

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

April 28, 2011

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair, James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter, Amy Lloyd and Jo Rodgers. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. There were no minutes to approve.
4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. New

- a. Rear Porch Roof/Fence – **105 W. North St.** (David & Patricia Rankey) **AR 30-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to replace the pergola with a roof. The sunroom that was already approved is almost complete. The applicant would like to add lattice on the side of the deck, and fencing to match his neighbors. The arborvitaes that are already there will remain. Mr. Hunter asked if the applicant was present.

Mr. David Rankey approached the microphone and stated that he lives at 105 W. North St., Worthington, Ohio. Mr. Rankey said he has been having raccoon problems on the top of his roof, so he would like to extend it to cover the existing deck. He said he also has two small dogs, and one of them has already escaped through an opening in the shrubs, so he would like to extend the fence to enclose his yard. Mr. Rankey said the neighbors also have dogs and they have given him permission to extend the existing fence to their garage. Mr. Rankey said there is only about one foot of space between the lot line and his neighbor's garage. He said he proposed

three different options of fencing to his neighbors, and they approved the four foot high cedar fencing.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The Rankeys recently received approval to replace the sunroom at the rear of the house, and would now like to extend the roof across the remaining width of the house to cover an existing deck. The new roof will take the place of an existing pergola that has a black canvas cover.
2. The roof will be 14' wide and extend 10' from the house. The style of the roof will resemble the porch roof on the front of the house. White vinyl siding and asphalt shingle roofing will match the existing house.
3. A trellis is proposed to connect the deck and new roof on the west side.
4. On the west property line, four foot high cedar fencing with 1" x 4" pickets is proposed to replace existing wire fencing. The style will match other fencing already on the property.

Conclusion:

1. The proposed modifications are appropriate for this house.

Mr. Hermann moved:

THAT THE REQUEST BY DAVID AND PATRICIA RANKEY FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A REAR PORCH ROOF AND INSTALL FENCING AT 105 W. NORTH ST. AS PER CASE NO. AR 30-11, DRAWINGS NO. AR 30-11, DATED APRIL 14, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH WRITTEN APPROVAL FOR THE FENCING BY THE ADJOINING PROPERTY OWNERS SUBMITTED TO STAFF.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

- b. Window Replacement – **5878 N. High St.** (J.C. DeBoard & Co. LPA) **AR 31-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to replace windows on the south and rear portion of the building. They would be the same style, using white vinyl.

Mr. Hunter asked if the applicant was present. Mr. James C. DeBoard approached the microphone and stated that his address is 3965 Riverview Dr., Columbus, Ohio. Mr. DeBoard did not have any questions for the Board, and the Board believed the windows were appropriate for the building.

Mr. Hunter asked if there was anyone present that would like to speak either for or against this application, and no one came forward.

Findings of fact:

1. This proposal involves replacement of 11 aluminum double-hung windows on the east and south sides of the building with white vinyl windows.
2. The windows will be 1 over 1 like the existing windows, but the frame of the windows will give a different appearance due to its thickness.

Conclusion:

1. The proposed windows are appropriate for the building.

Mrs. Rodgers moved:

THAT THE REQUEST BY J.C.DEBOARD & CO. LPA FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 5878 N. HIGH ST. AS PER CASE NO. AR 31-11, DRAWINGS NO. AR 31-11, DATED APRIL 15, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll: Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

- c. Sign – **43 E. North St.** (Sarah Conroy DDS) **AR 32-11** (Amendment to AR 64-10, 10/14/10)

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to modify the approved freestanding sign to leave room for the names of future dentists. Since the additional dentists are not known at this time, she would like to use the additional spaces to list the telephone number and email address for her dental practice. Mrs. Bitar said that the applicant would need a variance from the Board of Zoning Appeals because the code currently only allows

three spaces. The colors of the sign have also changed. Mr. Hunter asked if the applicant was present.

Dr. Sarah Conroy approached the microphone and stated her address is 108 E. Granville Rd., Worthington, Ohio. Dr. Conroy said she would like to make good use of the space while waiting for the new dentists to arrive, by adding the telephone number of her dental practice, along with the website. Mrs. Holcombe said that she liked the new colors that were presented. Dr. Conroy also mentioned that she will be replacing some of the front windows of her office, but she will file a separate application when she is ready to complete that project.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Dr. Conroy is proposing a modified version of the previously approved freestanding sign.
2. The size (5'6" x 3'6") and location (about 2.5' from right-of-way – variance approved by the Board of Zoning Appeals) of the sign will be the same. There will not be support posts on the sides, so the sign will basically look like the mock-up in place on site.
3. This version of the sign is proposed with the business name and 4 panels to accommodate listings, which will require a variance granted by the BZA. At this time, one of the panels has the website and one has the phone number, but both might be used to list others in the practice.
4. The original proposal included burgundy, pearl grey (off-white) and forest green. The colors being proposed now are beige for the background; black for the address, business name, background for the name panels, and sign trim; white for the panel lettering, and as an outline for the black lettering and sign trim; and gold for the panel trim.

Conclusions:

1. In this location, with mostly slow moving traffic, smaller text should be readable.
2. Use of the same style and color of text will help with clarity of the sign.

Mrs. Holcombe moved:

THAT THE REQUEST BY SARAH CONROY DDS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FREESTANDING SIGN AT 43 E. NORTH ST. AS PER CASE NO. AR 32-11, DRAWINGS NO. AR 32-11, DATED APRIL 14, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll: Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

d. New Scoreboard – 300 W. Dublin-Granville Rd. (Dan Girard/TWHS) AR 33-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant is proposing a larger scoreboard than what already exists, but it will still be mostly screened by the existing pine trees from Dublin-Granville Rd. Mr. Hunter asked if the applicant was present. Mr. Dan Girard approached the microphone and stated that his address is 6845 Bowerman, Worthington, Ohio. Mr. Girard gave an overview of what the new sign would look like, and there were pictures present on the overhead projector.

Mr. Hunter said that if something would happen to the pine trees that are screening the scoreboard, he would like to see them replaced, and Mr. Girard agreed. Mr. Sauer asked Mr. Girard to clarify the view from the other side of the scoreboard. He asked if you could see through the top of the sign, and Mr. Girard said that the back of the sign would be green to blend in with the trees, and the top of the sign has blue metal brackets, which can be seen through. Mrs. Rodgers asked if you could see the school's cardinal logo at the top of the sign on both sides, and Mr. Girard said yes, but there are brackets on the back. Mrs. Rodgers asked if it was possible to have the cardinal logo on both sides of the sign, and Mr. Girard said yes. Mr. Hermann asked why there was a large amount of white space at the bottom, and Mr. Girard said that it was space for future advertisements.

Mr. Hunter asked if there was anyone present that wanted to speak either in favor or against this application and no one came forward.

Findings of fact:

1. A new scoreboard is proposed for the stadium at Thomas Worthington High School. The scoreboard will take the place of the existing scoreboard at the south end of the field.
2. The new scoreboard is 25' wide x 27'3" tall, which is larger than the existing. Included in the extra area is a 10'5" wide x 5'2" high LED message display screen, and areas at the top and bottom for sponsor panels.
3. The main colors are red, white and blue, and sponsor panels will display the corporate logos and colors of each individual sponsor. An arched metal mesh decorative area is proposed at the top, with a cardinal in the middle. The rear of the scoreboard is proposed to be painted green, as the current scoreboard is, to blend in with the existing evergreen trees that were planted for screening purposes.

Conclusion:

1. The proposed scoreboard is appropriate and will not be easily viewed from Dublin-Granville Rd.

Mr. Coulter moved:

THAT THE REQUEST BY DAN GIRARD FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SCOREBOARD AT 300 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 33-11, DRAWINGS NO. AR 33-11, DATED APRIL 18, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, AMENDED BY ADDING A CARDINAL HEAD ON THE BACK SIDE OF THE SIGN.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll: Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

Mr. Hunter asked if there was any other business to discuss and Mrs. Bitar said that Telhio would like to remove a proposed ramp that was going to be next to the concrete steps, near the dumpster. Mrs. Bitar asked if it was necessary for Telhio to come back to talk to the Board if they decided not to add the ramp, and the Board members did not feel that it was necessary for Telhio to come back to the Board.

There was no other business to discuss.

Mrs. Holcombe moved to adjourn the meeting. Mr. Sauer seconded the motion. All Board members said aye. The meeting adjourned at 8:35 p.m.