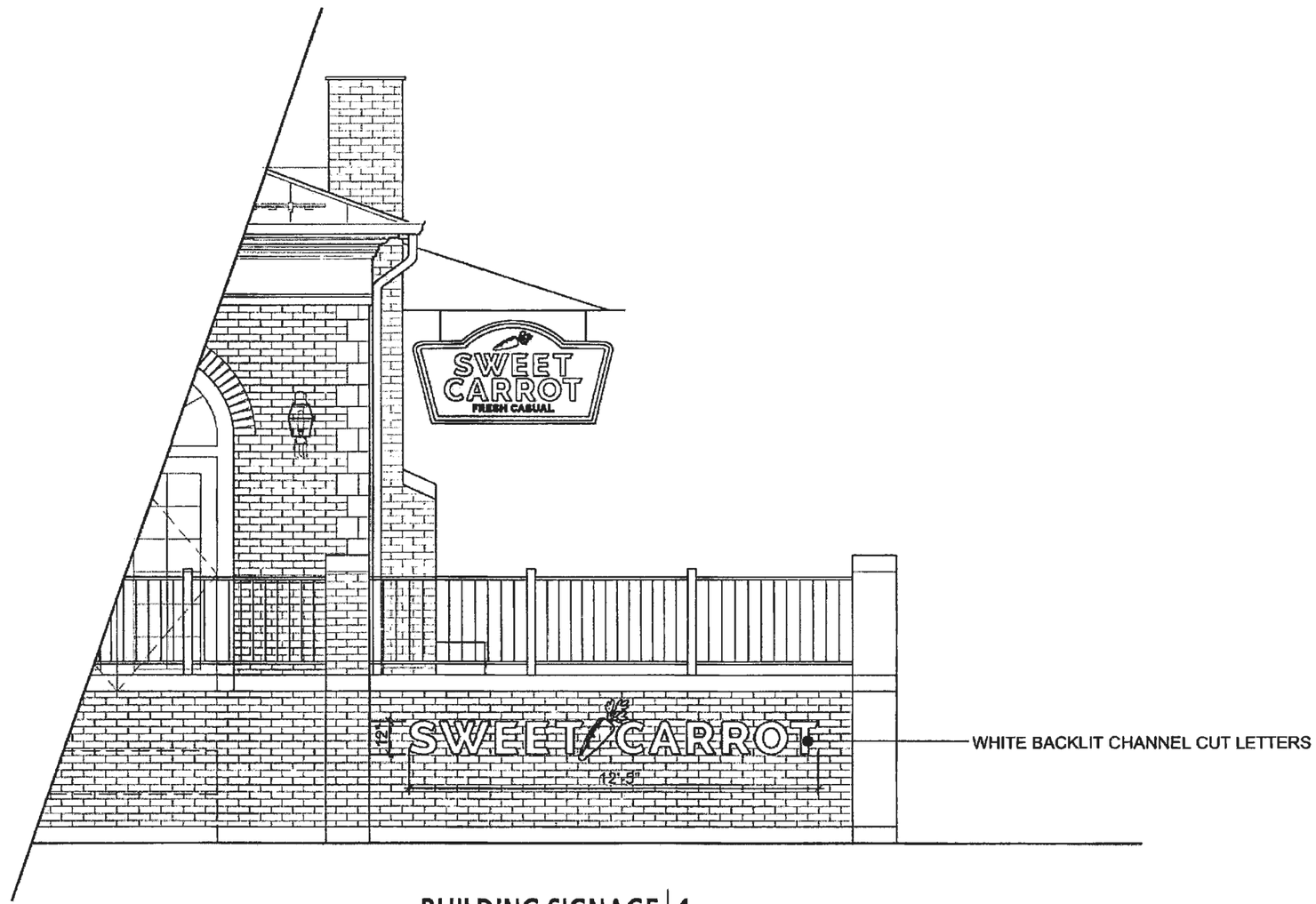

BUILDING SIGNAGE | 1

1/4"=1'-0"

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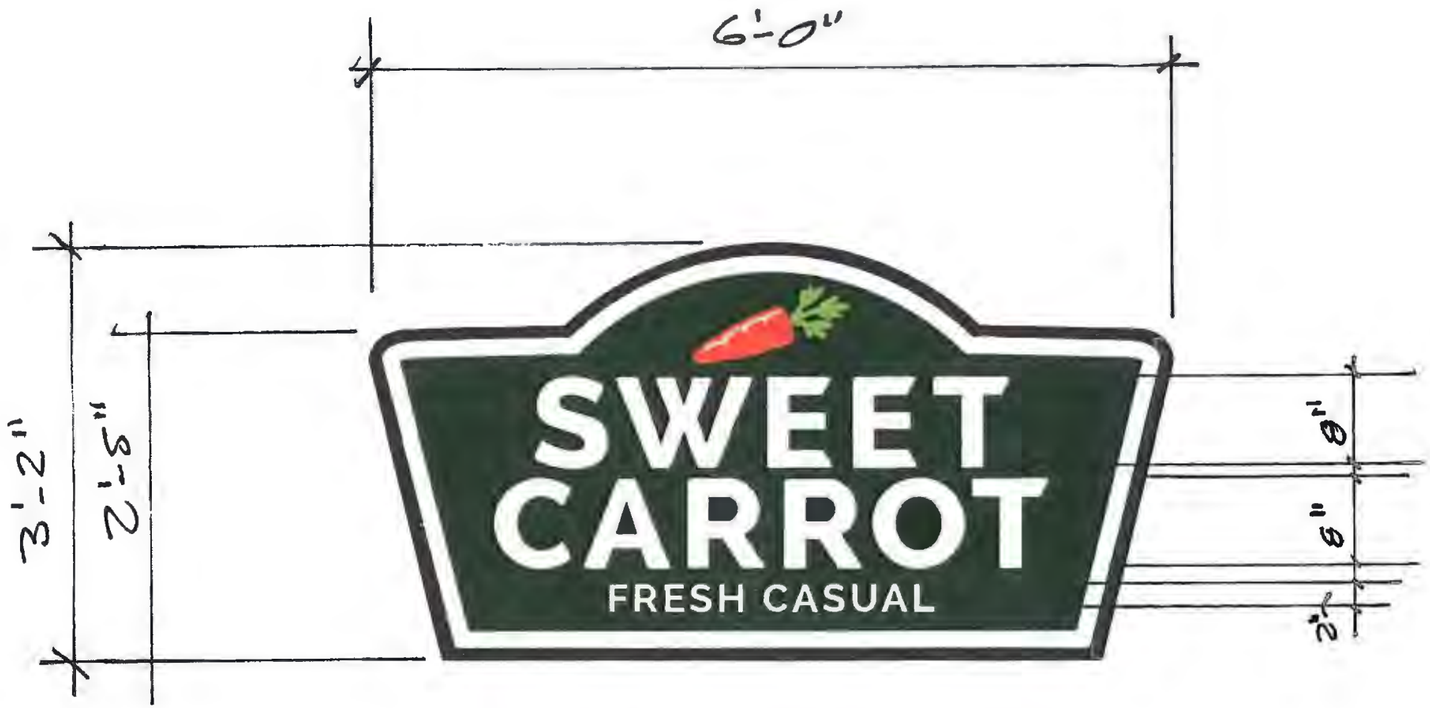
DESIGNGROUP

KILBOURNE BUILDING - TWO CATERERS

SIGNAGE

09/09/15



HANGING SIGN (2 SIDES)

AR 84-15
CITY OF WORTHINGTON
CU 22-15
DRAWING NO.
DATE 8-24-15