



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-**

**Thursday, September 8, 2016 at 7:00 P.M.**

Louis J. R. Goorey Worthington Municipal Building  
The John P. Coleman Council Chamber  
*6550 North High Street  
Worthington, Ohio 43085*

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

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the July 28, 2016 meeting
4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

**1. New**

- a. Sign – **882 High St.** (Greg & Phil Giessler/Cam Taylor) **AR 101-16**  
**To be tabled**
- b. Sign – **5600 N. High St.** (DaNite Sign Co./Worthington Thrift Shop) **AR 103-16**
- c. Sign – **693 ½ High St., Suite E.** (College Bound Advantage) **AR 104-16**  
**To be tabled**
- d. Sign – **693 ½ High St., Suite J.** (Katherine G. Yannucci/Kasa Yoga & Wellness)  
**AR 106-16**
- e. Sign – **689 High St.** (Lindsay Harrington/Birch Boutique) **AR 111-16**

- f. Façade, Awnings, Lighting & Signage – **893-905 High St.** (Dennis Meacham/Worthington Center LLC) **AR 105-16**
- g. Front Porch with Canopy, Rear Screened Porch, Side Porch Railing & Fence – **59 W. New England Ave.** (Richard K. Stovall) **AR 107-16**
- h. Addition – **112 W. Stafford Ave.** (Alison & Taylor Lies) **AR 108-16**
- i. Windows & Screened Porch – **52 W. North St.** (James Ross/Musto) **AR 109-16**

## **C. Municipal Planning Commission**

### **1. Conditional Use**

- a. Recreational Facility in the I-1 Zoning District – **402 E. Wilson Bridge Rd., Suite A.** (Carney Ranker Architects/Topline Ballroom) **CU 15-16**

## **D. Other**

## **E. Adjournment**



## MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: September 2, 2016

SUBJECT: Staff Memo for the Meeting of September 8, 2016

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### A. Architectural Review Board

#### 1. New

- a. Sign – **882 High St.** (Greg & Phil Giessler/Cam Taylor) **AR 101-16**  
**To be tabled**

The applicant has requested the item be tabled.

- b. Sign – **5600 N. High St.** (DaNite Sign Co./Worthington Thrift Shop) **AR 103-16**

### Findings of Fact & Conclusions

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

This neighborhood shopping center was built in 1953, with the northern part of the building being in the City of Worthington and the remainder in the City of Columbus. The Worthington Thrift Shop has operated in this location for many years, and is requesting approval to replace the sign face on the wall sign above the storefront.

#### **Project Details:**

1. The new 144” wide x 30” high (30 square feet in area) sign face would be installed in the existing internally illuminated sign box above the storefront. It is not clear if the sign box would be painted as part of the work.
2. A white background with red lettering as in the existing sign is proposed for the sign face. For internally illuminated signs, the background must be opaque.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

**Recommendation:**

Staff is recommending *approval* of this application if the white background of the sign face is **not** illuminated and the sign box is painted. If this proposal were for a new sign, a box sign would not be preferred.

**Motion:**

**THAT THE REQUEST BY DANITE SIGN CO. ON BEHALF OF WORTHINGTON THRIFT SHOP FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER THE WALL SIGN AT 5600 N. HIGH ST., AS PER CASE NO. AR 103-16, DRAWINGS NO. AR 103-16, DATED AUGUST 18, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

- c. Sign – **693 ½ High St., Suite E.** (College Bound Advantage) **AR 104-16**  
**To be tabled**

The applicant has requested the item be tabled.

- d. Sign – **693 ½ High St., Suite J.** (Katherine G. Yannucci/Kasa Yoga & Wellness) **AR 106-16**

**Findings of Fact & Conclusions**

**Background & Request:**

This commercial building was constructed in the early 20<sup>th</sup> century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. The upstairs spaces at 693 ½ have housed a number of users, many of whom has had signage at the first floor level. A Conditional Use Permit was granted to allow the applicant to operate at this location by the MPC in June of this year. This is a request for a new wall sign for the business near the north entrance.

**Project Details:**

1. The 10” x 22” wall sign is proposed east of the blue door next to the Wren House, and above the Bridges Counseling sign.
2. The sign would be constructed of sandblasted HDU, and would identify the business name, “kasa Yoga and Wellness”, and a logo. The proposed sign would have a white background

and include blue, orange and brown for the raised elements. Two shades of brown were originally proposed, but only the lighter shade would be used to meet the Code requirements of no more than 4 colors.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

**Recommendation:**

Staff is recommending *approval* of the proposed sign. The material will look like wood, and be in character with the building and Old Worthington.

**Motion:**

**THAT THE REQUEST BY KATHERINE YANNUCCI OF KASA YOGA AND WELLNESS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 693 ½ HIGH ST., AS PER CASE NO. AR 106-16, DRAWINGS NO. AR 106-16, DATED AUGUST 28, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

e. Sign – **689 High St.** (Lindsay Harrington/Birch Boutique) **AR 111-16**

**Findings of Fact & Conclusions**

**Background & Request:**

This commercial building was constructed in the early 20<sup>th</sup> century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. This space was formerly occupied by La Jeune Mariee Bridal Boutique. Now, a retail clothing store called Birch is locating in the space and would like approval for a wall sign.

**Project Details:**

1. An 83” wide x 24” high, 1” thick sandblasted HDU sign is proposed. The “BIRCH” lettering and graphic would be 12” high, and a small tagline “FOR THE ADVENTUROUS SOUL” is proposed below.
2. The background would be charcoal, and the raised lettering and trim would be white.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

**Recommendation:**

Staff is recommending *approval* of the proposed sign. The material will look like wood, and be in character with the building and Old Worthington.

**Motion:**

**THAT THE REQUEST BY LINDSAY HARRINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 689 HIGH ST., AS PER CASE NO. AR 111-16, DRAWINGS NO. AR 111-16, DATED AUGUST 26, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

- f. Façade, Awnings, Lighting & Signage – **893-905 High St.** (Dennis Meacham/Worthington Center LLC) **AR 105-16**

**Findings of Fact & Conclusions**

**Background & Request:**

This commercial building was constructed in 1965, having a two-story structure to the south and a one-story structure to the north. The only changes that have come to the ARB over the years have involved signage. The applicant is now asking for approval to modify the façade and signage.

**Project Details:**

1. The applicant plans to paint the façade of the building Bunglehouse Gray (SW2845) and add Fypon cornice and trim painted beige to the top. For the south part of the building, brick columns are proposed and for the north part brick piers with wood or Fypon columns painted beige would be added. Also, a new soffit with lighting would extend between the building and columns. The sign band would be painted beige.
2. Burgundy fabric awnings are proposed above the second story windows and above the entrance to the offices.
3. New signs are proposed in the band above the storefront, and each would have 2 gooseneck lights above. The signs would all be 8’ wide x 2’ high, made of 2” thick routed HDU with raised border and copy. All would have a burgundy background with beige lettering and trim, and make use of similar fonts and letter sizes. Subway is an exception with an italicized bolder font and arrows at the end.
4. For the freestanding sign, re-painting the cabinet, poles, and base burgundy is planned. Replacement of the faces with new acrylic is also planned. For internally illuminated signs, the background must be opaque. Variances for the size, numbers of listings and placement were granted in 2000.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Commercial sites should be developed in a way that is complementary to the architecture and land uses around them. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance. For historic structures, unpainted

brick walls that were not painted before should not be painted, however, it may be acceptable to paint newer brick walls.

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building.

**Recommendation:**

Staff is recommending *approval* of this application, if the freestanding sign backgrounds are opaque. The new design elements proposed for the building would improve the look.

**Motion:**

**THAT THE REQUEST BY DENNIS MEACHAM ON BEHALF OF WORTHINGTON CENTER LLC FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES TO THE BUILDING AND SIGNAGE AT 893-905 HIGH ST., AS PER CASE NO. AR 105-16, DRAWINGS NO. AR 105-16, DATED AUGUST 24, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

- g. Front Porch with Canopy, Rear Screened Porch, Side Porch Railing & Fence – **59 W. New England Ave.** (Richard K. Stovall) **AR 107-16**

**Findings of Fact & Conclusions**

**Background & Request:**

This Bungalow was originally constructed in the early 1900's and is a contributing building in the Worthington Historic District. In late 2012 a new front porch and rear addition were approved for the house. With that approval, a roof and wider stoop were proposed for the front porch, and a covered patio was proposed at the rear. During construction the owner decided to eliminate the front porch changes and amend the rear porch to be a deck with a smaller roof over the entrance.

This application would allow similar changes as were previously approved for the front porch; conversion of the rear deck to a screened porch; and retention of the deck and railing at the east side entrance plus the addition of steps. Also, a fence is proposed to enclose the yard.

**Project Details:**

1. Replacement of the front 4'9" wide stoop with a new 9' wide concrete stoop is proposed. The stoop would include a wrought iron railing around the edge, and new wrought iron railings would be added to the steps. There is a similar railing on the existing stoop and steps. A gabled roof structure with a pitch to match the front dormer is proposed. The proposed material for the gable and decorative brackets is wood painted white; the roof wood be covered with asphalt shingles to match the house roof. Brick veneer is proposed to face the stoop and steps. A light fixture would remain above the door.
2. To the rear, the deck would be removed and a 21'4" x 12' concrete patio would be poured on a foundation with low walls around. The walls are proposed to have brick to

match the house foundation, and be capped with stone. Above the walls would be wood columns painted white to support removable screens and a shed roof structure with dark bronze standing seam metal.

3. A portion of the deck on the east side of the house would be used as a stoop for the side door. Steps already head to the north, and new steps would be added to the south. Existing deck railing would be used along the east side of the stoop and steps.
4. A 3'7" high wood white picket fence is proposed to enclose the side and rear yards of the house. The picket width and openings between pickets would be equal. The initial submittal showed the fence 12' from the house, but the applicant has revised the request to extend another 4' closer to Oxford St., which would line up with the property line. Three gates are proposed.
5. Variances would be needed to extend into the required 20' side yard with the fence and screened porch structure, and into the required 30' front yard with the front porch structure.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

New porches should be built in a simple design. Look at original porches on similar buildings -- height, materials, roof slope, and width -- and use these to develop a design. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house.

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

### **Recommendation:**

Staff is recommending *approval* of this application. The front and side entrance changes are appropriately designed for this house and property, as is the screened porch to the rear. Fencing is not typically desired closer to the street than the house, but the proposed style of fencing is appropriate and matches up with the placement of the fence at the Old Rectory to the north.

### **Motion:**

**THAT THE REQUEST BY RICHARD K. STOVALL FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE FRONT AND SIDE ENTRANCES TO THE HOUSE, CONSTRUCT A SCREENED PORCH, AND ADD A FENCE AT 59 W. NEW ENGLAND AVE. AS PER CASE NO. AR 107-16, DRAWINGS NO. AR 107-16, DATED AUGUST 26, 2016 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

h. Addition – **112 W. Stafford Ave.** (Alison & Taylor Lies) **AR 108-16**

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

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

The structure at 112 W. Stafford Ave. is an English Cottage Revival Style house that was originally constructed in 1924, and is a contributing building in the Worthington Historic District. Additions were added to the rear in the late 1980's and 1990's, and more recently the front porch was changed from screened to open in 2014. This request is to add onto the east side of the house to enlarge the kitchen area.

#### **Project Details:**

1. There is an existing area on the east side of the house that extends out 2' to accommodate a side entrance and the kitchen. The outside wall is about 9' from the side property line. This proposal would extend that area approximately 10' to the north, in line with the existing, to accommodate an expanded kitchen that would be combined with the dining area.
2. Existing cedar shake siding would be matched on the addition, with vertical cedar louvers installed at the foundation. Roofing materials, trim and gutters would also match the existing on the 2' bumped out area. The project would include relocation of a window further north, removal of the existing kitchen casement windows, and installation of a new window above the relocated kitchen sink. The style of the new window would match the existing windows in the house.

#### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house.

#### **Recommendation:**

Staff is recommending *approval* of this application. Although the addition extends out from the main house it would not extend further than the existing addition and would not be easily seen from the street. The materials are proposed to match the existing.

#### **Motion:**

**THAT THE REQUEST BY ALISON & TAYLOR LIES FOR A CERTIFICATE OF APPROPRIATENESS TO ADD ONTO THE EAST SIDE OF THE HOUSE AT 112 W. STAFFORD AVE. AS PER CASE NO. AR 108-16, DRAWINGS NO. AR 108-16, DATED AUGUST 26, 2016 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

- i. Windows & Screened Porch – **52 W. North St.** (James Ross/Musto) **AR 109-16**

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

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

This Cape Cod was built in the early 1950's and is a contributing property in the Worthington Historic District. In January, the owner received approval to construct a rear addition and replace the freestanding garage. The applicant would now like to construct a screened porch at the northeast corner of the house, change the windows and remove the shutters.

#### **Project Details:**

1. With one exception on the east side, the existing side windows in the original part of the house are proposed to have a second window added adjacent to the originals. Upstairs, the two side by side double-hung windows would be centered in the gables. On the first floor the double banks of windows are proposed centered on the rooms. Reuse of existing windows that would be removed from the front and rear of the house is proposed. The windows are supposed to match the existing.
2. On the front of the house, the applicant plans to remove the 2 individual double hung windows and install 3 new adjacent double hung windows. The windows would be all vinyl to match the others approved for the rear addition.
3. The owner would like to remove all shutters on the front and sides of the house. The existing shutters are dark green.
4. A 15' x 12'8" screened porch is proposed at the northeast corner of the rear addition. The structure is proposed with a flat roof with a material that has not been identified. Construction of the walls is proposed with wood painted white. A door would exit to the rear.

#### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

Be sure that window designs are appropriate for the style or time period of the house. Character defining features for Cape Cod homes included three-bay facades, and multiple-paned windows with shutters.

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house.

#### **Recommendation:**

Staff is recommending *partial approval* of this application. The screened porch addition is appropriately sized and to the rear, and the design seems to be complementary. The front of the Cape Cod house is more appropriate with the current configuration of the windows and retention of the shutters than it would be with the proposed change.

**Motion:**

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF LYNNE MUSTO FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SCREENED PORCH AND CHANGE WINDOWS AT 52 W. NORTH ST. AS PER CASE NUMBER AR 109-16, DRAWINGS NUMBER AR 109-16, DATED AUGUST 26, 2016 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**B. Municipal Planning Commission**

**1. Conditional Use**

- a. Recreational Facility in the I-1 Zoning District – **402 E. Wilson Bridge Rd., Suite A.**  
(Carney Ranker Architects/Topline Ballroom) **CU 15-16**

**Findings of Fact & Conclusions**

**Background & Request:**

This building was constructed in the early 1980's and houses a variety of tenants. The building is at the front of a 9.4 acre parcel with 4 buildings. A business called Topline Ballroom was approved to operate in Suite C earlier, but is now planning to occupy Suite A. Approval of this application would allow for the location change.

The dance studio would offer group and private ballroom dancing instruction, with private lessons (up to 8 participants) generally between 5:00 pm and 9:00 pm, and group lessons (maximum of 15 participants) usually at 7:00 pm.

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

1. Effect on traffic pattern – Parking is provided adjacent to the building, and should be ample to accommodate the use.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – The business would operate every day from 1:00 pm to 10:00 pm.
8. Shielding or screening considerations for neighbors – No change to building or site.
9. Appearance and compatibility with the general neighborhood – A sign band above the entrance would provide a space for a sign to match others in the complex.

**Land Use Plans:**

Worthington Conditional Use Permit Regulations

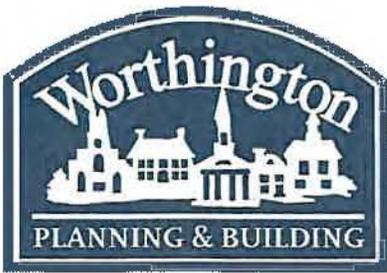
The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular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

**Recommendation:**

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

**Motion:**

**THAT THE REQUEST BY CARNEY RANKER ARCHITECTS FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 402 E. WILSON BRIDGE RD., SUITE A, AS PER CASE NO. CU 15-16, DRAWINGS NO. CU 15-16, DATED AUGUST 26, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

|                 |          |
|-----------------|----------|
| Case #          | AR103-16 |
| Date Received   | 8-18-16  |
| Fee             | \$2      |
| Meeting Date    | 9-8-16   |
| Filing Deadline |          |
| Receipt #       | 62554    |

1. Property Location 5600 NORTH HIGH STREET
2. Present/Proposed Use RETAIL - CONSIGNMENT
3. Zoning District C-2
4. Applicant MARK RUBCICH - DANITE SIGN CO.  
 Address 16410 HARMON AVE. COLUMBUS, OH 43223  
 Phone Number(s) 614-444-3333 EXT- 224
5. Property Owner NICKLAUS, ROBERT T. + NELLIE E.  
 Address 5596-5602 N. HIGH ST.  
 Phone Number(s) \_\_\_\_\_
6. Project Description FACE REPLACEMENT - EXISTING SIGN CABINET. REMOVING OLD PANEL AND REPLACING WITH NEW PANEL. NEW FONT BEING USED.
7. Project Details:
  - a) Design RED COPY & WHITE ACRYLIC SIGN PANEL
  - b) Color RED VINYL - WHITE ACRYLIC
  - c) Size 30" W x 144" (SAME AS EXISTING)
  - d) Approximate Cost \$700.00      Expected Completion Date 9/2016

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**  
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Mark Rubcich - DANITE SIGN  
 Applicant (Signature)

8/15/2016  
 Date

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

\_\_\_\_\_  
 Date

Abutting Property Owners List for  
5600 N. High St.

St. Michael Catholic Church  
MK&K Realty Inc.  
Kelma LLC  
Sutton Properties Ltd.  
Society Bank

5750 N. High St.  
695 Kenwick Rd.  
PO Box 536  
205 E. South St.  
5633 N. High St.

Worthington, OH 43085  
Columbus, OH 43209  
Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085

## WORTHINGTON THRIFT SHOP

Replacing existing sign cabinet face with a new sign cabinet face. New face is white acrylic with red translucent vinyl applied to face.

Mark Kulink  
DoNITE Sign Co.

# 5600 N. High St.



100-001482 03/25/2014





#S2-30700-R3 SIGN FACE REPLACEMENT 3/4" = 1'-0"

- VINYL: 3630-53 (PMS 187 RED)
- FACE: WHITE ACRYLIC



PROPOSED CONCEPTUAL SCALE: 1/8" = 1'-0"



**DaNite Sign Co.**  
Proudly Serving Central Ohio Since 1954  
1840 Harmon Ave Columbus, Ohio, 43223  
(614) 444-3333 (FAX) 444-3020  
www.danitesign.com

UL LISTED via STANDARD UL48  
FILE NO: E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING STOREFRONT

COLORS

- 3630-53 (PMS 187 RED)
- WHITE
- XXXXXXXX
- XXXXXXXX
- XXXXXXXX
- XXXXXXXX

APPROVED CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_



JOB NAME: WORTHINGTON THRIFT #S2-30700-R3  
STREET: 5600 NORTH HIGH STREET  
CITY, STATE: COLUMBUS, OH  
SIGN TYPE: FACE REPLACEMENT

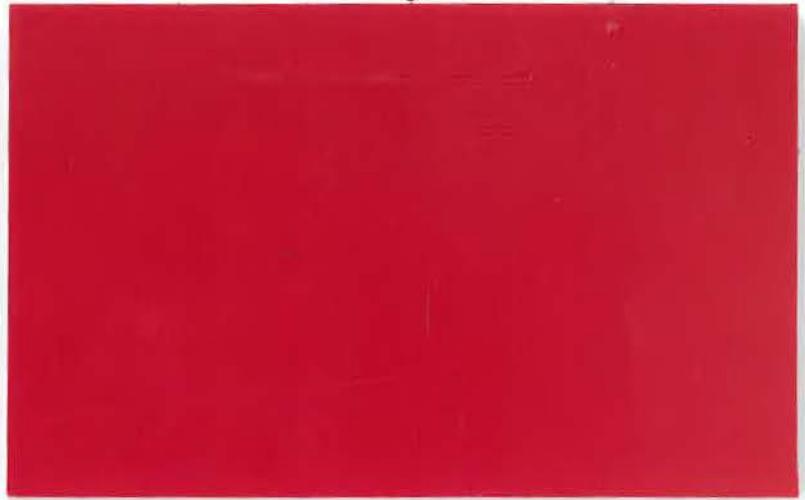
DATE: 06/02/16 REV. DATE: 07/13/16  
FILE NAME: SHARON SQUARE.CDR  
DIRECTORY: LAMARK > 2016 > S

SCALE: AS NOTED SALT MR DESIGNER TK

This project is an original copyrighted design concept protected by copyright laws of The United States of America. Prior to sale or final design free all visual material, specifications, drawings and documents remain the exclusive property of DaNite Sign Company. The use of any part herein to manufacturers and/or others without consent by other methods by unauthorized parties constitutes an automatic violation.

CITY OF WORTHINGTON  
AR 103-16  
DRAWING NO.

DATE 8-18-16





**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

|                 |                  |
|-----------------|------------------|
| Case #          | <u>AR 106-16</u> |
| Date Received   | <u>8-28-16</u>   |
| Fee             | <u>\$3</u>       |
| Meeting Date    | <u>9-8-16</u>    |
| Filing Deadline |                  |
| Receipt #       | <u>62585</u>     |

1. Property Location 693 1/2 High Street, Worthington, OH 43085 Suite J

2. Present/Proposed Use Yoga and Wellness Studio

3. Zoning District C-5

4. Applicant Katherine G. Yannucci - Owner of Kasa Yoga and Wellness

Address 7122 Bluffstream Court, Columbus, OH 43235

Phone Number(s) (614) 271-3913

5. Property Owner 689 N. High, LLC

Address P.O. Box 647, Worthington, OH 43085

Phone Number(s) (614) 815-7852

6. Project Description Placement of sandblasted sign on the outside of building to help people in finding the entrance to KASA Yoga and Wellness.

7. Project Details:

a) Design 10' X 22" HDU/PVC Sandblasted Sign Panel, 4-color paint finish, single side

b) Color Pantone: 1535C-Lt. Brown; 1595C-Orange, 3258C-Light Aqua; 732C-Dk. Brown

c) Size 22" Length by 10" Height

d) Approximate Cost \$268.75 Expected Completion Date 6-8 weeks from date of approval

**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.

Katherine G. Yannucci  
 Applicant (Signature)

8/25/16  
 Date

[Signature]  
 Property Owner (Signature)

8/25/16  
 Date

Abutting Property Owners List  
for  
689 and 693 1/2 High St.

|                            |                 |                |                       |
|----------------------------|-----------------|----------------|-----------------------|
| WJI Enterprises LTD        |                 | 692 High St.   | Worthington, OH 43085 |
| Wren House Gifts           |                 | 695 High St.   | Worthington, OH 43085 |
| Pure Cottage               |                 | 693 High St.   | Worthington, OH 43085 |
| Brufco, LLC                | Christie Bruffy | 5270 Brust Dr. | Powell, OH 43065      |
| Stephen & Rebecca Volkmann |                 | 697 Wesley Ct. | Worthington, OH 43085 |

7122 Bluffstream Court  
Columbus, OH 43235  
August 25, 2016

ATTN: City of Worthington Architectural Review Board  
374 Highland Avenue  
Worthington, OH 43085

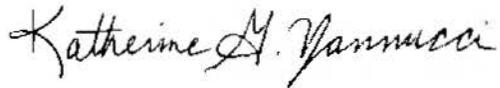
To Whom It May Concern:

I am submitting this supporting statement to request approval of a sandblasted sign panel to be placed on the outside of the building, located at 693 ½ High Street. The reason for this request is to help people in finding the entrance to KASA Yoga and Wellness, since it is currently located on the second floor and off a side street.

**Sign Panel:**

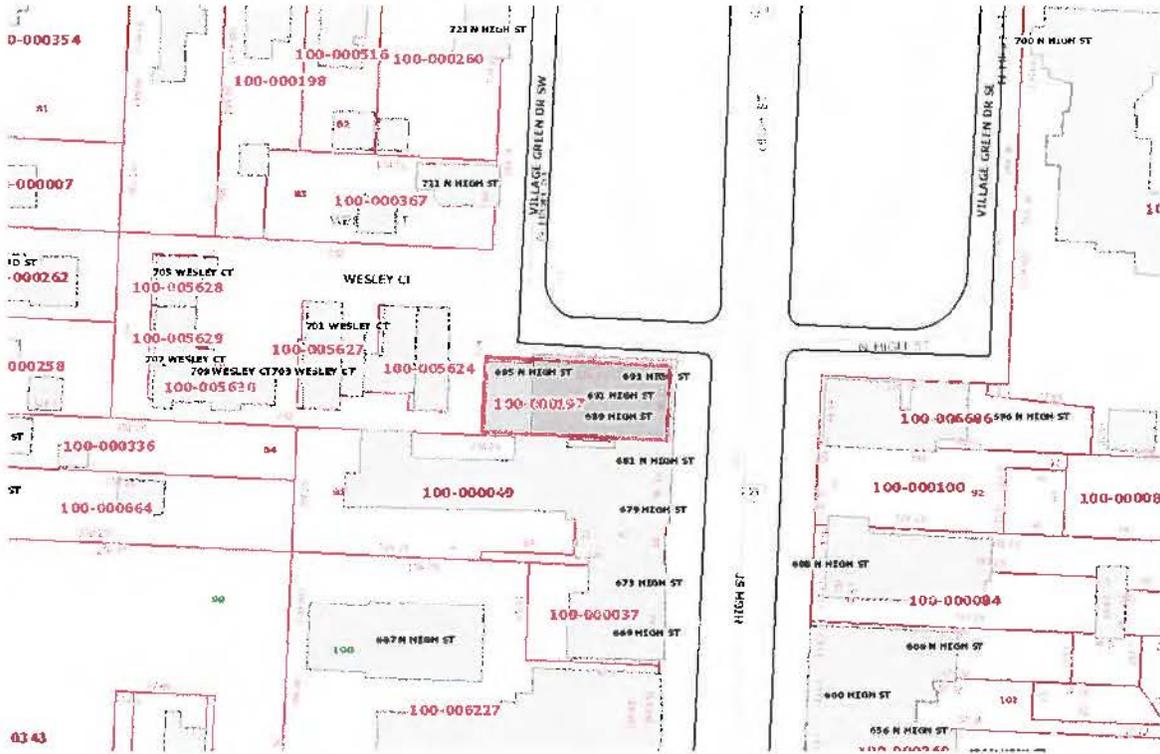
- Dimensions: 10" X 22"
- Materials: HDU/PVC sandblasted
- 4-Colors on white background:
  - Light brown: pantone 1535C
  - Orange: pantone 1595C
  - Light aqua: 3258C
  - Dark brown: 732C

Best Regards,



Katherine G. Yannucci

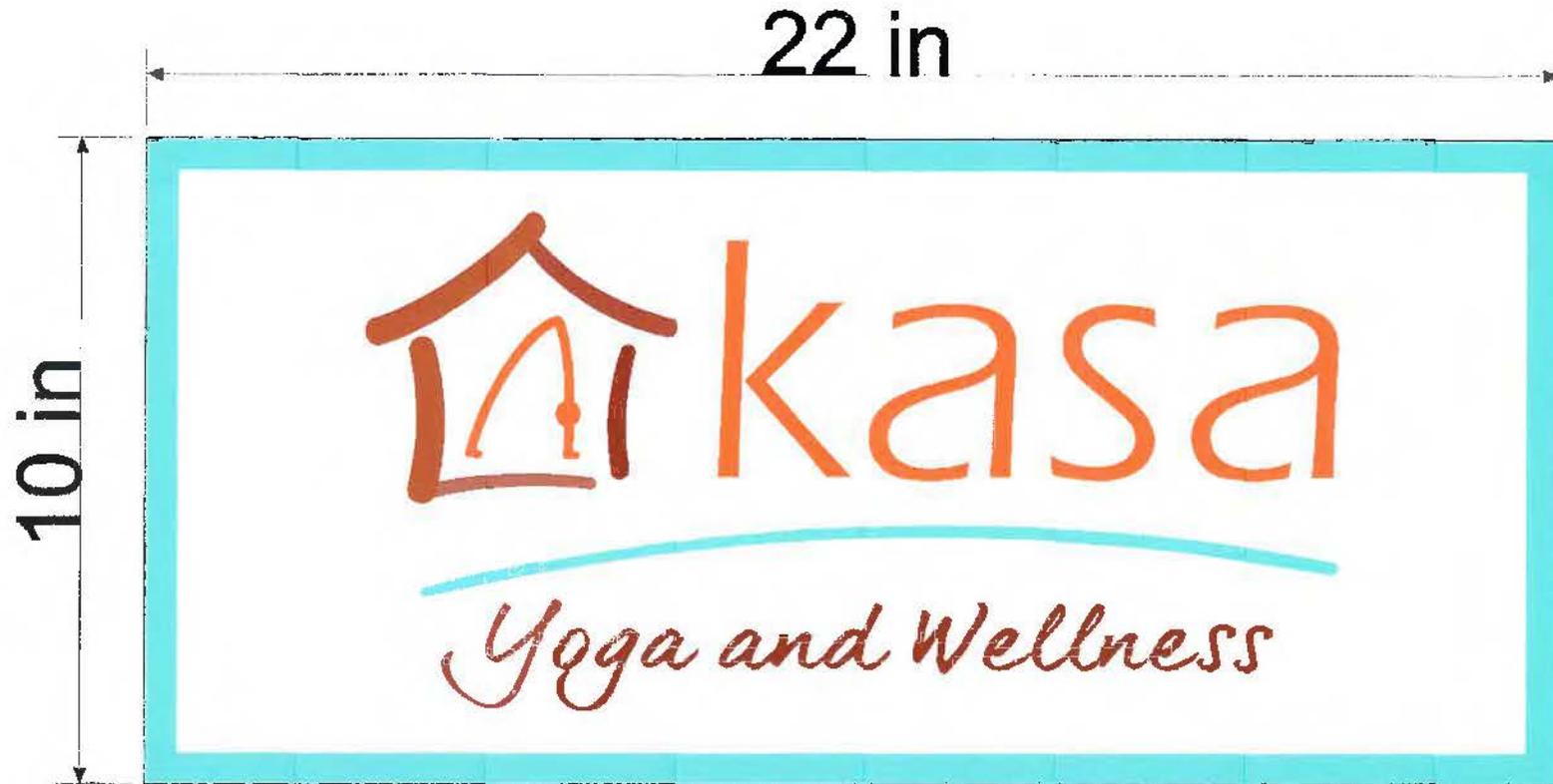
# 693 1/2 High St., Suite J



100-000197 04/10/2014

(1) 10"x22" HDU/PVC sandblasted sign panel, 4 color paint finish, single side - \$175

(1) install - \$75



**PROOF & PRODUCTION POLICY:** Approval of this proof indicates that all SPELLING, PUNCTUATION, FONTS, COLORS, DIMENSIONS & GRAPHICS are correct and ready for production. Once the proof has been approved, any changes will result in additional fees. PLEASE REVIEW THIS PROOF CAREFULLY BEFORE APPROVING. PLEASE SIGN and FAX to 614.789.0003 or EMAIL to [custservice@nextdaysignscoils.com](mailto:custservice@nextdaysignscoils.com)

**Customer Signature:**

**Date:**

|           |                      |
|-----------|----------------------|
| Customer: | Katherine Yannucci   |
| Company:  | Kasa Yoga + Wellness |
| Address:  |                      |
| City:     | State/ZIP:           |
| Phone:    | 614-271-3913         |
| Fax:      |                      |



**Next Day  
SIGNS**  
NextDaySignsCoils.com  
P: 614.764.7446 F: 614.798.0003  
6403 Nicholas Dr., Columbus, OH 43235

|                     |  |
|---------------------|--|
| Job No.:            | Date:  |
| Order Date:         | 8/12/2016  |
| Sign Dimensions:    | Estimate:  |
| 22.000in x 10.000in | \$268.75   |
| Comments:           | CITY OF WORTHINGTON<br>AR 1016-16<br>DRAWING NO.<br>DATE 8-25-16 |

PLACEMENT



CITY OF WORTHINGTON  
AR 106-16  
DRAWING NO.

DATE 8-25-16

693 1/2 High St., Suite J

# COLORS



## Pantone Colors:

- Lt. Brown: 1535 C
- Lt. Aqua: 3258 C
- Orange: 1595 C
- Dk. Brown: 732 C



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

|                 |            |
|-----------------|------------|
| Case #          | AR 111-116 |
| Date Received   | 8-26-16    |
| Fee             | \$2        |
| Meeting Date    | 9-8-16     |
| Filing Deadline |            |
| Receipt #       | 602593     |

- Property Location 689 High St.
- Present/Proposed Use Clothing Retail / clothing retail
- Zoning District C5
- Applicant Lindsay Harrington - Birch  
 Address 689 High St., Worthington 43085  
 Phone Number(s) 614-547-7979
- Property Owner 689 N. High St. LLC  
 Address PO Box 647 Worthington 43085  
 Phone Number(s) 614-815-7852
- Project Description Exterior Building sign

7. Project Details:

- Design 1" sandblasted HDU / PVC panel / charcoal = white paint finish  
single side
- Color Charcoal = white letters
- Size 24" H x 84" L
- Approximate Cost \$190 + \$250 install Expected Completion Date 9/23/16

**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.

Lindsay Harrington  
 Applicant (Signature)

8-25-16  
 Date

[Signature]  
 Property Owner (Signature)

8/26/16  
 Date

Abutting Property Owners List  
for  
689 and 693 1/2 High St.

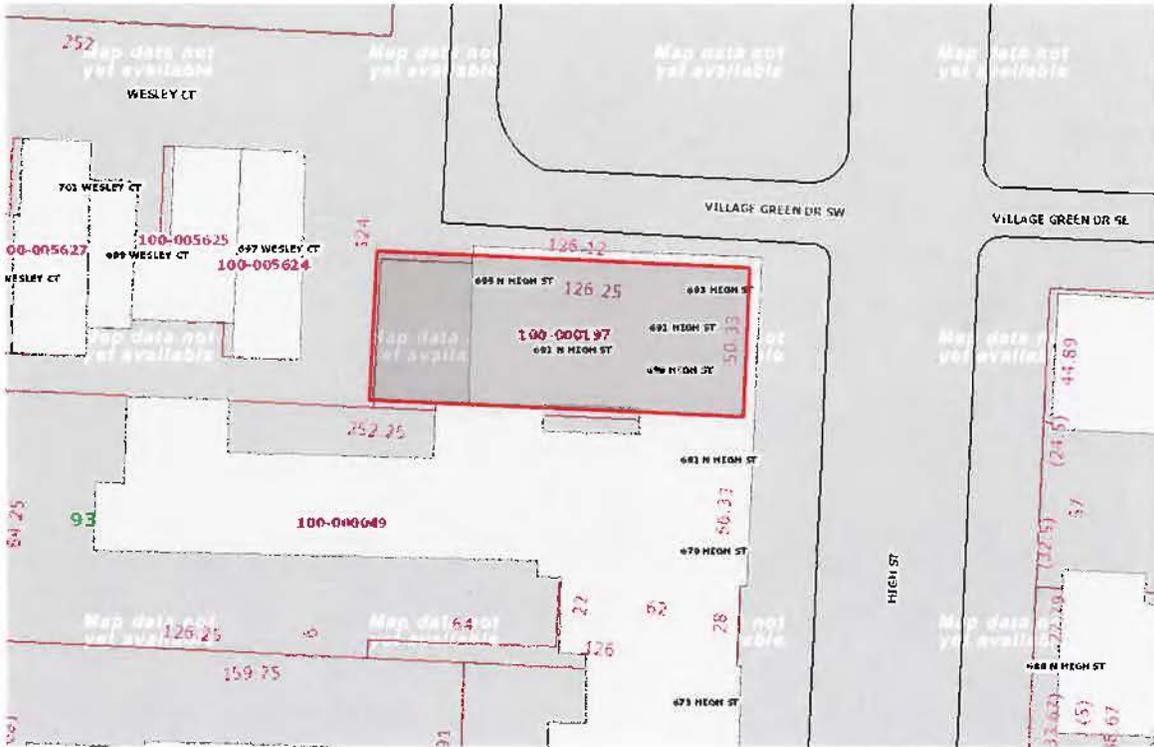
WJI Enterprises LTD  
Wren House Gifts  
Pure Cottage  
Brufco, LLC  
Stephen & Rebecca Volkmann

Christie Bruffy

692 High St.  
695 High St.  
693 High St.  
5270 Brust Dr.  
697 Wesley Ct.

Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085  
Powell, OH 43065  
Worthington, OH 43085

# 689 High St.



100-000197 04/10/2014



12" letters

Remove  
Opening  
This Fall

689

CITY OF WORTHINGTON  
AR 111-116  
DRAWING NO.  
DATE 8-26-16

Option A

- (1) 24"x83" - 1/2" PVC panel, paint finish TBD, white vinyl applied, single side - \$336
- (1) install PVC panel - \$225

Option B \*

- (1) 24"x83" - 1" sandblasted HDU/PVC panel, 2 color paint finish TBD, single side - \$1190
- (1) install sandblasted panel - \$250

12" letters



**PROOF & PRODUCTION POLICY:** Approval of this proof indicates that all SPELLING, PUNCTUATION, FONTS, COLORS, DIMENSIONS & GRAPHICS are correct and ready for production. Once the proof has been approved, any changes will result in additional fees. PLEASE REVIEW THIS PROOF CAREFULLY BEFORE APPROVING. PLEASE SIGN and FAX to 614.789.0003 or EMAIL to [custservice@nextdaysignsco.com](mailto:custservice@nextdaysignsco.com)

Customer Signature:

Date:

|           |        |
|-----------|--------|
| Customer: | Kellie |
| Company:  | Birch  |
| Address:  |        |
| City:     | State: |
| Phone:    | 614 #  |
| Fax:      |        |



**NextDaySignsCo.com**  
 P: 614.764.7446 F: 614.798.0003  
 6403 Nicholas Dr., Columbus, OH 43235

|                     |              |           |
|---------------------|--------------|-----------|
| Job No.:            | Date:        | 8/26/2016 |
| Order Date:         | Salesperson: | Aaron     |
| Sign Dimensions:    | Substrate:   |           |
| 83.000in x 24.000in |              |           |
| Comments:           |              |           |

CITY OF WORTHINGTON  
 AR 111-16  
 DRAWING NO.  
 DATE 8-26-16



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

|                 |           |
|-----------------|-----------|
| Case #          | AR 105-11 |
| Date Received   | 8-24-16   |
| Fee #           | 100       |
| Meeting Date    | 9-8-16    |
| Filing Deadline |           |
| Receipt #       | 62575     |

893-905 High St

- Property Location: HIGH STREET SOUTH OF NORTH STREET
- Present/Proposed Use: SHOPPING CENTER / OFFICES - PROPOSED SAME
- Zoning District: C-1

4. Applicant: DENNIS MEACHAM  
 Address: 763 GLENVIEW DRIVE HOWARD, OHIO 43028  
 Phone Number(s): 614-402-8134

5. Property Owner: WORTHINGTON CENTER LLC (Ed Mershak Member)  
 Address: 893 HIGH ST. SUITE F WORTHINGTON  
 Phone Number(s): 614-889-0049

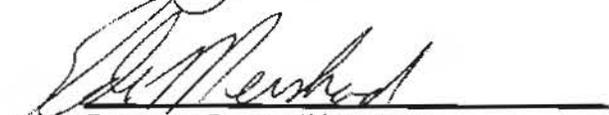
6. Project Description: NEW FACADE AND SIGNAGE ON EXISTING STRUCTURE

7. Project Details:
- Design: SEE ENCLOSED DRAWINGS
  - Color: SEE COLOR SAMPLES
  - Size: SEE DRAWINGS - APPROX. WIDTH - 120'
  - Approximate Cost: ± 60K      Expected Completion Date: END 2016

**PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:**  
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

  
 Applicant (Signature)

Aug. 23, 2016  
 Date

  
 Property Owner (Signature)

8/23/16  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
893 - 905 High St.

|                          |                 |                         |
|--------------------------|-----------------|-------------------------|
| John & Barbara McConagha | 876 Oxford St.  | Worthington, Ohio 43085 |
| Kevin & Emily Masterson  | 31 W. North St. | Worthington, Ohio 43085 |
| Speedway                 | 911 High St.    | Worthington, Ohio 43085 |
| W. Bruce Hash            | 891 High St.    | Worthington, Ohio 43085 |
| Todd & Patricia Hitt     | 880 Oxford St.  | Worthington, Ohio 43085 |
| Michael Scholl           | 41 W. North St. | Worthington, Ohio 43085 |
| Kevin G. Turner TR       | 51 W. North St. | Worthington, Ohio 43085 |
| Donald Drabant           | 872 Oxford St.  | Worthington, Ohio 43085 |
| CVS                      | 900 High St.    | Worthington, Ohio 43085 |
| Classic Pizza            | 895 High St.    | Worthington, Ohio 43085 |
| Worthington Cleaners     | 899 High St.    | Worthington, Ohio 43085 |
| Mrs. Goodman's           | 901 High St.    | Worthington, Ohio 43085 |
| Salon Demir              | 903 High St.    | Worthington, Ohio 43085 |
| Subway                   | 905 High St.    | Worthington, Ohio 43085 |

August 22, 2016

TO: Worthington Architecture Review Board

FROM: Ed Mershad – Worthington Center LLC

Address: 893-905 High Street

Re: Application Review

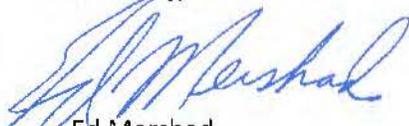
I am submitting a proposal to do alterations to the front of the building at 893-905 High St., referred to as the Worthington Center. These alterations are intended to update the building appearance while complementing the characteristics of the neighboring buildings in Worthington.

The following items summarize the proposal:

1. Paint the building with historical colors. The areas to be painted include the front "faux" brick veneer, trim and all areas of the building visible from the street.
2. Add cornice and trim to the top/front of the building which will add a more updated and historical look of the building.
3. Add pillars under the soffits which will add a more updated and historical look of the building.
4. Add awnings/canopies to the front of the building on the second floor and office space entrance that will complement the paint colors of the building.
5. Eliminate the "box light" signage attached to the soffit. Replace the front soffit signage with raised lettering to meet current Worthington requirements. Colors of lettering and fascia boards to closely match trim and awning colors.
6. Add new lighting to illuminate the front soffit signage using "gooseneck" type fixtures that are being utilized in the neighboring buildings.
7. Resurface the underside of the front soffit.
8. Repaint, add trim to poles and replace tenant panels to match the color scheme and architecture features of the building.

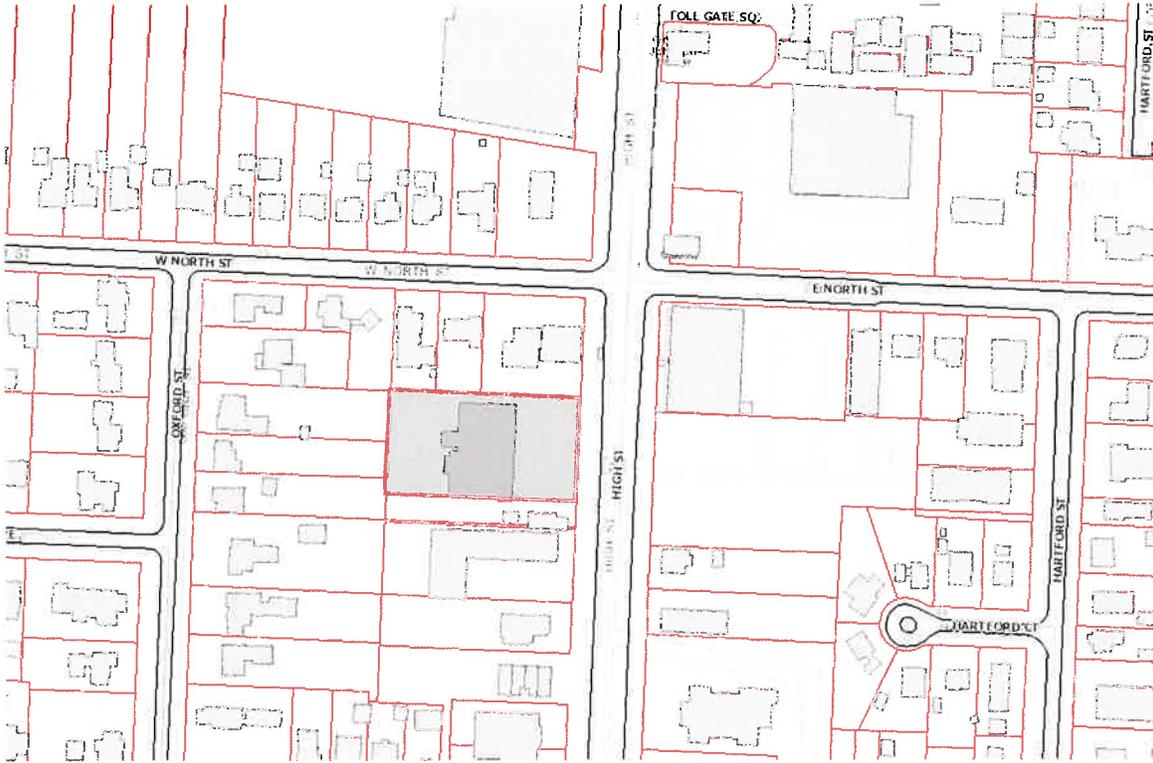
With these changes, our design efforts were intended to respect the vision in the city of Worthington. I hope you will agree with the plan and allow us to proceed.

Sincerely,



Ed Mershad

# 893-905 High St.



100-000120-00 10/25/2010

sistently and

### GREENGUARD GOLD Certified

Sunbrella fabric has achieved GREENGUARD GOLD Certification. Sunbrella fabrics are certified by GREENGUARD as contributing to healthy indoor air quality by being a very low emitting interior product.

### Reducing our carbon footprint

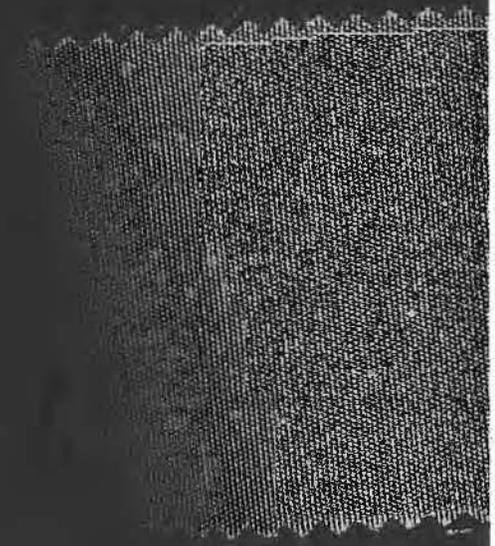
Projects such as the installation of a 500-kilowatt solar panel system at our Norlina Plant and the upgrade of all lighting fixtures in three warehouses reduce annual CO2 emissions by over 1,000 tons.

### Zero landfill

Over 30 years, Sunbrella has recycled industrial wastes such as yarn, fabric and packaging. In 2010, we challenged ourselves to do even better and as a result, Sunbrella fabrics are U.S. Green Building Council's (USGBC) GreenSource Gold absolutely zero landfill.

### Sunbrella Renaissance fabrics

Sunbrella Renaissance fabrics combine up to 50% post-industrial recycled Sunbrella fiber with virgin Sunbrella fiber to achieve vintage charm, rich coloration, soft feel and excellent performance.



### Burgundy

100% Sunbrella® Acrylic

|            |                         |
|------------|-------------------------|
| 4631-0000  | 46" (116.8 cm)          |
| 6031-0000  | 60" (152.4 cm)          |
| 8431-0000  | 60" Plus                |
| 83031-0000 | 60" Clarity             |
|            | 60" Supreme             |
|            | 60" Supreme Linen Flock |
| 80031-0000 | 80" (203.2 cm)          |
| 84031-0000 | 80" Plus                |



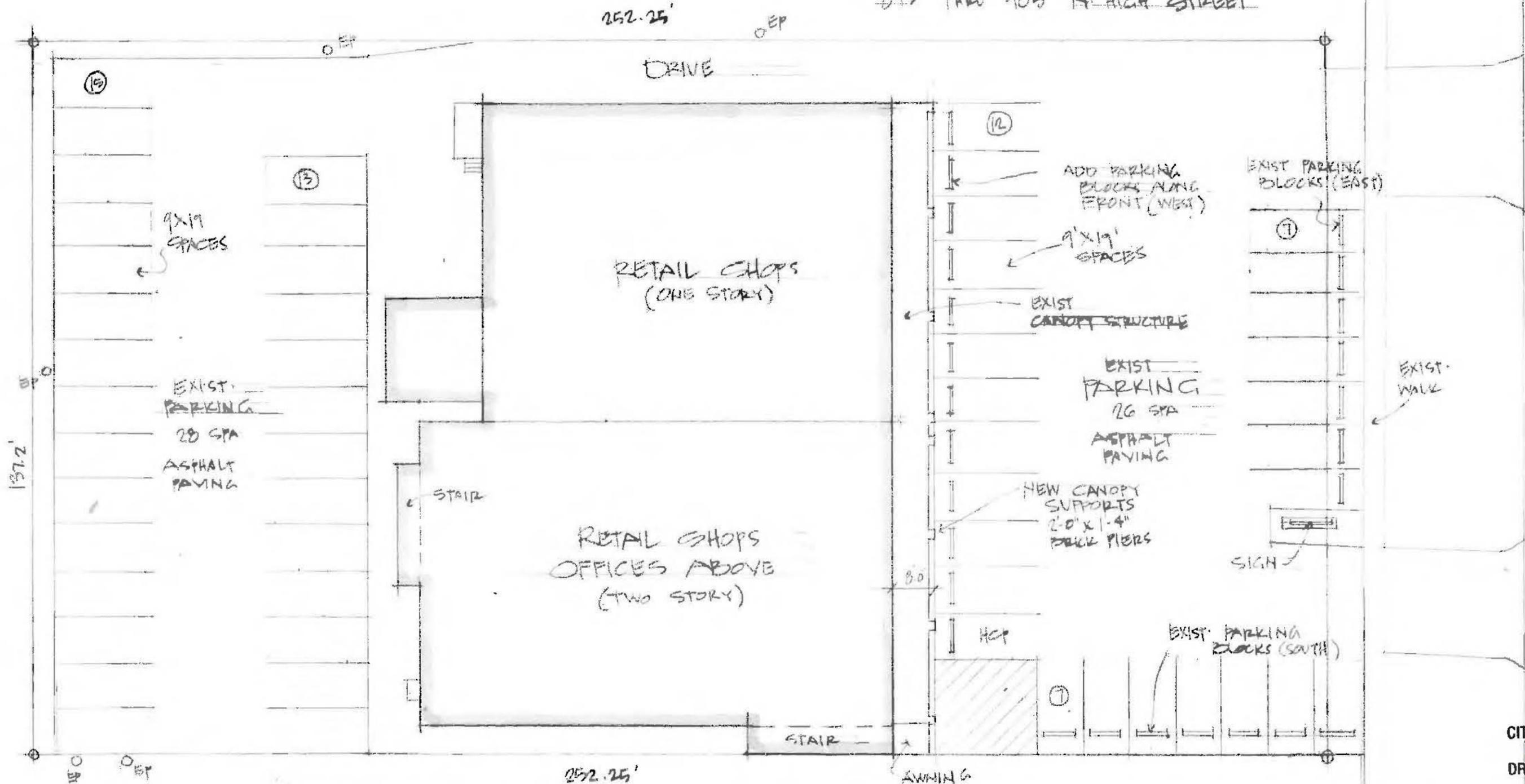
CITY OF WORTHINGTON  
AR 105-16  
DRAWING NO.

DATE 8-24-16



# WORTHINGTON CENTER

RETAIL - 10,780 SQ. FT.  
 OFFICE - 5400 SQ. FT.  
 SITE - .79 ACRES  
 893 THRU 905 N. HIGH STREET



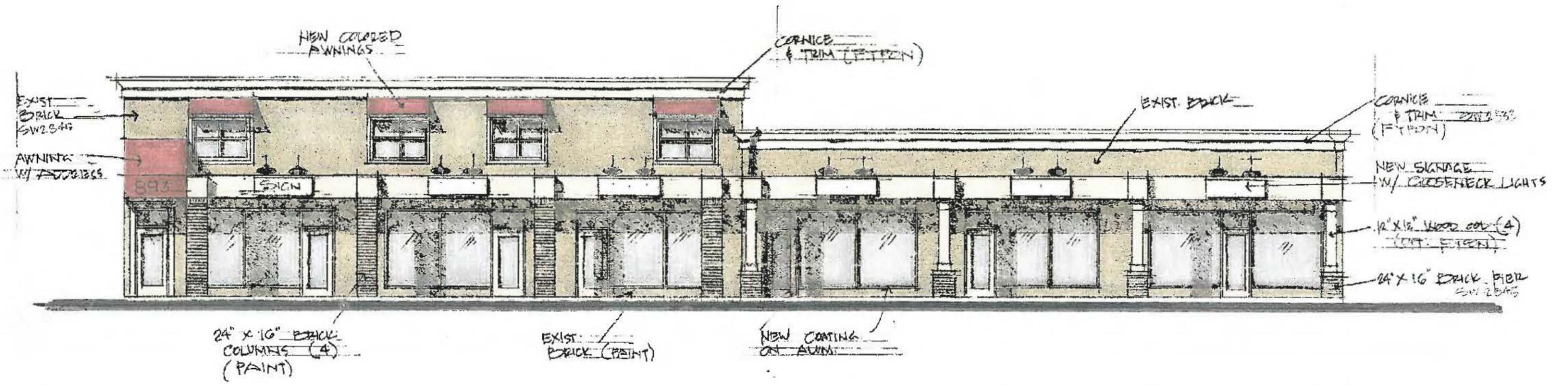
DENNIS J. MEACHAM - ARCH.

SITE PLAN  
 SCALE - 1" = 20'

CITY OF WORTHINGTON  
 AR 105-16  
 DRAWING NO.  
 DATE 8-24-16

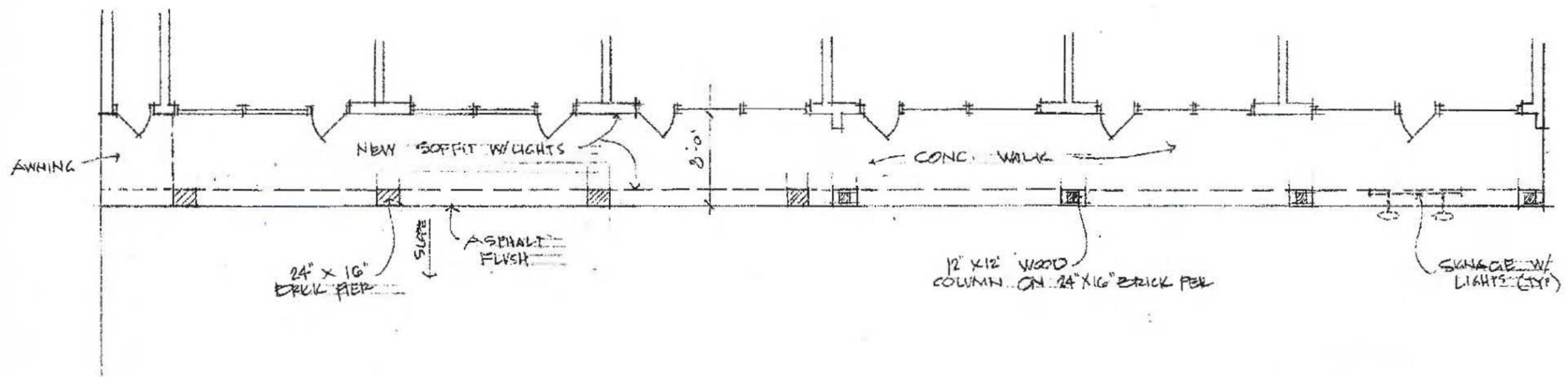
AUG. 1, 2016

HIGH STREET



ELEVATION

SCALE



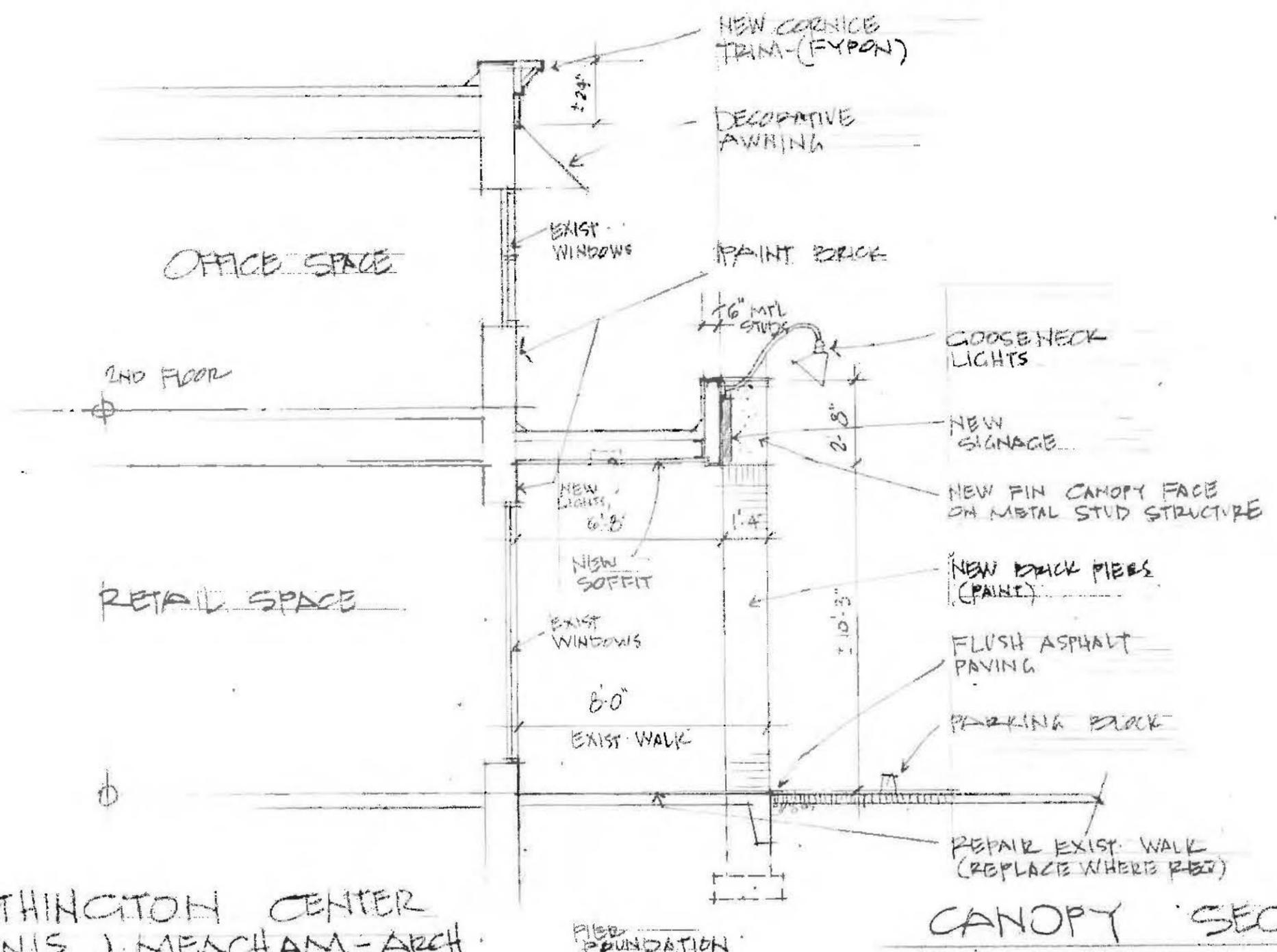
PLAN

SCALE - 1/2" = 1'-0"

CITY OF WORTHINGTON  
 AR 105-16  
 DRAWING NO.  
 DATE 8-24-16

SHOPPING CENTER  
 DESIGN STUDY

REV. AUG. 1, 2016 2.



WORTHINGTON CENTER  
 DENNIS J. MEACHAM - ARCH.

CANOPY SECTION  
 SCALE - 1/4" = 1'-0"

CITY OF WORTHINGTON  
 AR 105-16  
 DRAWING NO.  
 DATE 8-24-16

AUG. 1, 2016 3.



AERIAL PHOTO

CITY OF WORTHINGTON  
AR 105-16  
DRAWING NO.  
DATE 8-24-16

Columbus GIS



- UL: All R Series units excluding cord hung styles are UL listed for wet locations. Cord hung styles are UL listed for damp locations.
- Unique stem hung design does not require pipe sealant compound on fittings.
- 3/4" inner diameter rigid conduit or water pipe may be substituted for stems or goose necks.

**Lamping Technologies:**

- **Bulb Base - Medium (E26)** - The E26 (Edison 26mm), Medium Edison Screw, is the standard bulb used in 120-Volt applications in North America. E26 is the most common bulb type and is generally interchangeable with E27 bulbs.
- **Compatible Bulb Types:** Nearly all bulb types can be found for the E26 Medium Base, options include Incandescent, Fluorescent, LED, Halogen, and Xenon / Krypton

**Specifications:**

- Number of Bulbs: 1
- Bulb Base: Medium (E26)
- Bulb Type: Incandescent
- Bulb Shape: A21
- Bulb Included: No
- Watts Per Bulb: 200
- Wattage: 200
- Height: 15"
- Shade Height: 9"
- Shade Width: 10"
- Backplate Diameter: 4.5"
- Wire Length: 100"
- Energy Star: No
- Swing Arm: No
- UL Listed: Yes
- UL Rating: Wet Location

**Additional Millennium Lighting Links**

- [View the Manufacturer Warranty](#)
- [Browse All Millennium Lighting Products](#)
- [Millennium Lighting R Series Collection](#)

\*Discontinued model or finish

**More Than Just a Store - Your Reasons to Shop**

Discover the **best online deals** for the Millennium Lighting RAS10-RGN15 and everything else for your home from the leading online home improvement store.

We're committed to providing you with the best assortment of Millennium Lighting products with over 400 warehouses across the country.

Our knowledgeable product specialists work to bring you the best prices on every product and provide unmatched customer service. Your satisfaction is our highest priority!

We Also Recommend These Similar Products

GOOSENECK LIGHTS

CITY OF WORTHINGTON  
AR 105-10  
DRAWING NO.

DATE 8-24-16





PROPOSED CONCEPTUAL: LEFT (2) TENANTS SCALE: 3/32" = 1'-0"



PROPOSED CONCEPTUAL: MIDDLE (2) TENANTS SCALE: 3/32" = 1'-0"



PROPOSED CONCEPTUAL: RIGHT (2) TENANTS SCALE: 3/32" = 1'-0"



#S1-30760-R2: S/F ROUTED HDU WALL SIGNS 1/2" = 1'-0"

- HDU SIGNS: 2" THICK ROUTED HDU WITH RAISED BORDER AND COPY - ALL PAINTED SW 2833.  
ALL RECESSED BACKGROUNDS - PAINTED PMS 202 BURGUNDY.



Proudly Serving Central Ohio Since 1954  
1640 Harmon Ave Columbus, Ohio, 43223  
(614) 444-3333 (FAX) 444-3026  
www.danitesign.com

UL LISTED via STANDARD UL48  
FILE NO: E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING STOREFRONT SIGNS

COLORS

- PMS 202 BURGUNDY
- SW 2833

CITY OF WORTHINGTON  
AR 105-16  
DRAWING NO.

DATE 8-24-16

APPROVED-CUSTOMER DATE



JOB NAME WORTHINGTON CENTER #S1-30760-R2  
STREET 893 N HIGH STREET  
CITY, STATE WORTHINGTON, OH  
SIGN TYPE HDU WALL SIGNS

DATE 6/23/16 REV. DATE:  
FILE NAME WORTHINGTON CENTER.CDR  
DIRECTORY THAD > 2016 > W

SCALE AS NOTED SALE MR DESIGNER TK

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#S2-30760-R2: REPLACEMENT FACES FOR D/F ILLUMINATED SIGN  $1/2" = 1'-0"$

- FACE REPLACEMENTS: WHITE ACRYLIC WITH 3630-49 BURGUNDY VINYL OVERLAYS.

#S3-30760-R2: RE-PAINTING OF SIGN CABINET, POLES, AND BRICK BASE  $1/2" = 1'-0"$

- RE-PAINT: SIGN CABINET, POLES, AND BRICK PMS 202 BURGUNDY.



Proudly Serving Central Ohio Since 1954

1640 Harmon Ave Columbus, Ohio, 43223

(614) 444-3333 (FAX) 444-3026

www.danitesign.com

UL LISTED via STANDARD UL48  
FILE NO: E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING SIGN

COLORS

3630-49 VINYL OVERLAYS

WHITE VINYL

3M 3630-005 SERIES IVORY

CITY OF WORTHINGTON  
AR 105-16  
DRAWING NO.

DATE 8-24-16

APPROVED-CUSTOMER

DATE



JOB NAME WORTHINGTON CENTER #S1-30760-R2

STREET 893 N HIGH STREET

CITY, STATE WORTHINGTON, OH

SIGN TYPE HDU WALL SIGNS

DATE 6/23/16

REV. DATE:

FILE NAME WORTHINGTON CENTER.CDR

DIRECTORY THAD > 2016 > W

SCALE AS NOTED SALE MR DESIGNER TK

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City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR107-16 Date Received 8-26-16 Fee \$30 Meeting Date 9-8-16 Filing Deadline Receipt #

- 1. Property Location 59 W. New England Avenue
2. Present/Proposed Use Residential
3. Zoning District R-10
4. Applicant Richard K. Stovall Address 59 W. New England Avenue Phone Number(s) 614-204-3955
5. Property Owner (same; please note we acquire ownership on August 30, 2016) Address Phone Number(s) 614-204-3955
6. Project Description install white picket fence; front door canopy; replace existing steps; rear screened porch
7. Project Details: a) Design Existing blueprint designs for home; to match historical style b) Color Trim and siding; brick where applicable to match existing structure c) Size Rear porch approx. 240 sq. ft; front steps d) Approximate Cost \$30,000.00 Expected Completion Date Sept. 2017

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.

Richard K. Stovall Applicant (Signature)

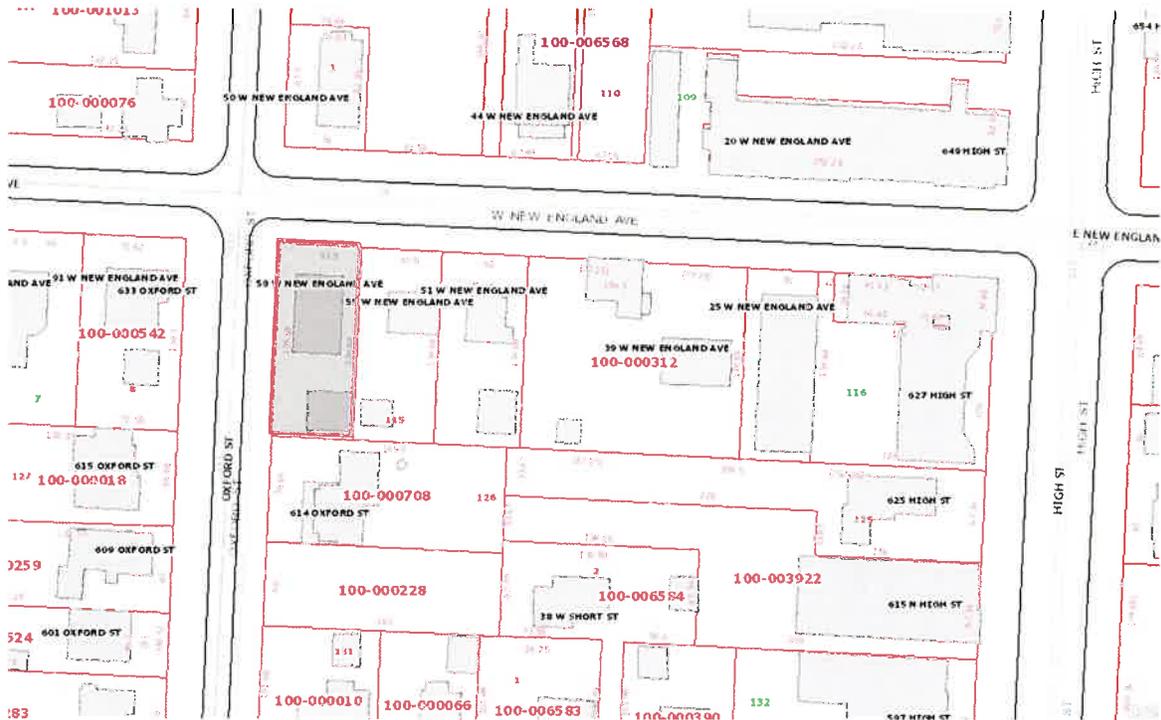
8/26/2016 Date

Richard K. Stovall # as of 8/30/2016 Property Owner (Signature)

8/26/2016 Date



# 59 W. New England Ave.



100-000380 04/09/2014

**Statement of Support for Certificate of Appropriateness Application**  
**(59 W. New England Avenue)**

**To: Architectural Review Board, City of Worthington**

**From: Richard K. and Deanna J. Stovall**

**Subject: 59 W. New England Avenue**

We are the new property owners of 59 W. New England Avenue (as of August 30, 2016), and are very excited to have moved into Worthington's Historical District. As you'll see from our application and detailed drawings, we are submitting for review and approval 3 basic improvements to the property, all of which are in keeping with the historical character of the home and surrounding properties. These improvements involve a white picket fence, a rebuild and redesign of the existing front steps and installation of a canopy over the front door stoop, and rear porch with removable screens. None of the improvements involve further encroachment into existing set-back lines, and notably the front steps/canopy and a rear porch of similar size were previously approved by the ARB in the fall of 2012 upon application of the prior property owner but were not installed. Below is a brief description of each improvement. We look forward to presenting this further at the September meeting of the ARB and answering any questions any board members may have at that time.

**Picket Fence**

The white picket fence is a standard white picket fence, 3' 7" in height, and is made of wood. We believe it will tie nicely on our corner lot, and will complement the existing white picket fence of the Worthington Historical Society property directly across the street. The fence, as a safety measure, is needed for our two dogs on this corner property (Oxford and W. New England Ave.) which does experience high traffic volume at times for this residential area. We will have multiple gated access points on the fence on the north, east and south sides of the property. Our immediate neighbor to the east, Martin Raupple (55 W. New England Ave.), is fully aware and in support of the fence as we have proposed it, and we are coordinating the installation of the fence with him.

**Front Porch and Canopy**

The covered front porch and new proposed door stoop and steps are, in our opinion, designed to keep in style with the historical features of this bungalow home. Again, the detail of the designs is attached. You may note a number of the homes in the area have similar front door/porch canopies, and our immediate neighbor to the east has a recently installed canopy similar in design (though larger) to the one we propose. The canopy ties nicely to the existing dormer, matches its slope and slate of the roof. Of course, the canopy will provide safety and refuge from the weather at the front entrance of the home and will be well lighted. The front

stoop and steps will have black wrought iron railings on the sides for safety. The sides and front of the steps will be finished with a brick veneer to match the existing wire brick on the foundation of the home. A very similar design for the front porch and canopy was approved by the ARB in the Fall of 2012 as submitted by the prior home owner.

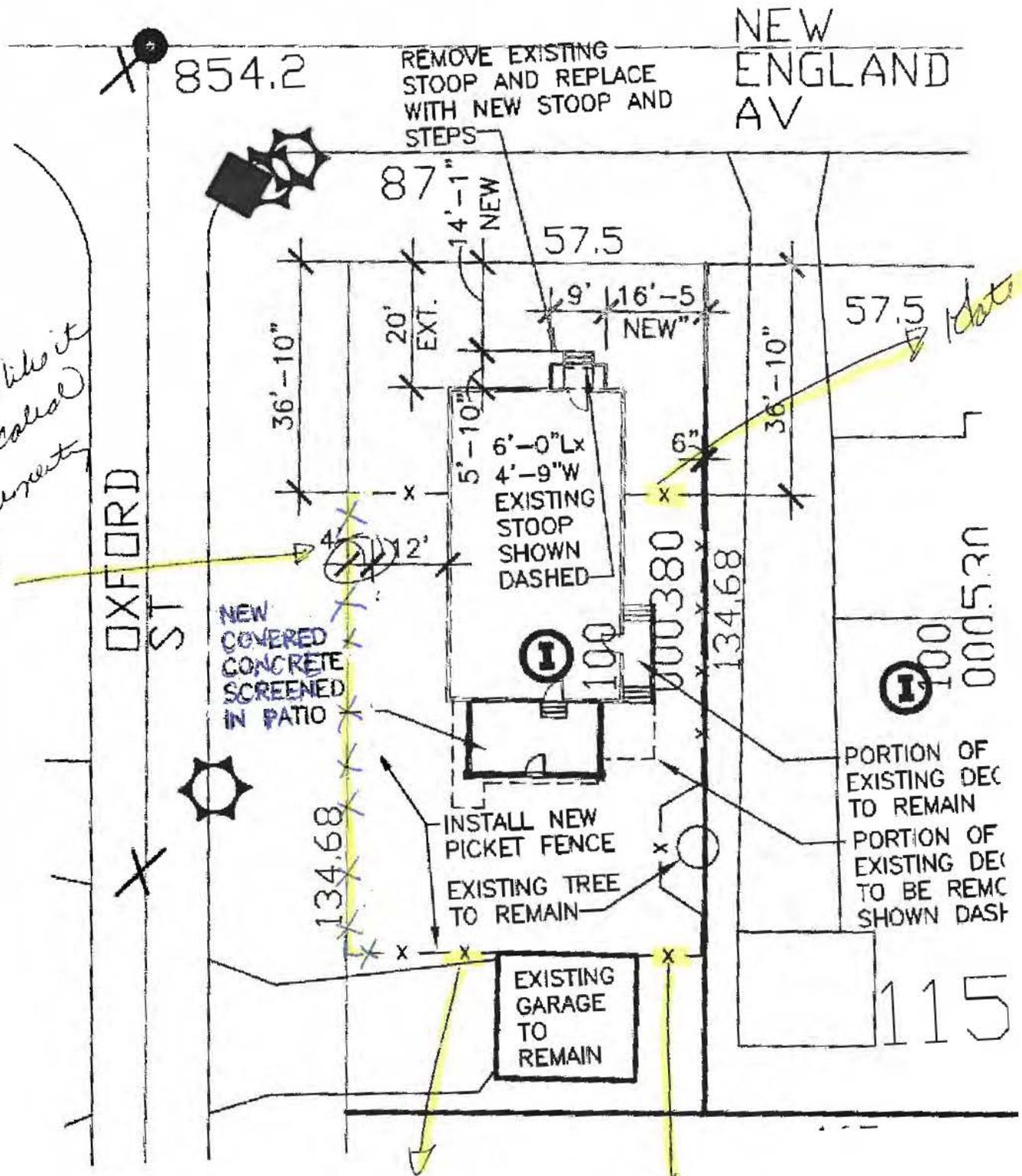
### **Rear Porch**

Given the corner lot and the high elevation from the street as further exasperated by the height of the existing deck, we propose to install at "ground level" a screened porch on a concrete slab. We will be removing the majority of the existing deck on the south side of the house to accomplish this construction. As you'll see from the detail, the screens are removable. Thus, there will be opportunity for a more open air atmosphere as the seasons permit. The porch will be approximately 240 square feet. Again, the rear porch will be constructed in a fashion that keeps with the original style of the home. For instance, you'll note the base of the porch construction consists of wired brick to complement the existing foundation brick of the home. The trim and wrap also will be consistent in scheme and color with the existing home. Again, a rear covered porch (without screens) was approved by the ARB in the Fall of 2012, as proposed by the prior home owner. However, it was not installed; rather, the home owner elected to install the deck, as it currently exists.

This will confirm our intended desire to amend the setting of the fence line out another 4 feet on the west side (Oxford St.) of our property. Thus, our site plan will be amended on the application to the BZA to reflect the fence positioned 16 feet from the house (as opposed to 12 feet as currently shown) on the west side of the house.

55 W. New England Ave.

Would like it to be located to the property line



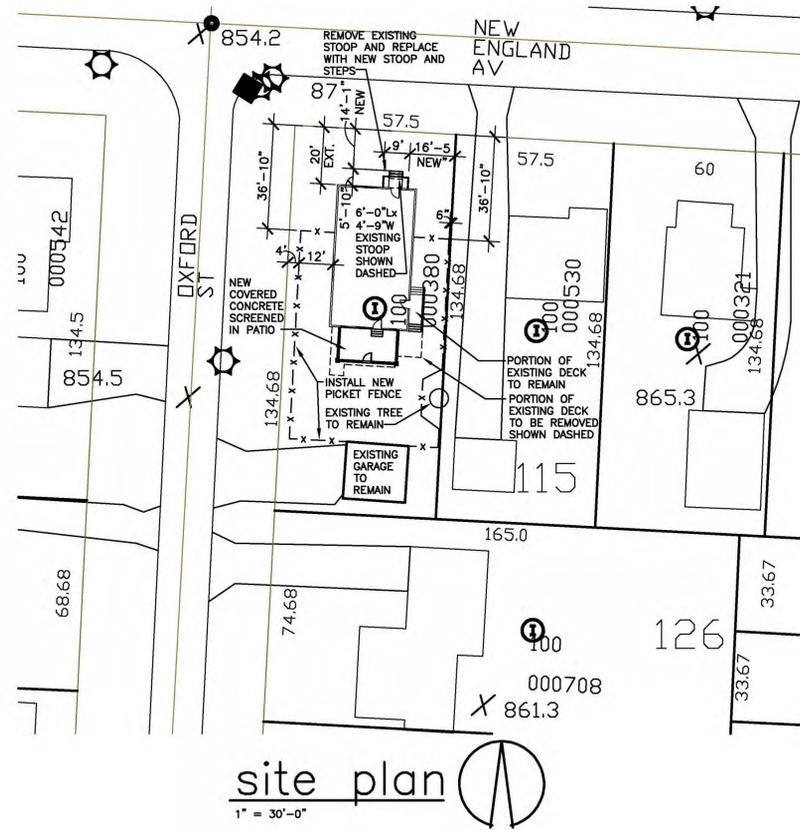
Gate

Gate

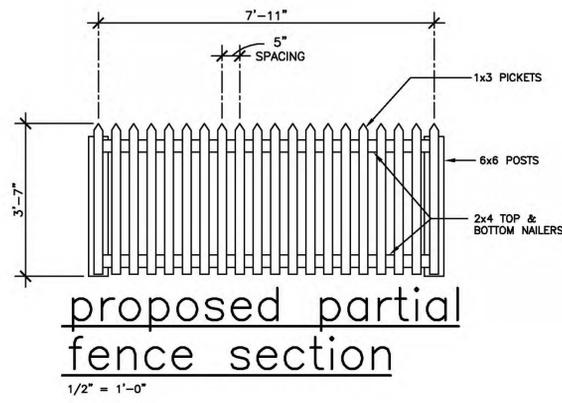
Amended Fence Location Request

CITY OF WORTHINGTON  
AR 107-16  
DRAWING NO.

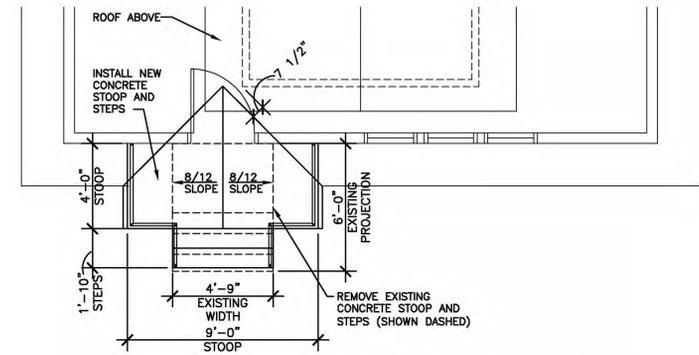
DATE 8-26-16



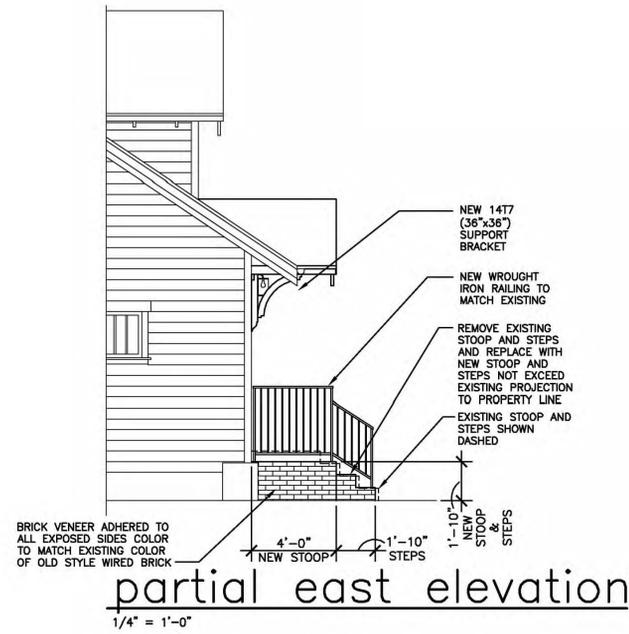
site plan  
 1" = 30'-0"



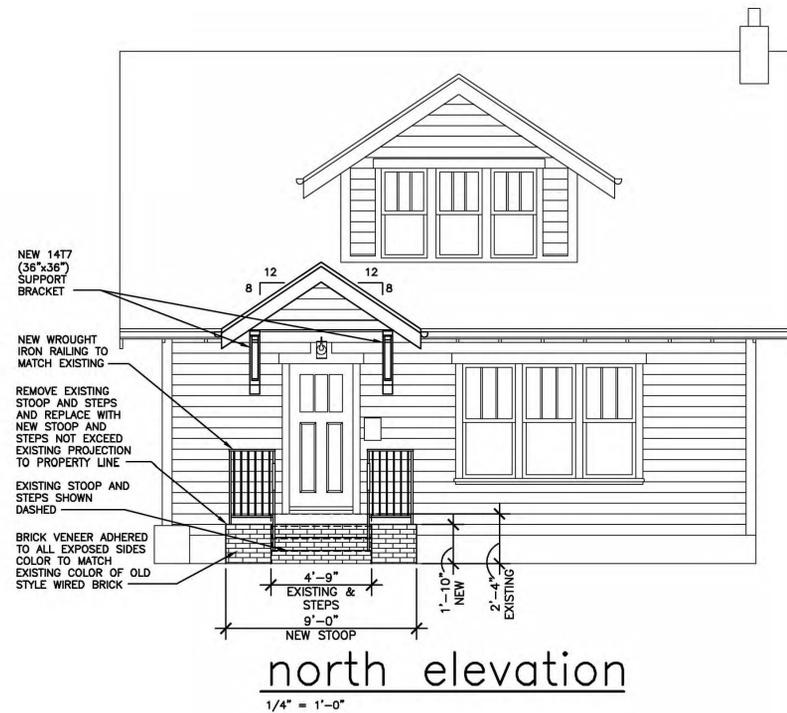
proposed partial fence section  
 1/2" = 1'-0"



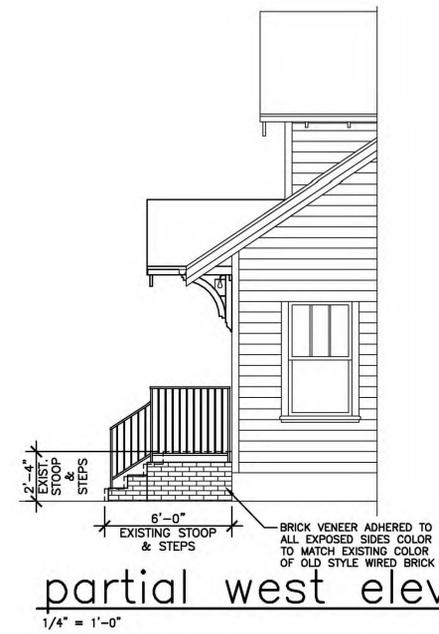
partial first floor plan  
 1/4" = 1'-0"



partial east elevation  
 1/4" = 1'-0"



north elevation  
 1/4" = 1'-0"

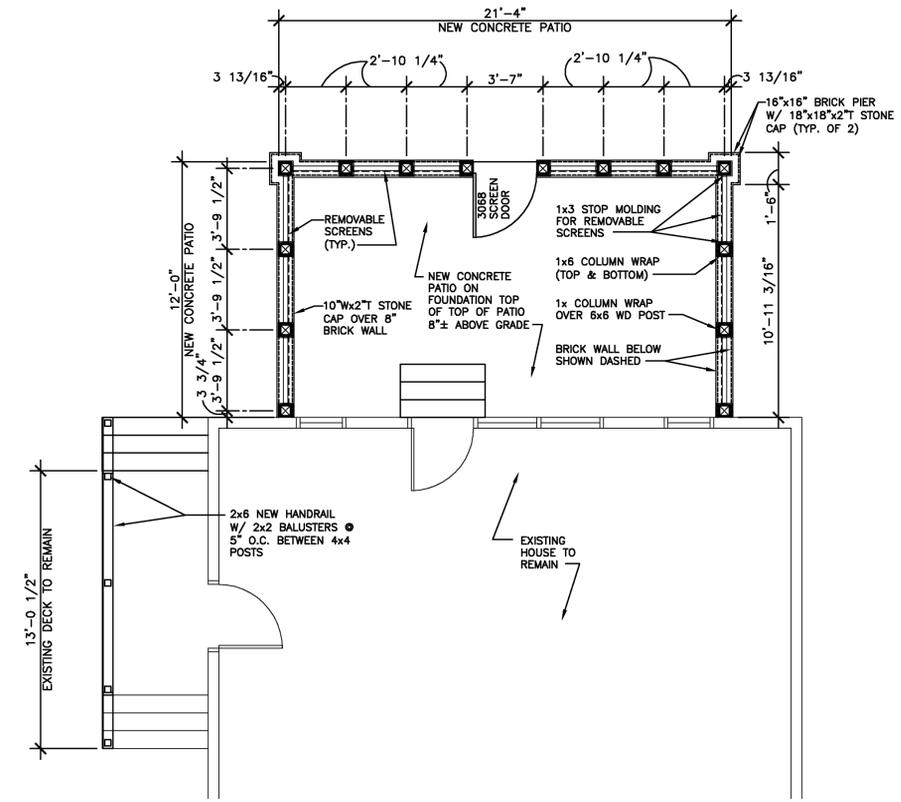


partial west elevation  
 1/4" = 1'-0"

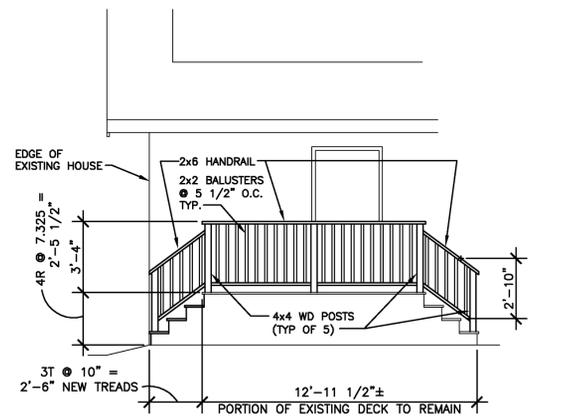
PROPOSED NEW COVERED STOOP AND STEPS FOR THE RESIDENCE  
 59 NEW ENGLAND AVE. WORTHINGTON, OHIO 43085



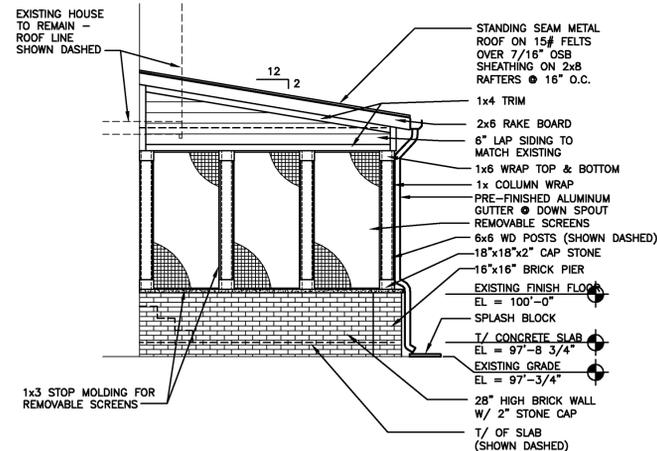
PROPOSED NEW COVERED STOOP AND STEPS FOR THE RESIDENCE 59 NEW ENGLAND AVE. WORTHINGTON, OHIO 43085



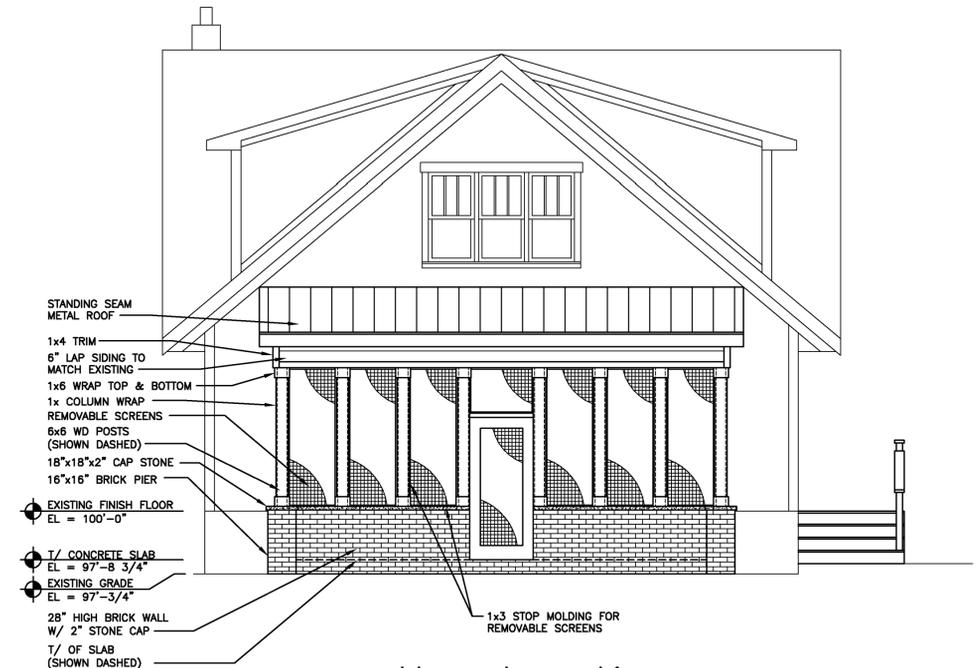
partial first floor plan  
1/4" = 1'-0"



partial east elevation  
1/4" = 1'-0"



partial west elevation  
1/4" = 1'-0" (EAST ELEVATION SIMILAR)



south elevation  
1/4" = 1'-0"



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

|                 |          |
|-----------------|----------|
| Case #          | AR108-16 |
| Date Received   | 8-26-16  |
| Fee             | \$5      |
| Meeting Date    | 9-8-16   |
| Filing Deadline |          |
| Receipt #       | 62559    |

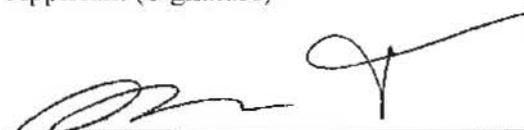
1. **Property Location** 112 W. Stafford Ave, Worthington
2. **Present/Proposed Use** Single family dwelling
3. **Zoning District** R-10
4. **Applicant** Alison & Taylor Lies  
**Address** 112 W. Stafford Ave Worthington OH 43085  
**Phone Number(s)** 847-903-1089 / 773-383-8845
5. **Property Owner** Alison & Taylor Lies  
**Address** 112 W. Stafford Ave Worthington OH 43085  
**Phone Number(s)** 847-903-1089 / 773-383-8845
6. **Project Description** Extension of existing "pop out" by approx. 10'2" and relocation / realignment of existing windows on E side (per elevation). Pop out depth to align w/ existing, 9' from property line.
7. **Project Details:**
  - a) **Design** to remain same
  - b) **Color** to remain same
  - c) **Size** approx 20 SF
  - d) **Approximate Cost** 8,000.00 **Expected Completion Date** April 2017

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

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

  
 Applicant (Signature)

8/25/16  
 Date

  
 Property Owner (Signature)

8/25/16  
 Date

Abutting Property Owners List for  
112 W. Stafford Ave

|                               |                       |                       |
|-------------------------------|-----------------------|-----------------------|
| Eric & Lynley Anderman        | 117 W. Clearview Ave. | Worthington, OH 43085 |
| Amy and Scott Fulton          | 111 W. Clearview Ave  | Worthington, OH 43085 |
| Ronald & Waltraut Butler      | 110 W. Stafford Ave.  | Worthington, OH 43085 |
| Scott Teresi & Alison Aldrich | 111 W. Stafford Ave.  | Worthington, OH 43085 |
| Mark & Carla Maxwell          | 117 W. Stafford Ave.  | Worthington, OH 43085 |
| Gary Reiss & Janet Poling     | 118 W. Stafford Ave.  | Worthington, OH 43085 |



**112 W. Stafford Ave.**  
Existing Exterior Conditions – Looking North

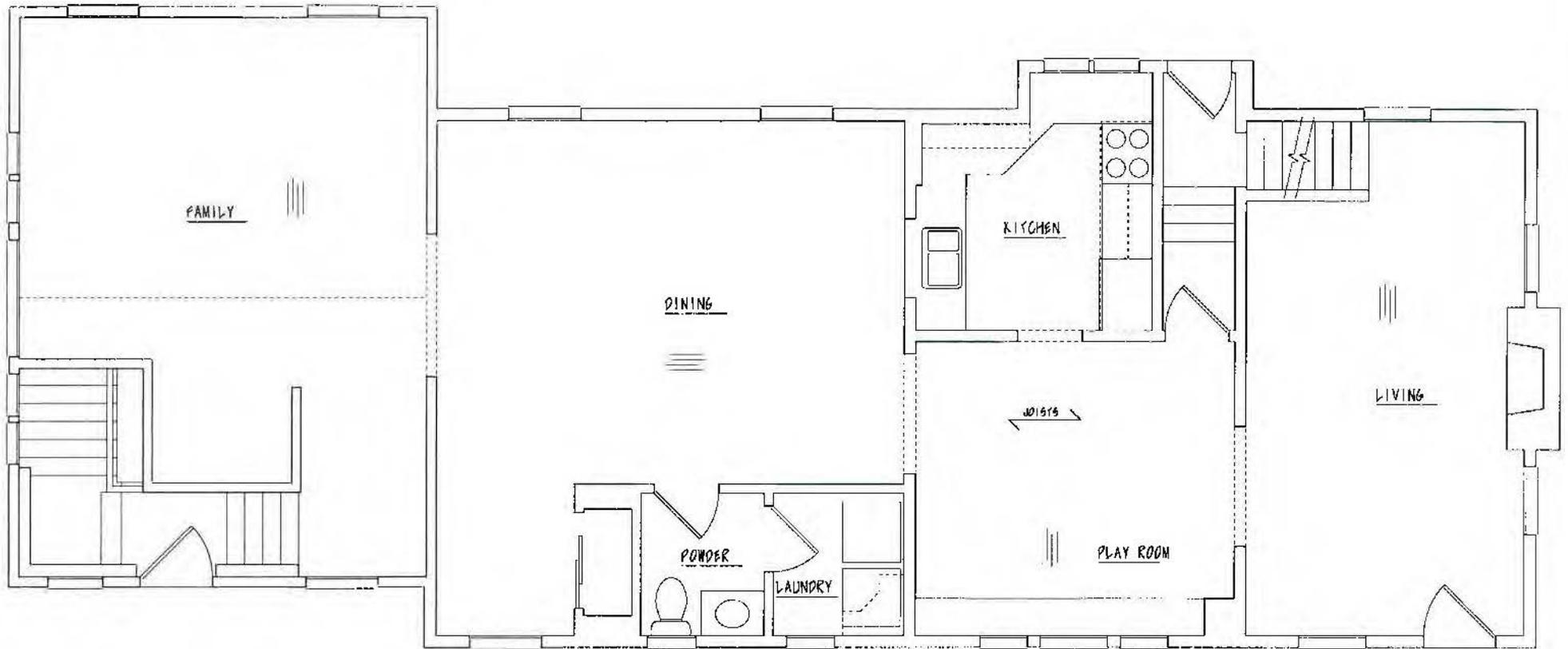


CITY OF WORTHINGTON  
AR 108-16  
DRAWING NO.  
DATE 8-26-16

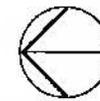




JULIET BULLOCK ARCHITECTS  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-935-0944



~~EXISTING~~  
~~PROPOSED~~  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



8/1/16  
LIES RESIDENCE  
112 WEST STAFFORD  
WORTHINGTON OHIO

SHEET 2

CITY OF WORTHINGTON  
AR 108-16  
DRAWING NO.

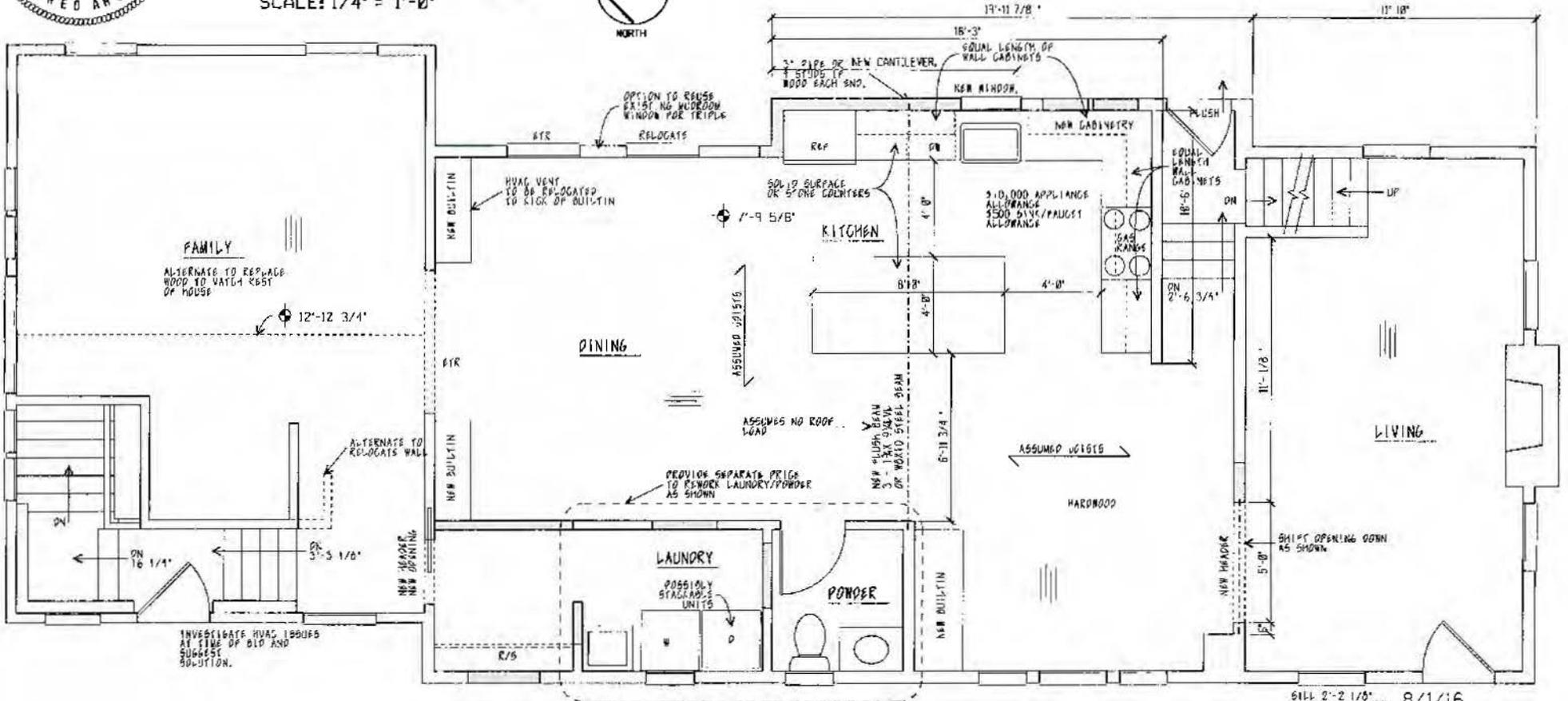
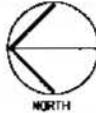
DATE 8-26-16



JULIET BULLOCK ARCHITECTS  
 1182 WYANDOTTE RD  
 COLUMBUS OH 43212  
 614-935-0944

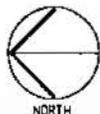
PROPOSED BASEMENT  
 FOUNDATION PLAN

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



PROPOSED  
 FIRST FLOOR PLAN

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



8/11/16  
 8/1/16

CITY OF WORTHINGTON  
 AR 108-16  
 DRAWING NO.

LIES RESIDENCE  
 112 WEST STAFFORD  
 WORTHINGTON OHIO

SHEET 3

DATE 8-26-16

JULIET BULLOCK ARCHITECTS  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-935-0944



ASBUILT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

8/1/16

LIES RESIDENCE  
112 WEST STAFFORD  
WORTHINGTON OHIO

CITY OF WORTHINGTON SHEET 4

AR 108-16  
DRAWING NO.

DATE 8-26-16



**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
 Certificate of Appropriateness  
 Application

|                 |           |
|-----------------|-----------|
| Case #          | AR1091-11 |
| Date Received   | 8-26-16   |
| Fee             | \$18      |
| Meeting Date    | 9-8-16    |
| Filing Deadline |           |
| Receipt #       | 62590     |

1. Property Location 52 W North St
2. Present/Proposed Use Single Family Home
3. Zoning District R-10
4. Applicant James Ross  
 Address 6120 Crystal Valley Dr. Galena Ohio 43021  
 Phone Number(s) 614 442 04 5661
5. Property Owner Lynne Muste  
 Address 52 W North St.  
 Phone Number(s) (614) 561-6807
6. Project Description Add screen room to New ADDITION AND ALSO make some exterior windows
7. Project Details:
  - a) Design Consistant with existing house / addition
  - b) Color White & same as approved in previous ARB meeting
  - c) Size Screen Room 15' x 12' 8"
  - d) Approximate Cost 18K      Expected Completion Date March 2017

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

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

James Ross  
 Applicant (Signature)

8-26-16  
 Date

Lynne Muste  
 Property Owner (Signature)

8/24/16  
 Date

Abutting Property Owners List for  
52 W. North St.

Fresh Thyme Farmers Market  
Matthew Boone  
Kevin & Mollie Turner  
Ed & Constance Whitman  
Resident  
William & Glenna Brown

933 High St.  
46 W. North St.  
51 W. North St.  
2683 San Carlos Ave.  
898 Oxford St.  
60 W. North St.

Worthington, OH 43085  
Worthington, OH 43085  
Worthington, OH 43085  
San Carlos, CA 94020  
Worthington, OH 43085  
Worthington, OH 43085

Supporting Statement

8-26-16

We (Ross Builders and Design) are currently in the middle of adding a new garage and addition to the house at 52 W. North St. The owner, Lynne Musto, would like to make a couple of small changes with windows and would like to ADD a SCREEN ROOM.

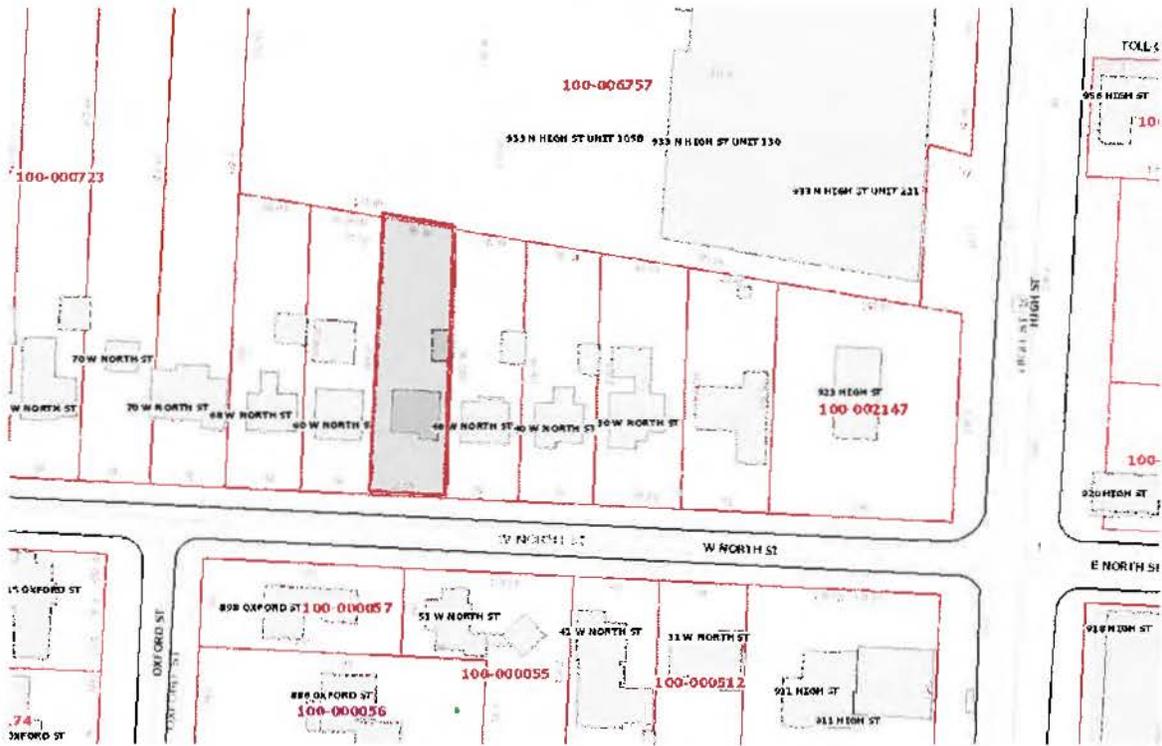
We are proposing to install some existing windows that are being removed, as part of the first project, on the EAST and WEST sides of the house. Also she would like to remove the (2) windows on the front of the house in the Family Room, on both the East & West side of the house. In turn, she would then like to add (3) new windows to the front of the house. The new windows would be much larger to let in more natural light. She would also like to remove the shutters on the house. By adding more windows she is hoping that it will make the house much brighter on the inside. Currently, the house is very dark inside.

Finally, she would also like to add a screen room to the project. The drawings indicate the location and design concept for the screen room. We think it would add a nice look for the house and also allow her to enjoy her back yard (and porch) a lot more.

Sincerely,

Jim Ross

# 52 W. North St.



100-001019 04/10/2014



PROPOSED changes to 52 W North St.

By: Ross Builders and Design

Jim Ross (614) 209-5661

Date: 8-26-16



Remove shutters & install window the size from the back window right next to this window. Center windows on the peak of the roof. Window is the same size as this window.

Remove shutters and install a window that was removed from the back of the house that is the same size as this one. Re center windows in this room.

Remove shutters & install (1) window from the front of the house right next to this one & re center windows in the front family room. Windows are the same size and more.

WEST SIDE AFTER ADDITION

Note: All windowing to remain the same as approved for the addition

CITY OF WORTHINGTON  
AR 109-16  
DRAWING NO.  
DATE 8-26-16

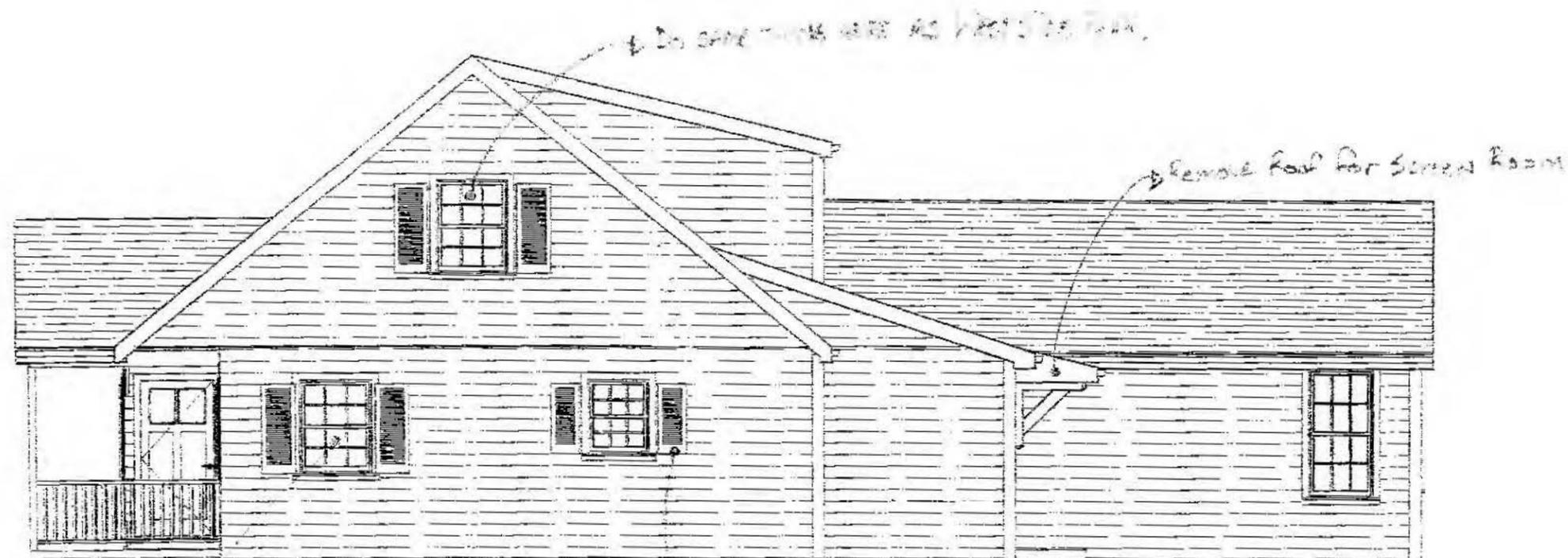
Hand-drawn sketch of a house with a gable roof, a front porch, and several windows. A line points from the text to the porch area.



Hand-drawn sketch of a house

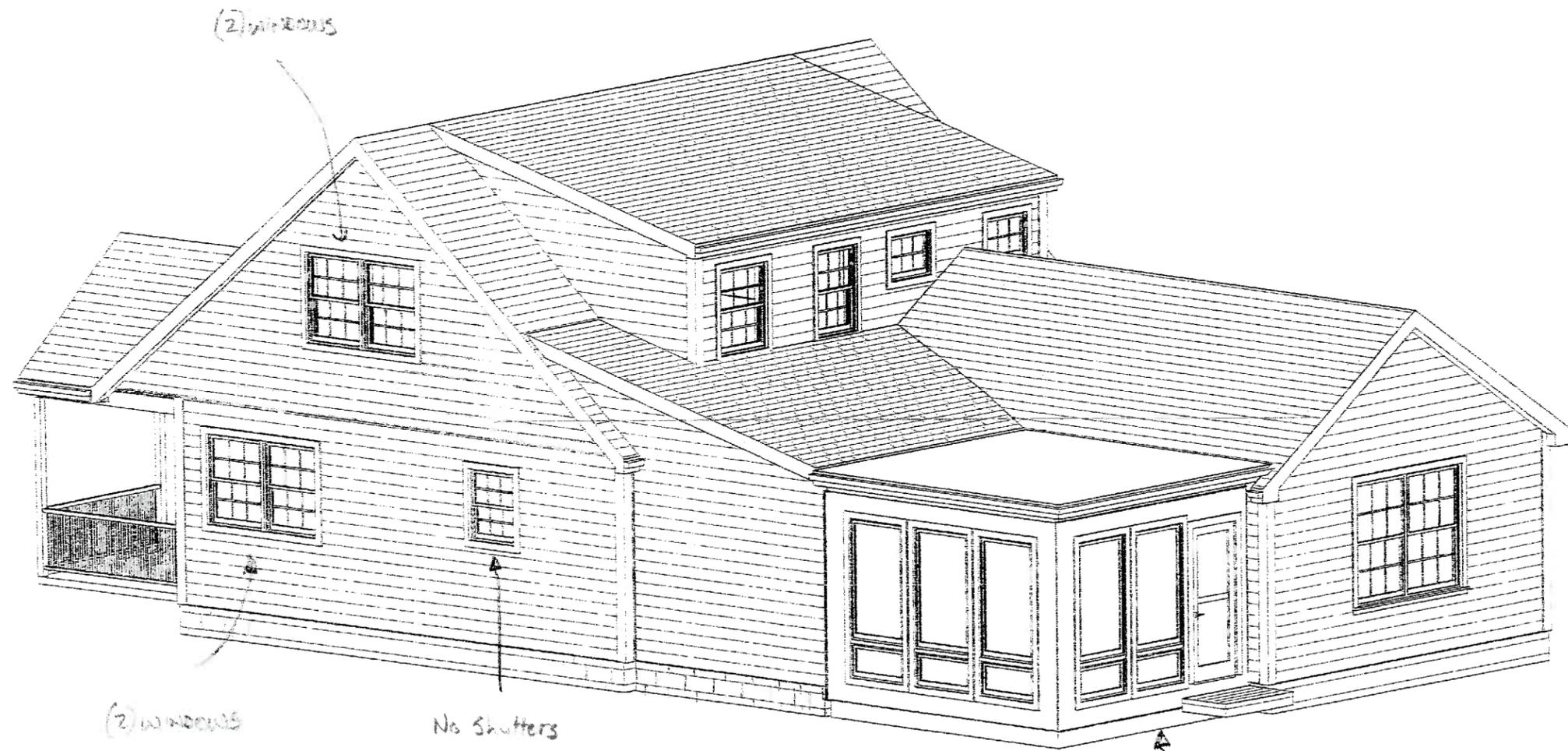
CITY OF WORTHINGTON  
AR 109-16  
DRAWING NO.

DATE 8-26-16 P2



Remove shutters and install new  
 shutters that is the same size  
 & place from the front of the house  
 right next to this window... Be center  
 window from inside the porch door

EAST SIDE AFTER ADDITION



East Side after new changes

New Screen Room

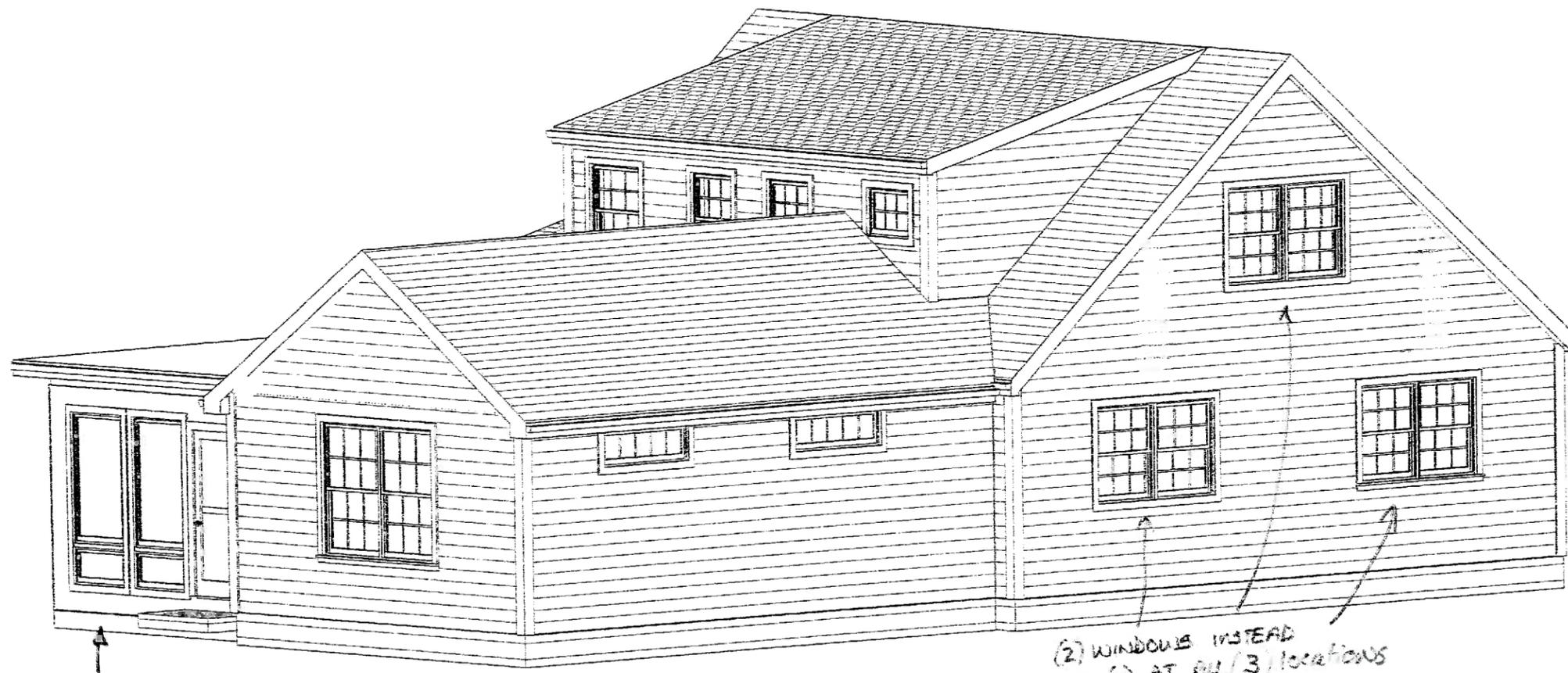
- Exterior walls will be all wood that painted white
- Soffits of the roof to match existing house and Addition



(3) New Windows CENTERED  
ON THIS WALL FROM THE EXTERIOR  
(Removed two smaller windows and shutters)

Note:  
New Windows will be same as  
the ones that were approved for the  
Addition.

South Side after new changes



New Screen Room

(2) WINDOWS INSTEAD OF (1) AT ALL (3) LOCATIONS & REMOVED SHUTTERS

West Side After New Changes

CITY OF WORTHINGTON  
AR 109-16  
DRAWING NO.

DATE 8-26-16 P6



# City of Worthington

## CONDITIONAL USE PERMIT APPLICATION

|                 |          |
|-----------------|----------|
| Case #          | CU 15-16 |
| Date Received   | 8-21-16  |
| Fee             | \$25.00  |
| Meeting Date    | 9-8-16   |
| Filing Deadline | 9-23-16  |

- Property Location 402 E. WILSON BRIDGE RD, STE A, WORTHINGTON, OH
- Zoning District ~~S-2 INSTITUTIONAL OFFICE~~ I-2 District
- Applicant CARNEY RANKER ARCHITECTS  
Address 5925 WILCOX PL, STE 'E', DUBLIN, OH 43016  
Home Phone \_\_\_\_\_ Work Phone 614 792 1000
- Property Owner CASOT II OHIOZ-WOS, LLC  
Address 1 BEACON ST., BOSTON, MA 02108  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_
- Business Name TOPLINE BALLROOM
- Type of Business/Conditional Use DANCE STUDIO - PRIVATE LESSON

### 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.

*Carney Ranker*  
Applicant (Signature)

*Kelly J. Stevens*  
Property Owner (Signature)

Kelly J. Stevens  
Senior Vice President

Abutting Property Owners List for  
402 E. Wilson Bridge Rd.

Rush Creek Investors LLC  
Franca Adams  
RSFI Partners LLC  
State of Ohio Highway

540 Office Center Place, Ste 260  
6707 Cooperstone Dr.  
401 E. Wilson Bridge Rd.  
400 E. William St.

Gahanna, OH 43230  
Dublin, OH 43017  
Worthington, OH 43085  
Delaware, OH 43015-2199

August 26, 2016

City of Worthington – Planning & Building  
375 Highland Ave.  
Worthington, OH 43085

Re: Conditional Use Permit Application  
TopLine Ballroom  
402 E. Wilson Bridge Road  
Worthington, OH 43085

To Whom it May Concern:

This supporting statement is written to describe the request for conditional use and address the base standards and review elements.

**Project Description:**

This facility will be used for a dance studio that teaches dancing such as Waltz, Tango, Foxtrot, Cha Cha, Rumba, Salsa, Swing and more. The business has both group and private lessons with a maximum of 15 participants in a group class.

**Parking/Traffic:**

TopLine Ballroom will hold private lessons between 1pm - 10pm. Private lessons can hold up to 8 participants with the heaviest participation between 5pm - 9pm. Group lessons are typically at 7pm with a maximum of 15 participants. Due to this low occupancy level, we don't believe this will have any adverse impact on the local traffic patterns.

**Public Facilities & Utilities:**

The use of the space will be restricted to pedestrian use with bathroom use and possibly a limited break area. The business will only require limited electricity, plumbing, and gas services for their use. Also, due to the low occupancy level for this location at any one time and throughout the week, we would not anticipate any ill effect to the public facilities or utilities.

**Safety and Health Considerations:**

We do not expect any safety or health concerns.

**Environmental Impact:**

The use of the space will be restricted to pedestrian use and we do not anticipate any negative impact to the neighbors or community. The music during lessons must be kept at a low level to allow instructors to be understood while speaking.

**Hours of Use:**

Operation will be continuous from 1pm - 10pm, 7 days per week.

**Neighbor screening and compatibility:**

No operations will be outside of the building and the music should be self-contained, as such we do not plan for any screening for neighbors. Also, the center has other pedestrian oriented business, so we assume it will work well within the fabric of the business development. Furthermore, the business hours should not affect any neighboring business operations.

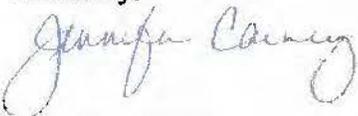
**Facility:**

The buildings existing interior organization works well for the programs as it has an open area that will be intended for lessons. There will be some work to complete the interior renovations, including a bathroom, reception desk, and a small office area. All improvements to the building will be limited to the interior with no exterior improvements, sidewalk, or landscape modifications.

This proposed conditional use for Topline Ballroom is to move to the adjacent suite in the same Building as initially submitted previously.

Please do not hesitate to call with any questions.

Sincerely,



Jennifer Carney  
Architect, AIA, LEED AP

# 402 E. Wilson Bridge Rd.



100-005891 12/12/2013

I-270 JACK NICKLAUS FREEWAY

PROPERTY LINE 725'

PROPERTY LINE 567.87'

PROPERTY LINE 567.17'

PROPERTY LINE 638.67'

E. WILSON BRIDGE ROAD

AREA OF WORK  
5165 S.F.

30'  
56.26'



site plan

1"=100'-0"

CITY OF WORTHINGTON  
CU 15-16  
DRAWING NO.

DATE 8-20-16

CU-1

16-038



**CARNEY • RANKER**  
ARCHITECTS LTD  
5925 Wilcox Place, Suite E Dublin, OH 43016  
Ph. 614-792-1000 Fax 614-792-1001  
mail@carneyranker.com

# Tenant Improvements For TopLine Ballroom

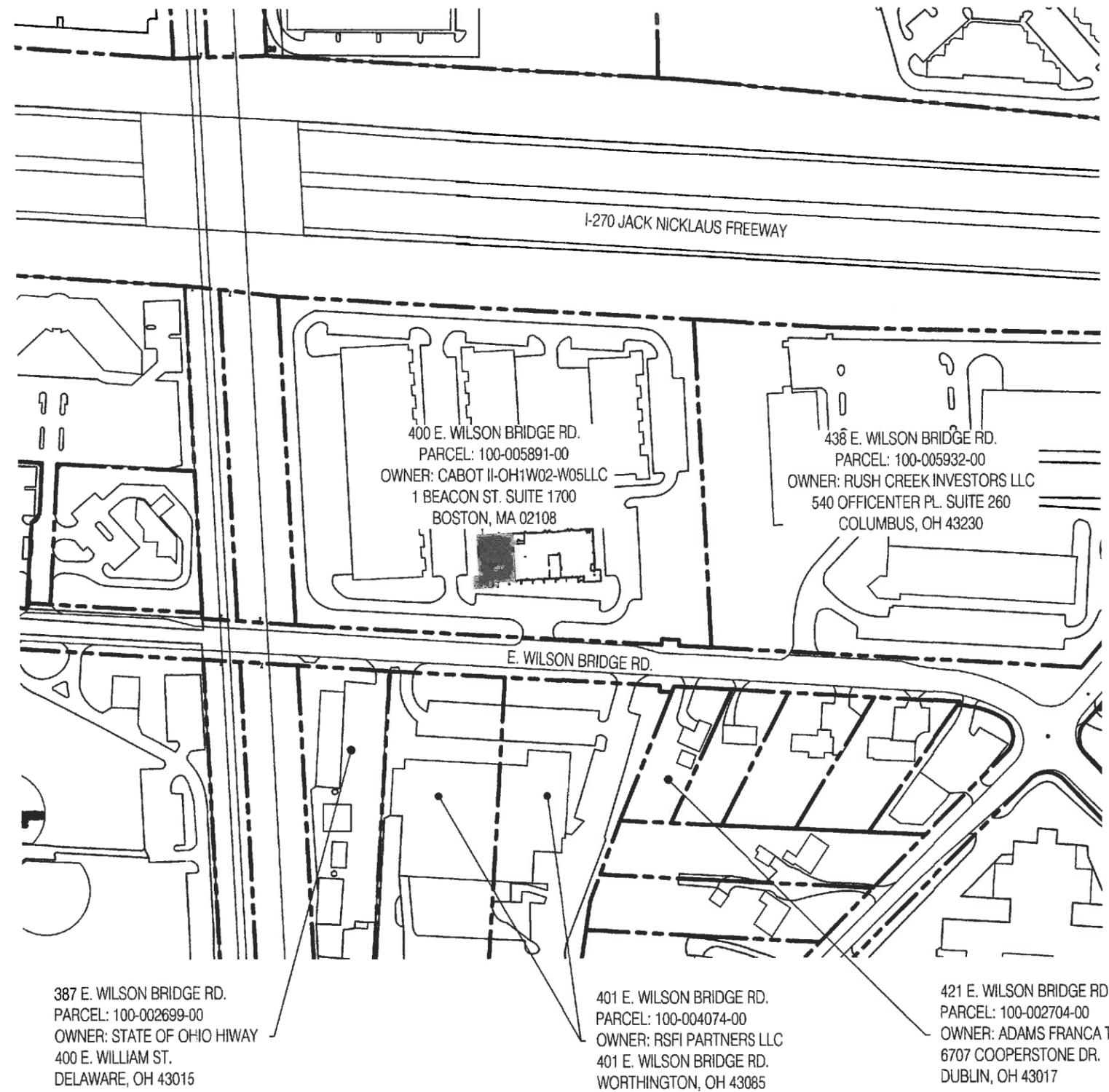
402 E. Wilson Bridge Rd.

Worthington, OH



**street view**

looking north on E. Wilson Bridge Rd.



**location map**

identifying adjacent properties

N.T.S.