

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

September 22, 2011

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

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of September 8, 2011.

Mr. Coulter moved to approve the September 8, 2011 minutes. Mr. Hermann seconded the motion. Mrs. Bitar called the roll. All members said “aye”.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. Unfinished

- a. Fencing – 6740 N. High St. (KZF Design Inc.) AR 64-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. Previously, neighbors expressed concerns about the noise levels coming from the equipment at the Anthem building. The application was tabled awaiting a solution. Mr. Hunter asked if the applicant was present. Mr. Donald Schraer approached the microphone and stated he is representing Anthem (Wellpoint) at 6740 N. High St., Worthington, Ohio. He also said that his home is in Alexandria, Kentucky. Mr. Schraer said he measured the decibel levels around the building. From the church parking lot the decibel level was 66; at the fence line the decibel level was 68; closer to the High St. traffic the decibel level was 73; and from the back part of the parking lot the decibel level was 58.

Mr. Hunter said he would like to see the air conditioning units hidden as much as possible. He said Anthem is a wonderful business to have within the City, but something needs to be done

about screening the equipment. Mr. Hunter asked Mr. Schraer if it were possible to have an “L shaped” solid brick wall around the AC units that would match the brick of the building. Mr. Schraer said he would look into the brick wall matter but would like to proceed with the fence to enhance security. He said the company has experienced problems in other cities.

Mrs. Holcombe said the neighbors were very concerned because the noise level rattled their windows at times. Mr. Schraer said a while back they had trouble with a power outage and had to run the generator for approximately seven days, and the generator is located in a garage that is near the houses. Mr. Schraer thought that time period may have been the problem. Mr. Hunter said the neighbors have some real concerns; it was just not a one week event.

Mr. Hunter asked if the units could be placed on top of the roof. Mr. Schraer stated it was not possible at this point.

Mr. Coulter suggested a compromise of putting an “L shaped” brick wall structure with enough distance from the units for air flow, then five feet beyond the units switch to the proposed metal fencing. Mr. Hunter thought that would really help the noise level. Mr. Schraer asked how tall the fence could be. Mr. Coulter felt that a six foot fence would be appropriate. Not only would it help reduce the noise level, but it would also help prevent people from getting over the fence. Mr. Schraer asked if less costly material besides brick could be used to construct the six foot wall. Mr. Coulter said the application could be tabled to give Mr. Schraer some time to check into alternative materials. Mr. Schraer said his company is also looking into different garage door styles to help contain the noise coming from the garage.

Mr. Coulter asked if the Board should leave it up to City staff to decide on the material. Mrs. Bitar asked if the material would need to match the building. Mr. Hunter said he prefers that brick be used to construct the wall. Mr. Hermann said he would feel more comfortable reviewing the actual plan and Mrs. Holcombe agreed. She said she does not want to be surprised, and the Board is looking out for the best interests of the neighbors. Mr. Schraer said he is concerned about the expense and whether or not a footer would be needed. He said he would discuss this matter with the company’s architect. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward. Mr. Hunter said he thinks the fence is a good idea, and that is not the issue. They want something to control the noise level. Mrs. Holcombe moved to table the application and Mr. Coulter seconded the motion. All members voted “Aye” and Mr. Hunter said this matter has been tabled.

2. New

- a. Replacement Air Conditioners – **92 W. North St.** (Thomas & Barbara Crane)
AR 78-11

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Bitar said the units are in the required side yard so a variance will also be needed. Mr. Hunter asked if the applicant was present. Mr. Tom Crane approached the microphone and stated he lives at 92 W. North St., Worthington,

Ohio. Mr. Crane said there was only room on the west side of the house to install the units. As his family grew, they added on room to the back of the house and there is not much space left in the back yard. Mrs. Bitar reviewed the photographs of the units on the overhead projector. Mr. Coulter said he did not think the units were very visible, and did not see any problem with the placement. Mrs. Holcombe agreed. Mr. Crane said the original air conditioner lasted 26 years! Mr. Crane also said at some point in time in the near future the house will probably have to go up for sale, and he wanted to make sure everything was fixed properly. Mr. Crane said he will add plant material to help screen the units. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowners made application for permission to install new air conditioners, and proceeded with the work out of necessity.
2. Both units are on the west side of the house, with both located further to the rear than the original. One unit is a replacement for a failed unit, and one is newly installed. The house also has two furnaces.
3. There are two units on the east side of the house to the west.
4. Additional landscape screening will be added.

Conclusions:

1. Placement of the new air conditioners is appropriate.
2. This approval is contingent on approval of the variance by the Board of Zoning Appeals.

Mrs. Holcombe moved:

THAT THE REQUEST BY THOMAS & BARBARA CRANE FOR A CERTIFICATE OF APPROPRIATENESS FOR REPLACEMENT AND NEW AIR CONDITIONING UNITS AT 92 W. NORTH ST. AS PER CASE NO. AR 78-11, DRAWINGS NO. AR 78-11, DATED AUGUST 29, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- b. Roof Top Cooling Unit – **6830 N. High St.** (Custom Air Conditioning and Heating Co./Laurel) **AR 79-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. She pointed out that sound information was submitted and it is not louder than any normal commercial air conditioning unit. Mr. Hunter asked if the applicant was present. Mr. Pat Halaiko approached the microphone and stated his address is 90 Orchard Dr., Worthington, Ohio. Mr. Hermann asked Mr. Halaiko if there is any size difference in the height of the unit. Mr. Halaiko said that the unit is two inches higher and six inches wider. There were no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A new cooling unit is proposed for the northwest corner of the roof to cool the existing kitchen. The unit will replace an existing ventilation fan.
2. The 48" high unit will be partially visible from adjacent properties, similar to the existing rooftop equipment.

Conclusion:

1. Placement of the proposed unit is appropriate for this location.

Mrs. Rodgers moved:

THAT THE REQUEST BY CUSTOM AIR CONDITIONING AND HEATING CO. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A ROOFTOP COOLING UNIT AT 6830 N. HIGH ST. AS PER CASE NO. AR 79-11, DRAWINGS NO. AR 79-11, DATED SEPTEMBER 9, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- c. Addition – **600 Morning St.** (Residential Design Solutions, Inc./Heinke & Green)
AR 80-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The addition of a second story above the existing footprint will also require BZA approval for a variance to be 5.3' from the side property line instead of the required 6'. Mr. Hunter asked if the applicant was present. Mr. Jim Wright approached the microphone and stated his address is 7844 Flint Rd., Columbus, OH. Mr. Wright said the roof is fairly new and it will not be a problem to match the shingles. Mr. Wright said there are various styles of houses in the neighborhood, and changing this structure will not change the neighborhood.

Mr. Coulter said he is familiar with the house because he has studied each house in the historic district. Mr. Coulter said this will be a great improvement for the house, and he also likes the dormer windows. He asked Mr. Wright if there will be cedar siding to match the house as well, and Mr. Wright said yes. Mr. Hermann asked if there will be any changes to the chimneys and Mr. Green said yes, both chimneys will need to be raised. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant would like to turn this 1948 split level into a two-story house by adding a new north-south gable with a 12/12 pitch over the front part of the existing footprint. Also, two small dormers are proposed in the front, and one large dormer is proposed in the rear.
2. Siding and roofing materials will match the existing, and specifications are included for the proposed fiberglass windows.
3. In the Design Guidelines for the Architectural Review District, the recommendations for residential additions are they should be subordinate and located as far as possible to the rear to the main building. Mid-century modern architecture has been recognized for its historic value, as is evidenced by this being a contributing property in the Worthington Historic District.
4. The ARB has approved changes to houses in the District that result in a new style.

Conclusions:

1. With the addition, the resultant house will look like it has always been that way and fit in with the neighborhood.
2. The style of the house will be totally changed, but it will be an improvement from the existing.

Mr. Coulter moved:

THAT THE REQUEST BY RESIDENTIAL DESIGN SOLUTIONS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 600 MORNING ST. AS PER CASE NO. AR 80-11, DRAWINGS NO. AR 80-11, DATED SEPTEMBER 9, 2011, 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. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

There was no other business to discuss. Mrs. Holcombe moved to adjourn the meeting at 8:30 p.m. Mr. Hermann seconded the motion. Mrs. Bitar called the roll. All members said "aye". The meeting adjourned at 8:30 p.m.