



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION**

**-AGENDA-**

**Thursday, May 24, 2018 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 May 10, 2018 meeting
4. Affirmation/swearing in of witnesses

**B. Architectural Review Board – Unfinished**

1. Addition & Renovation – **155 W. Dublin-Granville Rd.** (James Ross/Tschofen)  
**AR 38-18**

**C. Architectural Review Board - New**

1. Shed – **601 Oxford St.** (Andrew & Melissa Smullen) **AR 40-18**
2. Patio, Landscaping, Fence – **6152 Maxton Pl.** (Meganne & Elliott Thaxton) **AR 41-18**
3. Landscaping, Lighting, Walkway & Painting – **6740 N. High St.** (Worthington 17, LLC)  
**AR 43-18**
4. Garage – **802 Evening St.** (Shawn McNeil/Reik) **AR 44-18**

5. Outdoor Seating – **656 High St.** (James Welte/Peace Love & Little Donuts) **AR 39-18**  
(Amendment to AR 20-17)

**D. Municipal Planning Commission**

1. **Conditional Use Permit**

- a. Restaurant in C-5 – Outdoor Seating – **656 High St.** (James Welte/Peace Love & Little Donuts) **CU 08-18** (Amendment to CU 01-17)

**C. Architectural Review Board – New (continued)**

6. Outdoor Seating – **666 High St.** (Ian F. Brown/The Whitney House) **AR 42-18**  
(Amendment to AR 40-16)

**D. Municipal Planning Commission (continued)**

1. **Conditional Use Permit**

- b. Restaurant in C-5 – Outdoor Seating – **666 High St.** (Ian F. Brown/The Whitney House) **CU 09-18** (Amendment to CU 04-16)

**E. Other**

**F. Adjournment**



## MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: May 18, 2018

SUBJECT: Staff Memo for the Meeting of May 24, 2018

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### **B. Architectural Review Board - Unfinished**

1. Addition & Renovation – **155 W. Dublin-Granville Rd.** (James Ross/Tschofen) **AR 38-18**

#### **Findings of fact & Conclusions**

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

This parcel was established in 1957 as part of the Kilbourne Village subdivision. The existing 1740 square foot split-level house was constructed in 1960. Last year there was a request to demolish the existing house and construct a new 2400 square foot single-story residence. Now proposed is addition to and renovation of the existing house.

**At the last meeting, the ARB felt the changes to the roof line were acceptable and discussed proposed material options. Modifications are shown in bold.**

##### **Project Details:**

1. Site Plan:
  - The proposed addition would extend about 29' to the rear of the house, following the house line on the east side, and set in 1.6' on the west side. The increased floor area would be at the same level as the existing sides of the house. A kitchen, eating area, family room and master suite are planned.
  - **A landscaping plan is included showing planting beds at the front, northeast corner and along the west side of the house.**
2. House:
  - An increase in height and pitch is proposed for the existing gables on the house. At the east end, the east-west roof gable would be raised to accommodate the additional structure to the rear. Also, a porch roof is proposed over the entry that would be moved to the middle of the eastern 1/3 of the house. The gable over the center of the house

would increase to match the pitch of the other gables, and extend over the addition to the rear. Over the garage, the gable would increase and a gabled dormer is proposed. A second gable would be to the rear and a flat roof would be in between.

- **Marvin Integrity Ultrex windows are proposed for the structure. A catalogue cut has been provided.**
  - **A wood front door to be stained Dark Walnut is proposed. Unlike the catalogue cut shown, there would be no knots in the wood. The glass is proposed to be “obscure” in the door, and clear in the transom and side panels.**
  - **The proposed steel garage door is Newport by Wayne Dalton, with four sections of 3 lights above 4 panels.**
  - **A coach light fixture is proposed by the front door.**
  - **The front porch columns are proposed as 12” round fiberglass with a Tuscan cap and base.**
  - Concrete block is proposed for the foundation, but the look and color are not known. **Plantings are shown on the north and east sides that would likely hide the foundation.**
  - Certainteed dimensional shingles in “Thunderstorm Gray” are proposed for the roof.
3. Siding Materials:
- Option B (2) – Cementitious white board and batten on front only; 5” or 6” vinyl lap siding on sides and rear; **existing brick painted white left as is, which is painted off-white.**

### **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. Design and materials should be traditional, and compatible with the existing structure. Stone typically was not used in Worthington for additions, or for houses in general.
- New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.
- Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- Windows: Be sure that window designs are appropriate for the style or time period of the house. Using the excellent precedents of Worthington’s many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are

readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

- **Entries:** For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.
- **Color:** In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.
- **Landscaping:** Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

#### **Recommendations:**

- Although the Design Guidelines encourage maintaining similar roof forms with additions, the resultant structure in this proposal would resemble the existing split level and allow the home to be accessible.
- **The proposal seems to be in line with the discussion at the last ARB meeting, with cementitious board and batten on the front, vinyl lap siding on the sides and rear, higher quality windows, a different garage door, and detail of the front door, columns and light fixture.**

#### **Motion:**

**THAT THE REQUEST BY JAMES ROSS ON BEHALF OF PETER TSCHOFEN FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AND ADD ONTO THE HOUSE AT 155 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 38-18, DRAWINGS NO. AR 38-18, DATED MAY 14, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

## C. Architectural Review Board - New

### 1. Shed – 601 Oxford St. (Andrew & Melissa Smullen) AR 40-18

#### Findings of fact & Conclusions

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

This Craftsman house was constructed in the early 1900's, with additions built in 2010 and 2012. The house is a contributing building in the Worthington Historic District. This is a request for approval of a shed.

##### **Project Details:**

1. An 8' x 14' shed is proposed at the southwest corner of this 46.5' wide x 252.25' deep property. The shed would be 5' from the south property line and 15' from the west property line, placed near some existing trees.
2. The proposed shed would have a gabled roof and be construct with wood, and sided with Duratemp tongue and groove siding which is a manufactured product made from wood. The color would be Driftwood to blend in with the nearby trees. Alpine Dark Gray asphalt shingles are proposed for the roof.
3. Double doors and a window would be on the north side of the building, and a window with shutters is proposed on the east side.

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

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

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

##### **Recommendation:**

Staff is recommending *approval* of this application, as the proposed shed is compatible with the house and appropriate for the District.

##### **Motion:**

**THAT THE REQUEST BY ANDREW & MELISSA SMULLEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SHED AT 601 OXFORD ST., AS PER CASE NO. AR 40-18, DRAWINGS NO. AR 40-18, DATED MAY 3, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Patio, Landscaping, Fence – **6152 Maxton Pl.** (Meganne & Elliott Thaxton) **AR 41-18**

**Findings of Fact & Conclusions**

**Background & Request:**

This two-story house at the northeast corner of Maxton Pl. and E. Granville Rd. was constructed in 2003. In 2007, approval was granted for an L-shaped fence to be installed to screen the rear patio. In 2016, additional fencing at the northeast corner of the patio and landscaping was approved but not installed. Several years ago, shrubs were planted along the E. Granville Rd. right-of-way line, and more recently Arbor Vitae were planted along the east property line.

This application is a request for approval to replace the patio, and add landscaping and fencing.

**Project Details:**

1. Removal of the existing concrete patio is proposed, and replacement would be with a freeform paver patio. Matching steps with LED lights would provide access from the rear of the house. A seat wall and fire pit are proposed at the northeast section of the patio, and a grill case would be on the north side. New landscaping is proposed at the south and southeast edges of the patio, inside the existing privacy fence. The section of the existing privacy fence next to the house would be removed. Three colors of pavers are proposed to make up the patio, walls and steps.
2. A 5' high black aluminum fence is proposed to enclose the south and east portions of the property. The owners feel the existing landscaping would hide the fence when it reaches maturity. A variance would be needed for placement in the required 50' setback.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Decks and patios should be limited to the rear of buildings. 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.

**Recommendations:**

Staff is recommending *approval* of the application with regards to the patio and landscaping modifications, and *denial* of the fence. The Design Guidelines recommend fences be no higher than 3' or 4', and located in the back yard. If the proposed fence were in line with the south wall of the house, approval would likely be recommended. For corner lots the difficulty is that side and rear yards for the house are front yards for other houses, and in full view from the right-of-way. If the fence would be completely hidden by existing landscaping, it may be more acceptable.

**Motion:**

**THAT THE REQUEST BY MEGANNE & ELLIOTT THAXTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW PATIO, LANDSCAPING AND FENCING AT 2152 MAXTON PL. AS PER CASE NO. AR 41-18, DRAWINGS NO. AR 41-18, DATED MAY 8, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. Landscaping, Lighting, Walkway & Painting – **6740 N. High St.** (Worthington 17, LLC) **AR 43-18**

**Findings of Fact & Conclusions**

**Background & Request:**

This property was originally developed in the late 1960's as an office for Ohio Medical Indemnity, which was most recently Anthem Blue Cross and Blue Shield. The property is made up of 9 parcels totaling 19 acres of land, and houses a 200,000 square foot building and many acres of parking. In recent years, Anthem has reduced the number of employees at this office, and ultimately plans to relocate all of its employees to other locations. As a result, the property was sold at the end of last year to Lawyers Development Corporation. The new owner has already been making improvements to the building and site and would like approval for several changes.

**Project Details:**

1. Once the property was transferred, the new owner began removing existing trees, plants and grass in anticipation of installing new landscaping for the site. As part of this plan, new deciduous and evergreen trees and evergreen shrubs are proposed for the front of the site. The proposed trees would be 5" caliper in the following species: Common Hornbeam, Tulip Poplar, Columnar Red Maple, Sunset Red Maple, Norway Spruce and Weeping Nootka Cypress. The Arbor Advisory Committee worked with the applicant regarding species and placement. Many of the trees have already been planted. A specimen tree (species to be determined) is proposed near the front entrance to the building. Evergreen shrubs, 24" high at planting, are proposed to line the circular drive in front of the building and along the walkway to the main entrance. The grass is in the process of being replaced. Irrigation would be restored to assist with the new plantings.
2. Low voltage lights are proposed to highlight the landscaping and building. Details of fixtures and locations are needed.
3. A new curved walkway west of the entrance would provide an accessible route to the building. The material is presumed to be concrete to match the other walkways, but has not been specified.
4. Exposed areas of the building foundation are proposed to be painted Sherwin Williams #7675 Sealskin.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important. Landscaping works with other site elements such as paving and street furniture to create the district's sense of high quality. Screen parking with landscaping such as low bushes. Keep functional items such as trash containers, transformers and electrical boxes orderly and well screened.

Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness.

The Board should review the exterior detail and relationship of changes to existing sites.

**Recommendations:**

Staff is recommending *approval* of this application if the details of the lighting plan are satisfactory.

**Motion:**

**THAT THE REQUEST BY WORTHINGTON 17, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LANDSCAPING AND LIGHTING AND PAINT THE FOUNDATION AT 6740 N. HIGH ST., AS PER CASE NO. AR 43-18, DRAWINGS NO. AR 43-18, DATED MAY 11, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**4. Garage – 802 Evening St. (Shawn McNeil/Reik) AR 44-18****Findings of Fact & Conclusions****Background & Request:**

This house sits on a property that is 50' wide and 150' deep, located across from the Evening Street Elementary School playground. The former one-story house (constructed in 1950) was of Colonial Revival influence and approximately 1300 square feet in area. In 2015, the ARB approved the addition of a second story, which doubled the size of the house and altered the style. The house was a contributing building in the Worthington Historic District before the renovation, and the existing garage is still a contributing building. This is a proposal to demolish the garage and construct a new garage.

**Project Details:**

1. The existing single car garage is located to the rear of the house, and very near to the south property line. The building has a gable roof and is sided with vertical wood siding. It is approximately 240 square feet in area.
2. Placement of the proposed garage would be in approximately in the same location, however it would be wider because the proposed would have a single stall garage and an attached carport. There is an existing Sycamore tree east of the garage that the owners are trying to protect, so they plan to construct the carport with post-frame construction. Four posts are proposed on the north side to support the roof structure. A site plan is needed to show the exact placement of the garage. A variance would be necessary to locate the new structure closer than 8' from the south property line.
3. The proposed structure would be 22' x 22', and designed to match the house. A gabled roof would be above the entire structure, and a shed dormer is proposed on the north side. The dormer would have 3 double hung windows. A window is proposed in the front gable, and a door is proposed in the rear gable. Access to the second floor would be by stairs at the rear of the building leading to the door. Information is needed regarding the proposed material for the stairs. If the proposed structure is more than 850 square feet in area, a variance would be needed.
4. Double 4" vinyl lap siding is proposed for the first floor and 7" wide vinyl board and batten siding is proposed for the second floor in "Greystone" to match the house. The house was approved with 8" wide board and batten siding, so the garage siding would be narrower,

unless the house siding was modified to be 7” wide. The roof is proposed as Tamko American Heritage Series “Virginia Slate”, which would match the house. The trim and gutters would be white to match the house, and the windows would also match. The garage door is proposed to be reused, and has horizontal panels. The man door on the north side and the second floor door are proposed as steel with one window each, and would have mini-blinds between the glass panes. Light fixtures are proposed above the garage and second floor doors, and two flush mounted lights are proposed in the carport ceiling.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington’s character. For repair work on older outbuildings, use new materials that match the old as closely as possible. New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

**Recommendations:**

Staff is recommending approval of this application, after receipt of an acceptable site plan, and details of the rear stairway. Although the Guidelines recommend saving older outbuildings, this garage no longer compliments the house and is of a size that is not as functional in modern times.

**Motion:**

**THAT THE REQUEST BY SHAWN MCNEIL OF THE GARAGE GURUS ON BEHALF OF JENNA SCHOLL REIK FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE EXISTING GARAGE AND CONSTRUCT A NEW GARAGE AT 802 EVENING ST. AS PER CASE NO. AR 44-18, DRAWINGS NO. AR 44-18, DATED MAY 11, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. Outdoor Seating – **656 High St.** (James Welte/Peace Love & Little Donuts) **AR 39-18**  
(Amendment to AR 20-17)

**&**

#### **D. Municipal Planning Commission**

##### **1. Conditional Use Permit**

- a. Restaurant in C-5 – Outdoor Seating – **656 High St.** (James Welte/Peace Love & Little Donuts)  
**CU 08-18** (Amendment to CU 01-17)

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

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

This commercial building was originally constructed in the early 1900's and is a contributing property in the Worthington Historic District. Magic Cruises & Tours has been on the north side of the building since 1989. A flower shop had been on the south side of the building since the late 1980's. Peace, Love & Little Donuts opened in the space last year. Approval of a Conditional Use Permit was given to the retail shop for indoor seating, and now approval for outdoor seating is sought.

##### **Project Details:**

1. One table with chairs is proposed on the sidewalk in front of the store. The applicant originally proposed 4 chairs with the table, but there may only be room for 2 chairs in order to leave 5' clear for pedestrian traffic.
2. The proposed table is a 30" round white metal table with chairs, matching what the business currently has inside the shop.
3. Removal of the table and chairs would be necessary during the Farmer's Market as a vendor has already been assigned to the space in front of the store for this season, and there would not be room for both.

**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 – The proposed table should not effect the traffic pattern.
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 previously approved hours for the business were generally 6:00 am – 6:00 pm, Monday through Friday; 7:00 am – 3:00 pm Saturday; and 8:00 am – 2:00 pm Sunday.
8. Shielding or screening considerations for neighbors – Not applicable.

9. Appearance and compatibility with the general neighborhood – The addition of an outdoor table should be compatible.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes seating and tables for use by patrons makes the entire area feel more open and pedestrian-friendly. The Architectural District Ordinance calls for design and materials to be compatible.

Worthington Conditional Use Permit Regulations

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

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington.

**Recommendation:**

Staff is recommending *approval* of these applications as the proposed table would be appropriately placed with 2 chairs only, as long as the furniture is removed on Saturdays during the Farmer's Market.

**ARB Motion:**

**THAT THE REQUEST BY JAMES WELTE TO AMEND CERTIFICATE OF APPROPRIATENESS AR 20-17 TO ALLOW OUTDOOR SEATING AT 656 HIGH ST., AS PER CASE NO. AR 39-18, DRAWINGS NO. AR 39-18, DATED MAY 4, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**MPC Motion:**

**THAT THE REQUEST BY JAMES WELTE TO AMEND CONDITIONAL USE PERMIT CU 01-17 BY ADDING OUTDOOR SEATING AT 656 HIGH ST., AS PER CASE NO. CU 08-18, DRAWINGS NO. CU 08-18, DATED MAY 4, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

### **C. Architectural Review Board – New (continued)**

6. Outdoor Seating – **666 High St.** (Ian F. Brown/The Whitney House) **AR 42-18** (Amendment to AR 40-16)

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### **D. Municipal Planning Commission (continued)**

#### **1. Conditional Use Permit**

- a. Restaurant in C-5 – Outdoor Seating – **666 High St.** (Ian F. Brown/The Whitney House) **CU 09-18** (Amendment to CU 04-16)

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

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

A Conditional Use Permit was granted for The Whitney House in September of 2014, which included indoor and outdoor seating. In 2016, a fenced-in area was approved near the building so patrons could be served alcohol while sitting outside, but was never established. City Council approved the Designated Outdoor Refreshment Area (D.O.R.A.) in 2017, which allowed patrons to drink alcohol at the outdoor seating area without an enclosure. Because the last approval only showed seating near the building, the restaurant is now asking for approval of additional seating near the streetscape wall.

#### **Project Details:**

1. Four tables with 3 chairs each would continue to be located adjacent to the front of the building. An additional 3 tables with 3 chairs each are proposed in the curve of the streetscape wall, leaving about 5' of clear space between the sets of tables for pedestrian traffic.
2. The proposed tables and chairs would match the existing, being 32" round marble tables and wicker chairs. Additionally, two 6' diameter black umbrellas would be used to provide shade as needed. The umbrellas would be placed close to the wall as to not interfere with pedestrian traffic.
3. Restaurant staff would be required to keep the area litter free and clean up any spills on the sidewalk.

**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 – The additional tables should not effect the traffic pattern.
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 approved previously approved hours of operation were: Monday – Saturday 9:00 am – 2:00 am; and Sunday 10:00 am – 11:00 pm.
8. Shielding or screening considerations for neighbors – Not applicable.
9. Appearance and compatibility with the general neighborhood – The outdoor seating is compatible.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes seating and tables for use by patrons makes the entire area feel more open and pedestrian-friendly. The Architectural District Ordinance calls for design and materials to be compatible.

Worthington Conditional Use Permit Regulations

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

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington.

**Recommendation:**

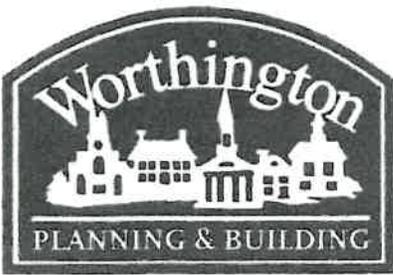
Staff is recommending *approval* of these applications, as the additional furniture would match the existing and the layout would provide enough space for pedestrian passage. To avoid safety or health concerns, smoking would not be allowed in the seating area.

**ARB Motion:**

**THAT THE REQUEST BY IAN F. BROWN TO AMEND CERTIFICATE OF APPROPRIATENESS AR 40-16 TO ALLOW ADDITIONAL OUTDOOR SEATING AT 666 HIGH ST., AS PER CASE NO. AR 42-18, DRAWINGS NO. AR 42-18, DATED MAY 8, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**MPC Motion:**

**THAT THE REQUEST BY IAN F. BROWN TO AMEND CONDITIONAL USE PERMIT CU 04-16 BY MODIFYING THE OUTDOOR SEATING AT 666 HIGH ST., AS PER CASE NO. CU 09-18, DRAWINGS NO. CU 09-18, DATED MAY 8, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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

Table with case details: Case # AR 38-18, Date Received 4-27-18, Fee \$200 Pd, Meeting Date 5-10-18, Filing Deadline, Receipt # 65180

1. Property Location 155 W Dublin Granville RD.

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) 614 204 5661

5. Property Owner Peter Tschafen

Address

Phone Number(s) 614 668-7547

6. Project Description ADD on about 1000 sqft to existing home and RENOVATE THE WHOLE HOUSE

7. Project Details:

- a) Design Hardi Plank B&B Exterior or Lapped Vinyl Siding with Hardi B&B on Front Gable, Porch, and Dormer above garage or Option 3 ALL LAP SIDING, VINYL OR HARDI
b) Color ALL WHITE
c) Size LAP SIDING would be a 5" LAP if allowed B&B then 16" o.c.
d) Approximate Cost 250K-200K Expected Completion Date Jan 2019

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.

tabled 5/10/18

James Ross Applicant (Signature)

4-26-18 Date

Peter W Tschafen Property Owner (Signature)

4/26/18 Date

Abutting Property Owners List for  
155 W. Dublin-Granville Rd.

Karen Carroll	163 W. Dublin-Granville Rd.	Worthington, OH 43085
Mariah & Joshua Myers	162 Sinsbury Dr. N	Worthington, OH 43085
Mary Debitetto	693 Evening St.	Worthington, OH 43085
Blair & Ashley Fujii	701 Evening St.	Worthington, OH 43085
Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, OH 43085

Supporting Statement - 155 West Dublin Granville Road - Peter Tschofen

We respectfully present plans, to the City of Worthington Architectural Review Board, to remodel the existing three-level split home at 155 West Dublin Granville Road, built in 1960.

Ross Builders & Design LLC has designed and proposed to remodel the existing home which will potentially accommodate my life's changing needs.

Proposed exterior material options, in order of preference, include:

*X*  
Option A - Full exterior board and batten cement board, cement board shakes on front gables and dormer, limestone over the existing brick and architectural asphalt roof shingles.

Option B - Cement board and batten on front of the house, paint existing brick, lap vinyl siding on remaining sides and architectural asphalt roof shingles.

Option C - Vinyl lap on all sides, vinyl shakes on front gables and dormer, paint existing brick and architectural asphalt roof shingles.

The proposed design and exterior materials will make and keep the home attractive for many years in Kilbourne Village subdivision, as well as the entrance to the City of Worthington.

*Option B Plus see next page for Materials*

# 155 W. Dublin-Granville Rd.



100-002821 04/20/2017

**Bitar, Lynda**

---

**From:** James Ross <jimr.rbd@gmail.com>  
**Sent:** Monday, May 14, 2018 7:28 AM  
**To:** Bitar, Lynda; Pete Tschofen  
**Subject:** Exterior Selections for 155 W Dublin Granville Rd.  
**Attachments:** Coach Light on both sides of garage door.pdf; Floor Plan.pdf; Garage Door Selection.pdf; Integrity Cover Sheet.pdf; Marvin Integrity Ultex P1.pdf; Marvin Integrity Ultrex Cut Sheet.pdf; Tschofen Front Door in Fir Pine no Knots.png; Ultrex Description.pdf

Lynda,

Here are the selections as requested

The front door shown in the picture has knots in the wood...ours will not but the door will also be stained a dark Walnut. Glass will be obscure in front door and 2 side lites...transom will not

Front of the house to be B and B out of Hardi material. Sides and back to be straight lap white vinyl siding...hopefully a 6" or 5" exposure

Brick to stay as is

Garage door to be a steel door from Wayne Dalton that will possibly painted a different color. As attached

Shingles to be Thunderstorm Grey by Certinteed Landmark 30

coach lights attached

Columns to be 12" round fiberglass columns with tuscan cap and base from H B and G...we all know what those look like.

Windows from Marvin Integrity Ultrex

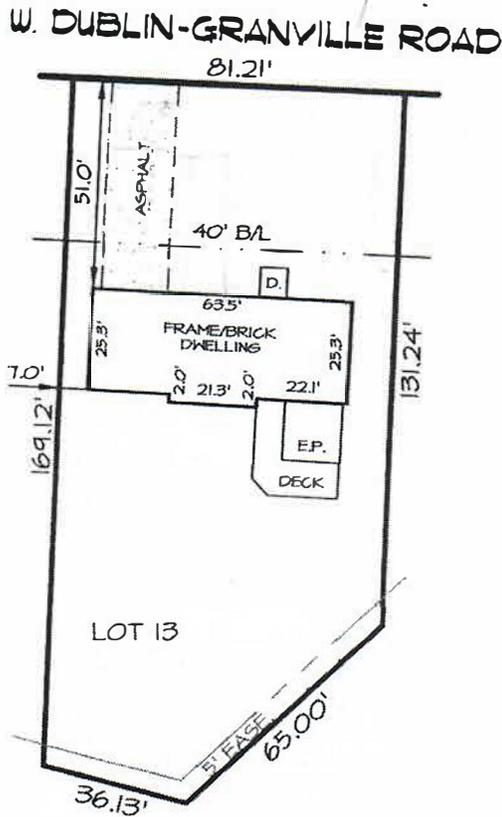
Thanks Jim



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
http://www.campbellsurvey.com

### MORTGAGE LOCATION SURVEY



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.



BUYER/OWNER

Address 155 W Dublin Granville Road

Kilbourne Village

State of Ohio, County of Franklin

Volume 28 Pages 62-63

City of Worthington, Ohio  
New Owner Peter Tschofen

Client Order No. 19373.OH

Date July 29, 2017

C & A Order No.  
CO144449

Present Owner Eric J and Susan N Carter

This is to certify to Bank of America and/or Great American Title Agency, LLC

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

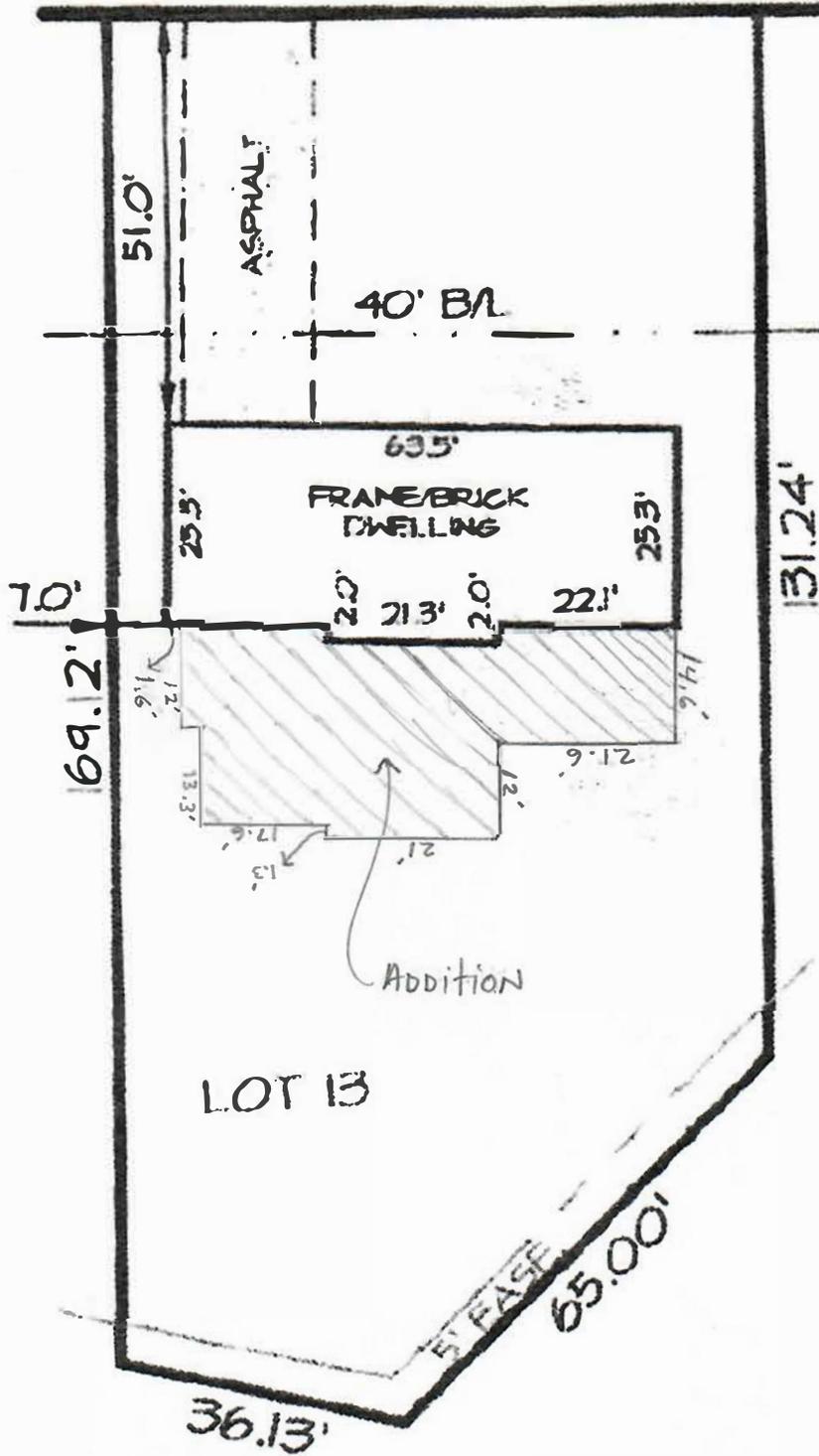
Matthew L. Campbell - Reg. Surveyor No. 8546

# 155 W. DUBLIN-GRANVILLE ROAD

81.21'

NEW SITE PLAN

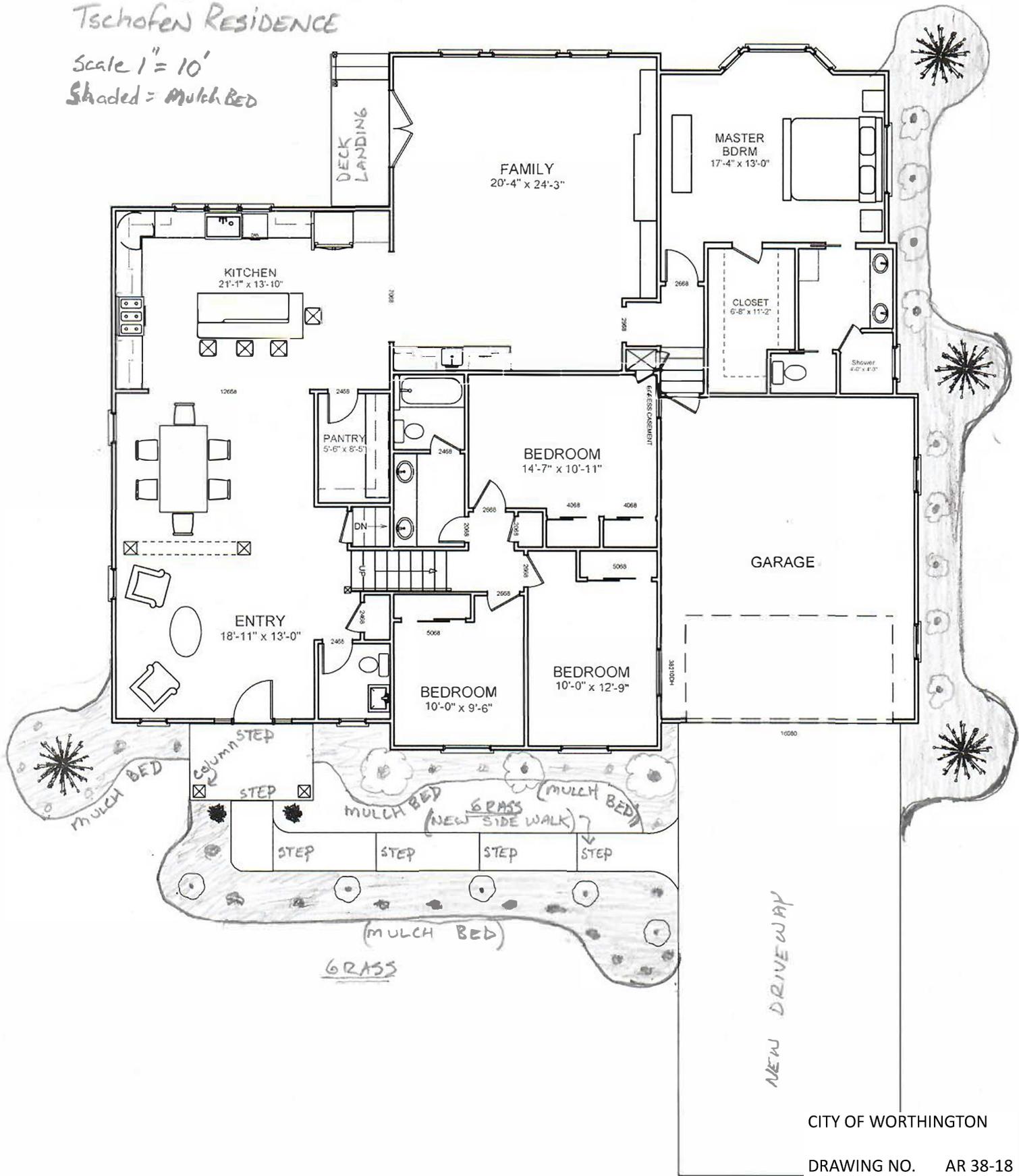
Scale 1" = 25'



CITY OF WORTHINGTON  
DRAWING NO. AR 38-18  
DATE 05-14-18

LANDSCAPE PLAN  
 155 W. Dublin Granville RD,  
 Worthington Ohio 43085  
 Tschofen RESIDENCE

Scale 1" = 10'  
 Shaded = Mulch Bed



Option B

Front Door - See North Elevation & Spec Sheet  
- Wood (no knots)  
- Dark Walnut  
- Obscured glass in door

Centinter 30yr Dimensional Shingles "Thunderstorm Gray"

Marvin Integrity Ultrex Windows

12" Round Fiberglass Columns

See north elevation & spec sheet - Wayne Dalton Color TBD

or 6"

White Hardi Cement BOARD & BATT 16" o.c. on North Wall and all white Trim.

Brick As Is

Soffits on all (4) sides to be ProBEAD vinyl in white.

5" STRAIGHT LAP white Vinyl SIDING ON EAST, West, & South Walls and all white Trim.

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DATE 05-14-18

155 W. Dublin - 112 RD  
Granville, OH 43041  
DATE: 5-17-18



NORTH ELEVATION  
 $\frac{1}{8}'' = 1'$

CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18





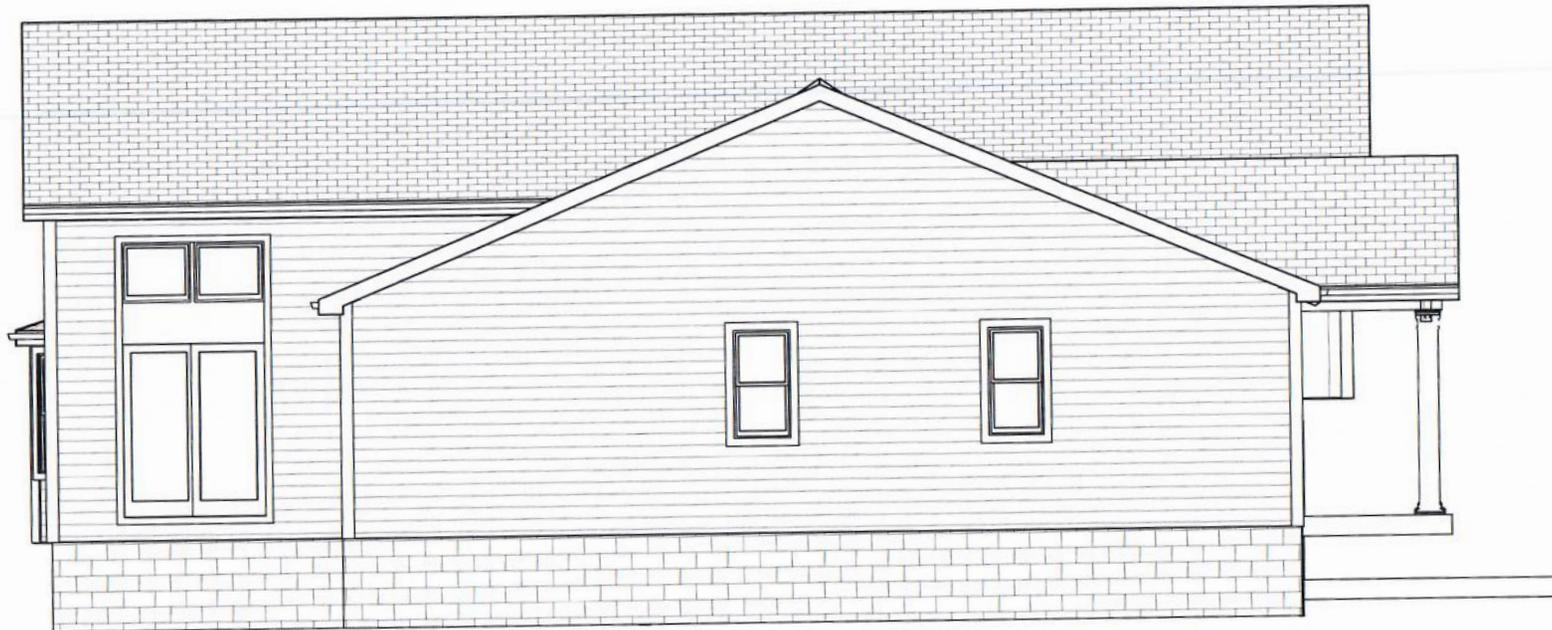
South ELEVATION  
 $\frac{1}{8}'' = 1'$

CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18

P2



EAST ELEVATION  
 $\frac{1}{8}'' = 1'$

CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18

(P3)

**ALL ULTREX<sup>®</sup>**  
S E R I E S



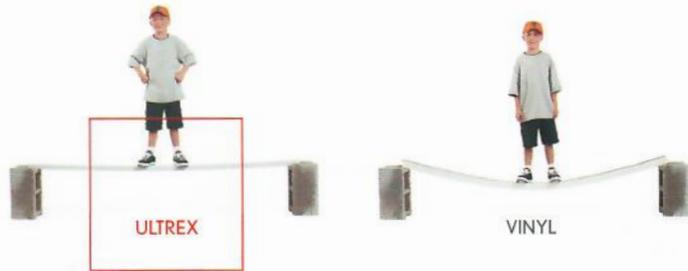
**BUILT TO  
PERFORM.**

CITY OF WORTHINGTON  
DRAWING NO. AR 38-18  
DATE 05-14-18

# Ultrex® Looks like a beauty. Works like a beast.

If you've ever struggled with an ill-fitting, dinged or cracked window, there's good news: Ultrex. Ultrex is superior to vinyl and roll-form aluminum in virtually every way – strength, beauty, stability, durability, and energy-efficiency. From easy installation to trouble-free maintenance (with virtually no call backs), Ultrex is a great window and door material that translates into a hassle-free experience.

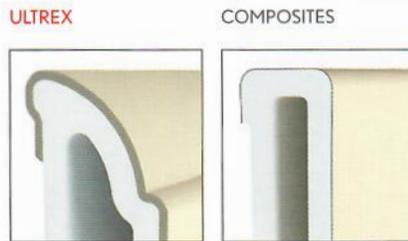
And it's from Integrity® from Marvin® Windows and Doors, the global leader in composite windows for more than a decade.



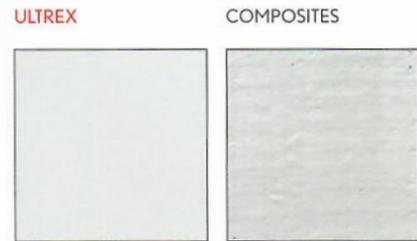
Ultrex is 8x stronger than vinyl! Tough, dependable, non-corrosive and low-maintenance, the last word in window and door construction is Ultrex.



Integrity windows have a clean glazing bead profile and have solid, square, weather-tight joints. Vinyl corners can arrive with messy welded corners and joints that aren't square.



With a finish up to 3x thicker than competitive finishes Integrity products won't dent, crack, chip, or peel. Its unmatched detailed profiles and superior tooling capabilities provide a look surpassing to vinyl.



Integrity windows use a patented, mechanically bonded finish, shown on the left, compared to the competitive finishes that are painted on and can be unsightly.

## PREMIUM FINISH

Ultrex is the first and only material to be listed under all three of AAMA's 2010 voluntary fiberglass/composite finish specifications.

	AAMA 623-10	624-10*	625-10*
ULTREX	◆	◆*	◆*
COMPETITION	—	—	—

\* The Ultrex patented coating system is listed under the AAMA Verified Components List (VCL) for AAMA 624-10 and AAMA 625-10, with the exception to the long-term outdoor weathering performance test, which is currently in progress.

## Ultrex A foul weather friend

Ultrex stands up to rain, wind, heat, time – looking beautiful and performing well, long after other window and door materials have lost their luster. A patented high-performance coating process, superior to anything else on the market, puts down a heavy acrylic finish: no pin-holes, no striations, no chalking, no fading, no scratching, no UV degradation – no worries.

Ultrex resists distortion even at temperatures up to 350°F. Rapid temperature change doesn't faze it: When the mercury climbed from -30°F to 70°F, a 6' stile changed less than 1/32" in length.

And Ultrex can be painted dark colors, even black, without compromising its structural integrity.

CITY OF WORTHINGTON

DRAWING NO. AR 38-18

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CITY OF WORTHINGTON

DRAWING NO. AR 38-18

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# Double Hung

STUNNING LOOKS, WITH SURPRISING DEPTH.



The Double Hung is equipped with a standard full screen; optional half screen is available.

Tilt latches are ergonomically designed and easy to operate making tilting and cleaning this window even easier.

Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.

Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.

Bring traditional beauty where it hasn't been traditional. The All Ultrex® Double Hung window offers clean, even and measured sight lines that provide significant depth where historically only a flat vinyl facade has been present. Add superior DP50 performance on a majority of sizes, factory applied installation accessories and unparalleled delivery and this window not only looks great it performs great. Mull with picture units, transoms, Round Tops, other Double Hungs or Polygon units to create a myriad of assemblies. Factory Mulling and Field Mulling Kits are available.

Both sash tilt and remove easily, with no tools or strings to detach.

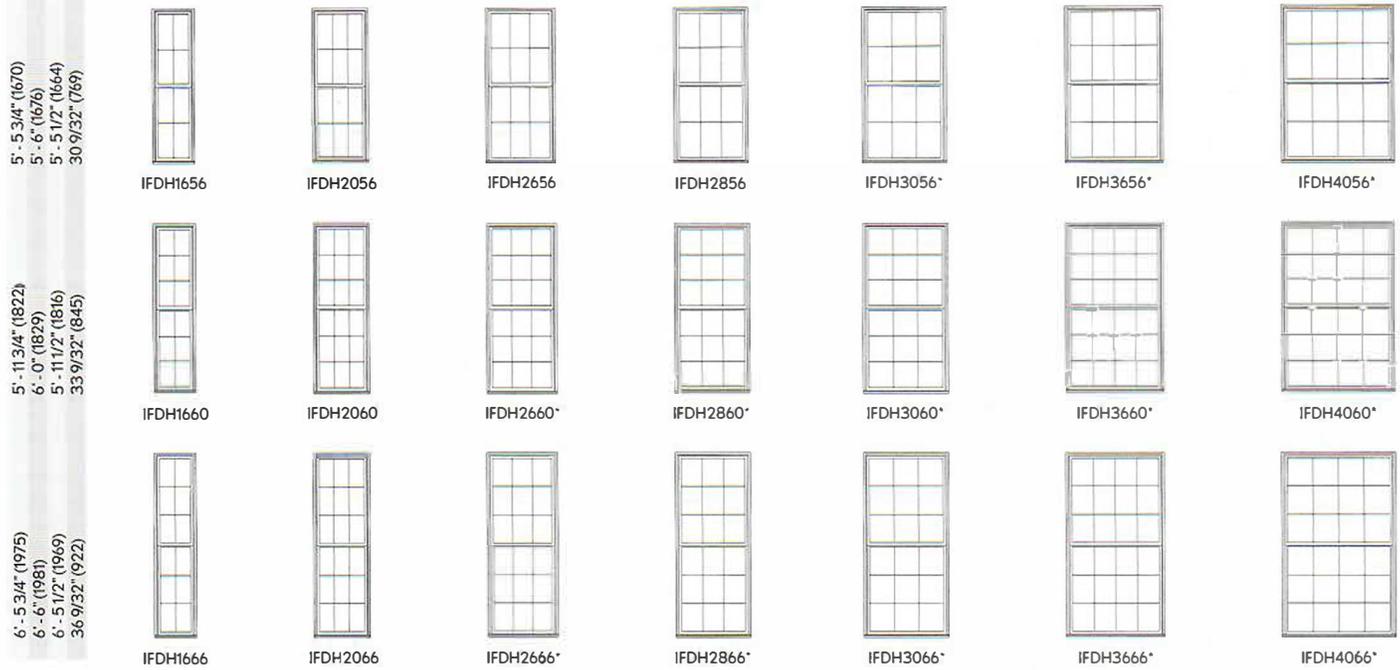


# DOUBLE HUNG

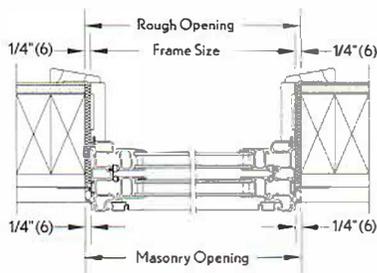
INTEGRITY<sup>®</sup> FROM MARVIN<sup>®</sup>  
ALL ULTREX<sup>®</sup> SERIES

Operating Units – 18", 24", 30", 32", 36", 42", 48" Widths

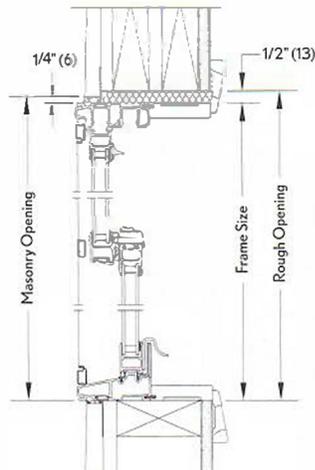
<b>Masonry Opening</b>	1'-6" (457)	2'-0" (610)	2'-6" (762)	2'-8" (914)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
<b>Rough Opening</b>	1'-6" (457)	2'-0" (610)	2'-6" (762)	2'-8" (914)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
<b>Frame Size</b>	1'-5 1/2" (445)	1'-11 1/2" (597)	2'-5 1/2" (749)	2'-7 1/2" (902)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-11 1/2" (1207)
<b>Glass Size</b>	13 17/32" (344)	19 17/32" (496)	25 17/32" (649)	27 17/32" (703)	31 17/32" (801)	37 17/32" (953)	43 17/32" (1106)



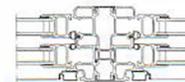
## Construction Details



Jamb



Head Jamb & Sill



Vertical Mullion



Horizontal Mullion  
Transom/Operator

CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18



38-39/144



## Custom Designed Doors

## Custom Glass Panel Doors

Invite natural light into your home with our custom glass designs.



© Custom Designed Doors

Door #144 2 LT (M), Side Lite  
4760, Transom 6704, all shown  
in Kinley Aisle with Family  
Bamboo Glass  
See pages 87, 130 and 131



#144 2 LT (M)  
Net Size



#144 2 LT (M)  
Net Size

Custom Door #1003  
(M), top half panels installed  
w/ glass shown in Walnut  
See page 83



#144 2 LT (M)  
Net Size with Custom Design



#144 2 LT (M)  
Net Size with Custom Design



© Custom Designed Doors



#144 2 LT (M)  
Net Size



#144 2 LT (M)  
Net Size

Virtually any wood panel can be replaced with glass.

With our extraordinary selection of glass choices including opaque, textured and etched glass, you have endless possibilities to create custom doors to fit your motif in any room or entryway.

Single Transoms | Single Transoms Plus | All Doors | Two Panels | All Windows | Triple Transoms Plus | Triple Transoms Plus with Top Panel

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DATE 05-14-18

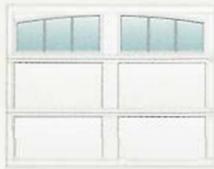
*From traditional to modern – always the right look.*

Choose two-, four-, six- or eight-panel styling that evokes the look of a by-gone era. Available with solid panels, arched-top or square-top windows.

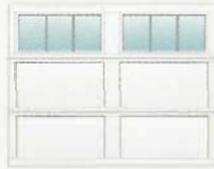
**By Wayne Dalton**



Solid



6 Window Arched



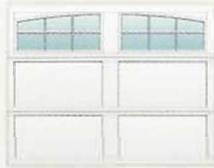
6 Window Square



8 Window Arched



8 Window Square



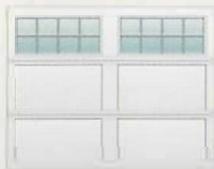
12 Window Arched



12 Window Square



16 Window Arched



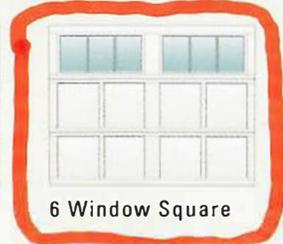
16 Window Square



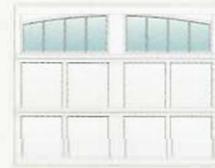
Solid



6 Window Arched



6 Window Square



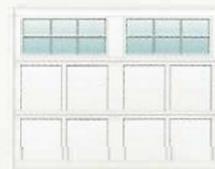
8 Window Arched



8 Window Square



12 Window Arched



12 Window Square



16 Window Arched



CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18

# CHERRY CREEK

CAST ALUMINUM IN  
VINTAGE BLACK FINISH  
WITH WHITE LINEN GLASS

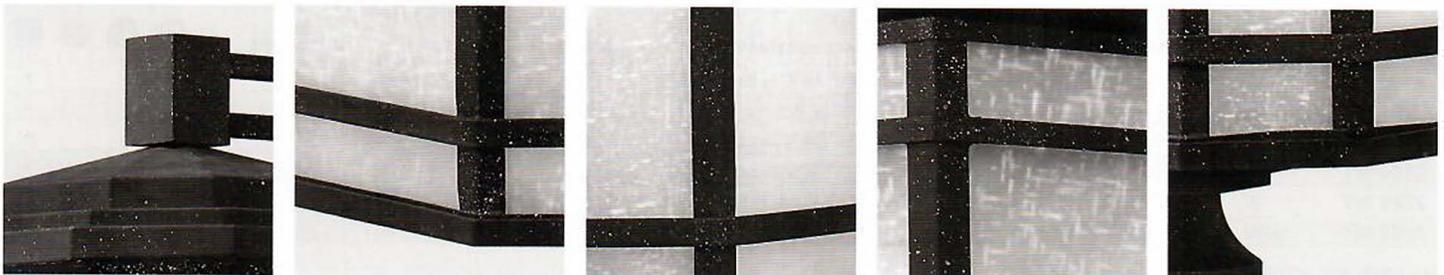


CITY OF WORTHINGTON

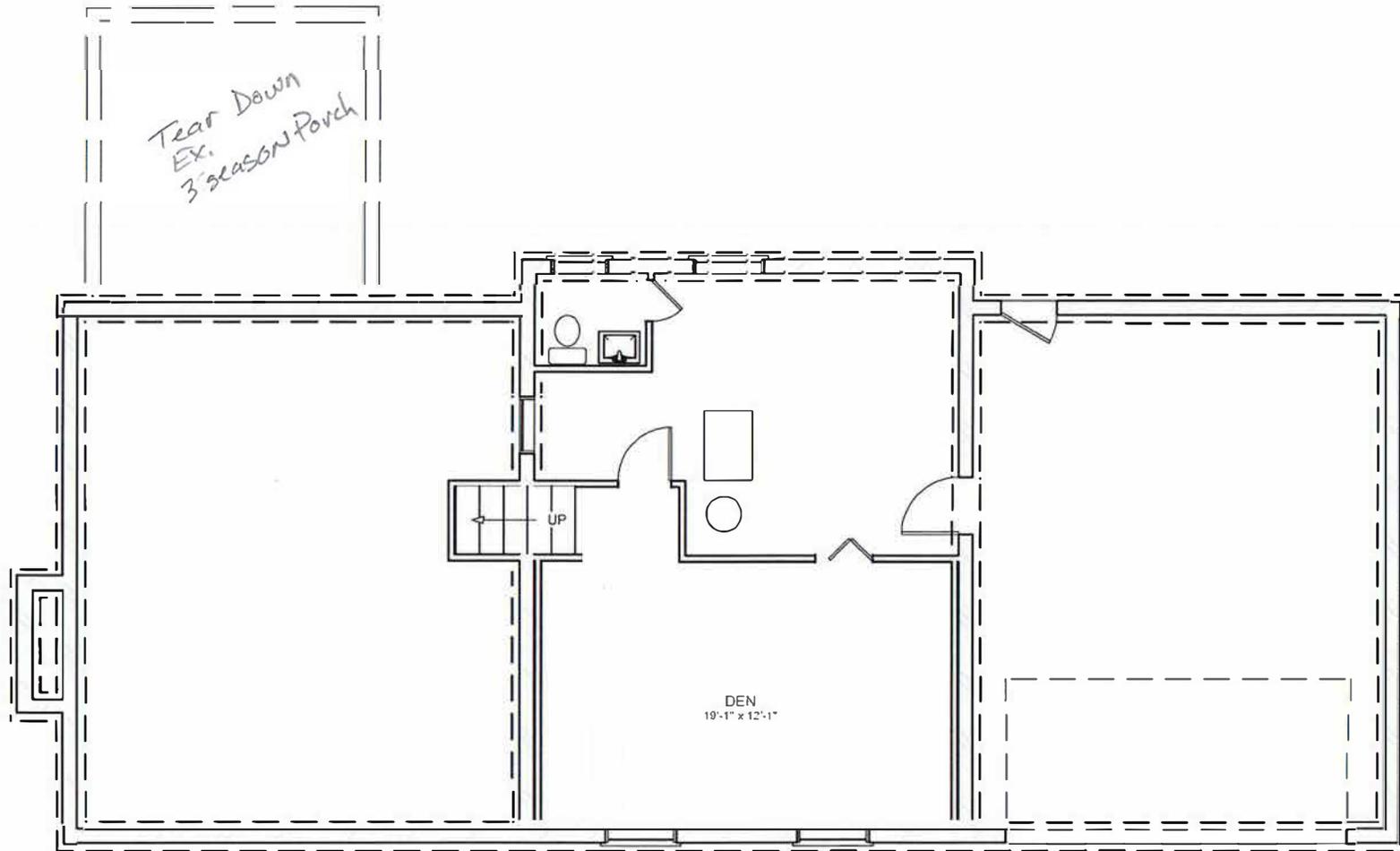
DRAWING NO. AR 38-18

DATE 05-14-18

1275 VK



EXISTING FOUNDATION & LOWER LEVEL

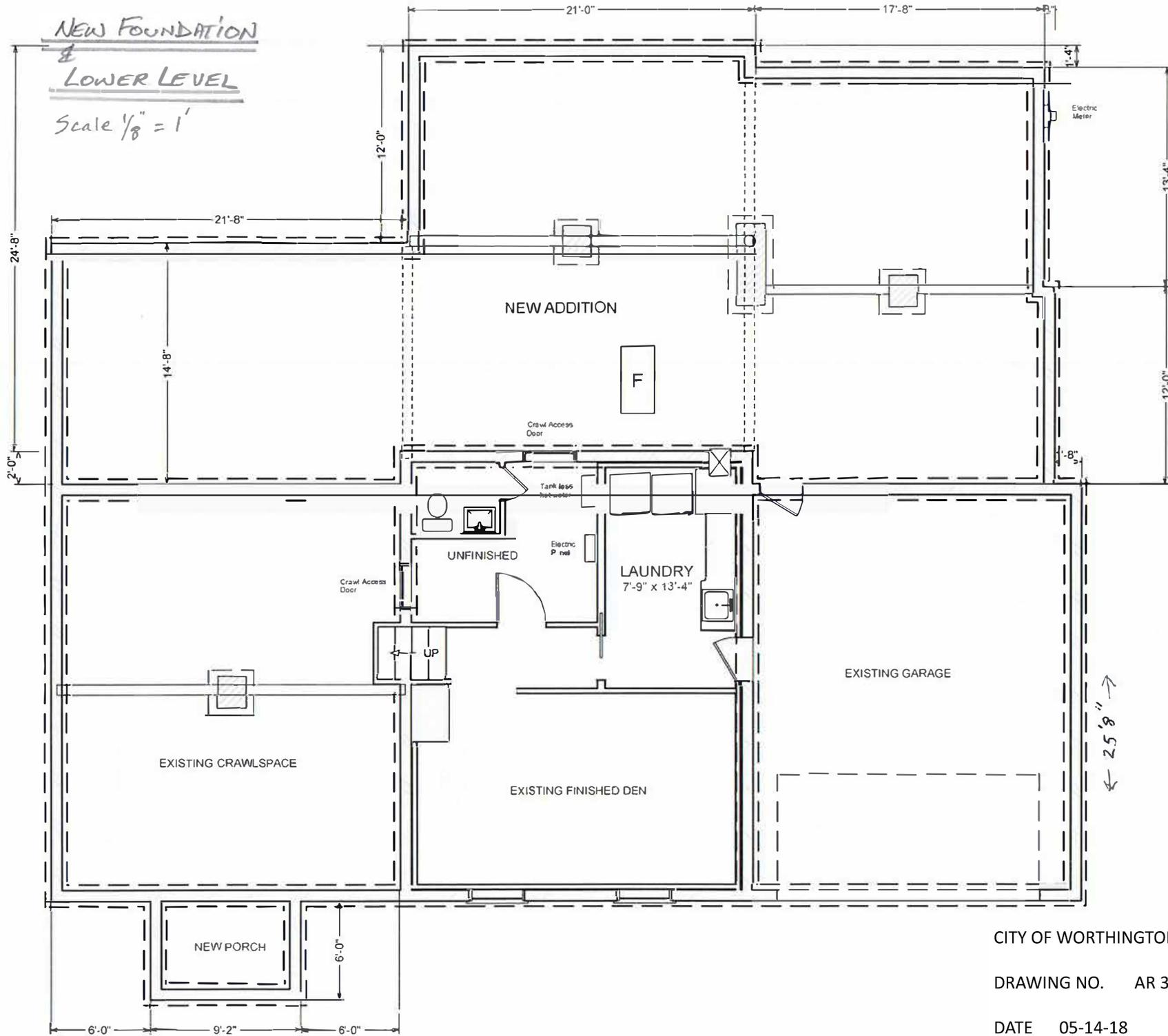


CITY OF WORTHINGTON

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P.1.



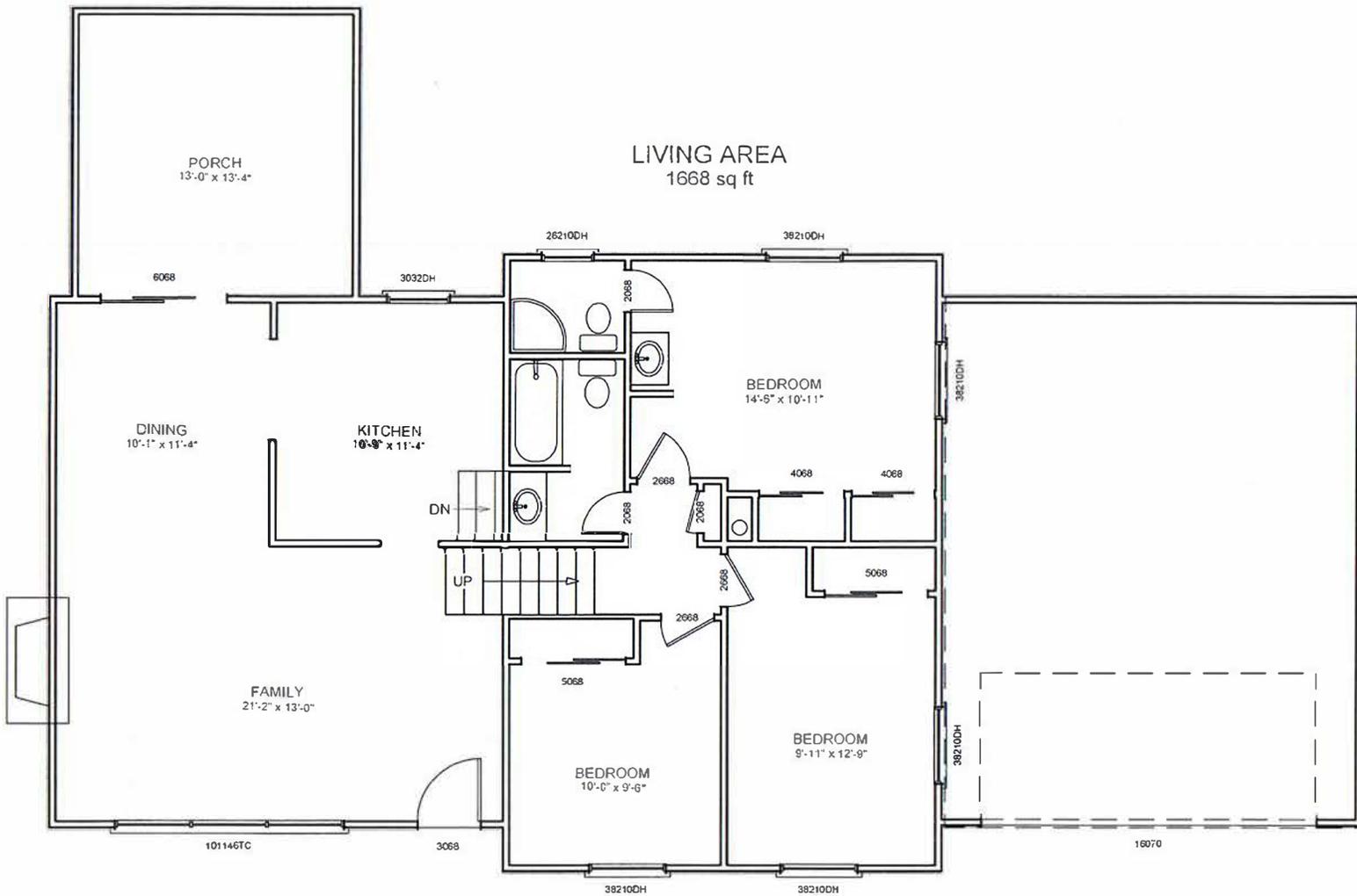
CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18

P. 2

EXISTING MAIN LEVEL & SECOND FLOOR.



CITY OF WORTHINGTON

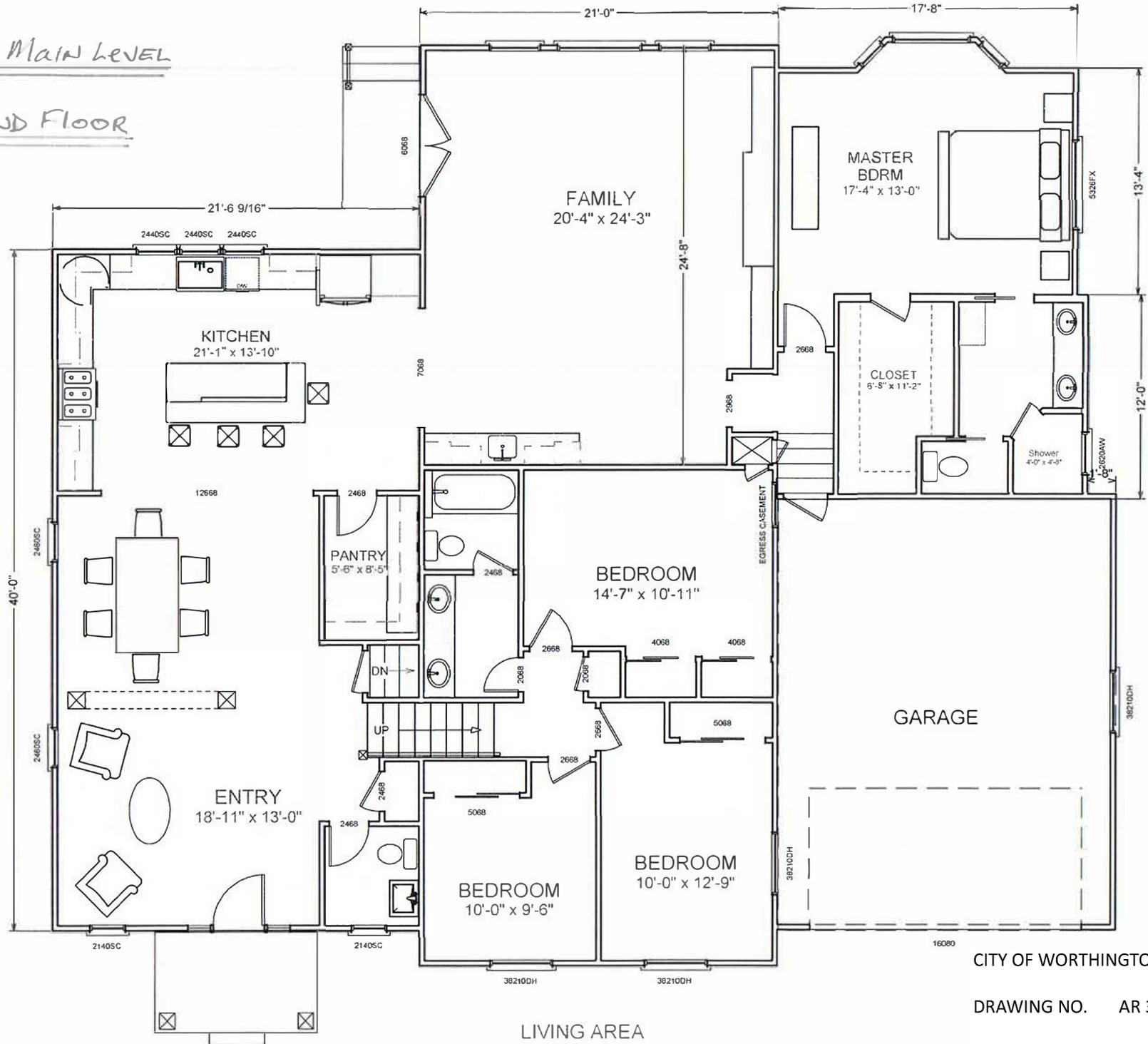
DRAWING NO. AR 38-18

DATE 05-14-18

NEW MAIN LEVEL

4

SECOND FLOOR



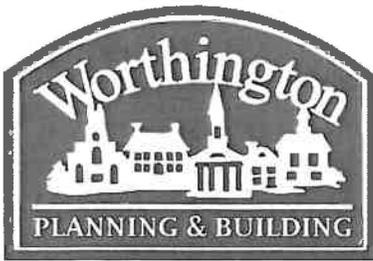
LIVING AREA  
2446 sq ft

CITY OF WORTHINGTON

DRAWING NO. AR 38-18

DATE 05-14-18

P.4



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

Case #	AR 40-18
Date Received	5-3-18
Fee	\$3.00
Meeting Date	5-24-18
Filing Deadline	
Receipt #	

1. Property Location 601 Oxford Street
2. Present/Proposed Use Gable Garden Shed
3. Zoning District R-10
4. Applicant Andrew & Melissa Smullen  
 Address 601 Oxford Street, Worthington  
 Phone Number(s) 614.361.7341 ; 614.313.3955
5. Property Owner Andrew & Melissa Smullen  
 Address 601 Oxford Street, Worthington  
 Phone Number(s) 614.361.7341 ; 614.313.3955
6. Project Description Gable Garden Shed  
(see attached)
7. Project Details:
  - a) Design Alpine Gable Shed
  - b) Color Driftwood Wilderness
  - c) Size 8' x 14' (112 sq. ft.)
  - d) Approximate Cost \$3,200<sup>00</sup> Expected Completion Date June 1<sup>st</sup>

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

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

[Signature]  
 Applicant (Signature)

5-3-18  
 Date

[Signature]  
 5/3/18

[Signature]  
 Property Owner (Signature)

5-3-18  
 Date

[Signature]  
 5/3/18

Abutting Property Owners List for  
601 Oxford St.

Diane Smullen		609 Oxford St.	Worthington, OH 43085
Andrew & Kristen Senff		614 Oxford St.	Worthington, OH 43085
Denis & Natalie Moore		60 W. Short St.	Worthington, OH 43085
Jules Knowlton		593 Oxford St.	Worthington, OH 43085
Adriana Dawes	Leo Comitale	600 Evening St.	Worthington, OH 43085
Amy Tumblin		610 Evening St.	Worthington, OH 43085
Parks & Mary Deaton		620 Evening St.	Worthington, OH 43085

## **Supporting Statement for an Outdoor Shed at 601 Oxford St, Worthington, Ohio:**

We are interested in purchasing an outdoor Gable Shed for our home. The shed will be custom built by Ohio State Barns/Amish Built. The location of the shed will be in the far left-hand side of our lot. Per Worthington guidelines, the shed will be 5 feet off the south property line and 15 feet off the west property line. The measurements of the shed will be 8 feet in width by 14 feet in depth (112 square feet). The entrance doors and one window will face due north and will not be visible from the street. There will be one window with shutters on the east side of the shed that will be visible from the street for aesthetics. The siding will be stained in Driftwood Wilderness which is a semi-transparent stain that compliments the pine trees in our backyard and the deck on our house. The shingles on the roof will be Alpine Dark Gray to match the siding. The shed will be approximately 240 feet from the street and inconspicuous due to the elevation drop and overhang from neighboring trees.

### **Shed Floor- Supreme**

- 2x6 treated tongue & groove
- 4x4 treated skids/runners

### **Shed Walls**

- premium grade lumber
- 16" O.C. wall studs
- strongback nailers
- 6'6" sidewalls
- EPEX treated cedar trim to prevent mold, mildew, fungal decay & termite infestation
- Primed Duratemp siding

### **Shed Construction**

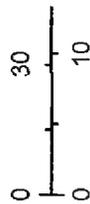
- metal truss plates
- double 2x8 top plate
- 52" double door with two transom windows
- Two 24x36" windows

### **Shed Roof:**

- aluminum dripedge (brown)
- 4"pitch roof
- 3-tab shingles in Alpine Dark Gray

The approximate cost of the project will be \$3,200.00





CITY OF WORTHINGTON  
 DRAWING NO. AR 40-18  
 DATE 5/2/18

# quality turned inside out

"Re-Structure  
Your Backyard"

Aluminum Dripedge...page 4

Metal Truss Plates...page 4

Shingle or Metal Roof...page 52

EPEX Treated Trim...page 4

Paint or Stain Colors...page 54-55

Strongback Nailer...page 6

2x4" Framing 16" O.C.

Premium Grade Lumber

4x4" Treated Runners

Choice of 3 Floor Models...page 7

Wood or Vinyl Siding...page 49-51

Triple-layer door system...page 5



AR4018  
5/3/18

Built On-Site &  
Pre-Built Structures

# Alpine Structures

Our signature series — the Alpine Structures are bigger buildings, with flexible options. Building sizes start at 8x8' all the way to 16x32' and include special features like a 12" overhang on gable ends and air vents. Careful consideration should be taken when choosing the flooring, the Alpine Structures are available in standard, deluxe and supreme models, for more information see page 7.

CITY OF WORTHINGTON  
DRAWING NO. AR40-18  
DATE 5/2/18



**Gable 12" O.H. 10**  
7' Sidewalls  
1-24x36" Aluminum window  
Bar shutters  
52" Double doors  
4/12 Pitch roof  
2x4" Single top-plate  
Sizes: 8x8' - 16x32'



**Barnstyle 4' 12**  
4' Sidewalls  
52" Double doors  
2x8" Double top-plate  
Storage loft B\*\*  
Sizes: 8x8' - 14x24'



**Barnstyle 6'6" 14**  
6'6" Sidewalls  
52" Double doors  
2x8" Double top-plate  
Storage loft B\*\*  
Sizes: 8x8' - 16x32'



**Barnstyle 4' O.H. 16**  
6'6" Sidewalls  
52" Double doors  
2x8" Double top-plate  
Storage loft B\*\*  
Sizes: 10x12' - 16x32'



**A-Frame 4' 18**  
6'6" Sidewalls  
1-24x36" Aluminum window  
Bar shutters  
52" Double doors  
12/12 Pitch roof  
2x4" Single top-plate  
Storage loft B\*\*  
Sizes: 10x14' - 16x32'



**Cottage 20**  
6'6" Sidewalls  
1-24x36" Aluminum window  
Bar shutters  
52" Double doors  
30" Single door  
6/12 Pitch roof  
2x4" Single top-plate  
Sizes: 8x12' - 16x32'



**Cove 22**  
6'6" Sidewalls  
2-24x36" Aluminum windows  
Bar shutters  
52" Double doors  
30" Single door  
6/12 Pitch roof  
2x4" Double top-plate  
Storage loft A\*  
Sizes: 8x12' - 16x32'



**Frontier 24**  
6'6" Sidewalls  
1-18x27", 1-24x36" alum. windows  
Bar Shutters  
52" Double doors  
30" Single door  
12/12 Pitch roof  
2x4" Single top-plate  
Storage loft A\*  
Sizes: 10x14' - 16x32'



**Gable 42" 26**  
6'6" Sidewalls  
1-24x36" Aluminum window  
Bar Shutters  
52" Double doors  
2x4" Single top-plate  
Sizes: 8x8' - 12x24'



**Quaker 27**  
6'6" Sidewalls  
1-24x36" Aluminum window  
Bar shutters  
52" Double doors  
4/12 Pitch roof  
2x4" Single top-plate  
Sizes: 8x8' - 12x24'

A\* = 4' loft in buildings up to 10' long, 2-4' lofts in buildings over 10' long.  
B\*\* = 2' loft in 8' wide buildings, 4' loft in 10' wides, 2-4' lofts in 12', 14', and 16' wides.

see page 7 for flooring options!



# Window & Door Options

## VINYL SHUTTER & FLOWERBOX COLORS

- |          |          |
|----------|----------|
| 1. White | 4. Green |
| 2. Black | 5. Grey  |
| 3. Brown | 6. Clay  |

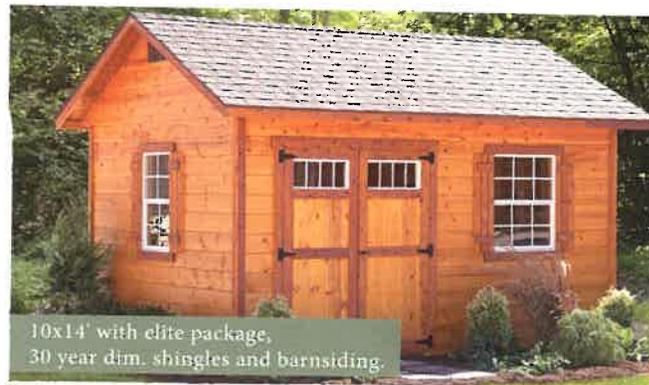
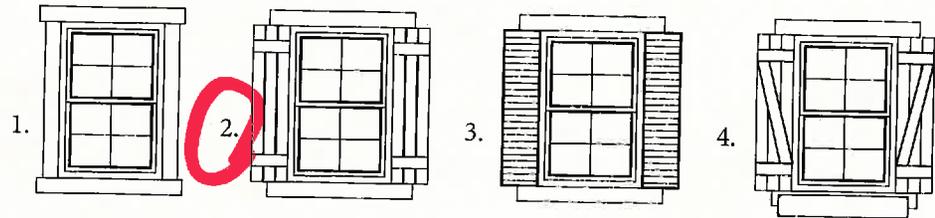


## WINDOWS SIZES & STYLES

*Aluminum*  
18x27"  
24x36"  
30x36"

*Insulated*  
24x36"  
36x40"

1. Window with trim
2. Wooden Shutters
3. Vinyl Shutters
4. Wooden "Z" shutters & vinyl flowerbox



CITY OF WORTHINGTON

DRAWING NO. AR40-18

DATE 5/3/18

# Roof Option

OPTIONS



## STANDARD 3-TAB SHINGLES



CITY OF WORTHINGTON

DRAWING NO. *AR40-18*

DATE *5/3/18*

pinestructures.net

## duratemp siding



Roseburg DuraTemp® siding has a natural textured appearance. Its surface is 100% clear and free of patches and repairs. It's easy to paint, and can withstand exposure to the elements. Duratemp® is manufactured with a strong plywood veneer inner core that is made of western softwood veneer and a fully water resistant (NAUF) phenolic resin. The surface is a tough hardboard face that won't split, crack or check — even with rough treatment. The plywood core is easy to handle and install yet stronger than most other siding products. Unlike vinyl and cement siding, DuraTemp® Siding is made from real wood, an environmentally friendly renewable resource.



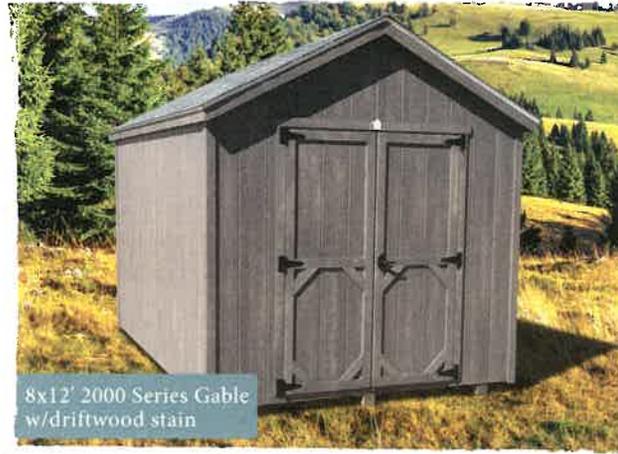
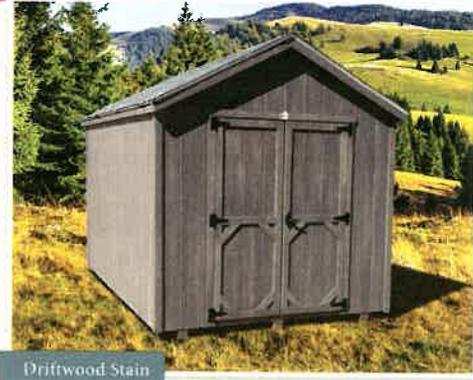
## key advantages

- Primed
- Hardboard face
- Plywood interior
- No treatment against termites or decay

pinestructures.net

## WILDERNESS STAINS

Enjoy the beauty of a semi-transparent stain coupled with the durability of Smartside siding.



CITY OF WORTHINGTON  
DRAWING NO. AR40-18  
DATE 5/3/18

# Alpine Gable

## WITH 12" OVERHANG

GABLE 12"

### STANDARD FEATURES

**FLOOR MODELS** see page 7  
Available in Standard, Deluxe or Supreme

#### SIDEWALL HEIGHT

6'6" Sidewalls (7'1" inside headroom)  
7' and 8' sidewalls optional

#### ROOF

4 Pitch roof  
Aluminum dripegde

#### CONSTRUCTION

Strongback Nailer  
Primed Smartside Siding  
2x4" wall framing  
2x4" single top-plate  
4" Fascia Trim  
Air Vents

#### LOFTS

4' loft in buildings up to 10' long  
2-4' lofts in buildings over 10' long

#### DOORS

52" double doors with USA made lockset

#### WINDOWS

1 window with Bar shutters  
18x27" window in buildings up to 12' long  
24x36" window in buildings over 12' long

### ELITE PACKAGE INCLUDES

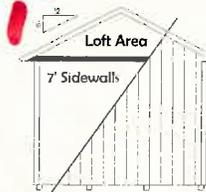
7' Sidewalls  
6 Pitch roof  
Lofts

4' loft building up to 10' long  
2-4' loft in buildings over 10' long

10x12 DEL. \$3060!  
Sup. \$3245!



Standard  
6'6" Sidewalls - 4 Pitch - No Loft



Elite Package  
7' Sidewalls - 6 Pitch - Loft

LA Tax

www.alpinestructures.net

CITY OF WASHINGTON

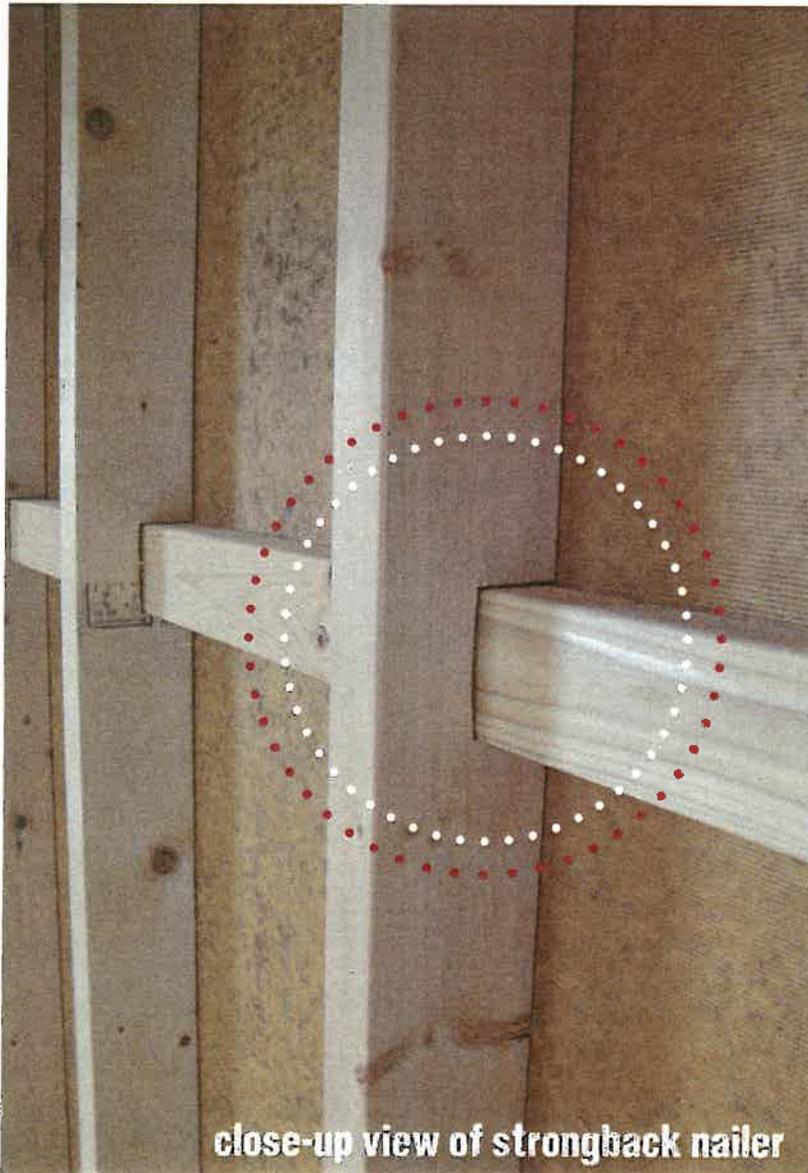
DRAWING NO. AR40-18

DATE 5/3/18

# Alpine strongback nailer

STRONGBACK

www.alpinestructures.net



close-up view of strongback nailer

- A STRONGER WALL
- A STRAIGHTER WALL
- INCREASED NAILING SURFACE
- STANDARD ON ALL HIGH SIDEWALLS

CITY OF WORTHINGTON

DRAWING NO. AR4018

DATE 5/3/18

Using computerized components saws, each individual wall stud is cut with a specialized notch. We then install our 2x3" Strongback Nailer, creating a *straighter, stronger wall* and providing *increased nailing surface* for our siding panels.



cutting-edge equipment

# floor models

## Q. Why are the floor joists flat vs. on edge?

**A. Structural Integrity...** Flat joints mean more holding power by face-nailing floor joists to 4x4" runners vs. toe-nailing.

**A. Larger support area...** actual distance between floor joists is only 12 1/2"!

**A. Ease of use...** Enjoy a minimal step up into your building with this user friendly design.

FLOOR MODELS

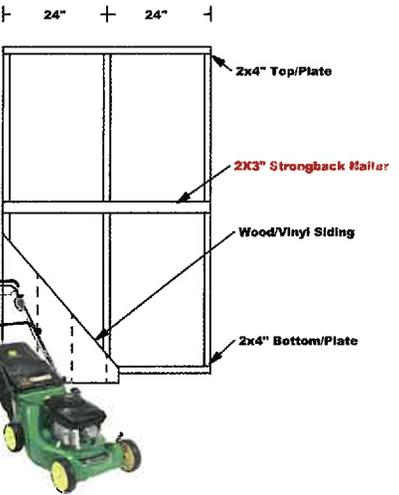
www.alpinestructures.net

### 2000 Series



**Floor:**  
1/2" CDX Plywood-16" O.C. floor joists  
4x4" treated skids

**Walls:**  
24" O.C. wall studs

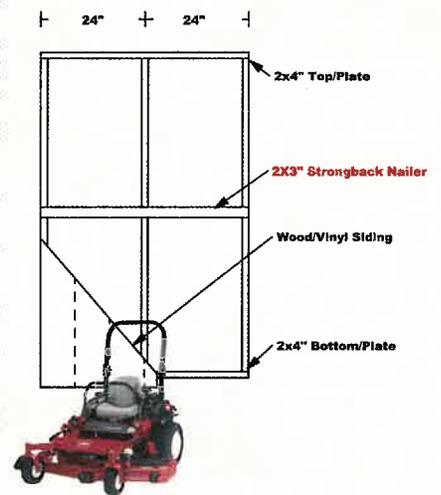


### Standard Model



**Floor:**  
3/4" CDX Plywood-16" O.C. floor joists  
4x4" treated skids

**Walls:**  
24" O.C. wall studs

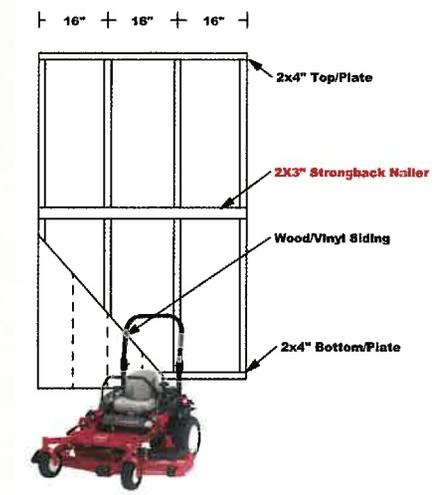


### Deluxe Model



**Floor:**  
3/4" Treated Plywood-16" O.C. floor joists  
4x4" treated skids

**Walls:**  
16" O.C. wall studs

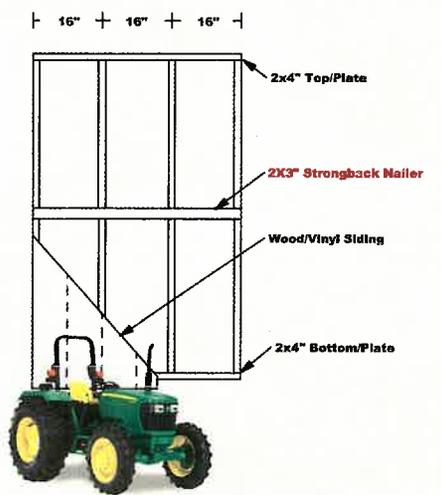


### Supreme Model

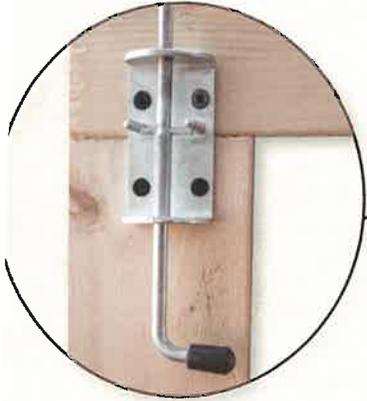


**Floor:**  
2x6" Treated Tongue & Groove  
4x4" treated skids

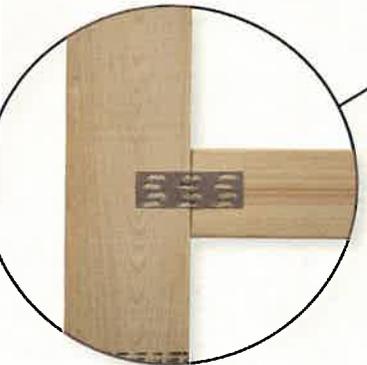
**Walls:**  
16" O.C. wall studs



# the triple-layer door system



Spring-loaded barrel bolts.  
Included on top & bottom of door.



Metal truss plates for superior strength.



**Layer #1...** Our 2x3" Door frame is built with premium grade lumber and fastened with a metal truss plate for superior strength.

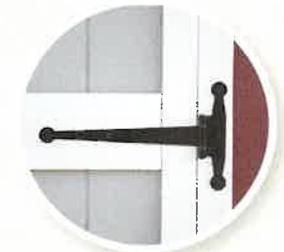
**Layer #2 ...** Siding of your choice, (smartside, duratemp or barnsiding)

**Layer #3..** EPEX X TRIM treated against termites and decay, this trim is ready to face the outdoors.



6" Heavy-duty T-hinges with bushings.

Standard on "Alpine" & "2000 Series."



12" Decorative T-hinges with bushings.

Standard on EZ-Fit Sheds.

CITY OF WORTHINGTON

DRAWING NO. AR40-18

DATE 5/3/18



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

Case #	AR 41-18
Date Received	5-8-2018
Fee	\$12 pd
Meeting Date	5-24-2018
Filing Deadline	
Receipt #	65226

1. **Property Location** 6152 Maxton Place - 43085

2. **Present/Proposed Use** Update to Patio, add fence

3. **Zoning District** \_\_\_\_\_

4. **Applicant** Meganne & Elliott Thaxton

**Address** 6152 Maxton Place - 43085

**Phone Number(s)** 614 394 4442 & 540 520 1922

5. **Property Owner** Meganne & Elliott Thaxton

**Address** 6152 Maxton Place - 43085

**Phone Number(s)** 614 394 4442 & 540 520 1922

6. **Project Description** Replace/update concrete patio w/ pavers,

add landscaping inside existing approved fence, install short black aluminum fence, inside current landscaping

7. **Project Details:**

a) **Design** See attached

b) **Color** Pavers = Herringbone, Fence = black aluminum

c) **Size** See attached

d) **Approximate Cost** \$8,000 (Patio) **Expected Completion Date** June 22nd  
\$4,000 (Fence)

**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.

Meganne Thaxton  
 Applicant (Signature)

4/26/18  
 Date

Meganne Thaxton  
 Property Owner (Signature)

4/26/18  
 Date

Abutting Property Owners List for  
6152 Maxton Pl.

Lee & Kristin Fischer	6162 Maxton Pl.	Worthington, OH 43085
Aaron & Dina Hunt	324 E. Granville Rd.	Worthington, OH 43085
Martin & Nancy Schmidt	317 E. Granville Rd.	Worthington, OH 43085
Abigail & Adam Poklar	307 E. Granville Rd.	Worthington, OH 43085
Daniell Dedels	305 E. Granville Rd.	Worthington, OH 43085
Jason & Kimberly Jordan	716 Greenwich St.	Worthington, OH 43085
Dougals & Michelle Sarff	6155 Maxton Pl.	Worthington, OH 43085
Thomas & Davina Blake	6167 Maxton Pl.	Worthington, OH 43085

**Supporting Statement**

Thank you for considering our application for the update to our home. We just got married in September and bought our first house together in October! We are very excited to be residents of Worthington and looking forward to making many memories here!

Being on the corner of a main road (Granville/161), privacy and safety are important to us. As well, we hope to be able to fully utilize our entire property and would like to update the aesthetic features of our yard to be more in-line with the look and feel of Worthington. Therefore, we are requesting the following two updates:

1. **Patio**: Exhibits A-C, plus examples. Update the existing concrete slab patio to a more aesthetically pleasing patio that is functional for use. This includes the following updates;
  - a. Removal of existing concrete, replaced by pavers (see examples provided).
  - b. Update landscaping inside existing fence.
  - c. Seating area (made of pavers), measuring approximately 12 lineal feet wide, 18.75 inches high.
  - d. Four foot diameter round next to seating area; 15.75 inches high.
  - e. Lineal L shaped grill case at 36 inches.
  - f. Professional grade outdoor lightening to include 12 watt transformer → 1 up light; 2 path lights; and 4 wall/step lights for safety.
2. **Fence**: Exhibits D – I. Install a 5 foot high black aluminum fence inside the current landscape for protection and safety. The fence is also an added courtesy to our neighbors since we have two dogs. In order to preserve a community feel to our neighborhood, we would install the fence inside the existing landscaping that will eventually “hide” the fence once it reaches maturity. Our request is to install the fence on the inside of the greenery on our property. We also chose a style of fence that we saw frequently used by residents throughout Worthington, including a neighbor in our cul de sac.

We have two dogs and a young nephew who we hope will be able to enjoy and play in our backyard. We fully intend to keep our patio, our yard and the fence (if permitted) in well-maintained condition – we take great pride in our home and neighborhood.

Thank you for your consideration.

-Elliott and Meganne Thaxton

# 6152 Maxton Pl.

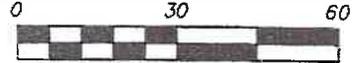


100-006304 04/26/2017

MORTGAGE LOCATION PLAT

Lot 7 Amd. Plat Maxton Place Worthington, Ohio  
Plat Book 71, Page 3 Franklin Co. Recorder's Office

For: Valley Title & Escrow Agency, Inc.  
Huntington National Bank  
Seller: Kanumilli  
Buyer: Thaxton / Piccione



Scale 1" = 30'  
October 16, 2017

Area in Flood Zone X.  
House over building line

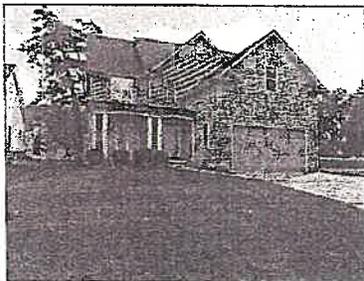
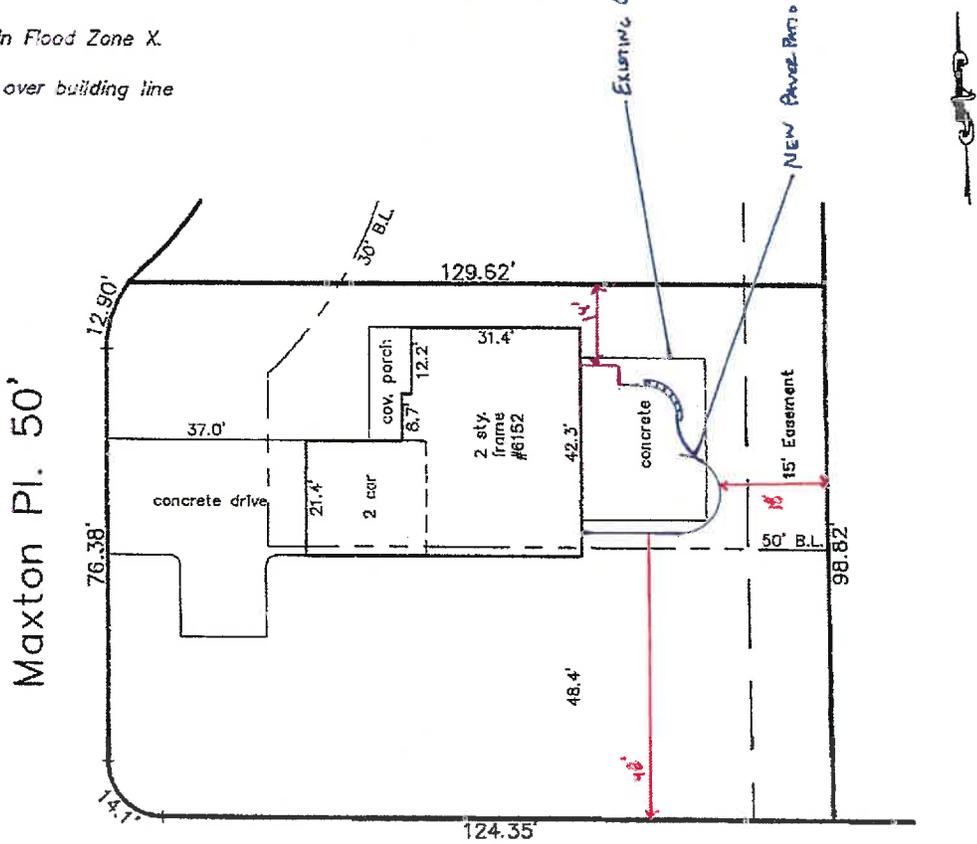
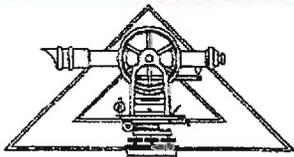


EXHIBIT A - PATIO - Site Plan



PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL (614)-799-0031  
FAX (614)-300-5076

E. Dublin-Granville Rd.



CERTIFICATION: We hereby certify that the foregoing Mortgage Location was prepared from actual field measurements in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 of said code. Not to be used for any construction or to erect fences.

*Bradley J. Patridge*

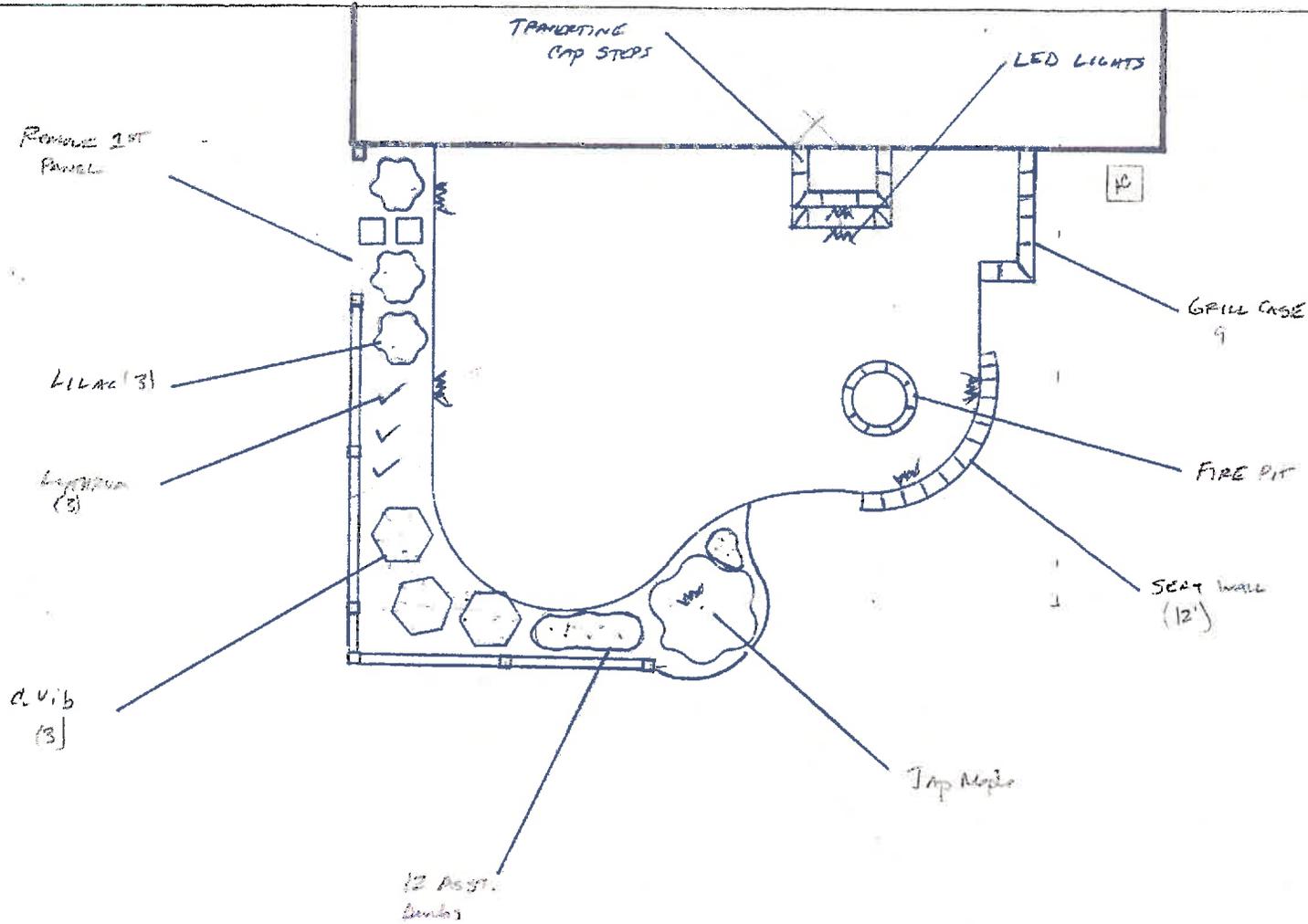
Professional Surveyor No. 7068

CITY OF WORTHINGTON

DRAWING NO. AR 41-B

DATE 5/8/18

EXHIBIT B – PATIO: Drawing of update to existing concrete patio. Please note, the fence outlined on the left already exists and will remain.



9 Trees Landscape Construction



5522 Center St  
Hilliard, Ohio 43026  
(614) 921-9595  
www.9trees.com



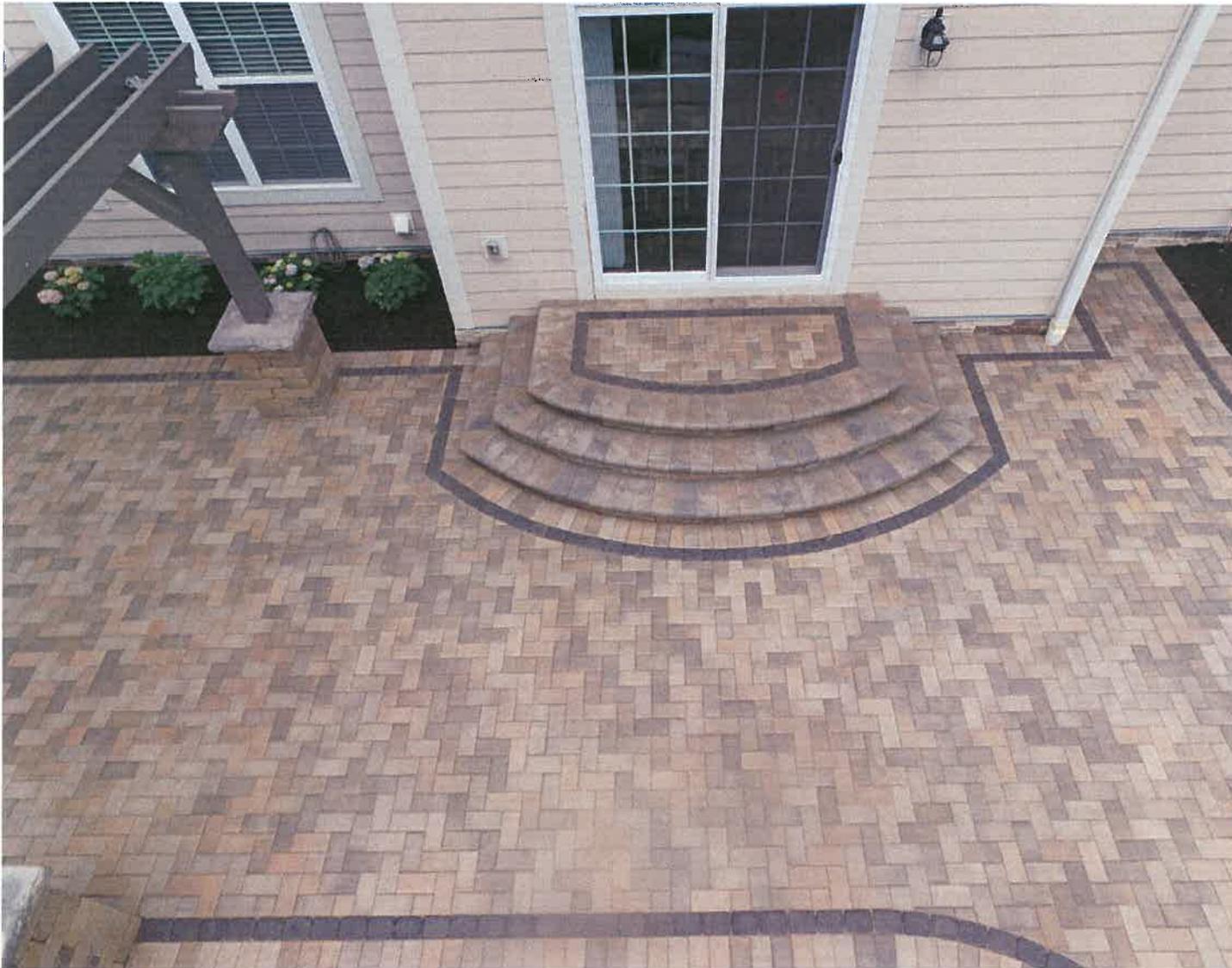
Thaxton Res.  
6152 MAYTON PLACE  
WILMINGTON, OH 43085

CITY OF WORTHINGTON

DRAWING NO. AR4118

DATE 5/8/18

EXHIBIT C – PATIO - *Example of color/pavers to be used*



CITY OF WORTHINGTON  
DRAWING NO. AR 41-18  
DATE 5/8/18



CITY OF WORTHINGTON

DRAWING NO. AR 41-18

DATE 05-08-18



CITY OF WORTHINGTON

DRAWING NO. AR 41-18

DATE 05-08-18



CITY OF WORTHINGTON

DRAWING NO. AR 41-18

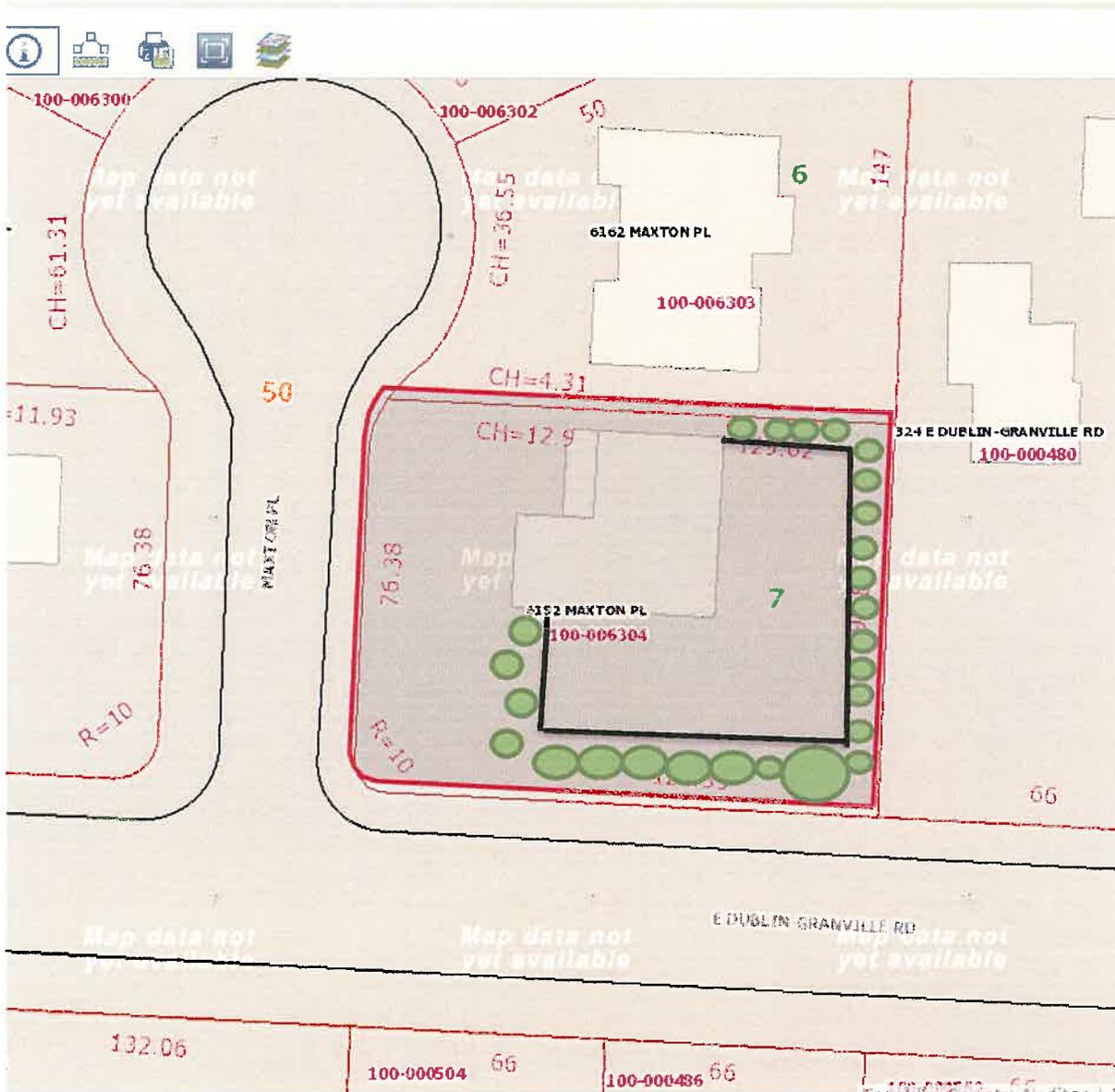
DATE 05-08-18

**EXHIBIT D – FENCE:** *Ariel view of proposed fence line*



= Spruce Trees  
= Black fence

CITY OF WORTHINGTON  
DRAWING NO. *AR41-18*  
DATE *5/8/18*



**EXHIBIT E – FENCE: Map view of fence proposal**

-  = Spruce Tree
-  = Black fence
-  = Bushes
-  = Trees
-  = Arborvitae

CITY OF WORTHINGTON  
 DRAWING NO. AR 41-18  
 DATE 5/8/18

**EXHIBIT F – FENCE:** Estimate by contractor of exact location and length of proposed fence

*Litchfield Fence & Repair*

62 N. Oak Street  
London Ohio  
740.837.0483  
litchfieldfence@gmail.com

**Fence Estimate**

Customer Name <i>Meganne PHELON</i>	Date: <i>10/31/17</i>
Address <i>6152 Newton Pl. Worthington 43085</i>	
Phone <i>614-344-4442</i>	

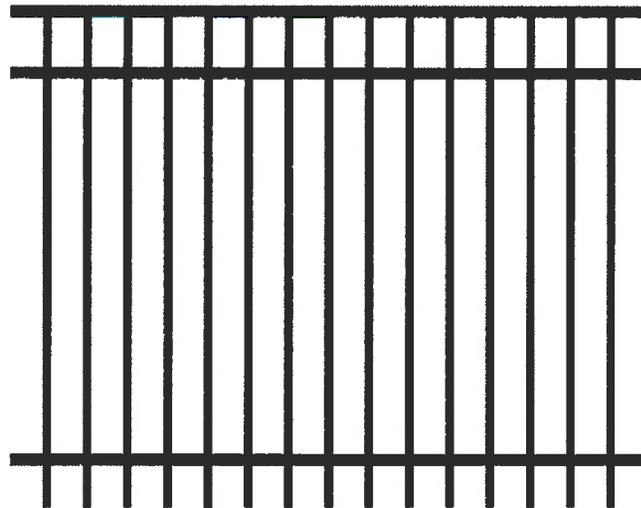
CITY OF WORTHINGTON  
DRAWING NO. *AR 41-18*  
DATE *5/8/18*

**EXHIBIT G – FENCE:** *Example of type of fence to be installed, inside existing landscaping*



Allure Aluminum

Cosmopolitan 5 ft. x 6 ft. Black Aluminum 3-Rail Unassembled Fence Panel



Click or Tap Image to Zoom Out

CITY OF WORTHINGTON  
DRAWING NO. AR 41-18  
DATE 5/8/18

**EXHIBIT H – FENCE:** *Example of type of fence to be installed, inside existing landscaping*

Allure Aluminum

Cosmopolitan 5 ft. x 6 ft. Black Aluminum 3-Rail Unassembled Fence Panel



CITY OF WORTHINGTON  
DRAWING NO. AR41-18  
DATE 5/8/18

**EXHIBIT I – FENCE:** *Neighbor at 6184 Maxton Place with same fence we would like to install*



**CITY OF WORTHINGTON**  
**DRAWING NO.** AR 41-18  
**DATE** 5/8/18



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

Case #	<u>AR 43-18</u>
Date Received	<u>5-11-18</u>
Fee	<u>\$100 pd</u>
Meeting Date	<u>5-24-18</u>
Filing Deadline	
Receipt #	<u>65244</u>

1. **Property Location** 6740 NORTH HIGH STREET, WORTHINGTON OHIO
  
2. **Present/Proposed Use** COMMERCIAL OFFICE
  
3. **Zoning District** C3
  
4. **Applicant** WORTHINGTON 17, LLC  
**Address** 6740 NORTH HIGH STREET, WORTHINGTON OHIO  
**Phone Number(s)** 614-224-9161
  
5. **Property Owner** WORTHINGTON 17, LLC  
**Address** 50 WEST BROAD STREET, SUITE 200, COLUMBUS, OHIO 43215  
**Phone Number(s)** 614-224-9161
  
6. **Project Description** FINE GRADING, LANDSCAPE REPLACEMENT AND ENHANCEMENT, LOW VOLTAGE ACCENT UPLIGHTING, RESTORATION OF IRRIGATION, ADA ACCESSIBLE ROUTE TO MAIN ENTRY AND PAINTING OF EXPOSED CONCRETE FOUNDATIONS.

**7. Project Details:**

- a) **Design** LANDSCAPE PLAN
  
- b) **Color** PAINT ON EXPOSED CONCRETE- SHERWIN WILLIAMS #7675 SEALSKIN
  
- c) **Size** NA
  
- d) **Approximate Cost** \$100,000      **Expected Completion Date** JULY 2018

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

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

[Signature]  
 Applicant (Signature)

5/11/18  
 Date

[Signature]  
 Property Owner (Signature)

5/11/18  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
6740 N. High St.

Lin Family LP	PO Box 757	Lima, OH 45802-0757
Worthington Fellows LLC	6641 N. High St.	Worthington, OH 43085
Christine M. Miller	4161 Rowanne Rd.	Columbus, OH 43214-2939
Javid Properties Co.	229 E. State St.	Columbus, OH 43215
C&C Properties Co.	6767 N. High St.	Worthington, OH 43085
All Saints Evangelical Lutheran Church	PO Box 284	Worthington, OH 43085
Andrew Scholl & Susan Riley	55 Heischman Ave.	Worthington, OH 43085
Meredith Kinnick	63 Heischman Ave.	Worthington, OH 43085
Peter & Danielle Jones	73 Heischman Ave.	Worthington, OH 43085
Amanda Fox	81 Heischman Ave.	Worthington, OH 43085
Ellen Clapp	91 Heischman Ave.	Worthington, OH 43085
Steven Nasdeo	99 Heischman Ave.	Worthington, OH 43085
Mark & Lauren Richards	109 Heischman Ave.	Worthington, OH 43085
Susan Whitney	117 Heischman Ave.	Worthington, OH 43085
Kevin & Andrea Ludwig	127 Heischman Ave.	Worthington, OH 43085
David & Marion Gifford	135 Boyd Dr.	Worthington, OH 43085
Mark Glasbrenner & Kathryn Burris	127 Boyd Dr.	Worthington, OH 43085
Philo & Rosemary Eichelberger	121 Boyd Dr.	Worthington, OH 43085
Philip Megla	105 Boyd Dr.	Worthington, OH 43085
Stephen & Kathleen Lally Resident	11456 N. Silver Pheasant Loop 91 Boyd Dr.	Tucson, AZ 85737 Worthington, OH 43085
Dorothy Sunderland	6633 Worthington-Galena Rd.	Worthington, OH 43085
William & Claudia O'Donnell	120 Colburn Ct.	Worthington, OH 43085
John & Jamie Vagnier	110 Colburn Ct.	Worthington, OH 43085
William Evans	100 Colburn Ct.	Worthington, OH 43085
Chandy John	90 Colburn Ct.	Worthington, OH 43085
Brandon & Amanda Harper	80 Colburn Ct.	Worthington, OH 43085
James & Kathryn Reeves Jr.	70 Colburn Ct.	Worthington, OH 43085
Sharyn Porter	60 Colburn Ct.	Worthington, OH 43085

# Paris Planning & Design, LLC

Landscape Architecture

243 North 5th Street

Columbus, OH

p(614)487-1964



Land Planning

Suite 401

43215

[www.farisplanninganddesign.com](http://www.farisplanninganddesign.com)

May 11, 2018

**RE: Landscape Enhancements and Restoration, 6740 North High Street, Worthington Ohio**

Worthington 17, LLC, Owner and applicant of subject property, is proposing enhancing the existing facility through the following:

1. Regrade and reseed frontage along North High Street to restore lawn
2. Re- landscape frontage shrubbery, deciduous, evergreen trees, and annuals.
3. Additional of low voltage accent uplighting to highlight landscape and building elements
4. Provide ada accesible route to main entry
5. Restore irrigation to frontage
6. Paint exposed concrete foundations to blend with building.

Enhancements should be complete by June or July 2018

# 6740 N. High St.



100-002579 04/25/2017



EXPOSED AREAS OF CONCRETE TO BE PAINTED  
SHERWIN WILLIAMS #7675 SEALSKIN



CITY OF WORTHINGTON

DRAWING NO. AR 43-18

DATE 5/14/18



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

Case #	AR 44-18
Date Received	5-11-18
Fee	\$30.00
Meeting Date	5-24-18
Filing Deadline	
Receipt #	65246

- Property Location 802 Evening Street
- Present/Proposed Use Single family Home
- Zoning District \_\_\_\_\_
- Applicant Shawn Merrill The Garage Gurus  
 Address 370 Charleston Ave Columbus Ohio 43214  
 Phone Number(s) 0-614 267 9530 cell - 614 354 8361
- Property Owner ~~Jenna Reik Scholl~~ Jenna Scholl Reik  
 Address 802 Evening Street  
 Phone Number(s) 614 371 4903
- Project Description We want to build a 1 car detached garage with a carport and an attic
- Project Details:
  - Design Frame
  - Color Siding + roofing to match House
  - Size 22' x 22'
  - Approximate Cost 30,000 Expected Completion Date 8/31/18

**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.

Jh Merrill  
 Applicant (Signature)

5/10/18  
 Date

Jenna Scholl Reik  
 Property Owner (Signature)

5/10/18  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
802 Evening St.

Seth & Lori Cramer  
Worthington Schools  
798 Evening LLC  
Resident  
Mark & Carla Maxwell

806 Evening St.  
200 E. Wilson Bridge Rd.  
PO Box 21223  
798 Evening St.  
117 W. Stafford Ave.

Worthington, OH 43085  
Worthington, OH 43085  
Columbus, OH 43221  
Worthington, OH 43085  
Worthington, OH 43085

## Supporting statement for 802 Evening Street

We are proposing to demolish the existing 1 car garage and build a 1 car garage with an open carport in the same location. We plan to match all the same details on the house with the same materials that were used several years ago for the complete remodel in 2015. We are going to reuse the newer garage door that is currently on the existing garage.

Siding, trim, gutters, and roof will exactly match the home that was remodeled in 2015.

First floor siding will be double 4 inch horizontal in "Greystone" color. Siding is Market Square by Exterior Portfolio.

Second floor siding will be 7 inch board and batten in "Greystone" color. Siding is Market Square by Exterior Portfolio.

Roof will be Tamko Building Products American Heritage Series in "Virginia Slate".

Window trim will be 3 inch cedar painted white.

Windows will be Ply Gem Pro Series in white.

The reason we do not want to build an enclosed 2 car garage is because the lot is already small and a 2 car, enclosed garage will limit the view to the back yard. We feel that an open carport on one side will allow the space to not feel so constricted, but at the same time allow for parking.

There is a large sycamore tree in the back and we intend to use a post frame foundation to preserve the tree and its root structure.

# 802 Evening St.



100-000246 04/26/2017

**From:** Jenna Scholl Reik  
**To:** [Bitar, Lynda](#)  
**Subject:** 802 Evening Street ARB & BZA Application  
**Date:** Friday, May 18, 2018 9:29:08 AM  
**Attachments:** [Garage Door \(Similar in style and White\).png](#)  
[Light For Above Garage Door and Second Floor Door.pdf](#)  
[Man Door To Garage and Second Floor Door.pdf](#)

---

Hi Lynda -

Shawn McNeil asked me to reach out to you regarding the ARB & BZA application that he submitted for my property, 802 Evening Street. We are looking to tear down the existing 1-car garage and replace with a new 2-car garage. A variance will be needed to move the garage further south on the property to ensure we can maneuver two cars in and out. Below are the exterior and product specifications that I gave Shawn just in case they were not forwarded to you. If you have any questions or need any additional information, please let me know. I can be reached via email or my cell, 614-371-4903.

- The new structure will be built using pole barn construction for the sole purpose of saving the huge Sycamore Tree on the Southeast side of the property.
- Siding, trim, gutter, and roof will exactly match the home that was remodeled in 2015.
- First floor siding will be double 4 inch horizontal in "Greystone" color. Siding is Market Square by Exterior Portfolio.
- Second floor siding will be 7 inch board and batten in "Greystone" color. Siding is Market Square by Exterior Portfolio.
- Roof will be Tamko Building Products American Heritage Series in "Virginia Slate".
- Window trim will be 3 inch cedar painted white.
- Windows will be Ply Gem Pro Series in white.
- 2 exterior lights will be placed above the garage door below the transition board. These lights will be similar to the picture attached.
- 2 flush mount lights will be placed on the ceiling of the carport.
- Ceiling of the carport will match ceiling of existing front porch of house.
- 1 exterior light will be placed above the door on the second floor. This light will match the lights above the garage door.
- Door on second floor and man door to garage will be white steel doors similar to the picture attached (Milliken 1/2 glass with internal mini blinds).
- New garage door will be white and similar style to the one attached.

Have a great weekend,  
Jenna

7 of 10  
The seven foot high doors are illustrations of the door. Please contact your

# Long Panel \_\_\_\_\_



Solid Long

CITY OF WORTHINGTON

DRAWING NO. AR 44-18

DATE 05-11-18



[HomeExterior Doors](#)



**DREAM IT  
DESIGN IT  
PREVIEW IT**



**Your Door**

**Internal Blind**

**1 Lite 1/2 Lite 1-Panel**

**Model: 682RLB**

CITY OF WORTHINGTON

DRAWING NO. AR 44-18

DATE 05-11-18



CITY OF WORTHINGTON

DRAWING NO. AR 44-18

DATE 05-11-18

- CHANDELIERS
- CEILING LIGHTS
- WALL LIGHTS
- LAMPS & SHADES
- OUTDOOR LIGHTS
- RUGS
- HOME DECOR
- INSPIRATION
- NEW ARRIVALS

SAVE 10% ON SELECT LIGHTING & DECOR  
DURING OUR  
**CUSTOMER FAVORITES SALE**  
SHOP THE SALE - USE CODE: CFAV18

Home / OUTDOOR LIGHTS / All Outdoor Lights / Artisan Rustic Industrial Outdoor Sconce-Small



ARTISAN  
RUSTIC  
INDUSTRIAL  
OUTDOOR  
SCONCE-  
SMALL

SKU OL15099  
\$130.00

- In stock and ready to ship

Qty 1 ADD TO CART

+ Add to Wish List

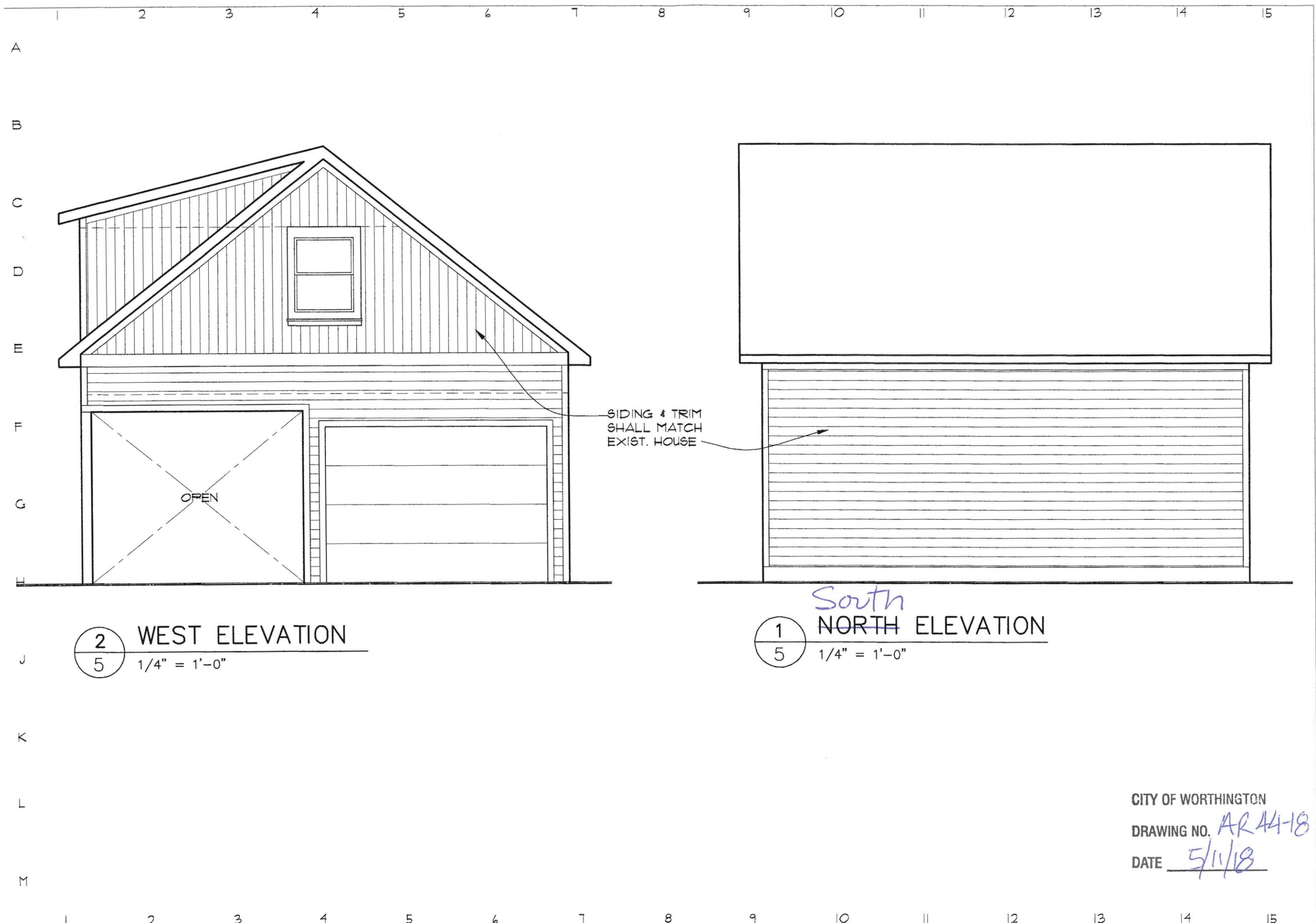
CITY OF WORTHINGTON

DRAWING NO. AR 44-18

DATE 05-11-18

Description

A hook arm and metal saucer shade deliver the authentic industrial components that make up this outdoor wall sconce. The overall matte rust iron finish adds to the simplicity of



2 WEST ELEVATION  
 5 1/4" = 1'-0"

South  
 1 NORTH ELEVATION  
 5 1/4" = 1'-0"

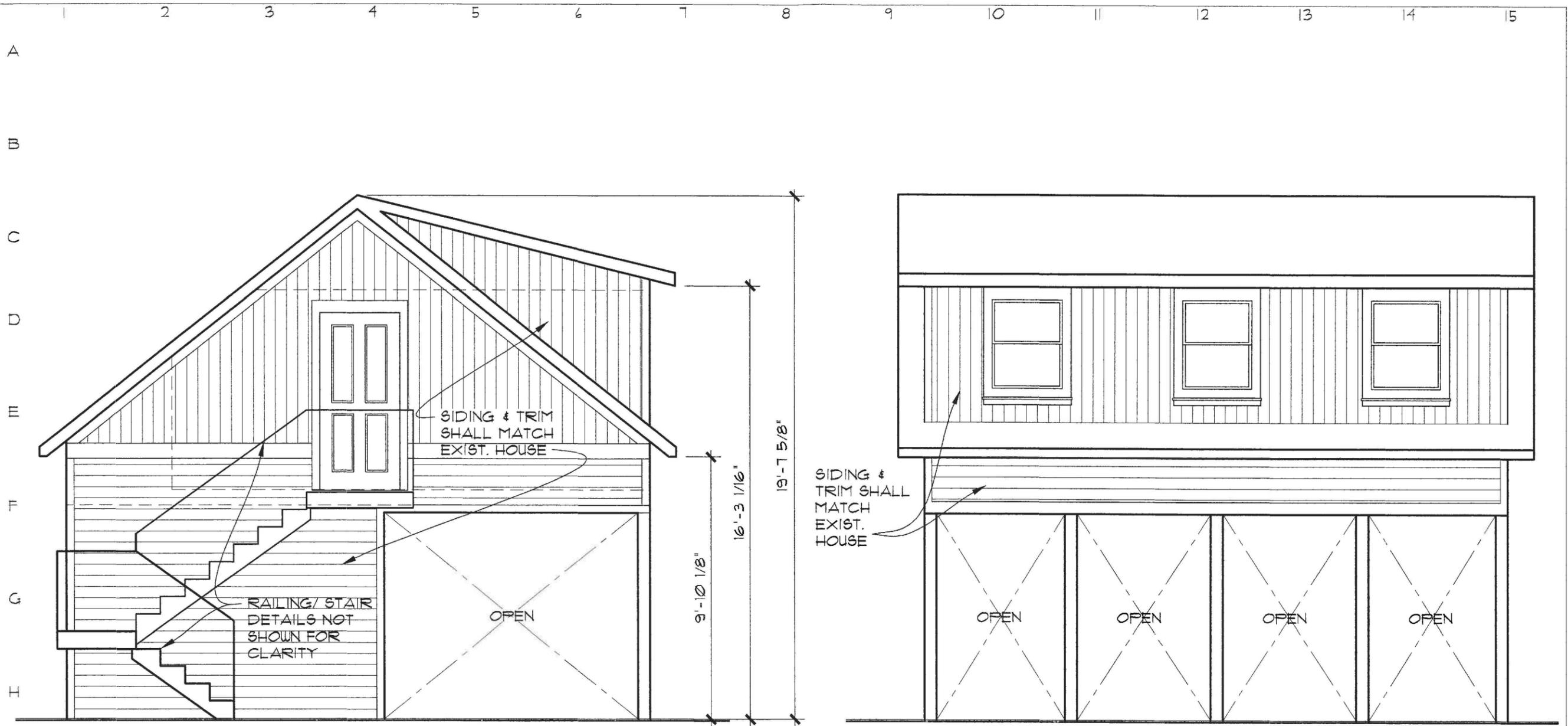
SIDING & TRIM  
 SHALL MATCH  
 EXIST. HOUSE

ELEVATIONS  
 JENNA SCHOLL GARAGE  
 802 EVENING ST  
 WORTHINGTON OH 43085

JAMISON & ASSOCIATES  
 DESIGN & DRAFTING  
 CUSTOM RESIDENTIAL - DESIGN & COMMERCIAL DRAFTING  
 423 SOUTH CHAMPLAIN AVENUE, COLUMBUS, OH 43205 614.412.238

CITY OF WORTHINGTON  
 DRAWING NO. AR 44-18  
 DATE 5/11/18

PROJECT: 20180501  
 DATE: MAY 1, 2018  
 DESIGNED BY: DEJ  
 DRAWN BY: DEJ  
 CHECKED BY: SM  
 REVISED:  
 SHEET NO.  
 5



**2** EAST ELEVATION  
 4 1/4" = 1'-0"

**1** NORTH ELEVATION  
 4 1/4" = 1'-0"

**ELEVATIONS**  
 JENNA SCHOLL GARAGE  
 802 EVENING ST  
 WORTHINGTON OH 43085

**JAMISON & ASSOCIATES**  
 DESIGN & DRAFTING  
 CUSTOM RESIDENTIAL - DESIGN & COMMERCIAL DRAFTING  
 623 SOUTH CHAMPION AVENUE, COLUMBUS, OH 43205 614.412.2288

CITY OF WORTHINGTON  
 DRAWING NO. **AR44-18**  
 DATE **5/11/18**

PROJECT: **20180501**  
 DATE: **MAY 7, 2018**  
 DESIGNED BY: **DEJ**  
 DRAFTSMAN: **DEJ**  
 CHECKED BY: **SM**  
 REVISED: \_\_\_\_\_  
 SHEET NO. **4**



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

Case #	AR 3818
Date Received	5/4/18
Fee	\$2,001
Meeting Date	5/24/18
Filing Deadline	
Receipt #	65212

1. Property Location 656 HIGH ST And AR 2017
2. Present/Proposed Use DONUT SHOP
3. Zoning District \_\_\_\_\_
4. Applicant JAMES WELTE  
 Address 8298 HARLEM RD WESTERVILLE OH 43081  
 Phone Number(s) (614) 440-4121
5. Property Owner PATTI CASH  
 Address 656 HIGH ST - WORTHINGTON 43085  
 Phone Number(s) 614-847-5551
6. Project Description TO PLACE 1 TABLES WITH 4 CHAIRS IN FRONT OF PETCE LOVE & LITTLE DONUTS AND MAGIC CRUISES
7. Project Details:
  - a) Design ROUND METAL TABLE WITH 4 METAL CHAIRS
  - b) Color WHITE
  - c) Size 30" ROUND (JETS ARE 45" PIZZA WHITNEY ARE 32" HOUSE)
  - d) Approximate Cost \$230<sup>00</sup> Expected Completion Date 5/25/18

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

[Signature]  
 Applicant (Signature)

5/1/2018  
 Date

[Signature]  
 Property Owner (Signature)

5/1/2018  
 Date

ABUTTING PROPERTY OWNERS  
FOR  
656 High St.

Cummins & Davis Inc.		2020 Roudwyck Ln.	Powell, OH 43065
Michael & Taryn Shadwick		38 E. New England Ave.	Worthington, OH 43085
Deroberts Family L P		1270 Marlyn Dr.	Columbus, OH 43220
Graeter's Ice Cream		654 High St.	Worthington, OH 43085
Everest Cuisine		652 High St.	Worthington, OH 43085
Ride Home		650 High St.	Worthington, OH 43085
Elli Nail Spa		648 High St.	Worthington, OH 43085
The Candle Lab		646 High St.	Worthington, OH 43085
House Wine		644 High St.	Worthington, OH 43085
Zettler Town & Counrty	Zettler Stores	621 S. Grant Ave.	Columbus, OH 43206
Cohatch		659 High St.	Worthington, OH 43085
Snap Fitness		661 High St.	Worthington, OH 43085
Grid Furnishings		661-A High St.	Worthington, OH 43085
Igloo Letterpress		661-B High St.	Worthington, OH 43085



# City of Worthington

## CONDITIONAL USE PERMIT APPLICATION

Case #	CU 08-18
Date Received	5-8-2018
Fee	\$25.00 PD
Meeting Date	5-24-2018
Filing Deadline	
#	65227

Amend CUB-17

- Property Location 656 HIGH ST. WORTHINGTON OH 43085
- Zoning District C5
- Applicant JAMES & KATHRYN WELTE  
 Address 8298 HARLEM RD WESTERVILLE OH 43081  
 Home Phone (614) 440-4121 Work Phone (614) 396-6503
- Property Owner PATTI CASH  
 Address 41 E. ROYAL FOREST BLVD. COLUMBUS 43214  
 Home Phone (614) 531-6181 Work Phone (614) 847-5551
- Business Name PEACE LOVE & LITTLE DONUTS
- Type of Business/Conditional Use DONUT SHOP

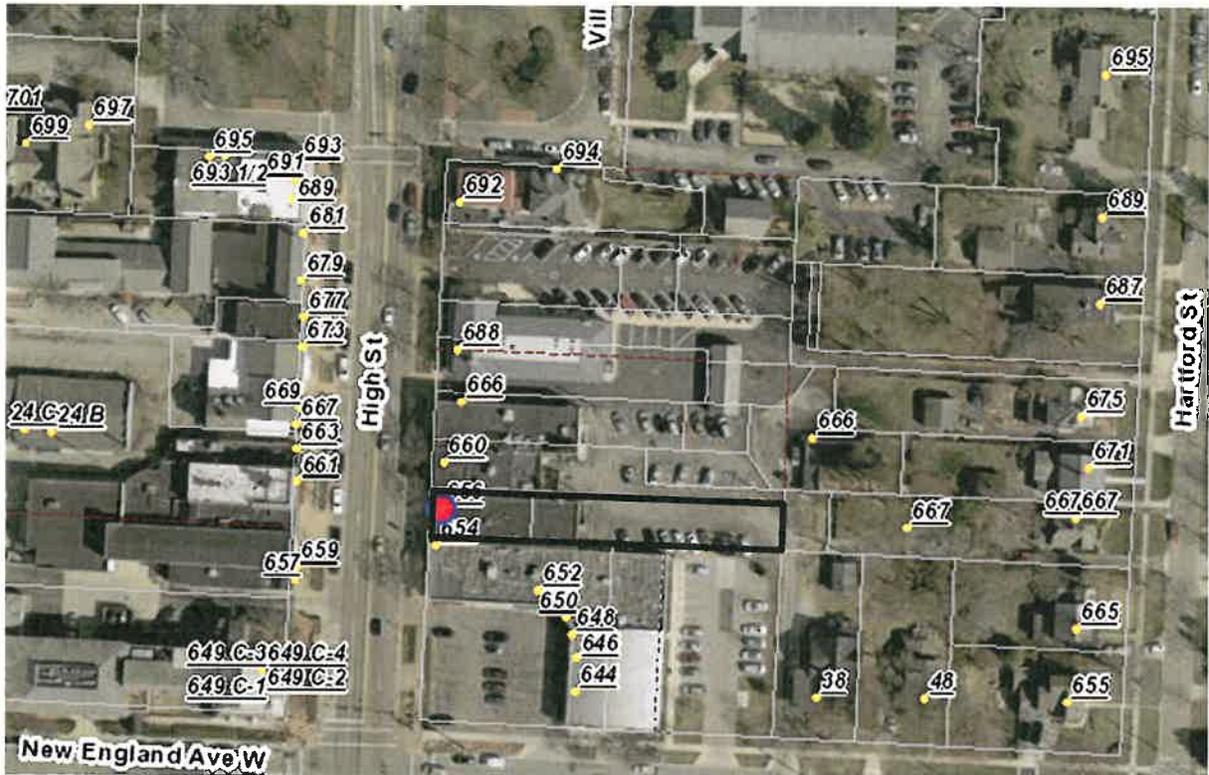
### PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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.

[Signature]  
Applicant (Signature)

[Signature]  
Property Owner (Signature)

# 656 High St.



**From:** Jim Welte [<mailto:jweltejr@gmail.com>]  
**Sent:** Friday, May 04, 2018 12:42 PM  
**To:** Bitar, Lynda <[LBitar@ci.worthington.oh.us](mailto:LBitar@ci.worthington.oh.us)>  
**Subject:** Seating outside Donut Shop

I would like to put a small 30" table and 4 chairs outside of my Donut Shop from May to November. My space is very limited for inside seating being 780 sq ft. I currently only have room for 2 tables inside my shop and would like to use the space outside for additional seating. My business can also benefit from the advertising of having people actually sitting with my product outside of my shop. Thanks so much for your consideration of this proposal. Jim Welte

The Donut Budd

Let our delicious donuts be the center of your celebration. Share them with friends and family at all Special Occasions.

These donuts and little favors are perfect for parties, birthdays, baby showers, baptisms, weddings or just the little treat of a special occasion.

Call today to reserve your special occasion or just to place your order.

CITY OF WORTHINGTON  
DRAWING NO. AR 29-18  
CU 08-18  
DATE 5/4/18



table and chairs

Gmail



Move to Inbox



COMPOSE

Inbox (1,150)

Starred

Sent Mail

Drafts (17)

More

Thank You for Your BizChair.com Order - SO-004244513 Inbox



no\_reply@bizchair.com no\_reply@bizchair.com via ms80yzlwc7cx11.7-kccmea  
to me, customercommun.



Hello Jim Welte,

Here is a summary of your order. We will send tracking information when your merchandise ships.

Thanks for shopping with us.

### Order Info

Order# bizchair1-938965

#### Item(s) Description:

Item: White Metal Indoor-Outdoor Stackable Chair [CH-31230-WH-GG]  
Unit Price: USD 41.99  
Qty Ordered: 10  
Shipping From: Olive Branch, MS

Item: 30" Round White Metal Indoor-Outdoor Table [CH-51090-29-WH-GG]  
Unit Price: USD 79.99  
Qty Ordered: 2  
Shipping From: Olive Branch, MS

Subtotal: USD 579.88  
Shipping: USD 0.00  
CC Fees: USD 0.00  
Tax: USD 0.00

CITY OF WORTHINGTON  
AR 3918  
DRAWING NO. CU0818  
DATE 5/4/18



Feed Your Inner Hippie.™

PRODUCT VISUAL

CHAIR, TABLE, & STOOL



FLASH | WHITE METAL CHAIR

\$43.00



FLASH | WHITE METAL TABLE

\$68.00



FLASH | ORANGE METAL CHAIR

24"H \$40.00

30"H \$42.00

CITY OF WORTHINGTON

DRAWING NO.

DATE

AC 39-18  
CU 08-18  
5/4/18

business interiors  
**King**



**QUOTATION**

Project **82680**  
 Date: 5/30/2017  
 Valid Thru:  
 Rep: CHELSEA KING

1400 Goodale Blvd. Suite 102 Columbus OH 43212  
 Tel: (614) 430-0020 Fax: (614) 430-0022  
 www.kingbusinessinteriors.com

**BILL TO:**

Peace Love & Little Donuts  
 656 High St  
 Worthington, OH 43085

**Contact:** Kathy Welte  
 Phone:

**INSTALL LOCATION:**

Peace Love & Little Donuts  
 656 High St

Worthington, OH 43085  
**Contact:** Kathy Welte  
 Phone:

**PROJECT:**

Line	Qty	Cat	Part #	Product	Sell	Ext Sell
<b>01 - CHAIR</b>						
1	6		CH-31230-WH-GG	WHITE METAL INDOOR-OUTDOOR STACKABLE CHAIR W WHITE	\$43.00	\$258.00
<b>Subtotal for 01 - CHAIR</b>						<b>\$258.00</b>
<b>02 - TABLE</b>						
2	2		CH-51090-29-WH-GG	30" ROUND WHITE METAL INDOOR-OUTDOOR TABLE W WHITE	\$68.00	\$136.00
<b>Subtotal for 02 - TABLE</b>						<b>\$136.00</b>
<b>03 - STOOL 24"H</b>						
3	4		CH-31320-24GB-OR-GG	24" HIGH ORANGE METAL INDOOR-OUTDOOR COUNTER HEIGHT STOOL WITH BACK O ORANGE	\$40.00	\$160.00
<b>Subtotal for 03 - STOOL 24"H</b>						<b>\$160.00</b>
<b>04 - STOOL 30"H</b>						
4	4		CH-31320-30GB-OR-GG	30" HIGH ORANGE METAL INDOOR-OUTDOOR BARSTOOL WITH BACK O ORANGE	\$42.00	\$168.00
<b>Subtotal for 04 - STOOL 30"H</b>						<b>\$168.00</b>
<b>05 - ETC.</b>						
5	1		FREIGHT	FREIGHT	\$140.00	\$140.00
6	1		D&I	DELIVERY & INSTALLATION	\$100.00	\$100.00
<b>Subtotal for 05 - ETC.</b>						<b>\$240.00</b>

CITY OF WORTHINGTON

DRAWING NO. AR 39-18  
CU 08-18

DATE 5/4/18

Line	Qty	Cat	Part #	Product	Sell	Ext Sell
------	-----	-----	--------	---------	------	----------

<b>Subtotal:</b>	<b>\$962.00</b>
<b>Sales Tax:</b>	<b>\$72.15</b>
<b>TOTAL:</b>	<b>\$1,034.15</b>

**Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Name  
\_\_\_\_\_  
Title  
\_\_\_\_\_ **PO:** \_\_\_\_\_

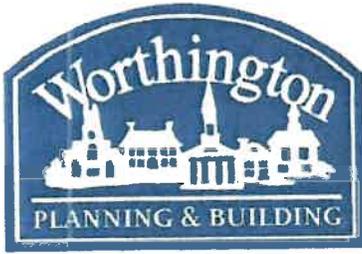
CITY OF WORTHINGTON

DRAWING NO.

DATE

AR 39-18  
CU 08-18  
5/4/18

Page 2 of 2



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Table with case details: Case # AR 42-18, Date Received 5-8-2018, Fee \$4.00, Meeting Date 5-24-2018, Filing Deadline, Receipt #

1. Property Location 6666 HIGH ST 43085

2. Present/Proposed Use ADDITIONS TO OUTDOOR DINING

3. Zoning District

4. Applicant IAN F BROWN

Address 1333 HICKORY RIDGE LN COLUMBUS 43235

Phone Number(s) 614 288 4880 / 614 396 7846

5. Property Owner GLORIA YONASI

Address 11100 GREEN RAUINE DR WESTERVILLE 43081

Phone Number(s) 614 846 8989 / 614 361 6325

6. Project Description

7. Project Details:

a) Design

b) Color

c) Size

d) Approximate Cost \$4,000.00 Expected Completion Date 2 WKS FROM APPROVAL

SEE ATTACHED

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)

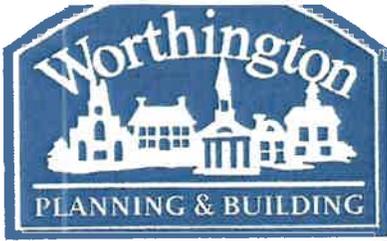
Date 5/3/2018

Property Owner (Signature)

Date

Abutting Property Owners List for  
666 High St.

Meacham Real Estate Company		666 N High St Suite 200F	Worthington, OH 43085
US Bank		688 High St.	Worthington, OH 43085
EF Smith Ltd.	c/o K. Good	201 Silver St.	Carbondale, CO 81623-9056
The Coffey Family		9690 Plain City Georgesville Rd. NE	Plain City, OH 43064-9503
Phyllis Owen		2492 Onandaga Dr.	Columbus, OH 43221
Cummins & Davis Inc		2020 Roundwyck Ln.	Powell, OH 43065
High Street Real Estate LLC		673 High St., Suite 204	Worthington, OH 43085



# City of Worthington

## CONDITIONAL USE PERMIT APPLICATION

Case #	CU 09-18
Date Received	5-9-2018
Fee	\$25.00
Meeting Date	5-24-2018
Filing Deadline	

1. Property Location 666 HIGH ST 43085

2. Zoning District \_\_\_\_\_

3. Applicant IAN F BROWN

Address 1333 HICKORY RIDGE LN COLUMBUS 43235

Home Phone 614 288 4880 Work Phone 614 396 7846

4. Property Owner GLORIA YONAD

Address 1160 GREEN RAVINE DR WESTERVILLE 43081

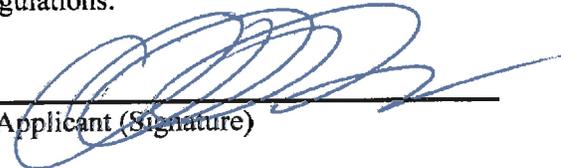
Home Phone 614 846 8989 Work Phone 614 361 6325

6. Business Name THE WHITNEY HOUSE

7. Type of Business/Conditional Use OUTDOOR DINING

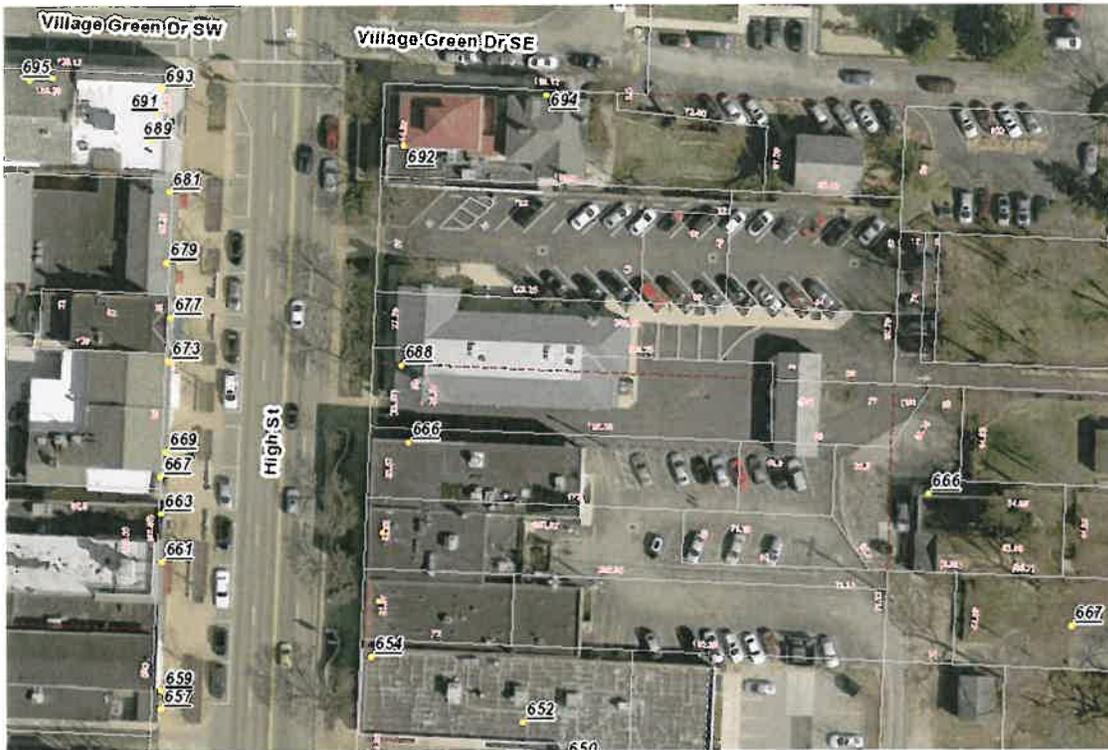
### PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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.

  
\_\_\_\_\_  
Applicant (Signature)

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

# 666 High St.





May 4, 2018

For Your Consideration:

The Whitney House would like to add three additional tables and nine additional chairs to the front (East Side) of its 666 High Street location, in order to expand its outside dining presence. This project will include marble topped tables with dining side chairs, both of which will match the styles, colors, and materials already approved and currently being used. Additionally, I would like to request the option of using two patio umbrellas with the new tables, if eventually deemed valuable by our guests.

Thank you for your time and effort.

--ifb

Ian F. Brown  
The Whitney House  
[ibrown@ourwhitney.com](mailto:ibrown@ourwhitney.com)  
614-396-7846



CITY OF WORTHINGTON

DRAWING NO. AR 42-18  
CU 09-18

DATE 05-14-18



CITY OF WORTHINGTON

DRAWING NO. AR 42-18  
CU 09-18

DATE 05-14-18