City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings First Thursday of Every Month

Case # BZA 43-15
Date Received 9-9-15
Fee $25
Meeting Date 10-4-15
Filing Deadline
Rcpt # 100816

1. **Property Location** 563 Meadoway Park Worthington OH 43085
2. **Present/Proposed Use** Residential
3. **Zoning District** R
4. **Applicant** Kristina Hoover Maple Craft LLC
   Address 58163-C Zarley St. New Albany OH 43054
   Phone Number(s) (614) 657-4986
5. **Property Owner** William Jeff West
   Address 563 Meadoway Park Worthington OH 43085
   Phone Number(s) (614) 582-0248
6. **Action Requested** (ie. type of variance) VARIANCE ON REQUIRED SIDEYARD SETBACKS
7. **Project Details:**
   a) **Description** ADDITION/GARAGE
   b) **Expected Completion Date** November 15, 2015
   c) **Approximate Cost** 96,000.—

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.

Kristina Hoover. 9/9/15
Applicant (Signature) Date

9-9-15
Property Owner (Signature) Date

Abutting Property Owners List for
563 Meadoway Pk.

Catherine Hanson	554 Meadoway Pk.	Worthington, OH 43085
Benjamin & Julie Niebauer	562 Meadoway Pk.	Worthington, OH 43085
Robert & Elizabeth Mosher	568 Meadoway Pk.	Worthington, OH 43085
David & Vicki Cap	569 Meadoway Pk.	Worthington, OH 43085
William Shroy	574 Park Blvd.	Worthington, OH 43085
Matthew & Monica Vetter	566 Park Blvd.	Worthington, OH 43085
Betty & Kathleen Stout	560 Park Blvd.	Worthington, OH 43085
Darcy Burdette & Eric Shafer	555 Meadoway Pk.	Worthington, OH 43085

William J. West
563 Meadoway Park
Worthington, OH 43085

September 4, 2015

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

Re: 563 Meadoway
Request for Variance

To whom it may concern,

Please accept this letter a support of a request to allow an variance in the side yard requirement for the above captioned property.

There is an existing garage on the property that is in very poor condition and in need of significant repair and or replacement. In addition our growing family requires additional living area as well.

We believe our request is valid and Worthington of approval for the following reasons.

1) Properties without adequate garages result in the clutter of both automobiles and other items which is a detriment to the neighborhood.

2) Given the fact that the new work will not result in any part of our home being any closer to the property then a present we would consider the variance to not be substantial.

3) Given the fact that many homes in the area have built nearer the property lien than 6 feet would eliminate any detrimental effect of the granting of this variance.

4) Delivery of governmental services will not be impacted by the approval of this variance.

5) When purchasing the property the existing garage was in it's current position and the survey provide us at closing did not indicate a violation of required setbacks.

6) Other approached to providing for both the needed garage space and the living space were reviewed, but none could be determined without radical change to the existing living space.

7) In our opinion, granting of this variance is precisely in the spirit and the intent of the zoning code and the purpose therein.

Thank you for your consideration.

Respectfully,

William J. West

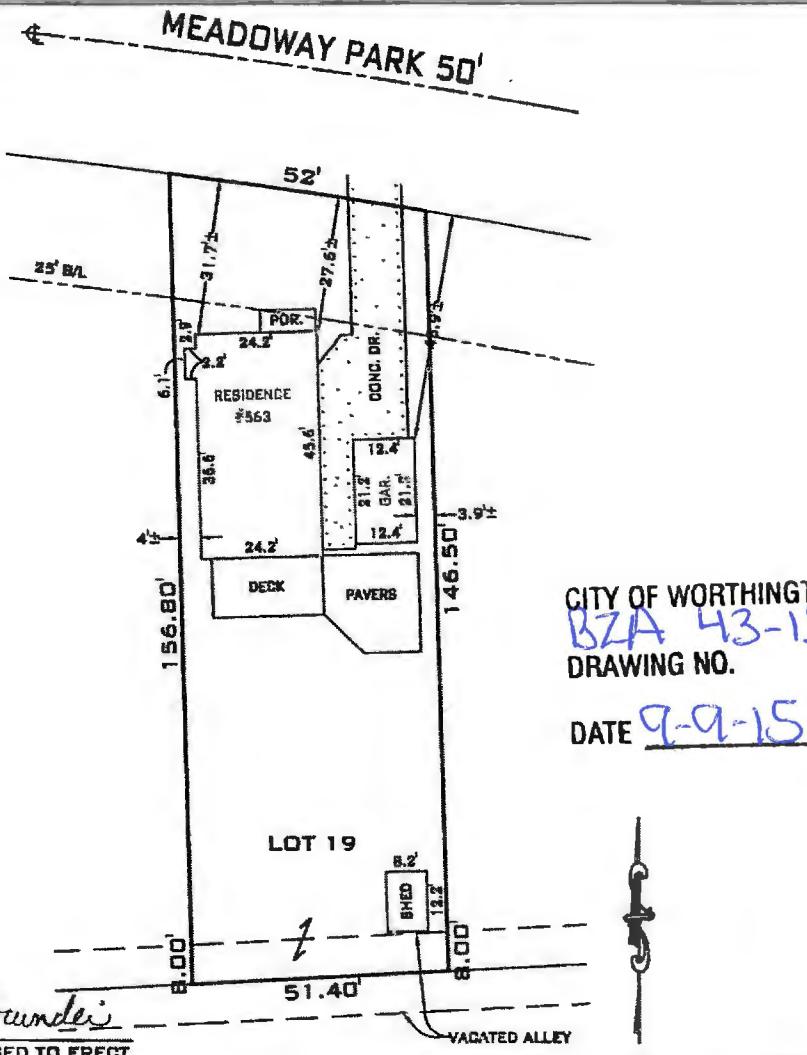
563 Meadoway Pk.

100-001267 03/26/2014

northwestselect
TITLE AGENCY

PROPERTY ADDRESS: 563 MEADOWAY PARK, WORTHINGTON, Ohio

SURVEY NUMBER: 128597



CITY OF WORTHINGTON
BZA 43-15
DRAWING NO.

DATE 9-9-15

STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED
PROFESSIONAL SURVEYOR

Scott D. Grundei

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LS#: 128597

SCALE: 1" = 30'

POINTS OF INTEREST: None Visible.

CLIENT NUMBER: NWS-3723 | DATE: 5/6/2011

BUYER: WEST

SELLER:

SUBLOT / ORIGINAL LOT: 19

SUBDIVISION: COLONIAL HILLS # 2 PART RESERVE B

PLAT: | PG: | COUNTY: FRANKLIN

CERTIFIED TO: NORTHWEST SELECT TITLE + INSIGHT BANK

This plat depicts the subject property in accordance with the Ohio Administrative Code, Chapter 4733-38, Minimum Standards for Mortgage Surveys in the State of Ohio, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

Landmark Survey is proud to support: susan G. Komen for the cure. COLUMBUS

LANDMARK Survey Group
Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485-9003

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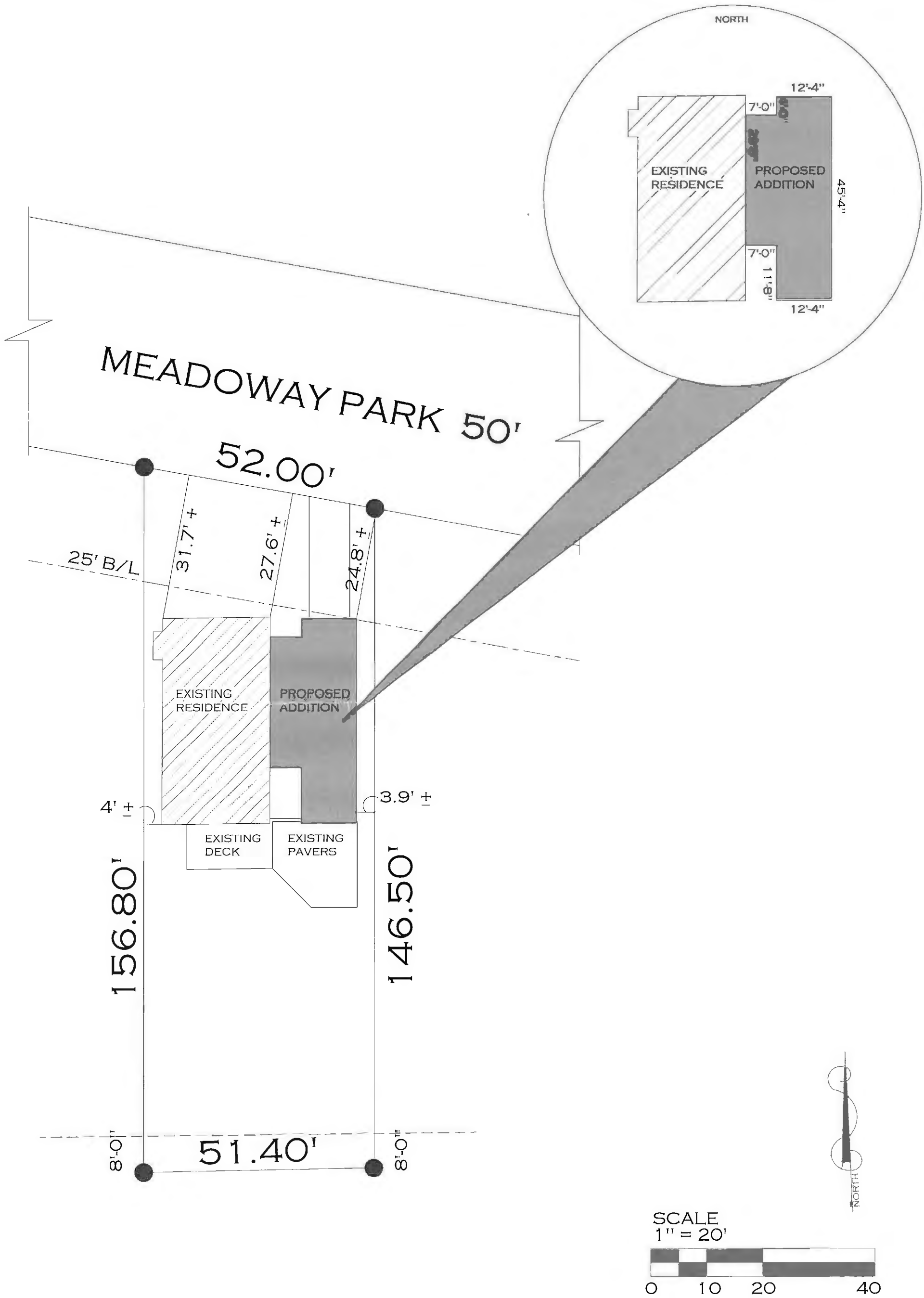
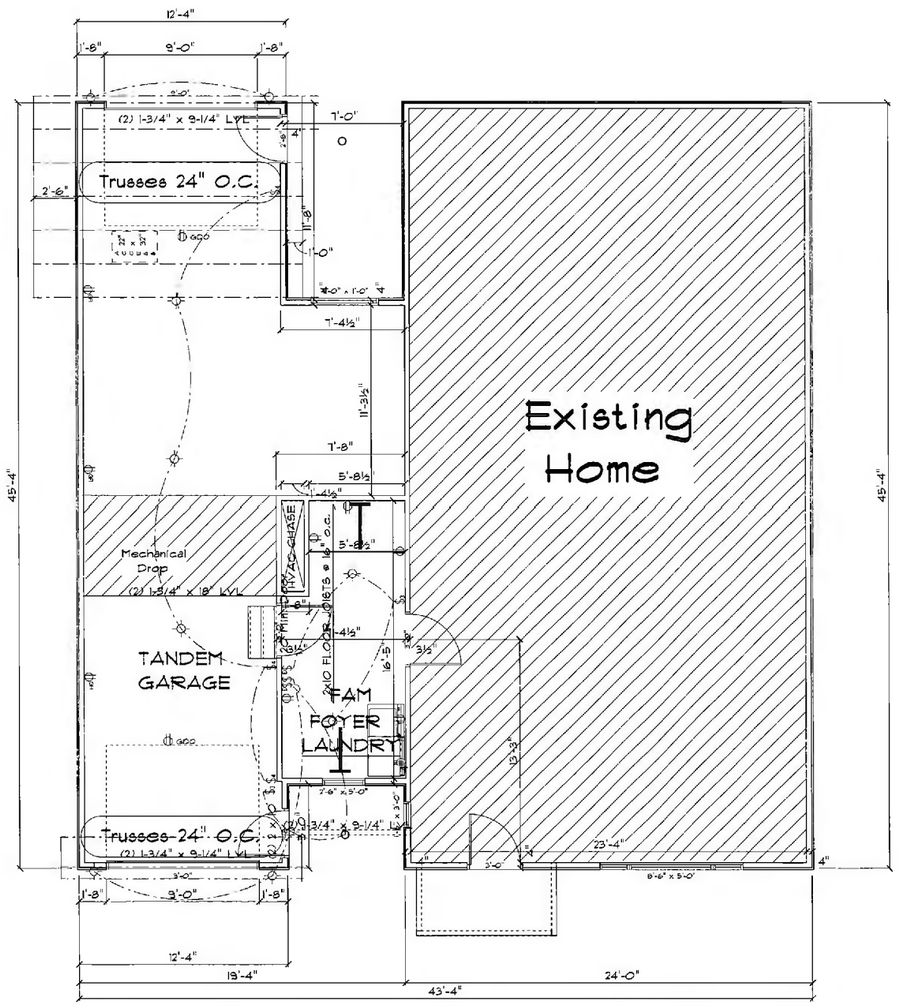


WEST RESIDENCE
PROPOSED SITE PLAN
MAPLE CRAFT CUSTOM HOMES

CITY OF WORTHINGTON
DRAWING NO. BZA 43-15
DATE 9-9-15



Note Roof Trusses to be Designed by Stark Truss

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6 inch	2	
GDO	2	GDO
light	9	
outlet	5	
outlet 220v	1	
outlet gfi	3	GFI
switch	1	S
switch 3 way	4	S3
switch 4 way	3	S4

Structural Design Data	
Live Load - Dwelling	40 Lb/SF
Live Load - Sleep Rms	30 Lb/SF
Live Load - Roof	20 Lb/SF
Dead Load	10 Lb/SF
Ground Snow Load	20 Lb/SF (1)
Wind Speed	90 MPH
Wind Pressure	20 Lb/SF
Lumber Grade/Species	#2 SPF Unless Noted
Seismic Zone	B (2)
Weathering/Frost Depth	Severe/36"
Termite/Decay	Yes/Yes
Winter Design Temp.	

(1) Licking County --- 25lb

(2) Licking County --- "A"

Fastener Schedule
Single 2 x 6 ------ LU526 or Equal
Double 2 x 6 ------ LU526-2 or Equal
Triple 2 x 6 ------ LU526-3 or Equal
Single 2 x 8 ------ LU528 or Equal
Double 2 x 8 ------ LU528-2 or Equal
Triple 2 x 8 ------ LU528-3 or Equal
Single 2 x 10 ------ LU5210 or Equal
Double 2 x 10 ------ LU5210-2 or Equal
Triple 2 x 10 ------ LU5210-3 or Equal
Note: Structural Member fastening shall comply with ORC Table 602.3(1)

General Plan Notes
Bath Fans shall be air run of 50 CFM and shall be vented to the outside per OBOA 503.5
Smoke detectors shall receive their primary power source from the building wiring and be provided with battery backup per OBOA 314.3
Attic Access shall be 22" x 30" with 30" + clear height for access per OBOA 807.

HVAC Legend	
T	Supply
TRA	Return Air

Area	SF
1st Floor Living Area	139
2nd Floor Living Area	385
Total Living Area	565
Garage	644
Front Porch	39
Rear Porch	30

CITY OF WORTHINGTON
DRAWING NO. BZA 43-15
DATE 9-9-15

A-2
SHEET

1ST FLOOR PLAN
9/9/2015

West Residence

MAPLE CRAFT
CUSTOM HOMES

1/4" = 1'-0"

Structural Design Data	
Live Load - Dwelling	40 Lb/SF
Live Load - Sleep Rms	30 Lb/SF
Live Load - Roof	20 Lb/SF
Dead Load	10 Lb/SF
Ground Snow Load	20 Lb/SF (1)
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Seismic Zone	B (2)
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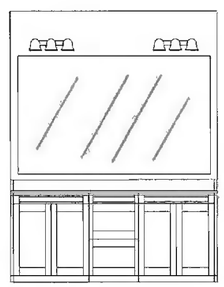
Double 2 x 10 ------ LU5210-2 or Equal
Triple 2 x 10 ------ LU5210-3 or Equal
Note: Structural Member fastening shall comply with ORC Table 602.3(1)

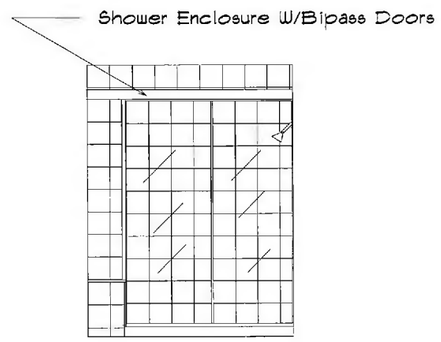
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan glove 01	1	
can light 6inch	1	
Bath Fan	1	
Carbon-Smoke Combo	1	CM/SM
light	1	
outlet	4	
outlet gfi	2	GFI
smoke detector	1	
switch	5	
wall mounted 03 3 lights	2	

HVAC Legend

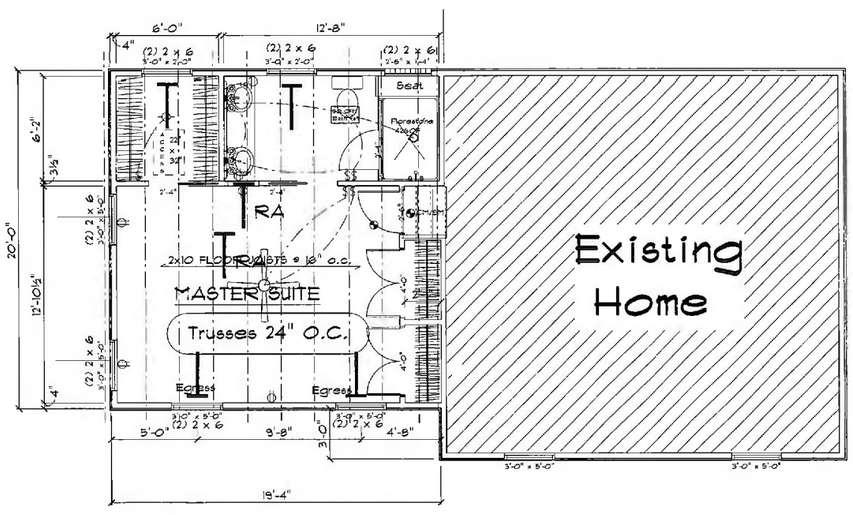
T	Supply
TRA	Return Air

General Plan Notes
Bath fans shall be minimum of 50 CFM and shall be vented to the outside per CBOA 303.3
Smoke detectors shall receive their primary power source from the building wiring and be provided with battery backup per CBOA 314-2
Attic access shall be 22" x 32" with 30" - clear height for access per CBOA 807.1





Standard Bath



Note Roof Trusses to be Designed by Stark Truss

CITY OF WORTHINGTON
BZA 43-15
DRAWING NO.
DATE 9-9-15

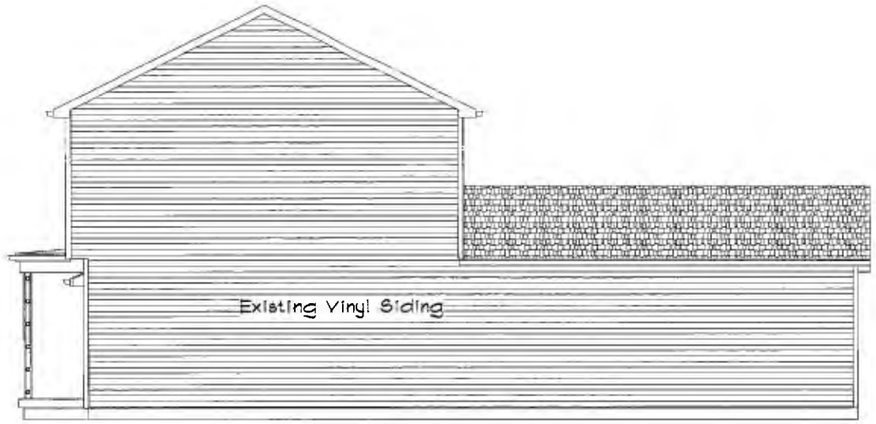
MAPLE CRAFT
CUSTOM HOMES

1/4" = 1'-0"

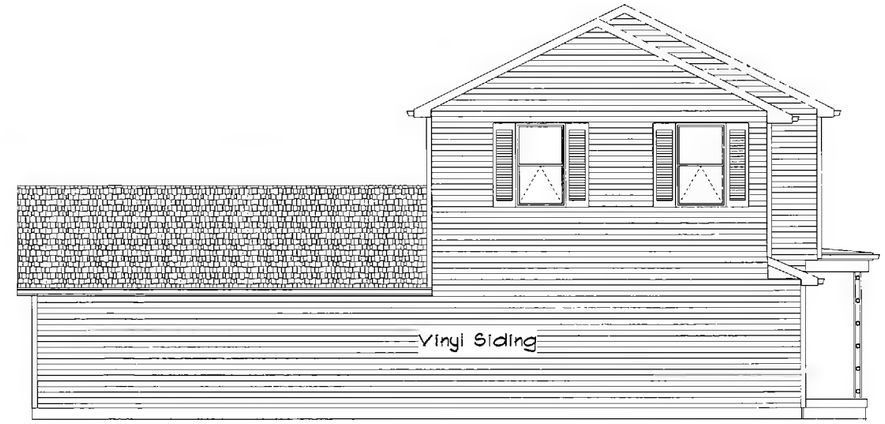
West Residence

2ND FLOOR PLAN
9/9/2015

A-2
SHEET

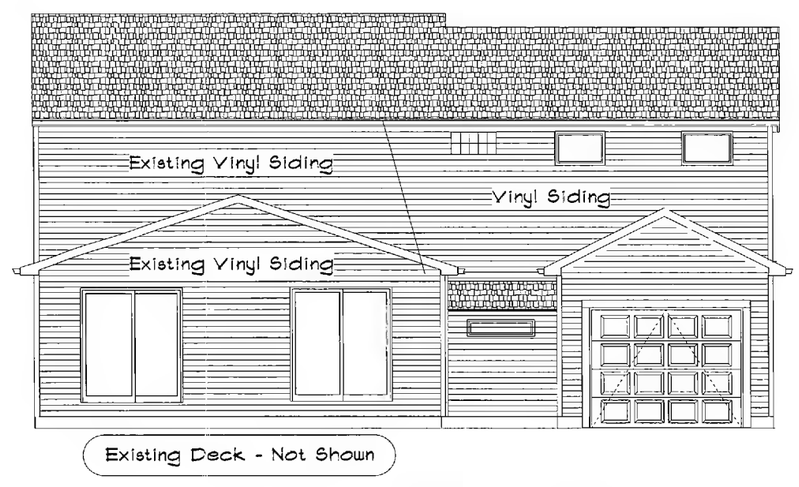


WEST ELEVATION
(No Work on this elevation)



EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

A-4
SHEET

ELEVATION PLAN
9/9/2015

West Residence

CITY OF WORTHINGTON
BZA 4315
DRAWING NO.
DATE 9-9-15

MAPLE CRAFT
CUSTOM HOMES

1/4" = 1'-0"

GENERAL PROJECT NOTES

- Poured concrete walls shall be built in conformity to 2013 RC) Section R404
- Waterproofing shall be installed in conformity to 2013 RCO Section R406
- Masonry fireplace, (if included) shall be installed pursuant to 2013 RCO Section R1001
- Factory Built fireplace, if included shall be installed in accordance to 2013 RCO Section R1004
- Porches, balconies, and raised floor areas located more than 30" above floor or grade below shall have handrails and/or guardrails installed pursuant to 2013 RCO Section 312
- Glazing shall comply with 2013 RCO Section 308
- Anchor straps shall be installed according per manufacturer's recommendations, but in no case more than 1'-0" from a corner or more than 6'-0" O.C.
- Grade shall be sloped a minimum of 6" in the first 10'-0" away from the foundation
- Basement and foundation Walls shall comply with 2013 RCO R402.2 and Table RCO 301.2(1) and provide for a Minimum Compressive Strength of 3,000 p.s.i. and be air entrained where exposed to weather.
- Basement and interior slabs shall comply with 2013 RCO R402.2 and Table RCO 301.2(1) and provide for a Minimum Compressive Strength of 2,500 p.s.i..
- Exterior concrete and garage floor shall comply with 2013 RCO R402.2 and Table RCO 301.2(1) and provide for a Minimum Compressive Strength of 3,500 p.s.i. and be air entrained.
- Braced Wall Panel Construction shall conform to 2013 RCO Section 602.10.3 Method 3
- Firestopping shall be provided to cut off concealed openings (Vertical & Horizonral) and to form an effective fire barrier between stories and between the top story and the roof 2013 RCO Section 602.8

BUILDING CODE STATEMENT

Where applicable all construction shall conform to the requirements of the 2013 Residential Code of Ohio (RCO)

GENERAL FRAMING NOTES

All interior dimensions are from stud
All exterior dimensions are from outside of sheathing.
Unless otherwise noted interior walls are 3-1/2"
Unless otherwise noted exterior walls are 4"
Unless otherwise noted headers are #2 SPF
Unless otherwise noted joists are #2 SPF

Structural Design Data	
Live Load - Dwelling	40 Lb/SF
Live Load - Sleep Rms	30 Lb/SF
Live Load - Roof	20 Lb/SF
Dead Load	10 Lb/SF
Ground Snow Load	20 Lb/SF
Wind Speed	90 MPH
Wind Pressure	20 Lb/SF
Lumber Grade/Species	#2 SPF Unless Noted
Seismic Zone	B
Weathering/Frost Depth	Severe/36"
Termite Infestation	Moderate to Heavy
Decay Probability	Slight to Moderate

PLAN INDEX

A-1 Foundation Plan	
A-2 1st FLoor Plan	
A-3 2nd Floor Plan	
A-4 Elevation Plan	

DOOR OPENING SCHEDULE

1/6 x 6/8 Prehung Door	1'-8" X 6'-10 1/2"
2/0 x 6/8 Prehung Door	2'-2" X 6-'10 1/2"
2- 2/0 x 6/8 Prehung Door	4'-2" X 6'-10 1/2"
2/4 x 6/8 Prehung Door	2'-6" X 6-'10 1/2"
2/6 x 6/8 Prehung Door	2'-8" X 6'-10 1/2"
2- 2/6 x 6/8 Prehung Door	5'-2" X 6'-10 1/2"
2/8 x 6/8 Prehung Door	2'-10" X 6'-10 1/2"
4/0 x 6/8 Bifold Door	4'-1 1/2" X 6'-10"
5/0 x 6/8 Bifold Door	5'-1 1/2" X 6'-10"
6/0 x 6/8 Bifold Door	6'-1 1/2" X 6'-10"
3/0 x 6/8 Entrance Door	3'-2" X 6-10 1/2"
2/8 x 6/8 House/Garage Door	2'-10" X 6'-10 1/2"
5/0 x 6/8 Sliding Patio Door	5'-2" x 6'-10"
6/0 x 6/8 Sliding Patio Door	6'-2" x 6'-10"

C-1
SHEET

COVER SHEET
9/9/2015

West Residence

CITY OF WORTHINGTON
BZA 43-15
DRAWING NO.
DATE 9-9-15

MAPLE CRAFT
CUSTOM HOMES

1/4" = 1'-0"