



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
May 24, 2018

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair (arrived 7:02 p.m.); Kathy Holcombe, Secretary; Edwin Hofmann; Amy Lloyd; David Foust; and Richard Schuster. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the May 10, 2018 meeting

Mr. Schuster moved to approve the minutes, seconded by Mr. Hofmann. All Board members voted “Aye,” and the minutes were approved.

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**

Mrs. Bitar reviewed the following from the staff memo:

**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.**

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. James Ross, 6120 Crystal Valley Dr., Galena, Ohio, and Mr. Peter Tschofen, 155 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Ross showed the Board members a fiberglass window sample which will be white, with the darker profile on the on the sample would be what you would see on the outside. Mrs. Holcombe asked about the glass on the front door and the sidelights. Mr. Ross stated that all the glass would be the obscure glass, and the transom would be clear glass. The Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**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.**

Mr. Foust seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**C. Architectural Review Board - New**

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

Mrs. Bitar reviewed the following from the staff memo:

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

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Melissa Smullen, 601 Oxford St., Worthington, Ohio. Mrs. Smullen said they picked the color driftwood for the shed. They will be planting shrubbery around the shed to blend into their landscape so the shed will not be visible from the street. There is also existing landscaping that will help screen the shed from the street, and from the house. Mr. Coulter asked if there was anyone present to speak for or against this application. Ms. Jules Knowlton, 593 Oxford St., Worthington, Ohio, said her master bedroom looks over the Smullens' yard, and she has no problem with the shed. Her only request is that the shed not be lit up at night. Mrs. Smullen said the shed will not have electricity, and no lighting would be added. There were no other speakers.

**Motion:**

Mrs. Holcombe moved:

**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.**

Mrs. Lloyd seconded the motion. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

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

Mrs. Bitar reviewed the following from the staff memo:

**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 recommended 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.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Meganne & Mr. Elliott Thaxton, 2152 Maxton Pl., Worthington, Ohio. Mrs. Thaxton said she disagreed with Mr. Brown's statement regarding previous applications, because those fences were for enclosed fences and much taller and the compromise was that the fence was moved in to the patio. Mrs. Thaxton said the fence style she chose would blend better into the area because she does not want to see the fence either. She just wants to have protection for her yard and the style of fence she chose was the same identical fence her neighbor has which was approved by the Board earlier. Mrs. Bitar confirmed the Board approved the neighbor's fence last year, however it was the house towards the rear of the cul-de-sac. Mr. Thaxton said their side yard backs right up to Dublin-Granville Road. Mrs. Thaxton said if they did stay within the setback that would eliminate what their back yard is right up to SR-161. The definition of a backyard makes us lose the majority of our backyard. We are at a disadvantage for being on a corner lot on SR-161.

Mr. Foust said when this street was first developed there was discussion about the Victorian house that was demolished. One of the big questions the Board had was if the corner houses should face the cul-de-sac or Dublin-Granville Road. Mr. Foust said the developer at the time was very firm about maintaining the look of the development and they wanted the houses to face the cul-de-sac. Several of the Board members wanted the houses to face Dublin-Granville Road because the State Route 161 Corridor was key to the look of the community. Somehow the houses still ended up facing the cul-de-sac. Both of the corner houses had similarly designed porches, fences as the original houses that used to be in the same location.

Mrs. Thaxton said she wanted to respond to Mrs. Bitar's earlier comments. She said they were open to alternatives for the fence and were not married to a five foot black aluminum fence. They assumed in order to keep the look and feel of their development they would choose something that had already been approved. Mrs. Holcombe said they did a wonderful job with the patio and landscaping and she liked the black aluminum fence, but not at fifty inches. The reason the neighbor's fence was approved was because no one could see it. Mrs. Holcombe explained Dublin-Granville Road is a gateway to the city and they need to be careful about the side. She was okay with the fence being lowered to forty-two inches. Mr. Foust suggested maybe using a metal loop style fence behind the vegetation, this would have been something used in the past. It would help it blend with the vegetation, and would help it blend. Mr. Coulter suggested moving forward with the patio and landscaping and come back with alternatives for the fence. Mr. Brown explained if the fence stays in the same location, they will need to go to the Board of Zoning Appeals for a variance to deviate from the fifty foot setback requirement. Mrs. Lloyd felt additional screening would help hide the fence. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

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ARB/MPC Meeting May 24, 2018

Minutes

**THAT THE REQUEST BY MEGANNE & ELLIOTT THAXTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW PATIO AND LANDSCAPING AT 6152 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.**

Mr. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, nay; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved by a six-to-one vote.

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

Mrs. Bitar reviewed the following of the staff memo:

**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 recommended approval of this application if the details of the lighting plan were satisfactory.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Todd Faris, Faris Planning & Design, 243 N. 5<sup>th</sup> St., Suite 401, Columbus, Ohio, Mr. Bob Meyers (sole owner of the property), 50 W. Broad St., Columbus, Ohio, and Mr. Dan O'Hara, said he works for Mr. Meyers, and the entity. Mr. Faris said his client wants to give the building a whole new landscaped face lift. They will also be adding an ADA ramp. Mr. Coulter asked Mr. Faris to talk about the annuals that will be planted. Mr. Faris said his client has requested several large pots filled with annuals. Mr. Reis asked if Boxwood would be lining the driveway and Mr. Faris replied both Taxus and Boxwood would be planted around the parking area, and the Taxus will help screen headlights from the cars and provide a variety of color.

Mr. Meyers explained some of the sidewalk and curb is in good shape but the asphalt curb will be removed. They will be renovating the area with replacements, and eventually the parking lot will be topped. Mr. Coulter asked if the ground lights would be screened and Mr. Faris replied the fixtures are small and they could put a shield on those but they prefer not. The lights will be low to the ground, positioned upward and focused only on the brick building. Mr. Foust said he was concerned with the number of LED lights planned. He said they approved of lighting near St. Michael church a while back with four LED's and the lights were so bright they had to ask the church to reduce the number down to two lights instead of four in order to tone down the brightness. Mr. Foust asked for some flexibility if a lighting change was necessary. Mr. Faris said the lighting fixture only comes in two levels of wattage, and they picked the lights with the lowest wattage. Mr. Hofmann asked if the lights had a dimmable option and Mr. Faris replied yes.

Mr. Brown added the applicant has been working with the City's Arborist for the past several months and actually went before the City's Arbor Advisory Committee for recommendations of

tree and shrub plantings for their plan. Mr. Meyers said the process has been great so far and they have had great recommendations. Mr. Coulter asked if there was anyone to speak for or against this application.

Mr. Stephen Lally, 91 Boyd Dr., Worthington, Ohio, said he has seen trees planted before the plan was approved and wanted to know if anything will happen to the parking lot before the plan is approved, and if the up lighting on the building would spill over into the neighboring back yards. He was also concerned with a number of gaps from the missing trees. Mrs. Bitar said city staff was already aware of the trees ready to be planted because the applicant had discussions with the the City Arborist and the Arbor Advisory Committee, so those trees were already approved by the city. Mr. Lally said he and his neighbors are concerned if there will be lighting in the back of the building. He said the landscaping in the front looked very nice and he hoped more vegetation would be planted in the back where the commercial property meets the residential neighborhood.

Mr. Meyers said he understood the issue with ambient lighting because they do want to be a good neighbor. He said what they were talking about with this presentation is more of an aesthetic. They spent a lot time studying the size of the fixtures and the intensity of the lighting. Mr. Meyers said he preferred the softer incandescent lighting and that is why they chose the 3000k level. He said one of his employees has worked for him for thirty-eight years, and he does a good job of finding nurseries with mature trees. Mr. Meyers said Fred Howard spent over two hours with them one morning going over types of trees and ways of planting, and they have already met with the City's Arborist, Shawn Daugherty at least four times, a guy that is really dedicated to the community. He truly appreciated their assistance and support, as well as David McCorkle and Lee Brown.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY WORTHINGTON 17, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LANDSCAPING PER THE PLAN SUBMITTED THIS EVENING AND LIGHTING WITH A DIMMABLE LIGHTING FEATURE 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.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

#### 4. Garage – 802 Evening St. (Shawn McNeil/Reik) AR 44-18

Mrs. Bitar reviewed the following from the staff memo:

### **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 recommended 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.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mrs. Jenna Scholl Reik, 802 Evening St., Worthington, Ohio, and Shawn McNeil with the Garage Gurus, 370 Charleston Ave., Columbus, Ohio. Mrs. Reik said they currently have an eight foot door, but for maneuverability need to switch to a nine foot door. The new garage will not have different windows to allow for additional storage underneath the windows. Mr. Foust asked for clarification related to what was originally submitted for review vs. what is being shown tonight. The revised plan will be using three posts instead of five for the carport. Mrs. Reik stated that the carport would also serve as a covered sitting area while entertaining friends since the yard is so small. Mr. Hofmann suggested adding some detail to the posts and Mr. McNeil said they planned to match all of the details on the house exactly, windows, gutters, siding, paint, etc. The wood staircase will be made out of cedar. There was a quick discussion related to the need for a variance from the Board of Zoning Appeals for a setback variance to 2-feet from the property line. The Board typically grants 3-feet, however the Board will be meeting on June 7, 2018 to discuss. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**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 AND THAT COLUMNS WILL MATCH THE COLUMNS ON THE FRONT OF THE EXISTING HOME.**

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

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)

Mrs. Bitar reviewed the following from the staff memo:

#### **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 recommended 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.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. James Welte 8298 Harlem Rd., Westerville, Ohio, did not have additional comments. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**ARB Motion:**

Mr. Schuster moved:

**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.**

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**MPC Motion:**

Mr. Hofmann moved:

**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.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

**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)

Mrs. Bitar reviewed the following from the staff memo:

**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 affect 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 recommended 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.

#### **Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Ian Brown, 666 High St., Worthington, Ohio, said the bench outside moves often, but he was not sure how. Mr. Brown said he was not keen on using umbrellas for the tables and preferred not using umbrellas to start with, but if their guests prefer to have them, he would like to keep the option available. Mr. Hofmann he felt this idea helps liven the sidewalk and he appreciated the ideas. He felt there was enough retaining wall for seating and benches to make the pedestrians feel welcome. Mr. Hofmann would like to see the sign the owner installed on the wall fixed. Mrs. Bitar said she thought the sign had already been straightened. There were no other questions or concerns. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

#### **ARB Motion:**

Mr. Reis moved:

**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.**

Mr. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

#### **MPC Motion:**

Mr. Reis moved:

**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.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

**E. Other**

Mr. Brown reminded the Board and Commission members that City Council requested their attendance on Wednesday, June 6, 2018 for A.L.I.C.E. training. The start time would be 6:00 PM for pizza, salad and pop; and that the presentation would start at 6:30 PM.

**F. Adjournment**

Mr. Reis moved to adjourn the meeting, seconded by Mr. Hofmann. All Board members voted, "Aye," and the meeting adjourned at 8:43 p.m.