



BOARD OF ZONING APPEALS
-AGENDA-
Thursday, August 6, 2015 at 7:30 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

A. Call to Order - 7:30 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the July 2, 2015 meeting
4. Affirmation/swearing in of witnesses

B. Item of Public Hearing

1. **Variance** – Setbacks from Rights-of-Way – Fence – **186 Park Blvd.** (Paul & Amanda Cook) **BZA 30-15**
2. **Variance** – Rear Yard Setback – Screened Porch – **6653 McBurney Pl.** (Trevor Custom Homes) **BZA 31-15**
3. **Variance** – Lot Width – **6121 Olentangy River Rd.** (Congregation Beth Tikvah) **BZA 32-15**
4. **Variance** – Side Yard Setback – Addition – **254 Kenbrook Dr.** (Jared McAlister) **BZA 33-15**

C. Other

D. Adjournment



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

July 2, 2015

A. Call to Order – 7:30 p.m.

1. Roll Call - the following members present: R. Hunter, L. Reibel, D. Falcoski, B. Seitz and C. Crane. Also present was D. Phillips, Chief Building Inspector and L. Brown, Director of Building and Planning.
2. Pledge of Allegiance
3. Affirmation/swearing in of witnesses.
4. Mr. Hunter moved to approve the June 4, 2015 minutes, seconded by Mr. Seitz. The minutes were approved.

B. Items of Public Hearing

**1. Variance – Side Yard Setback – Condensing Unit – 198 Halligan Ave. (Fran Welsh)
BZA 25-15**

Mr. Phillips reviewed the staff memo.

Findings of fact:

1. This property is an existing lot of record in the R-10 district where the side yard setback requirement is 8 feet and the sum of the 2 side yards requirement is 20 feet.
2. The applicant has replaced the existing air conditioner condenser in the west side yard, approximately 8 feet from the west property line. The requested variance is 4 feet.

Conclusions:

1. The proposed location is adjacent to the neighbor's open yard and mitigates the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered
3. The delivery of governmental services should not be affected

Discussion:

Terry Welsh, 198 Halligan Avenue, had nothing to add to staff comments,

Ms. Crane asked if there was anyone in the audience to speak for or against this proposal.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY THE FRAN WELSH FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO ALLOW A CONDENSER TO REMAIN AT 198 HALLIGAN AVENUE, AS PER CASE NO. BZA 25-15, DRAWINGS NO. BZA 25-15 DATED JUNE 1, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Ms. Reibel seconded the motion and all members voted “aye” thereon.

2. Variance – Parking Lot Landscaping – 6150 Huntley Rd. (Kelly Tamulonis) BZA 26-15 (Amendment to BZA 35-01)

Mr. Phillips stated that in front of each Board member is a site plan from previous case BZA 35-01 which had been left out of the packets. Mr. Phillips reviewed the staff memo.

Findings of fact:

1. This property is in the I-2 district where parking lot landscaping requires a minimum of 2 inches of tree diameter measured at breast height (dbh) for each 6 parking spaces.
2. As part of the redevelopment of the site, the Board of Zoning Appeals approved a site plan on October 4, 2001 granting variances including the required parking lot landscaping. The required amount of landscaping is 41 inches of tree trunk based upon 65 car parking spaces and 63 truck parking spaces. The number of trees proposed was 12 in the parking lot providing 24 inches of tree trunk assuming a 2 inch diameter tree. Another 24 trees were proposed in the tree lawn adjacent to the Huntley Road right-of-way. The total tree count approved was 36 trees.
3. The rationale provided by the appellant in 2001 included reducing the number of tree islands on the site to facilitate truck movement. Two of the 3 islands in the area where most of the truck traffic was anticipated were installed.
4. On January 14, 2014 staff was informed via an aerial photograph that the 12 parking lot trees were missing. The photograph further shows the 3 tree islands for the office parking area to the south were not installed, a tree island near the northwest corner of the property was not installed, the north drive approach was not removed, and the mounding continued in the place of the removed drive approach.

5. A Notice of Violation and Order to Correct dated May 23, 2014 was served upon the owner of the property on May 28, 2014.
6. On February 11, 2015 a complaint was filed in Worthington Mayors Court alleging a violation of the Zoning Ordinance. That case has been continued 3 times pending the outcome of this hearing.
7. The current applicant is proposing the modification of the 2001 site plan by:
 - a. Removing 12 parking lot trees and 2 tree islands.
 - b. Option 1: 22 of the previously required trees in the tree lawn and 3 existing trees will be increased by 20 evergreen trees. Five of those evergreens are proposed to shade some of the parking to the north. The total proposed tree count will be increased to 45 trees. The requested variance is to reduce the parking lot landscaping to 5 trees or 10 inches dbh.
 - c. Option 2: 22 of the previously required trees in the tree lawn and 3 existing trees will be increased by 11 evergreen trees and 9 deciduous trees. Five of those added trees, 3 ever green and 2 deciduous trees, are proposed to share some of the parking to the north. The total proposed tree count will be increased to 45 trees. The requested variance is to reduce the parking lot landscaping to 5 trees or 10 dbh.

Conclusions:

1. The practical difficulty cited has not been a problem for other properties within Worthington. Landscaping irrigation can be provided to ensure the viability of the trees. The design of the parking lot can also direct surface water towards tree islands. Lastly, roof water can also be directed to the tree islands. There are other properties within Worthington with parking lot trees; some irrigated, some not. Similarly trees have been planted near fire department connections and fire hydrants, both public in the right-of-way, and private on private property, throughout Worthington. Required annual testing of these devices ensures the discovery of tree roots damaging these devices so they can be promptly repaired.
2. The requested variance is substantial. A substantial variance was already granted in 2001 to reduce its parking lot landscaping from 41 inches to 24 inches. The current request reduces the landscaping from 24 inches to 10 inches.
3. The purpose of trees in parking lots is to mitigate the heat island effects of large parking areas and provide shaded parking for cars. Additional benefits can be found in the United States Environmental Protection Agency publication *Reducing Urban Heat Islands: Compendium of Strategies, Trees and Vegetation* available at <http://www.epa.gov/heatisland/resources/pdf/TreesandVegCompendium.pdf>.
4. If the Board approves a variance, Option 1 is preferred by staff. The evergreen trees provide a visual buffer of the building from Huntley Road during the winter. Two motions are prepared for the Board's consideration.

5. The essential character of the neighborhood should not be substantially altered.
6. The delivery of governmental services should not be affected.

Discussion:

Ms. Crane asked if the Board member has a site plan and a parking lot plan that was approved in 2001 that was not implemented and now is being asking to change what had been approved. Mr. Phillips replied that is correct.

Mr. Falcoski asked if this violation was found due to an aerial photograph and Mr. Phillips replied the owner of the property had hired a firm to do due diligence of the zoning requirements for the property. That firm asked if the photo they sent the City showed a violation and Mr. Phillips stated it did. After several months of follow up and no response from representatives, an order was issued.

Kelly Tamulonis, 65 East State Street, Suite 550, said she believes this situation is due to the previous owner, stating she is part of the management company for the current owner since July of 2014.

Mr. Hunter asked why this has been delayed three times in Mayors Court and Ms. Tamuloris stated in the beginning she did not understand the process, then she was off work, and finally because they had to get a design professional involved.

Mr. Hunter asked what is the implementation plan and Ms. Tamuloris replied to get it priced as soon as possible but needs to wait until fall or spring to plant trees. Mr. Hunter disagreed.

Mr. Brown stated that staff would be willing to extend 90 days which would allow planting in the fall.

Ms. Crane stated she did not understand why this was never completed when the building was constructed, that this requirement passes from one owner to another owner. What was previously approved reduced substantially what was required and believes there is no reason it should not be done, even if water has to be hauled in by trucks.

Mr. Hunter and Mr. Brown gave examples of recently planted trees planted with water envelopes around them during their initial growing season and since then, have been part of an irrigation system.

Mr. Seitz stated the 2001 approval was for thirty six trees, but both option one and two are for forty five trees. Mr. Phillips replied the Zoning Ordinance requires trees in the parking lot and they are proposing no trees in the parking lot excepting at the perimeter. Mr. Brown stated staff believes it will help to screen the building and the large sea of asphalt.

Ms. Crane asked if there was anyone in the audience to speak for or against this proposal.

Motion:

Mr. Hunter moved:

THAT THE REQUEST BY KELLY TAMULONIS AND GARRISON HUNTLEY LLC FOR A VARIANCE FROM CODE REQUIREMENTS FOR PARKING LOT LANDSCAPING USING OPTOIN 1 AT 6150 HUNTLEY ROAD, AS PER CASE NO. BZA 26-15, DRAWINGS NO. BZA 26-15 DATED JUNE 3, 2015, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITION: THE WORK COMMENCE NO LATER THAN NINETY DAYS FROM THIS DATE AND FINISHED NO LATER THAN ONE HUNDRED AND TWENTY DAYS FROM THIS DATE

Mr. Seitz seconded the motion, Ms. Reibel, Mr. Seitz, Mr. Falcoski, and Mr. Falcoski voted yes. Ms. Crane voted no. The motion was approved.

3. Variance – ATM Sign – 6900 N. High St. (GPD Group/PNC Bank) BZA 27-15

Mr. Phillips reviewed the staff memo.

Findings of fact:

1. This property is in the C-3 district where each business is permitted 1 building mounted sign.
2. The applicant is proposing to place another automated teller machine (ATM) on the property, which will include a 67 inch by 15 ¹/₈ inch sign with logo and name on the top of the ATM. The existing building has a wall mounted sign above the main entrance and above the existing ATM. This request will be the third wall mounted sign. The requested variance is to allow a third wall mounted sign.
3. The property is subject to, and the signage has been approved by, the Architectural Review Board.

Conclusions:

1. The requested variance is not substantial given the sign's location and visibility from North High Street.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

Discussion:

Mike Rubing with GPD Group Architects, 520 South Main Street, Akron, stated the existing ATM and surround is being replaced to be like the new ATM and surround.

Ms. Crane asked if there was anyone in the audience to speak for or against this proposal.

Motion:

Mr. Hunter moved:

THAT THE REQUEST BY GPD GROUP, PNC BANK, AND OHIO NATIONAL BANK FOR A VARIANCE FROM CODE REQUIRMENTS FOR SIGNAGE TO ALLOW AN ATM SIGN AT 6900 NORTH HIGH STREET, AS PER CASE NO. BZA 27-15, DRAWINGS NO. BZA 27-15 DATED JUNE 4, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Seitz seconded the motion and all members voted “aye” thereon.

4. Temporary Use Permit – Signage – 160 W. Wilson Bridge Rd. (M+A Architects/The Heights at Worthington Place) BZA 28-15

Mr. Phillips reviewed the staff memo.

Findings of fact:

1. This property is in the C-2 district where the temporary signs are not permitted and real estate signs are limited to 13 square feet in area.
2. The applicant is proposing to attach 2, 3 foot by 8 foot double faced banners onto the south elevation of the building totaling 96 square feet in area and 3 foot by 8 foot double faced real estate sign totaling 48 square feet in area. No specific time frame was proposed.
3. The Board of Zoning Appeals can grant a Temporary Use Permit for up to 6 months.

Conclusions:

1. Staff typically grants Temporary Use Permits to businesses to help them with grand openings and other special events. These are typically a single banner, generally conforming with signage requirements, and for a reasonable amount of time. For instance, a grand opening banner for a new restaurant would be granted a Temporary Use Permit for perhaps a couple of weeks, or 30 days in the case of an apartment building to ensure people know it is now open. In this particular case, the size of the development and its uniqueness in the community warrants additional attention being drawn to the building.

Discussion:

Thomas Linzell with M&A Architects, 775 Yard Street, Suite 325, said the original submittal requesting ten colored banners and have reduced it to two banners plus a yard signs.

Mr. Hunter stated he is not predisposed to approving this because during the development process the Commission did not pick the location of the leasing office or the location and size of the banners. He believes a ninety day Temporary Use Permit is sufficient and does not like where they are located and how the banners are being permanently attached to the building even though they are temporary.

Phillip Philippou, 3504 Wyoga Lake Road, Cuyahoga Falls, stated there have been conversations with staff who encouraged the locations, two up high and one down low, and stating it is a twelve to eighteen month process to get all units leased in both buildings.

Ms. Crane asked if there was anyone in the audience to speak for or against this proposal.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY M+A ARCHITECTS AND WORTHINGTON SQUARE ACQUISITION LLC FOR A TEMPORARY USE PERMIT TO ALLOW TEMPORARY SIGNAGE FOR NINETY DAYS FROM INSTALLATION AT 160 WEST WILSON BRIDGE ROAD, AS PER CASE NO. BZA 28-15, DRAWINGS NO. BZA 28-15 DATED JUNE 12, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Falcoski seconded the motion. Ms. Reibel, Mr. Falcoski, and Mr. Seitz voted yes. Mr. Hunter and Ms. Crane voted no. The motion was approved.

5. Variance – Sign – 300 W. Dublin-Granville Rd. (McConnell Arts Center of Worthington) BZA 29-15

Mr. Phillips reviewed the staff memo.

Findings of fact:

1. This property is in the S-1 district where off premise signs and temporary signs in the form of a banner are not permitted.
2. The applicant, McConnell Arts Center of Worthington, is located at 777 Evening Street and is surrounded by the subject property.
3. The applicant is proposing to construct a 13 foot 4 inch by 6 foot 5 inch double faced freestanding sign atop a 15 foot by 3 foot 3 inch base. The sign will allow the placement of 10 foot by 4 foot 6 inch banners on each side to advertise events, consisting of various graphics, styles, sizes, and colors. The base will have the logo and name of the tenant of the adjacent building. The requested variances are to allow the off premise sign, and to allow banners on the freestanding sign.

4. The sign is subject to, and have been approved by, the Architectural Review Board.

Conclusions:

1. The site of the arts center is significantly set back from State Route 161, a regional thoroughfare. Placement of this sign on its property could require a very large sign to be easily seen from that state route. It seems reasonable to allow it to be placed on the adjacent property, relatively close to the state route, to keep the size of the sign more in keeping with others in the community. This mitigates the substantial nature of the off premise sign variance request.
2. The McConnell Arts Center of Worthington was granted a similar variance in 2009 to allow banners on the south elevation of the building. This allows the center the ability to change its signage several times a year without seeking special approvals. Changeable copy signs, such as bulletin boards, are permitted for semi-public uses such as the arts center, but are limited to 15 square feet in area. In this particular case, the banners will be placed tight to the sign to give the illusion of a more permanent sign. This mitigates the substantial nature of the banners variance request.
3. The essential character of the neighborhood should not be substantially altered.
4. The delivery of governmental services should not be affected.

Discussion:

Ms. Crane asked if this will have any effect on the banners hanging on the building and Mr. Phillips replied no.

Bill Lhota, 838 Cambridge Court, stated he is representing the board of the McConnell Art Center and they have had four public meetings and neighborhood outreach. Mr. Hunter said the Architectural Review Board had no opposition during their meeting and feels it is appropriate for the location.

Mr. Falcoski asked about illumination and Mr. Lhota replied there will be ground lighting on each side.

Ms. Crane asked if there was anyone in the audience to speak for or against this proposal.

Motion:

Mr. Hunter moved:

THAT THE REQUEST BY MCCONNELL ARTS CENTER OF WORTHINGTON AND BOARD OF EDUCATION OF THE WORTHINGTON CITY SCHOOL BOARD FOR A VARIANCE FROM CODE REQUIRMENTS FOR SIGNAGE TO ALLOW THE CONSTRUCTION OF AN OFF PREMISE SIGN WITH BANNERS AT 300 WEST DUBLIN-GRANVILLE ROAD, AS PER CASE NO. BZA 29-15, DRAWINGS NO. BZA 29-15 DATED JUNE 12, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Ms. Reibel seconded the motion and all members voted “aye” thereon.

Mr.Falcoski to adjourn, seconded by Ms. Reibel. The meeting adjourned at 8:24 PM.



July 31, 2015

To: Members of the Board of Zoning Appeals

From: Don Phillips, Chief Building Inspector

Subject: Staff Comments for the Meeting of August 6, 2015

B. Items of Public Hearing

1. Variance – Side Yard Setback – Fence – 186 Park Blvd. (Paul & Amanda Cook) BZA 30-15

Findings of fact:

1. This property is an existing lot of record in the R-10 district where the minimum front yard requirement is 30 feet. Corner lots are permitted to reduce the adjacent setback to 20 feet. Fencing is not permitted between the right-of-way and the building set back line.
2. The applicant is proposing to demolish some existing fencing and erect a new 4 foot high fence approximately 10 feet from the Brookside Oval East right-of-way and 25 feet from the Hardy Way right-of-way. The requested variance is for 10 feet along Brookside Oval East and 5 feet along Hardy Way.

The following conclusions are presented:

1. Corner lots are challenged by additional setback requirements. In this particular case the property is hemmed in by 3 rights-of-way. The property is graded much higher than Park Boulevard. The properties along the south side of Hardy Way treat it like an alley or a back yard with garages and fences within the setback. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY THE PAUL AND AMANDA COOK FOR A VARIANCE FROM CODE REQUIREMENTS FOR SETBACK TO ALLOW THE ERECTION OF A FENCE AT 186 PARK BOULEVARD, AS PER CASE NO. BZA 30-15, DRAWINGS NO. BZA 30-15 DATED JULY 6, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. Variance – Rear Yard Setback – Screened Porch – 6653 McBurney Pl. (Trevor Custom Homes) BZA 31-15

Findings of fact:

1. This property is in the R-10 district where the minimum rear yard requirement is 30 feet.
2. The applicant is proposing to construct a single family dwelling that will contain a 12 foot 8 inch by 17 feet 8 inch screened porch, 25.8 feet from the west property line. The requested variance is 4.2 feet.

The following conclusions are presented:

1. The requested variance is not substantial.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY TREVOR CUSTOM HOMES FOR A VARIANCE FROM CODE REQUIREMENTS FOR REAR YARD SETBACK TO CONSTRUCT A DWELLING AT 6653 MCBURNEY PLACE, AS PER CASE NO. BZA 31-15, DRAWINGS NO. BZA 31-15 DATED JULY 7, 2015, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. Variance – Lot Width – 6121 Olentangy River Rd. (Congregation Beth Tikvah) BZA 32-15

Findings of fact:

1. This property is in the R-10 district where the minimum lot width is 200 feet for a semi-public use.
2. The existing property has a semi-public use which fronts 165.40 feet along Olentangy River Road and 50 feet along Colebrook Drive. The total existing lot width is 215.40 feet.

3. The applicant is proposing to sell the unused back portion of the lot to the neighbor to the west. The resultant parcel will no longer front Colebrook Drive and the lot width will be reduced to 165.40 feet. The requested lot width variance is 34.6 feet.
4. The subdivision without plat to transfer the property has been approved by the Municipal Planning Commission on the condition this Board grant the lot width variance. The subdivided lot will be joined to the neighbor's property resulting only in the movement of property lines.

The following conclusions are presented:

1. The portion of the property being transferred has not been used by the owner. There will be no physical changes to the remaining portion of the property as a result of this transfer. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY CONGREGATION BETH TIKVAH FOR A VARIANCE FROM CODE REQUIRMENTS FOR LOT WIDTH TO ALLOW A SUBDIVISION AT 6121 OLENTANGY RIVER ROAD, AS PER CASE NO. BZA 32-15, DRAWINGS NO. BZA 32-15 DATED JULY 10, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. Variance – Side Yard Setback – 254 Kenbrook Dr. (Jared McAlister) BZA 33-15

Findings of fact:

1. This property is an existing lot of record in the R-10 district where the minimum front yard requirement is 30 feet. Corner lots are permitted to reduce the adjacent setback to 20 feet.
2. The applicant is proposing to construct a 28 foot by 25 foot addition to the west of the existing dwelling, from 7.4 feet to 8.5 feet from the Foster Avenue right-of-way. The requested variance is from 12.6 feet to 11.5 feet.

The following conclusions are presented:

1. Corner lots are challenged by additional setback requirements. Even if Foster Avenue were not a right-of-way, the addition would still require a side yard setback variance. The existing dwelling layout inhibits an addition to the north especially trying to work around an existing attached garage. Foster Avenue does not appear to be centered in the right-of-way and visually the addition will be closer to the street than in other parts of the city. There are a number of existing dwellings within the 20 foot side yard on corner lots including one across Foster Avenue to the west. This addition should not cause

intersection sight line issues. These factors mitigate the substantial nature of the variance request.

2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY JARED MCALISTER FOR A VARIANCE FROM CODE REQUIRMENTS FOR SETBACK TO ALLOW THE CONSTRUCTION OF AN ADDITION AT 254 KENBROOK DRIVE, AS PER CASE NO. BZA 33-15, DRAWINGS NO. BZA 33-15 DATED JULY 10, 2015 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Reference

Portions of Section 1129.05

(c) Area Variances. The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and,
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 30-15
Date Received	7-6-15
Fee	\$25
Meeting Date	8-6-15
Filing Deadline	
Rept #	

- 1. Property Location 186 Park Blvd
- 2. Present/Proposed Use fence for back yard
- 3. Zoning District R-10
- 4. Applicant Paul and Amanda Cook
Address 186 Park Blvd Worthington
Phone Number(s) 614-256-3038, 614-507-3264
- 5. Property Owner Paul and Amanda Cook
Address 186 Park Blvd Worthington
Phone Number(s) 256-3038, 507-3264
- 6. Action Requested (ie. type of variance) residential variance

- 7. Project Details:
 - a) Description Wood Fence 4ft high picket
 - b) Expected Completion Date ~~August~~ Aug 7th - ASAP
 - c) Approximate Cost \$2,200.00

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.

Amanda Cook
Applicant (Signature)

7/6/15
Date

[Signature]
Property Owner (Signature)

7/6/15
Date

Abutting Property Owners List for
186 Park Blvd.

Marsha Stalker
Walter Vernier

206 Hardy Way
196 Park Blvd.

Worthington, OH 43085
Worthington, OH 43085

To: Board of Zoning Appeals - Worthington

July 5, 2015

From: Paul and Amanda Cook

Subject: Board of zoning appeals application - 186 Park Blvd. Worthington Ohio 43085

We have enclosed our application for a zoning variance on our property in Worthington. We are requesting this variance so that we can build a fence in the backyard of our property. This fence would need to run the perimeter of our back yard which falls over the build line both on Hardy Way and Brookside Oval East.

We have a 2-year old son and a baby on the way. There is a significant drop off (cliff) on the edge of our property that we feel is a safety concern for our children. We would like to add a 4 foot Cedar picket fence that runs 114 feet around the perimeter of our back yard and attaches to the garage and house. We want this fence to protect our children for years to come. Other neighbors on our street also have similar fences in their back yards and we feel this would be fitting with the feel of the neighborhood. We also feel it would improve the aesthetic appeal of our yard.

It's important to note that this fence will 1) yield a positive return on investment (future buyers would consider this a valuable addition), 2) is a minor variance 3) will not change the essential character of the neighborhood and will not cause surrounding properties any detriment, 4) will not adversely affect the delivery of governmental services, 5) the property owner understood the build lines when purchasing the property 6) without the variance we will not be able to let our children play in our back yard 7) the project agrees with the overall spirit behind the zoning requirement.

We have also included the following documents with our variance request:

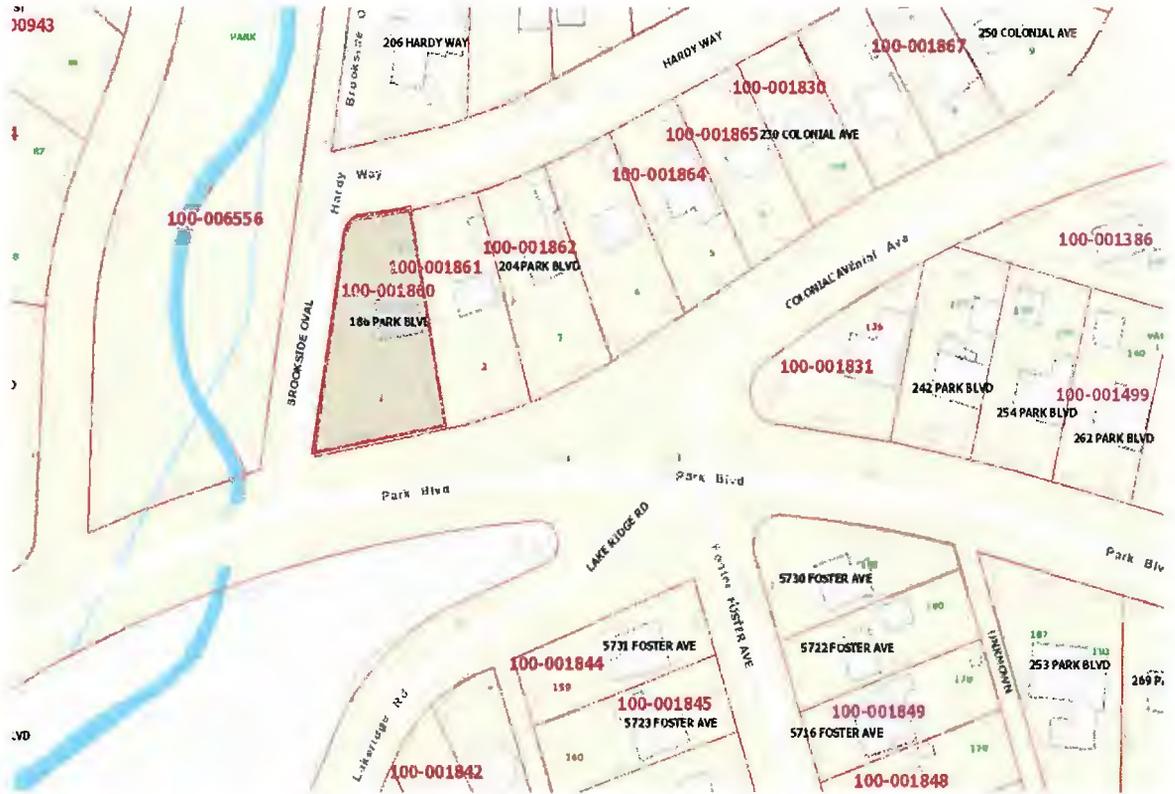
- Board of zoning appeals application
- Photos of significant drop off
- Marked survey

Thank you for your consideration. Please let us know if you need any other information.

Sincerely,

Paul & Amanda Cook
186 Park Blvd.
Worthington, OH 43085
614-507-3264

186 Park Blvd.



100-001860 03/26/2014

MAY 30, 2014

Cooke

NOTE: (R) - RECORD
(M) - MEASURE

HARDY WAY 50'

FENCING IS NOT PERMITTED BETWEEN THE RIGHT OF WAY LINE AND THE BUILDING SETBACK LINE 1180.02

N 63° 11' 20" E 51.26' (R)
51.18' (M)

XXX = fence

30' FRONT YARD SETBACK 1149.01

1 1/4" OF 4" PICKET

4" POSTS SET 3' DEEP @ 4' CENTER

2

20' SIDE YARD SETBACK 1149.08

CITY OF WORTHINGTON
BZA 30-15
DRAWING NO.

DATE 7-6-15

BROOKSIDE OVAL EAST 40'

N 10° 47' 30" E
10' BLDG. LINE

67.2

29' RIDG. LINE

PARK BOULEVARD 60'

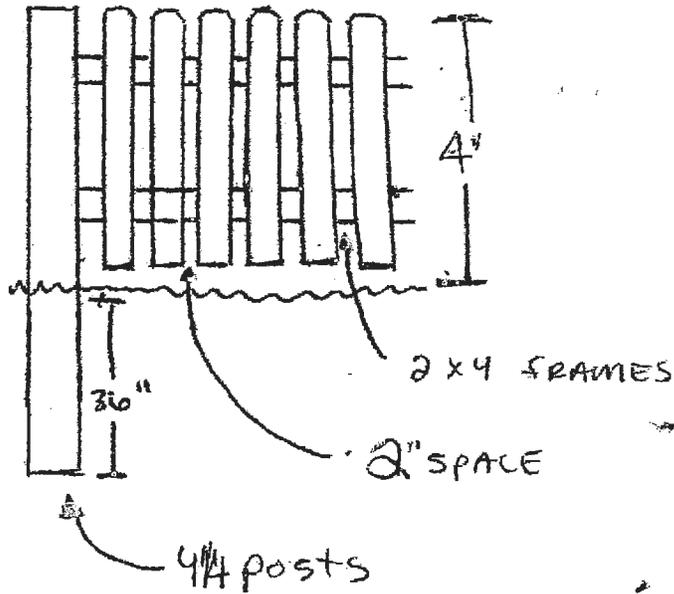
R=1183.09' CH=92.77' (R) 93.28' (M)

R=500.00'
CH=13.26' (R)
CH=13.03' (M)

City of Worthington, Ohio
Reviewed for Code Compliance
Application # 2015-1011(1)

- Approved
- Approved as Noted
- Partial/Phased Approval (see attached plan approval letter)
- Not Approved

Reviewed by Don Phillips
Date 6/29/15



GENERAL
RENDERING

- 4" PICKET FENCE
- 100% WESTERN RED CEDAR
- full 4" posts
 - set 36" DEEP IN CONCRETE
 - set 7' ON CENTER
- 4" BOARDS (3/4" THICK)
- 2" SPACE

CITY OF WORTHINGTON
 BZA 30-15
 DRAWING NO.
 DATE 7-6-15

Search Drive

Paul 2

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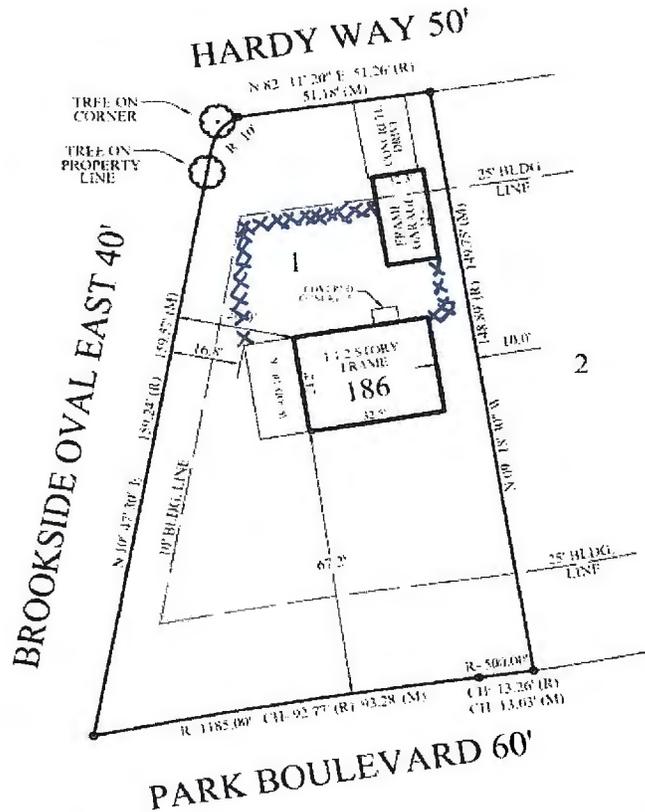
Starred

Trash

PLAT OF SURVEY
LOT NUMBER 1 - RESUBDIVISION OF COLONIAL HILLS
PLAT BOOK 22, PAGE 74 - RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
KNOWN AS 186 PARK BOULEVARD
PREPARED FOR PAUL S. & AMANDA M. COOK

MAY 30, 2014

NOTE (R) = RECORD
(M) = MEASURED



LEGEND:

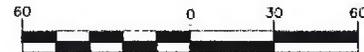
- = IRON PIN FOUND
- ⊙ = 5/8" X 30" REBAR SET WITH YELLOW PLASTIC CAP "POMEROY ASSOC"

Bearings are based on those shown on the plat of the Resubdivision of Lots 90 thru 107 & 109 thru 114 of Colonial Hills of record in Plat Book 22, Page 74, Recorder's Office, Franklin County, Ohio.

Pomeroiy & Associates
 Consulting Engineers & Surveyors

598 Scherers Court • Worthington, Ohio 43085
 Phone (614) 965-2498 • Fax (614) 965-2666

Order No. 712-2014-S



1 inch = 30 ft.
GRAPHIC SCALE

We hereby certify that the above plat was prepared from an actual field survey of the premises and to the best of our knowledge and belief is correct. All dimensions along arcs are chord distances.

POMEROY & ASSOCIATES, LTD.

By *Steven J. Hoy*
 Steven J. Hoy
 Registered Professional Surveyor No. 7313



8 GB used (11%)
 Buy more storage



CITY OF WORTHINGTON
BZA 30-15
DRAWING NO.

DATE 7-16-15



CITY OF WORTHINGTON
DRAWING NO. BZA 30-15
DATE 7-6-15



June 29, 2015

Barb Judson
Mae Fence
117 Jackson St., WH # 4
W. Jefferson, OH 43162

Re: Application for Fence Permit 2015-1011
Parcel # 100-001860
186 Park Boulevard
Zoning District R-10

Dear Ms. Judson:

The above referenced fence permit cannot be issued because the proposed fence location does not comply with the Worthington Zoning Ordinance as follows:

1180.02 "R" DISTRICTS.

- (a) In any "R" District, no fence or wall shall be erected in the area between the right of way line and the building setback line. No fence or wall in an "R" district shall exceed a height of six feet.
- (b) Solid fences and walls shall be constructed of brick, stone, wood or other compatible material as determined by the Building Inspector. No barbed wire fences or a fence having cutting edges of any kind shall be constructed or maintained within this district. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to fences with vertical supporting members where the fence is designed to be identical in appearance from either side.

A portion of the proposed fence is in the 30' building setback line along Hardy Way and in the 20' building setback line along Brookside Oval East.

You may seek a variance from the Worthington Board of Zoning Appeals. An application and Board is enclosed.

Should you have any questions, feel free to contact me at 614-431-2424.

Sincerely,

Donald L. Phillips, Jr., P.E.
Chief Building Inspector
Division of Building Regulation

cc: Paul S. & Amanda M. Cook, 186 Park Boulevard, Worthington, OH 43085

CITY OF WORTHINGTON
BZA 30-15
DRAWING NO.

DATE 7-6-15



City of Worthington BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 31-15
Date Received	7-7-15
Fee	\$25
Meeting Date	8-10-15
Filing Deadline	Sept 10/16

1. Property Location 6653 MCBURNEY PL.
2. Present/Proposed Use SINGLE FAMILY
3. Zoning District R-10
4. Applicant STEVE GOERZEL
Address 6555 PLUMB RD. GALENA, OH 43082
Phone Number(s) 740.965.6744 *614.989.0900
5. Property Owner TREVOR CUSTOM HOMES
Address 6555 PLUMB RD. GALENA, 43021
Phone Number(s) 614.989.0900 / 740.965.6744
6. Action Requested (ie. type of variance) REAR YARD SETBACK

7. Project Details:
 - a) Description BUILDING NEW SINGLE FAMILY HOME. SCREEN IN PORCH AT REAR SETTING INTO SETBACKS.
 - b) Expected Completion Date SPRING/SUMMER 2016
 - c) Approximate Cost ~~500,000~~ 15,000⁺

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)

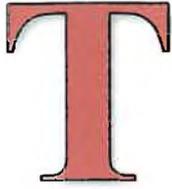
7/7/15
 Date

[Signature]
 Property Owner (Signature)

7/7/15
 Date

Abutting Property Owners List for
6653 McBurney Pl.

Wayne & Regina White	101 Colburn Ct.	Worthington, OH 43085
Bernath & Eleanore Knecht	111 Colburn Ct.	Worthington, OH 43085
Paul Bates & Philipp Bush	6610 Worthington-Galena Rd.	Worthington, OH 43085
Maria Lucarelli	6641 McBurney Pl.	Worthington, OH 43085
Antonina Giallombardo	6590 Worthington-Galena Rd.	Worthington, OH 43085



Trevor Custom Homes, LLC
6555 Plumb Road
Galena, Ohio 43021
740.965.6744

Supporting Statement for Building Within the Rear Set-Back

Trevor Custom Homes, LLC is asking for a variance to build a screen porch within the 30' rear set-back as described on the accompanying application. This change will not adversely affect any of the neighbors as the house closest to the lot line in question is situated on two acres and is more than 75' from the lot line. This change will only enhance the neighborhood as it will permit us to construct a home similar in size to the others. There would be absolutely no change in the delivery of governmental services such as water, sewer, garbage pick up and emergency services if this variance were to be granted. The spirit and intent of the zoning requirements would be observed and justice done by granting this variance as it has been previously granted in this same neighborhood and the distance between the homes will not be affected. A similar variance was recently granted for the owner of 6617 McBurney Place, three doors to the south.

Thank you for your time and consideration on this matter.

Sincerely

Steve Goebel
Member
Trevor Custom Homes
July 20, 2015

6653 McBurney Pl.



100-006613-00 11/21/2010

7509 E. MAIN ST.
SUITE 104
REYNOLDSBURG, OHIO 43068

J&J SURVEYING SERVICES, INC.

614-866-9158
JOE.WOOD@
JJSURVEYINGOHIO.COM

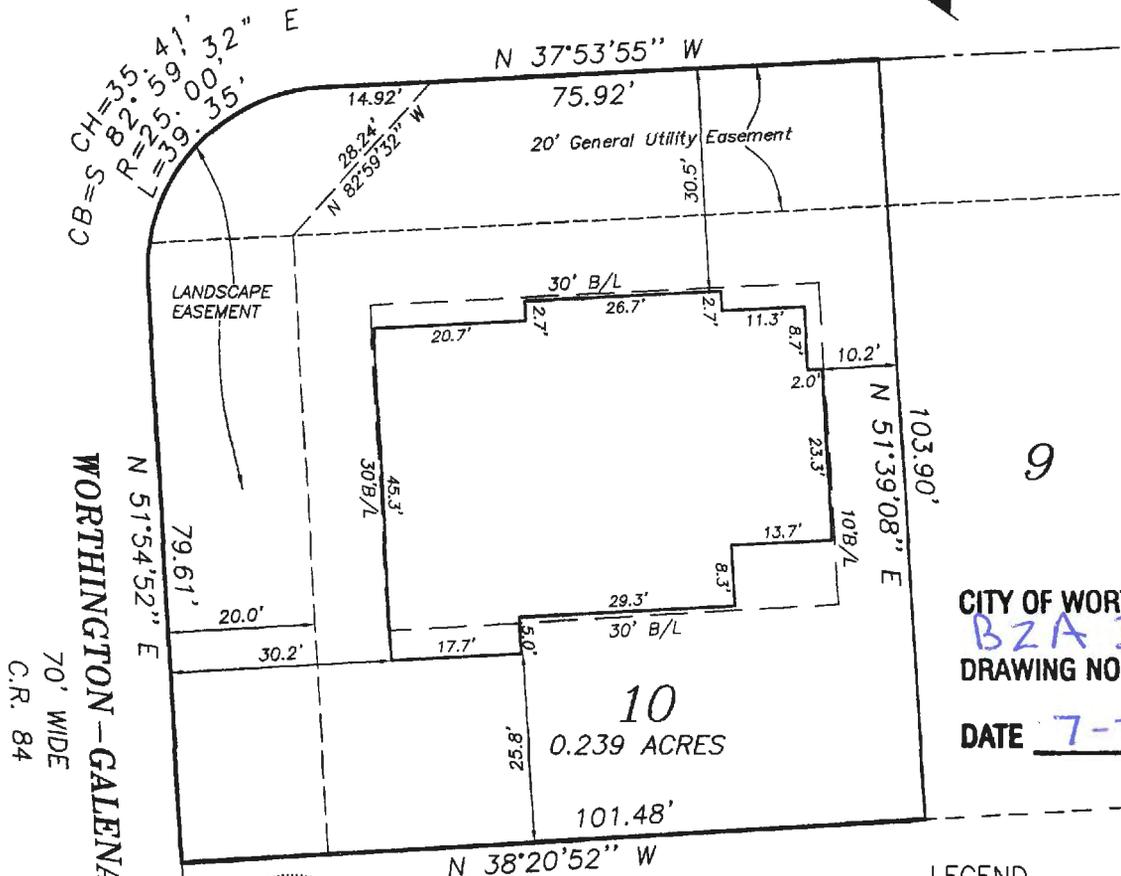
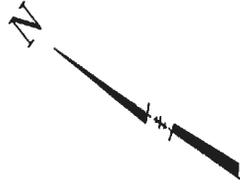
LOT 10
WOODS AT LAWNDALE
P.B. 109, P. 96

**PLOT PLAN
OF
6653 McBURNEY PL.**

CITY OF WORTHINGTON
FRANKLIN CO., OHIO



McBurney Place
40' R/W



WORTHINGTON - GALENA RD.
70' WIDE
C.R. 84

CITY OF WORTHINGTON
BZA 31-15
DRAWING NO.
DATE 7-7-15



We hereby certify that this PLOT PLAN was prepared from information provided by the Client and data obtained from public records. This plot plan is to be used by the Client for the purpose of obtaining a building permit. The use of this plot plan for any other purpose is strictly prohibited.

Raymond J. Wood
RAYMOND J. WOOD

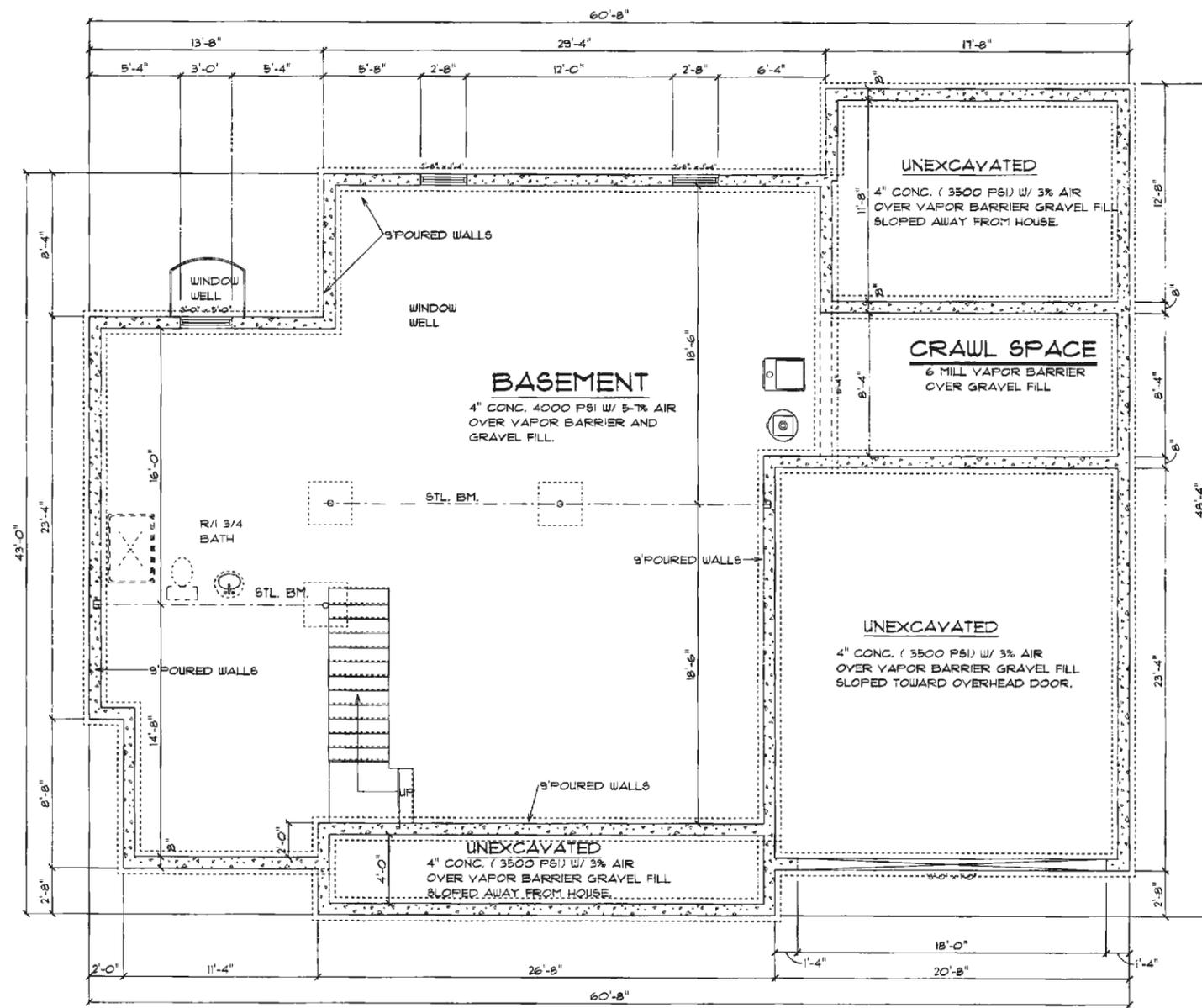
REG. SURV. 7745

7/21/15

DATE

JOB # 15-75

- LEGEND**
- X100.0 PROPOSED GRADE
 - SP=100' SPOT GRADE~MGP
 - T/W TOP OF WALL
 - B/L BUILDING LINE



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
50 FT. 1st FLOOR	1060.8 sq ft
50 FT. 2nd FLOOR	651.0 sq ft
TOTAL	1711.8 sq ft
50 FT. BASEMENT	363.0 sq ft
50 FT. CRAWL SPACE	532.4 sq ft
50 FT. UNEXC. SPA	474.2 sq ft

CITY OF WORTHINGTON
 BZA 31-15
 DRAWING NO.
 DATE 7-7-15

Building Service & Associates
 P.O. BOX 128
 LEWIS CENTER, OHIO 43065
 PH: 614-881-5980
 FAX: 614-881-5915
 E-MAIL: RESIDENTDESIGN@BSA.COM



TREYOR CUSTOM HOMES
 6555 PLUMB RD.
 GALENA, OHIO 43021
 740-965-5508

LOT 10
 WOODS
 OF
 LAUNDALE

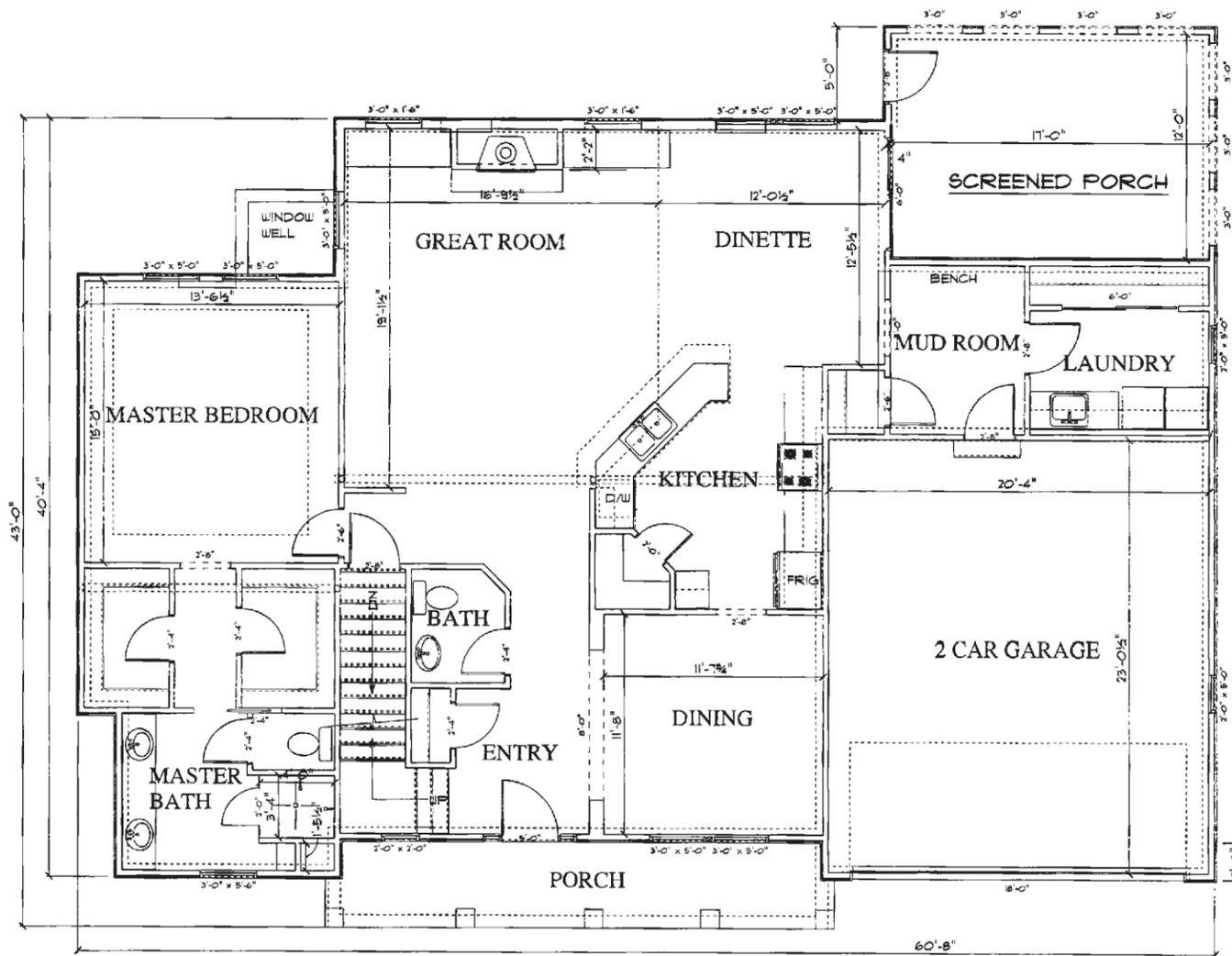
REVISIONS:

DATE: 7/6/15

DRAWN BY: JF

SHEET

1 OF 4



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

AREA SCHEDULE	
NAME	AREA
SO. FT. 1ST FLOOR	1965.6 sq. ft.
SO. FT. 2ND FLOOR	851.8 sq. ft.
TOTAL	2817.4 sq. ft.
SO. FT. BASEMENT	943.0 sq. ft.
SO. FT. DRIVE SPACE	817.4 sq. ft.
SO. FT. UNFIN. HV	494.2 sq. ft.

CITY OF WORTHINGTON
 BZA 31-15
 DRAWING NO.

DATE 7-7-15

Building Services Associates



P.O. BOX 528
 WINDY CREEK, OHIO 43085
 PHONE: 614-841-5840
 FAX: 614-841-5845
 E-MAIL: RESIDENTIALDESIGN@BSA.COM

TREVOR CUSTOM HOMES

6555 PLUMB RD.
 GALENA, OHIO 43021
 740-965-5508

LOT 10
 WOODS
 OF
 LAUNDALE

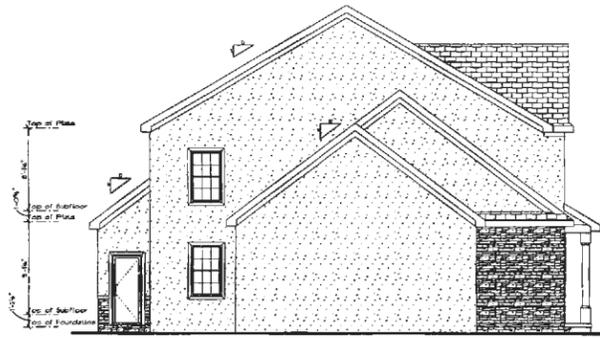
REVISIONS:

DATE: 7/6/15

DRAWN BY: JF

SHEET

2 OF 4



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Building
Services
Associates
P.O. BOX 331
LUSK CENTER, OHIO 43085
PH. 614-941-5840
FAX 614-941-8845
EMAIL RESIDENTDESIGN@BSA.COM



TREVOR CUSTOM HOMES

6555 PLUMB RD.
GALENA, OHIO 43021
740-965-5508

LOT 10
WOODS
OF
LAWDALE

REVISIONS:

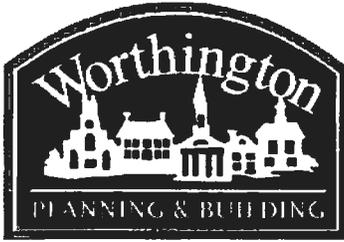
DATE: 7/16/15

DRAWN BY: JP

SHEET

4 OF 4

CITY OF WORTHINGTON
DRAWING NO. **BZA 31-15**
DATE **7-7-15**



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Table with 2 columns: Field Name and Value. Fields include Case # (B7A 32-15), Date Received (7-10-15), Fee (450), Meeting Date (8-10-15), and Filing Deadline.

1. Property Location 6121 Olentangy River Road

2. Present/Proposed Use Synagogue

3. Zoning District R-10 Congregation

4. Applicant Andy Shafer - Beth Tikvah

Address 6121 Olentangy River Road Worthington OH 43085

Phone Number(s) 614-885-6286

5. Property Owner Same

Address

Phone Number(s)

6. Action Requested (ie. type of variance) Approve Congregation Beth Tikvah to continue operations on-site with reduced ORR footage

7. Project Details:

a) Description Lot split and sale

b) Expected Completion Date Fall 2015

c) Approximate Cost

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.

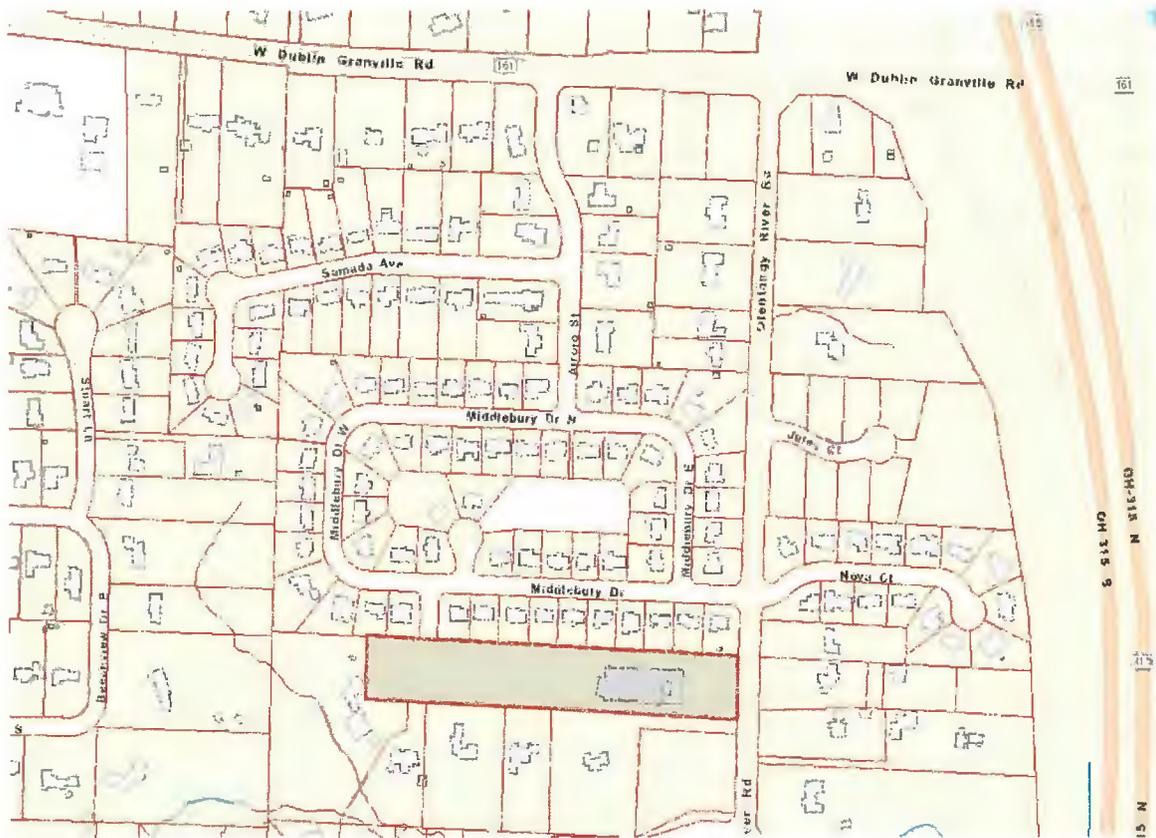
Applicant (Signature) [Signature] Date July 10, 2015

Property Owner (Signature) [Signature] Beth Tikvah Date July 10, 2015

Abutting Property Owners List for
6121 Olentangy River Rd.

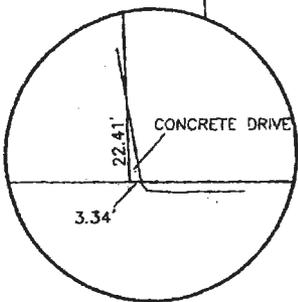
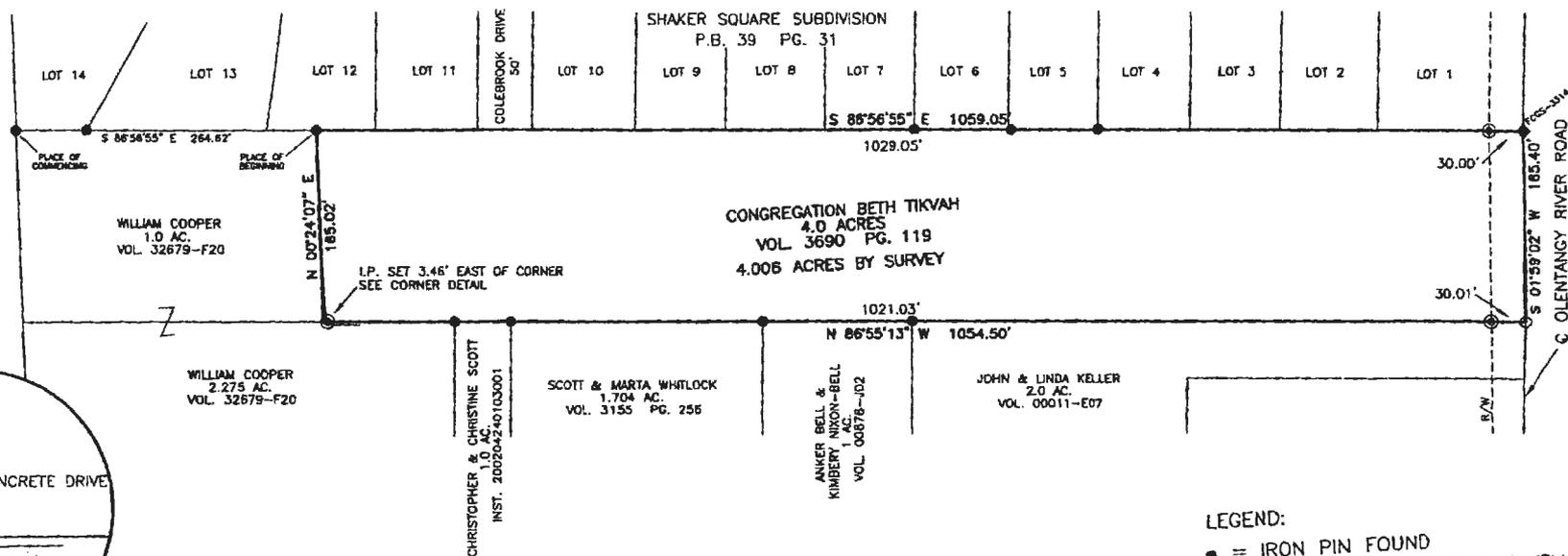
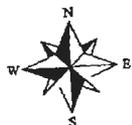
Robert & Vera Tedrick	805 Middlebury Dr.	Worthington, OH 43085
Matthew & Jaclyn Warnock	815 Middlebury Dr.	Worthington, OH 43085
Douglas Bliss	825 Middlebury Dr.	Worthington, OH 43085
Dimitrios & Amy Kargiotis	4782 Wynwood Ct.	Columbus, OH 43220
Resident	835 Middlebury Dr.	Worthington, OH 43085
Matt & Jennifer Sheridan	845 Middlebury Dr.	Worthington, OH 43085
John Jacobs	855 Middlebury Dr.	Worthington, OH 43085
Sean & Amanda Suttle	865 Middlebury Dr.	Worthington, OH 43085
Keith Larmi & Annette Wehner	374 Hanford St.	Columbus, OH 43206
Resident	875 Middlebury Dr.	Worthington, OH 43085
Thomas & Janet Groeneveld	885 Middlebury Dr.	Worthington, OH 43085
Zella & Curt Sunderland & Linday Yocum	895 Middlebury Dr.	Worthington, OH 43085
Anthony & Lisa Ponziani	911 Middlebury Dr.	Worthington, OH 43085
Walter & Nancy Madej	921 Middlebury Dr.	Worthington, OH 43085
William Cooper	6083 Olentangy River Rd.	Worthington, OH 43085
Scott & Marta Whitlock	6081 Olentangy River Rd.	Worthington, OH 43085
Anker Bell & Kimberly Nixon Bell	6077 Olentangy River Rd.	Worthington, OH 43085
John & Linda Keller	6075 Olentangy River Rd.	Worthington, OH 43085
Marta & Ross Chase	112 Rhododendron Ct.	Chapel Hill, NC 27517
Michael Davis & Juliet Taylor	6080 Olentangy River Rd.	Worthington, OH 43085
Robert & Susan Campbell	6100 Olentangy River Rd.	Worthington, OH 43085
Mark & Katrina Weber	6114 Olentangy River Rd.	Worthington, OH 43085

6121 Olentangy River Rd.

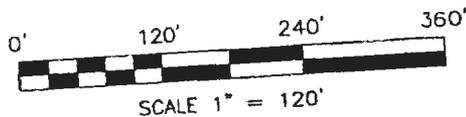


100-003060 03/07/2014

PLAT OF SURVEY
 LOT 2, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, U.S.M..L.
 CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO



CORNER DETAIL



- LEGEND:
- = IRON PIN FOUND
 - ⊙ = 3/4" IRON PIN SET WITH YELLOW CAP STAMPED "HOY-SURV. 7313"
 - ◆ = FRANKLIN COUNTY MONUMENT
 - ◇ = MAG NAIL SET

We hereby certify that the above plat was prepared from an actual field survey and to the best of our knowledge and belief is correct. All dimensions along arcs are chord distances.

HOY SURVEYING SERVICES, INC.
 David B. McCoy
 Registered Professional Surveyor No. 7632
 Date 3/1/2008

5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoyssinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-9549



Bearings are based on S 86°56'55" E, as given for the south line of Shaker Square Subdivision of record in Plat Book 39, page 31. Recorder's Office, Franklin County, Ohio.

Order No. 345-08

CITY OF WORTHINGTON
 BZA 32-15
 DRAWING NO.
 DATE 7-10-15

CITY OF WORTHINGTON
 SWOP 01-15
 DRAWING NO.
 DATE 7-10-15

COPY

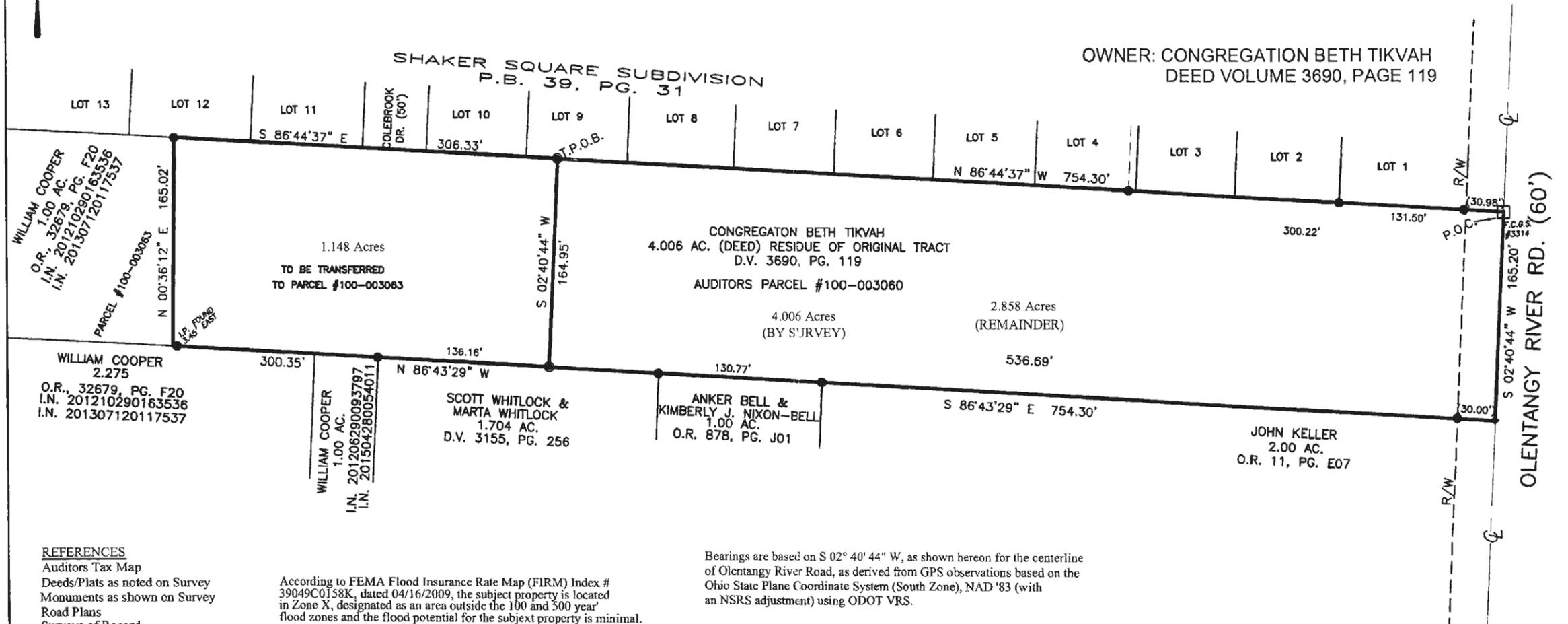


SCALE 1" = 80'



PLAT OF LOT SPLIT

1.148 ACRES OUT OF THAT 4.006 ACRE TRACT, LOCATED IN LOT 2,
 PARTION PLAT OF THE SCIOTO LAND COMPANY, DEED BOOK "A", PAGE 194 (destroyed by fire),
 as demonstrated in Survey Plat Book 3, pages 136-137 (on file in the FRANKLIN COUNTY ENGINEERS
 OFFICE). Descriptions of said partition lots are recorded in Deed Book "A", pages 7 & 8,
 QTR. TWP. 3, TWP 3, RANGE 18, U.S.M.L., CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO



OWNER: CONGREGATION BETH TIKVAH
 DEED VOLUME 3690, PAGE 119

WILLIAM COOPER
 1.00 AC.
 O.R., 32679, PG. F20
 I.N. 201210290163536
 I.N. 201307120117537
 PARCEL #100-003063
 N 00°36'12" E 165.02'
 3/4" IRON PIPE FOUND

WILLIAM COOPER
 2.275
 O.R., 32679, PG. F20
 I.N. 201210290163536
 I.N. 201307120117537

WILLIAM COOPER
 1.00 AC.
 I.N. 201206290093797
 I.N. 201504280054011

SCOTT WHITLOCK &
 MARTA WHITLOCK
 1.704 AC.
 D.V. 3155, PG. 256

ANKER BELL &
 KIMBERLY J. NIXON-BELL
 1.00 AC.
 O.R. 878, PG. J01

JOHN KELLER
 2.00 AC.
 O.R. 11, PG. E07

REFERENCES
 Auditors Tax Map
 Deeds/Plats as noted on Survey
 Monuments as shown on Survey
 Road Plans
 Surveys of Record

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39049C0158K, dated 04/16/2009, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.

Bearings are based on S 02° 40' 44" W, as shown hereon for the centerline of Olentangy River Road, as derived from GPS observations based on the Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) using ODOT VRS.

I hereby certify that this LOT SPLIT PLAT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

- LEGEND:**
- ⊙ = 5/8"-REBAR SET (w/ "S-7980" CAP)
 - = 3/4"-INCH IRON PIPE FOUND (Unless Noted)
 - ⊠ = FRANKLIN COUNTY MONUMENT FOUND
 - ◇ = Survey Nail Set

William D. Beer _____ Date
 Registered Professional Surveyor No. 7980

BENCHMARK LAND SURVEYING
 3501 Manila Drive,
 Westerville, Ohio 43081
 (614) 794-9609 ~ Office
 (614) 899-0336 ~ Fax
 E-mail: bmlsurveying@yahoo.com

CITY OF WORTHINGTON
 BZA 32-15
 DRAWING NO.

DATE 7-10-15

CITY OF WORTHINGTON
 SWOP 01-15
 DRAWING NO.

DATE 7-10-15



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION
 Meetings – First Thursday of Every Month

Case #	BZA-33-15
Date Received	7-10-15
Fee	\$25
Meeting Date	8-6-15
Filing Deadline	8-6-15

1. Property Location 254 Kenbrook Dr.
2. Present/Proposed Use Residential Home
3. Zoning District R-10
4. Applicant Jared N. McAlister
 Address 254 Kenbrook Dr 43085
 Phone Number(s) Home 614.433.9138 Cell 614.989.6264
5. Property Owner Same as above
 Address _____
 Phone Number(s) _____
6. Action Requested (ie. type of variance) Building line Variance
side yard setback
7. Project Details:
 - a) Description House addition
 - b) Expected Completion Date December 2015
 - c) Approximate Cost \$ 60,000

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.

Jared N. McAlister
 Applicant (Signature)

7-7-2015
 Date

Jared N. McAlister
 Property Owner (Signature)

7-7-2015
 Date

Abutting Property Owners List for
254 Kenbrook Dr.

Mary Youtz	251 Loveman Ave.	Worthington, OH 43085
Joseph Curran	259 Loveman Ave.	Worthington, OH 43085
Rosalie Fallenberg	264 Kenbrook Dr.	Worthington, OH 43085
Stephen Kaumeyer & Kara Schindler	265 Kenbrook Dr.	Worthington, OH 43085
Ryan Malone	169 Brandywine Dr., Apt E	Westerville, OH 43081
Resident	255 Kenbrook Dr.	Worthington, OH 43085
Kevin Ryan & Abby Onstott	6811 Downs St.	Worthington, OH 43085
Resident	240 Kenbrook Dr.	Worthington, OH 43085
Nathan Woos & Katherine Kowalski	235 Loveman Ave.	Worthington, OH 43085

Jared N McAlister
254 Kenbrook Dr.
Worthington OH. 43085

City of Worthington Board of Zoning Appeals
374 Highland Ave.
Worthington, OH. 43085

To Whom It May Concern,

I would like to request a variance to my building line on the west yard running parallel with Foster Avenue. We are planning to construct a master suite addition to the existing 2 bedroom 1 bath house which will include the expansion of our current 100 square foot kitchen. The proposed addition as designed will approach and exceed the original building set back lines including the code change passed on 12-13-71 line number 1149.08 Special Yard Requirements (a).

A professional survey done by William Beer of Benchmark Land Survey concluded that the variance will not adversely affect the delivery of governmental services. Also, as our home is on a corner lot and the expansion will go towards the road, there are no adjoining properties that will be altered or affected. The finished structure will not impede, impair or obstruct traffic or cause any other safety related issues with regard to Kenbrook or Foster Avenue. The finished structure is for purely residential purposes and will keep the essential character of the house and style of Colonial Hills. It will not substantially affect or alter the essential character of the neighborhood or adjoining properties in Colonial Hills.

The purpose for the expansion of our home is twofold: 1) as our family has grown, we need additional living space inside the home; and, 2) as our home is situated on a corner lot, expanding towards Foster Avenue will create an area behind the structure that will create a more safe and private yard for our two young children. While our plans could be changed to reduce the size of the addition to avoid the variance, the variance will: 1) not negatively impact any neighbors, services or safety, 2) maintain the spirit and intent behind the zoning requirement, and, 3) do substantial justice because it will allow us to provide the extra space and safety our family needs without having to compromise our plans or move.

For these reasons, we respectfully request that you grant the variance to extend our building line an additional twelve feet eight and one half inches to build as proposed in the attached elevated rendering.

Please do not hesitate to contact me if you have any questions regarding this matter. Thank you.

Sincerely,
Jared N McAlister

254 Kenbrook Dr.



100-001744-00 05/07/2010

Permit for Sewer Connection

County of Franklin
Sanitary Department

1929
No.

Sewer District Clinton No. 2 Lot frontage..... feet.
Sharon Township N side of Kimbark Dr. Street.
 Lot No. 1 B.R. E Street No. (if any) 254
Colonial Hill & Lakes Addition Between Foster
 Sewer in W of Kimbark Street. and Greenwich
 Branch..... ft. from M. H. at.....
 Approx. length of connection..... Size 6 inches.

APPLICATION (to be filed in duplicate and accompanied by fee of \$~~100~~).

The undersigned hereby ask permission to construct a sewer connection from the premises above described to the sewer and branch mentioned, and agree that the construction and use of such sewer shall be strictly in accordance with the rules and regulations of the County Sanitary Department. We agree that we will be responsible for any damages or claims of any nature arising out of the construction of said connection, or the excavation therefor, and will warrant and defend the County of Franklin, its officers and agents, against all such damages or claims; that we will furnish and maintain proper barricades and lights for the protection of the public, and that we will immediately refill and resurface all excavations and all settlements that may occur within one year from the acceptance of the work, and will pay to the County the cost of any clearing up, removal of dirt or rubbish, refilling or resurfacing ordered or done by the County Commissioners within one year over or around the excavation for this connection.

We further agree to make proper return to the County Sanitary Engineer of notice of completion of said connection, with correct locations and grades and locations of all angles, vents, place of entering building, etc., immediately after such completion.

Sketches and descriptions of present and proposed plumbing to be connected, also approximate location of proposed connection are submitted herewith and are complete and correct. We specifically agree that no roof or surface water or other prohibited wastes shall be discharged into this connection.

Defense Homes Corporation

Angela S. ... Project Manager
 Owner of property above described.

Date April 15 1942

H. B. Miller
 Licensed Drain Layer.

Permission is hereby granted for the sewer connection, above described to be constructed under the conditions stated. Fee of \$~~100~~ received. If the sewer discharges into the sewers of the City of Columbus, this permit is not effective until countersigned by the Sewer Permit Clerk of said City.

Date 4-15 1942

Alvan Slade
 County Sanitary Engineer.

Countersigned this..... day of.....

CITY OF WORTHINGTON

BZA 33-15 19.....
 DRAWING NO.

7-10-15
 DATED 7-10-15 Sewer Permit Clerk City of Columbus

Notice of Completion of Connection

County of Franklin,
Sanitary Department.

No. 1929

Property of Defense Home Corp., Washington D.C. located at
No. 254 Kenbrook Dr. N. Street, between 707th
and Greenwich Township of Sharon
Sewer District Clinton No. 2 Permit No. 1929

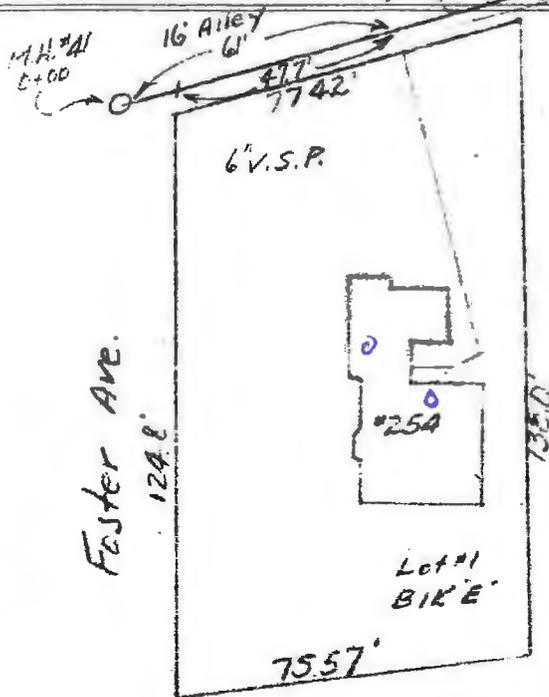
To the Sanitary Engineer of Franklin County, Ohio:

The sewer connection above described has been completed in accordance with the terms of the permit mentioned and as shown on the sketch herewith submitted.

Date

19

1/11/24
Ys Sta. 0+61.261.2' to M.H. #24
Miller
Licensed Drain Layer.



Kenbrook DB 50'

CITY OF WORTHINGTON
BZA 33-15
DRAWING NO.

DATE 7-10-15

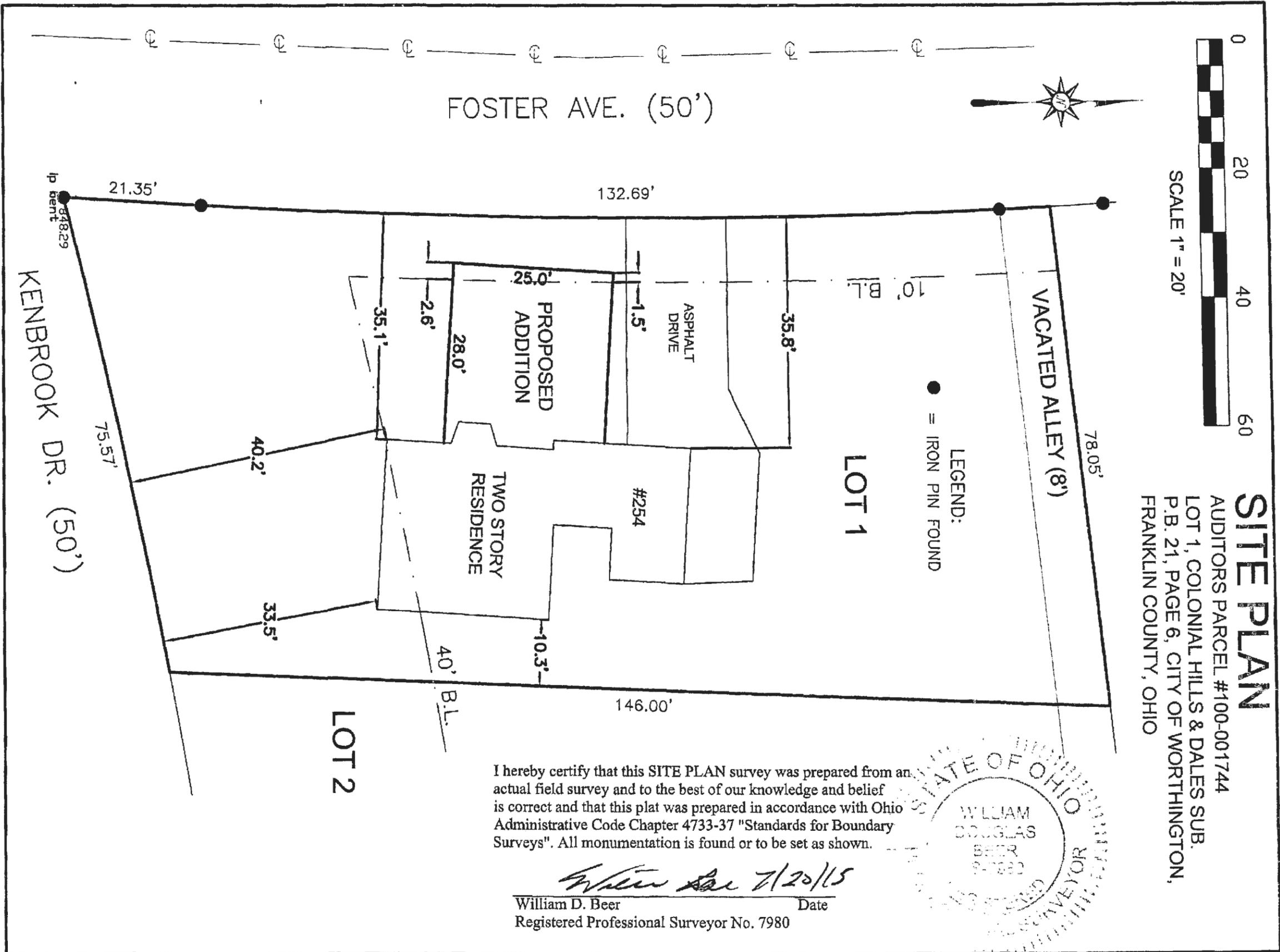
Scale 1:40'

Date of tapping _____ 19____ Inspected and accepted 4-17-42 19____

Sizes and locations checked as correct on sketch.

E. P. England

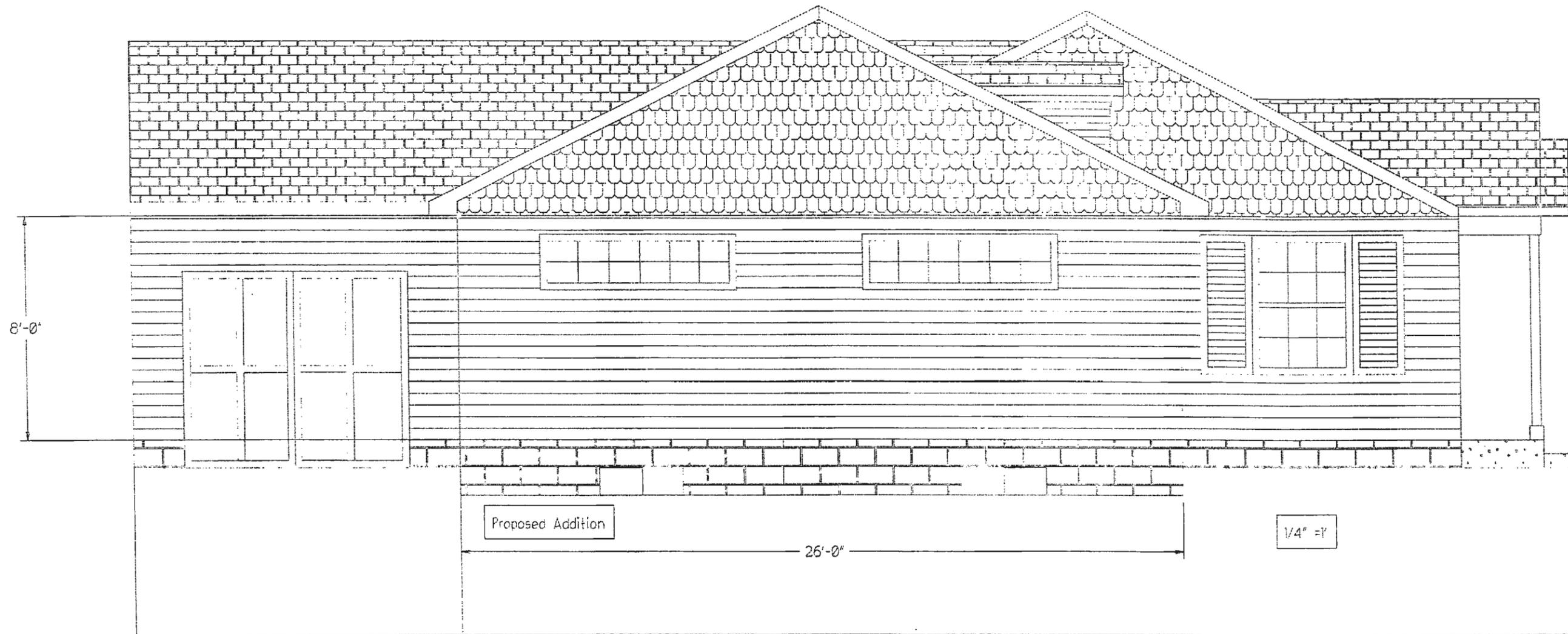
Inspector.



SITE PLAN
 AUDITORS PARCEL #100-001744
 LOT 1, COLONIAL HILLS & DALES SUB.
 P.B. 21, PAGE 6, CITY OF WORTHINGTON,
 FRANKLIN COUNTY, OHIO

I hereby certify that this SITE PLAN survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William Beer 7/20/15
 William D. Beer Date
 Registered Professional Surveyor No. 7980



8'-0"

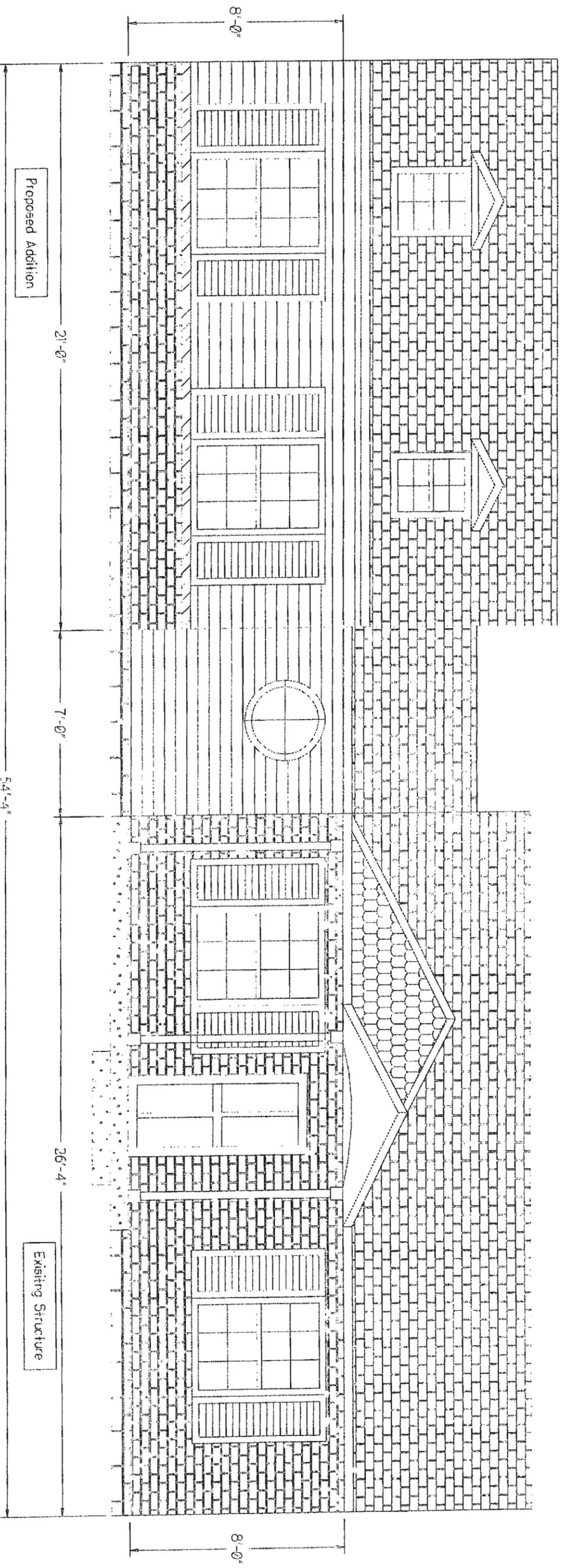
Proposed Addition

26'-0"

1/4" = 1'

Foster Ave.

CITY OF WORTHINGTON
BZA 33-15
DRAWING NO.
DATE 7-10-15



CITY OF WORTHINGTON
 BZA 33-15
 DRAWING NO.
 DATE 7-18-15