



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
October 10, 2019

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; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Amy Lloyd; and Richard Schuster. Also present were: Scott Myers, Worthington City Council Representative; Lee Brown, Director of Planning and Building; and Lynda Bitar, Planning Coordinator.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the September 26, 2019 meeting

Mr. Schuster moved to approve the minutes, and Mrs. Lloyd seconded the motion. All members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

**B. Architecture Review Board**

1. Porch Railing – **184 E. Granville Rd.** (Suzanna and Mark Spence) **AR 91-19**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This house was originally built in 1930 and is two-stories with a gabled roof and a one-story addition to the rear. In June of 2015, approval was granted to construct a 9’ x 9’ addition with a deck at the northeast corner of the house, and amendments were approved later that year and in March of 2016. In September of 2018 the Board approved a planter on the eastern edge of the deck, and string lighting for the deck. A shed was approved in July of this year, and retaining walls in the front, a patio to the rear, and painting were approved at the last meeting.

This application is a request for approval of railings for the front porch.

**Project Details:**

1. The front porch is roughly 5’ deep x 7’ wide and is concrete with a gabled roof supported by square white columns.
2. The proposed railing would be constructed of wood, painted white to match the house trim and columns, and 3’ high with square spindles. An example of the style is included with the application. The railing is planned around the outside edge of the porch and down the steps. Because the house is in the required front yard, the addition of the railing would require approval of a variance.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered columns were common. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff recommended approval of this application, as the proposed railing would be compatible with the house.

**Discussion:**

Suzanna Spence of 184 E. Granville Rd., Worthington, Ohio came forward as the applicant. Mr. Foust thought the railing style was appropriate for the house. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY SUZANNA & MARK SPENCE FOR A CERTIFICATE OF APPROPRIATENESS TO INTALL RAILINGS FOR THE FRONT PORCH AT 184 E. GRANVILLE RD. AS PER CASE NO. AR 91-19, DRAWINGS NO. AR 91-19, DATED SEPTEMBER 24, 2019, 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.

2. Modifications to Windows, Skylight – **860 Oxford St.** (T.J. and Christy Bowen) **AR 92-19** (Amendment to AR 67-19)

**Findings of fact & Conclusions**

**Background & Request:**

This house was constructed in 1950 and described as “Vernacular” in style as part of the Worthington Historic District. The 2716 square foot structure is currently 1 ½ stories and finished with stone and lap siding on the exterior. The owners gained approval to add onto and remodel the house at the Board’s July 25, 2019 meeting. Approval of this amendment would allow changes to the windows and the addition of a skylight.

**Project Details:**

1. No changes are proposed on the front elevation.
2. On the right (south) side, the second floor windows in the main gable were originally proposed as two double-hung windows and one casement window. Now only a single double-hung window is proposed that is not quite centered on the gable. The previously approved double-hung window to the rear is shown further to the rear with this submittal.
3. The left (north) side elevations show the second floor windows further apart and the rear window sized to match the others. On the first floor two existing double hung windows would now be eliminated, and a pair of casement windows is proposed toward the middle of the house. Small rectangular awning windows are proposed side by side near the front.
4. On the rear, two double-hung windows in the dormer would now be replaced with two smaller casement windows. A double-hung window is proposed to replace three casement windows in the enclosed porch.
5. A skylight is proposed on the rear dormer. Size, depth and color have not been specified.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

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. Roofline additions such as skylights and dormers can be appropriate on rear elevations of existing buildings but generally should be avoided on sides and front elevations. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

The proposed fenestration is generally appropriate, except the shape of the smaller windows on the left side seem out of character with the house, and the windows would be in close proximity to the front of the house. The skylight should be acceptable in the proposed location.

**Discussion:**

James Ross, 6120 Crystal Valley Dr., Galena, Ohio came forward as the applicant. Mr. Hofmann suggested matching the rear center windows for the north side toward the west and Mr. Ross agreed. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY TJ BOWEN TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 67-19 WITH CHANGES TO WINDOWS AND THE ADDITION OF A SKYLIGHT AT 860 OXFORD ST. AS PER CASE NO. AR 92-19, DRAWINGS NO. AR 92-19, DATED SEPTEMBER 26, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE MODIFICATION OF THE WINDOWS ON THE NORTH ELEVATION TO MATCH THOSE WINDOWS ON THE REAR ELEVATION**

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.

3. Extension of Approval for Front Porch – **347 E. Granville Rd.** (Dan and Kristen LaMacchia) **AR 93-19**

Mrs. Bitar reviewed the following from the staff memo:

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

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

The owner indicates the original portion of this building was moved to this lot in 1860, and had been a structure used by a commercial operation. By 1872, the conveyance value and plat map definitely show a structure was on the site. So although shown as being constructed in 1925 on the Franklin County Auditor's website, historical records indicate construction of the house was in the 1800's. Placement on the site was always 2' into the Andover St. right-of-way, so City Council granted an easement in 1986 for the house to stay in its location. The house was never identifiable as a particular architectural style.

More recent records included the addition of a ½ bath and utility room in 1973, and then removal of the rear additions and construction of a much larger two-story addition in the 1980's by the current owners. At that time, the owner had hoped to give the house the look of a Federal Style structure, being approved to add eave and window trim and a new entrance, but never finished the work. In 2016 the owners received approval to replace the windows, add eave and window trim, and add a new front entry. Because the front entry work was not started within 18 months an extension of the previous approval is needed.

#### **Project Details:**

1. The proposal is basically the same as was approved in 2016, although it was thought at the time the proposed was a trim element around the door rather than a roof structure. Because a roof is proposed, a variance is being sought from the Board of Zoning Appeals to encroach further into the required front yard. The structure would not extend beyond the existing stoop and steps.
2. Replacement of the front door as well as the addition of a porch roof is proposed. The door would be an Anderson wood door with sidelights and a sunburst pattern above. A combination of wood and composite materials would be used. The existing entrance

consists of a paneled door with two small lights at the top and sidelights. No change is proposed for the existing brick stoop with railing that extends from the front door to steps near the east side of the house.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Federal style is known for its formality, symmetry and the use of classical detailing. Typical character-defining features include: gabled or hipped rooflines; beveled siding with corner boards; entrances with sidelights; entrances with semi-elliptical fanlights or rectangular transoms; multiple-paned 12 over 12, 9 over 9 or 6 over 6 windows; multiple-panel wood doors; and classical detailing. Avoid treatments to “dress up” a door or entrance, giving it a character it never had.

**Recommendation:**

Staff recommended approval of the proposed porch roof, as it would be in character with the other trim elements that were approved for the house. The existing structure has been modified significantly over the years and did not have a distinctive style in the beginning. Achieving the symmetry of a Federal style structure would be difficult, but the addition of more formal detailing could improve the look of this structure. The pattern in the elliptical window seems out of character with the other proposed trim elements.

**Discussion:**

Dan LaMacchia, 347 E. Granville Rd., Worthington, Ohio further explained the details of project. Mr. LaMacchia said the columns would be round, not square and above the door would be a sunburst pattern to match others on the house. There will be puck lights recessed into the header beams on both sides of the porch that will shine down. The only visible light fixture is the bronze proposed to hang from the porch ceiling. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

**Motion:**

Mr. Schuster moved:

**THAT THE REQUEST BY DAN & KRISTEN LAMACCHIA TO EXTEND THE PREVIOUS APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE FRONT ENTRANCE AT 347 E. GRANVILLE RD. AS PER CASE NUMBER AR 93-19, DRAWINGS NUMBER AR 93-19, DATED SEPTEMBER 26, 2019 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.

**4. Install Pavers for Front Entry – 822 Oxford St. (Jim and Debbie Campbell) AR 94-19**

Mrs. Bitar reviewed the following from the staff memo:

## **Findings of Fact & Conclusions**

### **Background & Request:**

This Colonial Revival house was constructed in 1925 and is a contributing building in the Worthington Historic District. The property is at the southeast corner of Oxford St. and W. Stafford Ave., with the front of the house facing Oxford St. A one-story addition was constructed in 2004 on the north side along W. Stafford Ave. In 2017, approval was granted to replace and remove windows and replace the garage door.

This request involves adding pavers to the walk, steps and front porch.

### **Project Details:**

1. Unilock Townhall three color blend brick pavers are proposed to replace the concrete walkway and cap the patio.
2. The steps would be finished with Unilock limestone coping and block pavers.

### **Land Use Plans:**

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

Design and materials should be traditional, and compatible with the existing structure.

### **Recommendations:**

Staff recommended approval of this application as the proposed changes were appropriate for the age and style of this property.

### **Discussion:**

Jim Campbell, 822 Oxford St., Worthington, Ohio came forward as the applicant. Mr. Coulter asked why approval was needed, and Mrs. Bitar said Board approval was needed due to covering the porch. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

### **Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY JIM AND DEBBIE CAMPBELL FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL PAVERS AT 822 OXFORD ST. AS PER CASE NO. AR 94-19, DRAWINGS NO. AR 94-19, DATED SEPTEMBER 26, 2019, 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.

## **C. Municipal Planning Commission**

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

- a. Recreational Facility in the I-1 District – **535 Lakeview Plaza Blvd.** (Greater Columbus Volleyball Club) **CU 07-19**

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### **2. Amendment to Development Plan**

- a. Parking – **535 Lakeview Plaza Blvd.** (Greater Columbus Volleyball Club) **ADP 08-19**

Mrs. Bitar reviewed the following from the staff memo:

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

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

Lakeview Plaza was platted in 1985 and developed as a light industrial/warehouse and office development. The property in question was constructed in 1995 and consisted of 60,000 sq. ft. of office and warehouse. An additional 26,128 sq. ft. was added to the south end of the building in 2007. The building has used over time as warehouse space and for recreational purposes. In 2002 Ohio Sports Plus had a Conditional Use Permit to utilize approximately 35,000 sq. ft. of the southern end of the original building. SuperGames was approved by a Conditional Use in 2003 to operate as an adventure education/sports facility in the northern 25,000± sq. ft. of the building. Road Runner Sports took over occupancy of the Ohio Sports Plus space in 2007 and expanded the warehouse to the south by 26,128 sq. ft. and added a retail store to the site by a Conditional Use Permit approved in 2007. In 2016 Super Games was approved for additional outdoor storage of trucks and trailers on the north side of the building. Road Runner Sports vacated the site in 2018 however they continue to have a small 7,890 sq. ft. retail facility at the site.

Play:CBUS, received approval in July of 2019 to utilize 52,260± sq. ft. for an indoor adventure park with an associated restaurant and bar for its patrons. At the time a variance was granted for parking recognizing that SuperGames was still a tenant in the building. Now, SuperGames is moving to the former Tropical Fruit and Nut building on Huntley Rd., and the Greater Columbus Volleyball Club is planning to move into the space.

#### **Project Details:**

1. The space in question is at the north end of the building and is 25,360 square feet in area. The applicant indicates no significant alterations would be made to the building to accommodate the use.
2. The Greater Columbus Volleyball Club is a private youth volleyball program comprised of athletes ages 10-18. The volleyball season starts in December and ends in July. Skills clinics and private lessons are offered throughout the year. Also housed in the space will be the Cornerstone Athletic Center which is the Club's in-house certified staff of strength performance enhancement and conditioning coaches that work with athletes of all ages.

Neither entity is open to the general public. There would be 4-6 full-time staff and 55 part-time people at the business.

3. Proposed hours of operation are 8:00 am – 9:00 pm seven days a week.
4. Twenty-six parking spaces would be added on the north side of the building and in the northwest corner of the site, increasing the total parking on the site to 196 spaces. Total required parking for the uses in this building is 570 spaces. City Council approved a parking variance allowing 170 spaces for the site in July, so the proposed would be an increase in parking. Variances are also required for drive aisle width, space size and parking lot landscaping. The applicant is mainly reconfiguring striped parking on the existing asphalt. The Worthington Fire Department approves of the layout for maneuverability of its trucks.
5. Signage has not been proposed at this time. Signage will be reviewed by staff in the future for compliance with regulations.

### **Land Use Plans:**

#### Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan recognizes the industrial corridor as a strong source of revenue for the City. It has functioned as a successful industrial area for decades but faces heavy competition from newer industrial parks in the region and world. As a result, the corridor has declined somewhat since its peak, and experienced conversion from manufacturing and research to warehousing. The corridor consists of a number of buildings of various sizes and arrangements, as well as a few vacant lots. Because of the general age of the corridor and larger size of competing areas, Worthington's industrial corridor is attractive to small and medium-sized manufacturers and distributors as well as business startups.

The corridor still has the advantages of access to the rail line, proximity to the freeway system, close labor pool, and a location within the outer belt. To remain attractive as an industrial location it is critical to consistently maintain and improve the infrastructure to allow good roadway access for trucking between these industrial sites and the I-270 and I-71 corridors. Because of the attractiveness of the I-270 business office corridor, there is increasing interest in reusing and redeveloping some of this space for office purposes. The City could continue to maintain the corridor as a light industrial/warehousing area, it could work to redirect it as a research and design corridor, or it could allow portions of it to convert to office uses. There are challenges with each approach. The concern is that warehousing uses provide less taxable income to the City than business or research and development facilities because the buildings are housing more inventory than employees. In any case, it is critical that the City protect this area as an employment center. The City should strive to make this area attractive to investment and redevelopment.

#### 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.

Conditional Use Permit 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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

#### Worthington Development Plan Regulations

Location and Character of Development: The following regulations, conditions and procedures shall apply to the development of institutional, office or industrial developments in "C- 3" or "I-1" Districts.

The proposed institutional, office or industrial development or combination thereof shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development; or where such congestion shall be alleviated by presently projected improvements of access thoroughfares, by properly arranged traffic and parking facilities and landscaping which shall be an attractive development and which shall fit harmoniously into and shall have no adverse effects upon the adjoining or surrounding development.

- (c) Design Regulations. The following regulations shall apply to office, research and restricted industrial developments in "C-3" and "I-1" Districts.
- (2) Yards. No building shall be less than thirty feet distant from any boundary of the tract on which the office, research or industrial development is located. Loading, parking and storage shall be permanently screened from all adjoining properties located in any "R" District by building walls, or a solid wall or compact evergreen hedge at least six feet in height. All intervening spaces between the street pavement and the right-of-way line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.
  - (4) Parking space. Notwithstanding any other requirements of this Zoning Ordinance, there shall be provided at least one off-street space for each employee of the maximum working shift. Parking areas will not be located closer than twenty-five feet to any adjoining lot line in any "R" or "C" District and shall be set back at least thirty feet from the street right-of-way line. The parking area shall be graded for proper drainage and improved so as to provide a durable and dust-free surface.
  - (5) Access drives and illumination of parking areas. Access drives shall be at a minimum interval of 300 feet, and illumination of parking areas shall be so arranged as to reflect the light away from adjoining premises in any "R" District.

A request for the change, adjustment, or rearrangement of buildings, parking areas, entrances, heights, or yards may require approval of the Municipal Planning Commission. The Commission can approve or disapprove the proposed amendment with no further review by Council if the amendment substantially conforms to the standards established by the final development plan and it complies with the Planning and Zoning Code. Otherwise, the request would be heard by Council.

**Recommendation:**

Staff recommended approval of both applications as the use of the site would be basically the same, and conditions may improve with the additional parking spaces.

**Discussion:**

Chris Vondran, 200 E. Kanawha Ave., Columbus, Ohio, said he is the owner and director of the Greater Columbus Volleyball Club. Mr. Vondran said he is a landscape architect in Columbus, and he measured 62 feet on the north side of the building which gives them two extra feet than was originally anticipated. His office studied the turn movements for the fire department and feel they are adequate. He did not feel parking would be an issue because they do not plan to have any large events there. The business is mainly for training athletes. Mr. Coulter asked if there would be any tournaments, and Mr. Vondran said they may have some smaller tournaments that would involve two volleyball courts and eight teams. The facility is only big enough to accommodate a maximum of four courts at one time. Mr. Vondran said they would be removing a temporary wall located inside of the building once Super Games moves to their new location. Mr. Hofmann suggested diagonal parking with a one-way aisle if there was not enough room, but Mr. Vondran felt there was enough space. Mrs. Bitar concurred based on the 62 foot measurement. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

**Conditional Use Permit Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE GREATER COLUMBUS VOLLEYBALL CLUB FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY IN THE I-1 ZONING DISTRICT AT 535 LAKEVIEW PLAZA BLVD., AS PER CASE NO. CU 07-19, DRAWINGS NO. CU 07-19, DATED SEPTEMBER 24, 2019, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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; and Mr. Foust, aye. The motion was approved.

**Amendment to Development Plan Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE GREATER COLUMBUS VOLLEYBALL CLUB TO AMEND THE DEVELOPMENT PLAN FOR 535 LAKEVIEW PLAZA BLVD., BY ADDING PARKING AS PER CASE NO. ADP 08-19, DRAWINGS NO. ADP 08-19, DATED**

**SEPTEMBER 24, 2019, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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; and Mr. Foust, aye. The motion was approved.

**D. Other**

There was no other business to discuss.

**E. Adjournment**

Mr. Reis moved to adjourn the meeting and the Mr. Foust seconded the motion. All Board member voted, "Aye," and the meeting adjourned at 7:42 p.m.