City of Worthington
BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 44-15
Date Received 9/10/15
Fee
Meeting Date 10/1/15
Filing Deadline

1. **Property Location** 690 Evening Street
2. **Present/Proposed Use** Replacement of garage, detached, residential
3. **Zoning District** _____
4. **Applicant** Timothy Shaw

   Address 188 East Royal Forest Boulevard

   Phone Number(s) 614-374-9631
5. **Property Owner** Timothy and Abigail Shaw

   Address Same

   Phone Number(s) Same
6. **Action Requested** (ie. type of variance) Easement to property line less than 8 feet
   Garage greater than 800 ft.^{2}
7. **Project Details:**
   a) **Description** As submitted to architectural review board
   b) **Expected Completion Date** November 1, 2015
   c) **Approximate Cost** $15,000

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

Applicant (Signature) — Date 9/9/15

Property Owner (Signature) — Date

Abutting Property Owners List for
690 Evening St.

John & Kimberly Wheatley	702 Evening St.	Worthington, OH 43085
Ward Lindenmuth	115 W. Dublin-Granville Rd.	Worthington, OH 43085
Benjamin & Amy Struewing	109 W. Dublin-Granville Rd.	Worthington, OH 43085
Mikel & Brenda Coulter	686 Evening St.	Worthington, OH 43085
Joseph Stotzer	6516 Plesenton Dr.	Worthington, OH 43085
Mary Debitetto	693 Evening St.	Worthington, OH 43085

Amendment to ARB Submittal

1. 690 Evening St. Garage Construction

Scope of Work:

Requesting certificate of appropriateness for the construction of a 28' x 28', wood framed, detached two car garage with overhead storage area. Attached plan shows detail of garage layout and general construction guidelines.

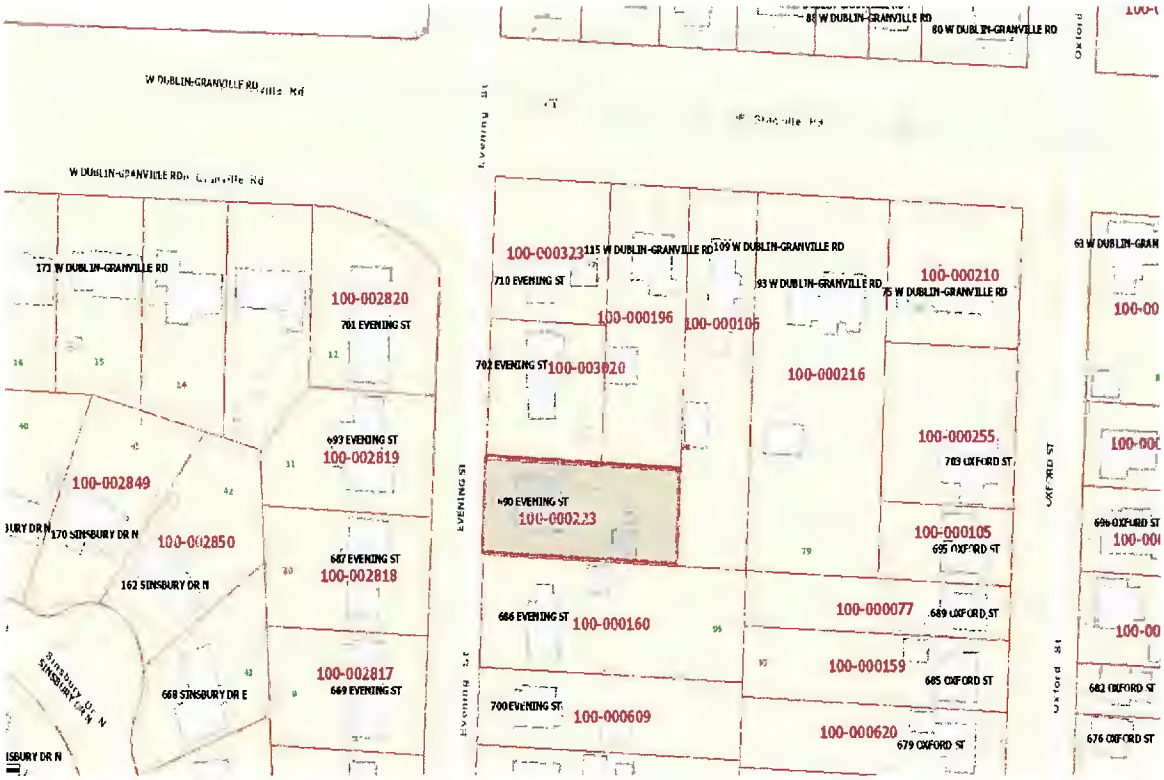
Garage is in the Colonial Revival style, with architectural elements from the dwelling repeated in the garage construction, ie. Windows.

Exterior finish will be wood (cedar) shake, pattern to match the dwelling. Siding will painted to match the house. Roof shingle are of the same type and color as the dwelling. Overhead garage doors are aluminum, Colonial Style.

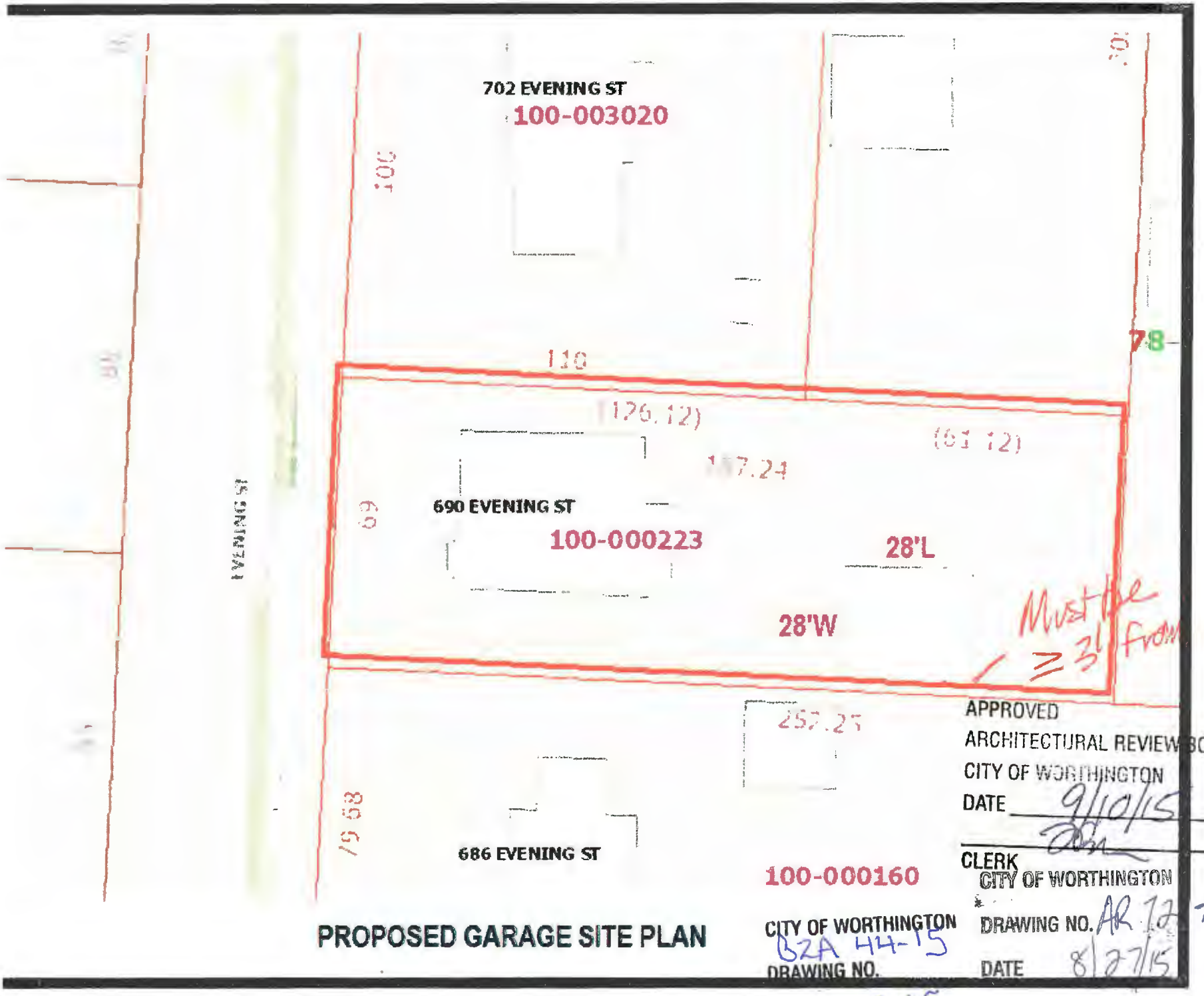
Variances:
- 3' from PL
- Accessory structure area

APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 9/10/15
CLERK

690 Evening St.

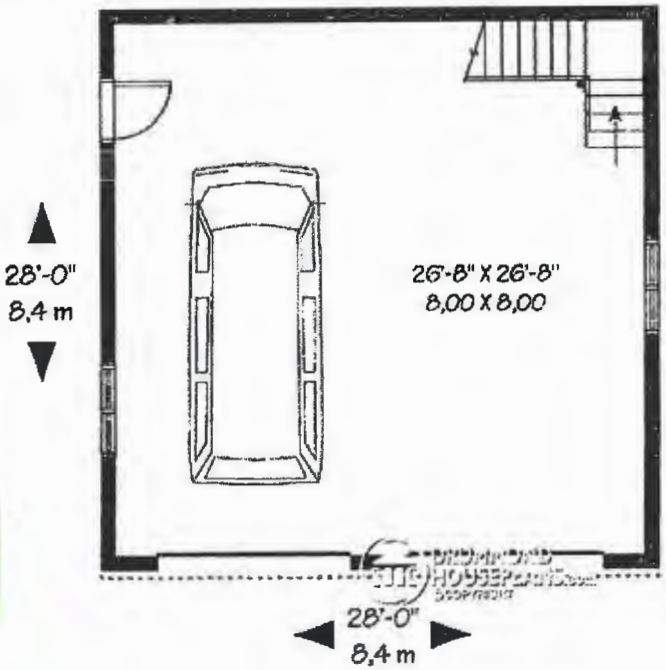


100-000223 04/10/2014



PROPOSED GARAGE SITE PLAN

front



1st level

GENERAL SUMMARY

Foundation type
Floating Slab

Width
28' 0" ft / 8.4 m

Depth
28' 0" ft / 8.4 m

Ridge height from top of foundation
23' 1" ft / 5.93 m

Exterior wall
2 X 6

Total living area
1230 sq.ft. / 110.70 sq.m.

1st level
784 sq.ft. / 70.56 sq.m.

2nd level
446 sq.ft. / 40.14 sq.m.

Bedrooms
-

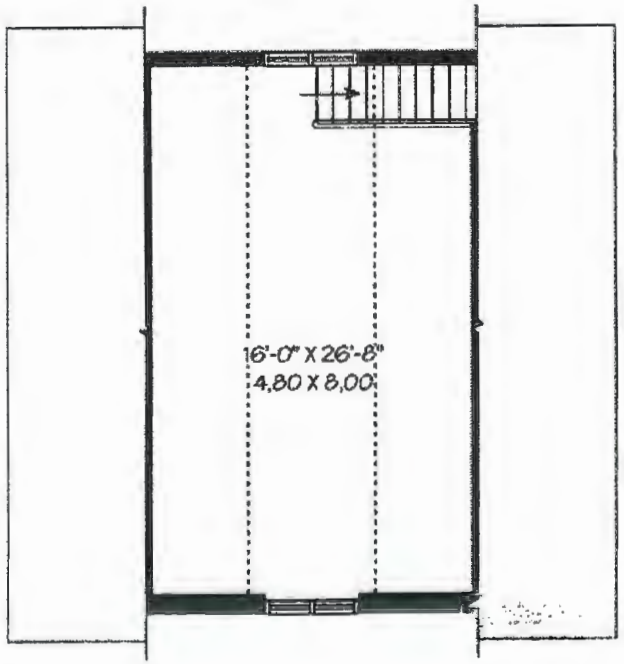
Full baths
-

Half baths
-

Garage type
Two-car garage (784 sq.ft. / 70.56 sq.m.)

Living bonus space
-

Bonus storage
- 446 sq.ft. / 40.14 sq.m.



2nd level

APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 9/10/15
CLERK

CITY OF WORTHINGTO
BZA 44-15
DRAWING NO.
DATE 9-10-15

CITY OF WORTHINGTON
DRAWING NO. AR 72-15
8/27/15

CITY OF WORTHINGTON

BZA 44-15

DRAWING NO.

DATE 9-10-15

PREVIOUS GARAGE AND GARDEN SHED SIZE AND CONFIGURATION

690 Evening Aerial from South

04/18/2014

CITY OF WORTHINGTON
BZA 4475
DRAWING NO.

DATE 9-10-15

Ms Bitar and Mr. Hunter,

As the neighbor directly to the south of 690 Evening Street, we take no exception to the request by Timothy Shaw to locate a new garage 3'-0" from the south property line. Before the old garage was demolished I am pretty certain it was either on the property line or within a foot of it. With the size as proposed it will provide a protective shield from the view of most of the back yards along Dublin Granville Road from our back yard. From our perspective we would rather have the garage shielding this view. Though not a part of this request, we take no exception to the size or height of the proposed garage. If you look at our garage, it is within 2'-3' of the property line separating our home from the property line separating our property from Mr. Shaw's. Again, it's a matter of blocking the view and providing a more private back yard for my wife and I. The only thing that we would ask is that the front of the new garage sit no closer to the rear of Mr. Shaw's home then the old garage did.

Mikel and Brenda Coulter
686 Evening Street
Worthington, Ohio

CITY OF WORTHINGTON
BZA 44-15
DRAWING NO.
DATE 9-10-15